

Application for a Planning Permit

i Privacy Statement

Any material submitted with this application, including plans and personal information, may be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. You must not submit any personal information or copyright material of third parties without their informed consent.

Central Goldfields Shire Council (CGSC) cannot publish your personal information (apart from the relevant address) on its internet site unless you consent to this. Do you consent to your personal information (such as your name and contact details) being made available to members of the public?

No

Yes. (Name only?)

i Questions marked with must be completed.

More information about the planning permit application process is found [here](#).

Please submit your application to planning@cgoldshire.vic.gov.au.

Application type

Is this a VicSmart application?

No

Yes. Please specify which classes:

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

No

Yes. Name and date:

Applicant details

Name: Mark Hendrickson & Aimee McKinnon - Hendrickson

Organisation (if applicable):

Address: 44 Trickeys Road Moonlight Flat

Preferred contact (if different to applicant):

Name: As Above

Organisation (if applicable):

Address:

Phone number:

Email:

Land details

Address:

44 Trickeys Road Moonlight Flat

Formal land description:

Lot: 3 on Lodged Plan/Title Plan/Plan of Subdivision: 141177

OR

Crown Allotment: Section:

Parish/Township of:

Land owner: Mark & Aimee Hendrickson

Current land use and development description:

Private Property

Proposal

Description of the use, development or other matter proposed:

Construction of house and shed.

Estimated cost of development (if applicable):

\$250,000

Applicant declaration

☒ I declare that all the information in this application is true and correct; and the

Date: 20/04/26

Application checklist

Correctly filled and signed planning permit application form.

Full and current copy of title documents: Register Search Statement, Title Plan and any restrictive covenants (generated within 3 months) – can be purchased from [Landata](#).

Plans drawn to scale and dimensioned which show:

- Site shape, size, dimensions and orientation.
- The siting and use of existing and proposed buildings.
- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.

Information required by the planning scheme.

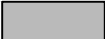
Once it has been determined a planning application is required, you need to submit an application to the Planning Department. At a minimum, the application must include the following:

- Completed and signed planning permit application form
- Recent copy of the title of the land, including any restrictions or agreements relating to the land
- Appropriately scaled and dimensioned site plan (showing proposed location of new buildings/works)
- Floor plans of any new building
- Elevations of any new building
- Written submission outlining any details of the proposal

Please note a Planning Officer may formally request further information about the application if required.



LEDEND

-  Fire Hydrant
-  Proposed Dwelling
-  Proposed Shed
-  Water Tank
-  Driveway Access



SITE PLAN

44 TRICKEYS ROAD, MOONLIGHT FLAT

DRAWN:
DATE: 24/08/26
SHEET 1 OF 1 REV B.

Scale 1:100 (A3)
0 12.5m 25m 50m



BUSHFIRE RELATED NOTES

(BAL-12.5)

To comply with AS3959-2018. Including but not limited to the following:

Subfloor & Elevated Floors (Principal Building) - Enclosed

There are no construction requirements for subfloor support where the subfloor is enclosed in the same construction as External Walls.

External Walls

External wall cladding (as scheduled) to the principal building shall be BAL 12.5 compliant non-combustible material or bushfire resisting timber as scheduled, fixed externally to a timber-framed or a steel-framed wall.

Joints

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

Vents and Weepholes

All gaps including vents and weepholes in external walls shall be screened with corrosion-resistant aluminium mesh with a maximum aperture of 2mm, except for weepholes to the sills of windows & doors.

Gaps to Door and Window Openings

Draught seals and excluders are to be used in gaps between doors and the door jambs, heads and sills. Refer to AS 3959-2018 figure 3.2. Windows to comply with AS2047.

Screens for Windows & Doors

Corrosion-resistant aluminium screens within powder-coated aluminium frames must have a maximum aperture of 2mm and be tight fitting to the frames.

Windows / Glazing

Window frame and supporting frame shall be powder-coated aluminium with Grade A safety glass or annealed glass minimum 4mm thickness. Openable portions of windows to be screened internally or externally with screens as described above.

Doors - Side-Hung External Doors & Sliding Doors

BAL 12.5 compliant tight-fitting door panel, glazing and frame assemblies, including weather strips & seals, as scheduled. Refer to manufacturer's specifications.

Doors - Vehicle access door

All vehicle access doors to be made from non-combustible material and be fitted with suitable weatherstrips, seals or tracks. Vehicle access doors with ventilation slots to be screened as described above. Guide tracks do not require edge gap protection.

Roof

Roof sheeting to be Colorbond (i.e. non-combustible). The roof / wall junction shall be sealed as per Vents, Weepholes & Gap screening above.

Roof ventilation openings, such as gable and roof vents shall be fitted with aluminium ember guards with a maximum aperture of 2mm.

Sheet roof to 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. Foil-backed insulation blankets may be fixed above the roof battens;
- cover the entire roof area including hips and ridges; and
- extend into gutters and valleys.

Any gaps sealed at the fascia or wall line and at valleys, hips and ridges by -
(i) aluminium mesh with maximum aperture of 2mm; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of the above items.

Verandah, carport & awning roof separated from the main roof space by an external wall shall have a non-combustible roof covering except for covering which is translucent or transparent material and is not required to be lined on the underside.

Roof Penetrations

Roof penetration, including roof lights, roof ventilators, roof-mounted evaporative coolers units, aerials, vent pipes and supports for solar collectors shall be sealed with non-combustible material.

Openings in roof ventilators or vent pipes shall be fitted with aluminium ember guards with a maximum aperture of 2mm except for gas appliance flues. This requirement does not apply to room sealed gas appliance.

All overhead skylights, roof lights and flashing to be BAL 12.5 compliant, refer to manufacturer's specifications.

Roof top evaporative cooling units to be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the units shall be fitted with non-combustible covers with aluminium mesh or perforated sheet with a maximum aperture of 2mm.

Eaves Linings, Fascias and Gables

Gables lined externally with BAL 12.5 compliant cladding (as scheduled) as per External Walls including sealing of gaps. Eaves penetrations sealed as per roof penetrations. Eaves and gable vents fitted with aluminium ember guards with maximum aperture of 2mm. Proprietary plastic joining strips to eaves.

Verandas, Decks, steps, Ramps & Landings - Enclosed

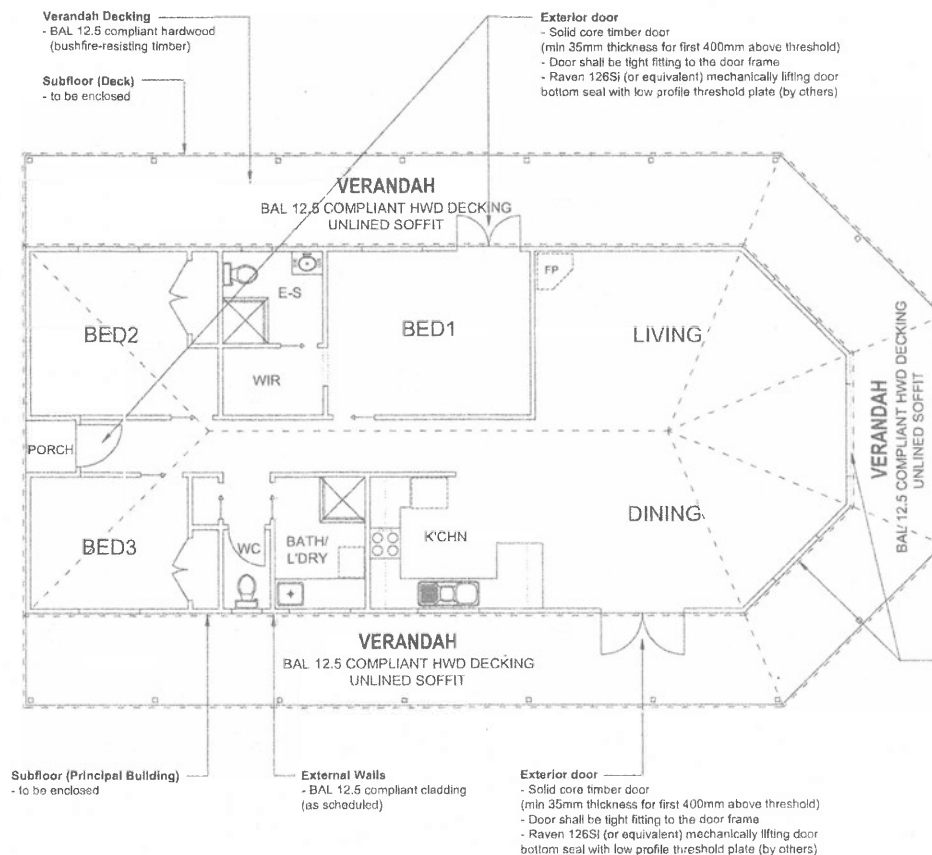
Where subfloor spaces of verandas, decks, steps, ramps & landings are enclosed and the enclosure is less than 400mm from the ground, they shall conform with External Walls including joints & vents.

There are no construction requirements for framing, support posts, columns, stumps, piers, poles, balustrades & handrails.

Decking, treads and trafficable surfaces of ramps & landings less than 300mm horizontally and 400mm vertically from glazing elements to be in BAL 12.5 compliant hardwood (bushfire-resisting timber) or non-combustible material.

Verandah posts to be in BAL 12.5 compliant hardwood (bushfire-resisting timber) or steel.

Incoming water and gas supply
Above ground, exposed water and gas supply pipes shall be metal.



I/we have checked these plans. All sizes are correct and they satisfy the requirements and are as agreed to purchase

Signed

(Purchasers Signature)

Date

CENTRAL GOLDFIELDS SHIRE	
DOC ID:	- 6 MAY 2026
REF. TO:	
LIBRARY:	DB:

Windows & Sliding Door
- BAL 12.5 compliant (as scheduled)

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5
HOUSE DESIGN : HAZELBROOK 18 MODIFIED

KITOME®
TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 57-B ALTAIR PLACE
JAMISONTOWN, NSW, 2150
P.O. BOX 288 EMU PLAINS, NSW 2150
TEL - (02) 4724 1900

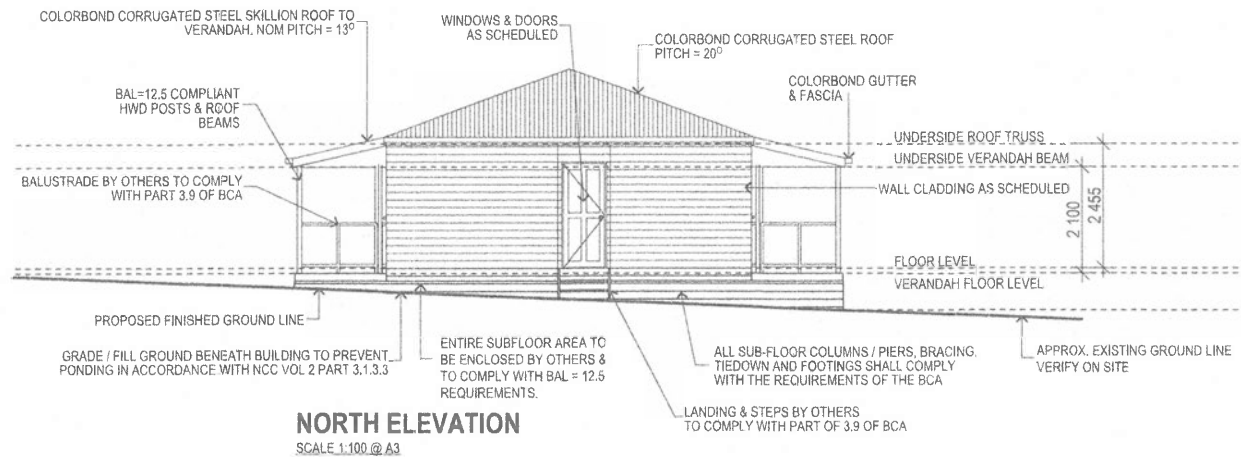
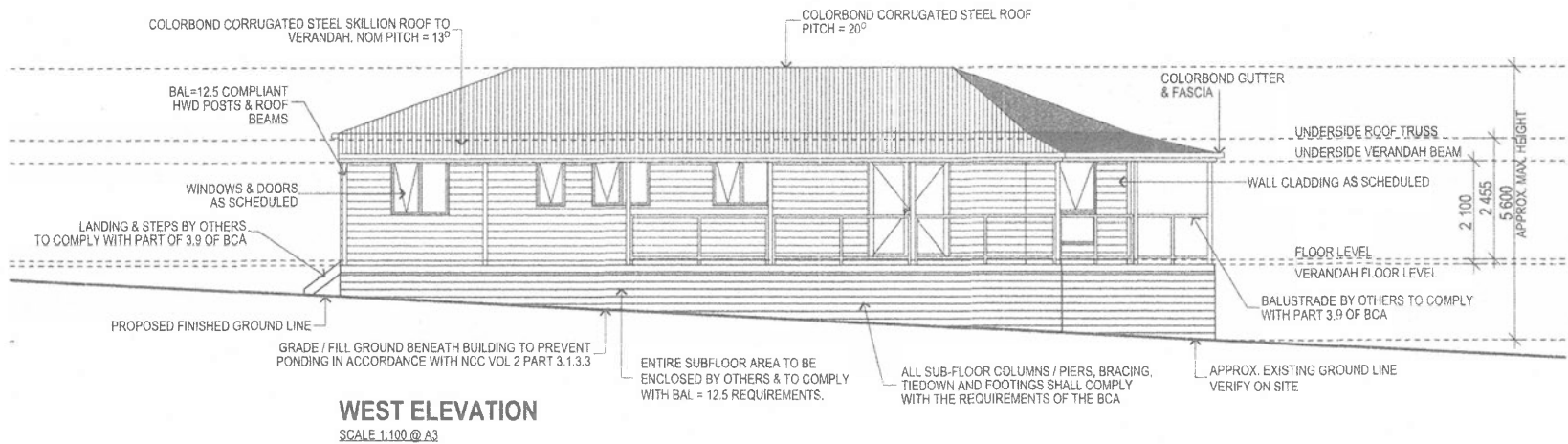
Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

Project

DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE MCKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No
As Noted	CW	4015-541
Print Date	Checked	Drawing No Issue No
25/05/2021		WD9 A



EXTERNAL MATERIAL AND COLOUR SCHEDULE		
ELEMENT	MATERIAL	COLOUR
WALL CLADDING	HARDPLANK SMOOTH VERTICAL	CLASSIC CREAM
DOWNPIPES	UPVC BY OTHERS	
EAVES GUTTERS	COLORBOND STEEL	DEEP OCEAN
FASCIAS	COLORBOND STEEL	DEEP OCEAN
ROOF SHEETING	COLORBOND ROOF SHEETING	DEEP OCEAN
POSTS	TIMBER	CLASSIC CREAM
DOORS	TIMBER	TIMBER STAIN
WINDOWS	ALUMINIUM - POWDER COATED	MERINO
THE COLOURS INDICATED FOR NON PRE-FINISHED ELEMENTS (eg TIMBER POSTS, WEATHERBOARD CLADDINGS) IN THIS SCHEDULE ARE TO BE VERIFIED ON SITE BY THE CLIENT. IF THERE ARE ANY CHANGES MADE TO PAINT COLOURS, THE OWNER SHALL OBTAIN APPROVAL FROM THE CERTIFYING AUTHORITY BEFORE PUTTING WORK IN HAND.		

1 x WIND DRIVEN ROOF VENTILATOR AND EMBERGUARD SHALL BE INSTALLED ON THE ROOF IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. THE LOCATION OF THE VENTILATOR SHALL BE DETERMINED ON SITE

SURFACE LEVELS INDICATED ON THESE ELEVATIONS AND SECTIONS ARE BASED ON INFORMATION SUPPLIED BY THE CLIENT. THE OWNER/ BUILDER SHALL VERIFY THE ACCURACY OF THE LEVELS ON SITE & PRIOR TO MAKING APPLICATIONS OR PUTTING WORK IN HAND. SHOULD ANY DISCREPANCIES BE FOUND THE OWNER SHALL ADVISE KITOME IMMEDIATELY IN WRITING

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(Purchasers Signature)

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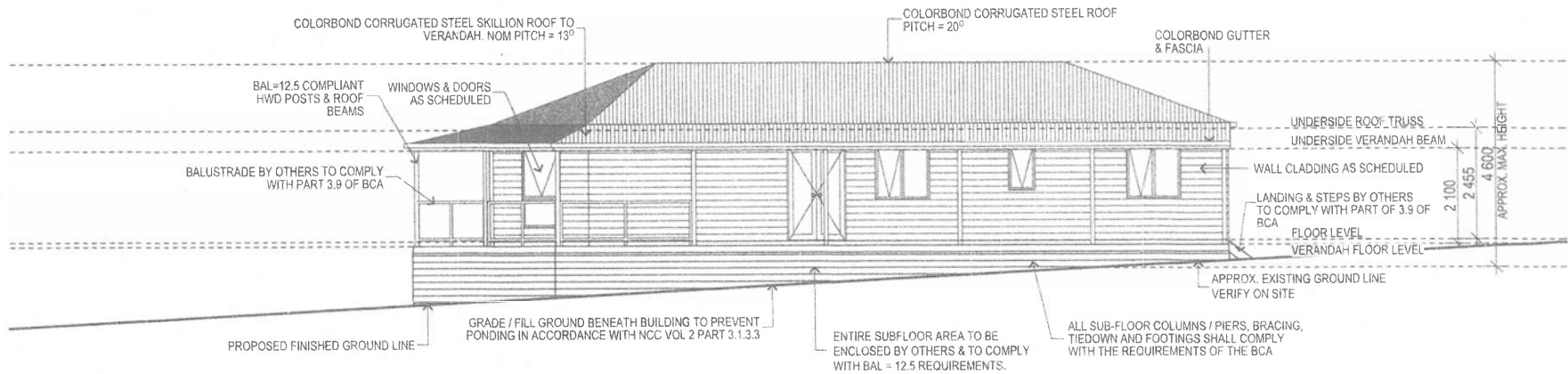
TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 57/8 ALTAIR PLACE
JAMISONTOWN, NSW 2750
P.O. BOX 269 EMU PLAINS NSW 2750
TEL : (02) 4724 1900

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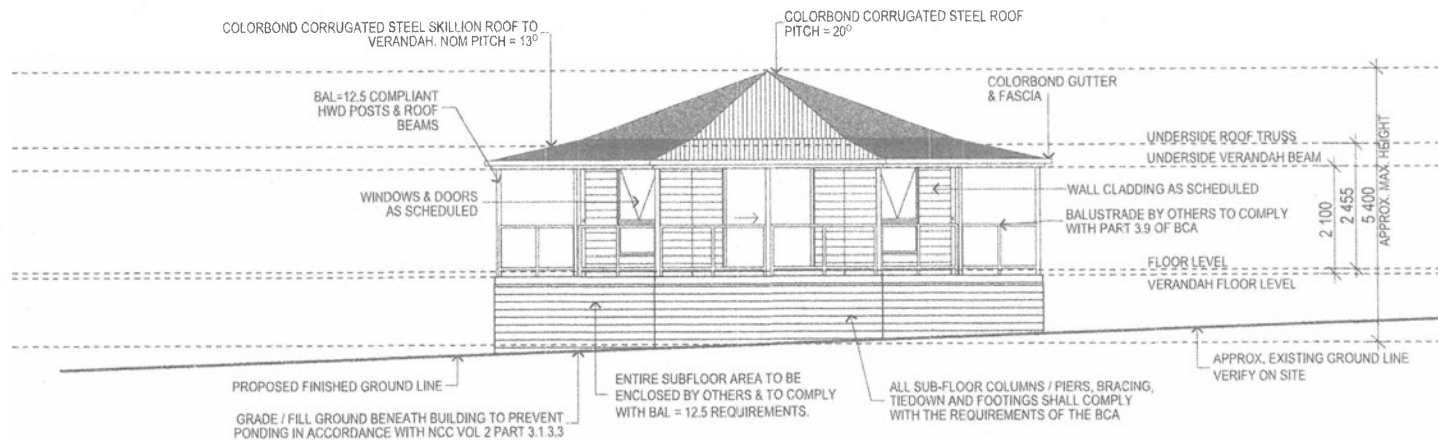
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CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No
As Noted	KM	4015-541
Print Date	Checked	Drawing No Issue No
25/05/2021	PT	WD10 A



EAST ELEVATION

SCALE 1:100 @ A3



SOUTH ELEVATION

SCALE 1:100 @ A3

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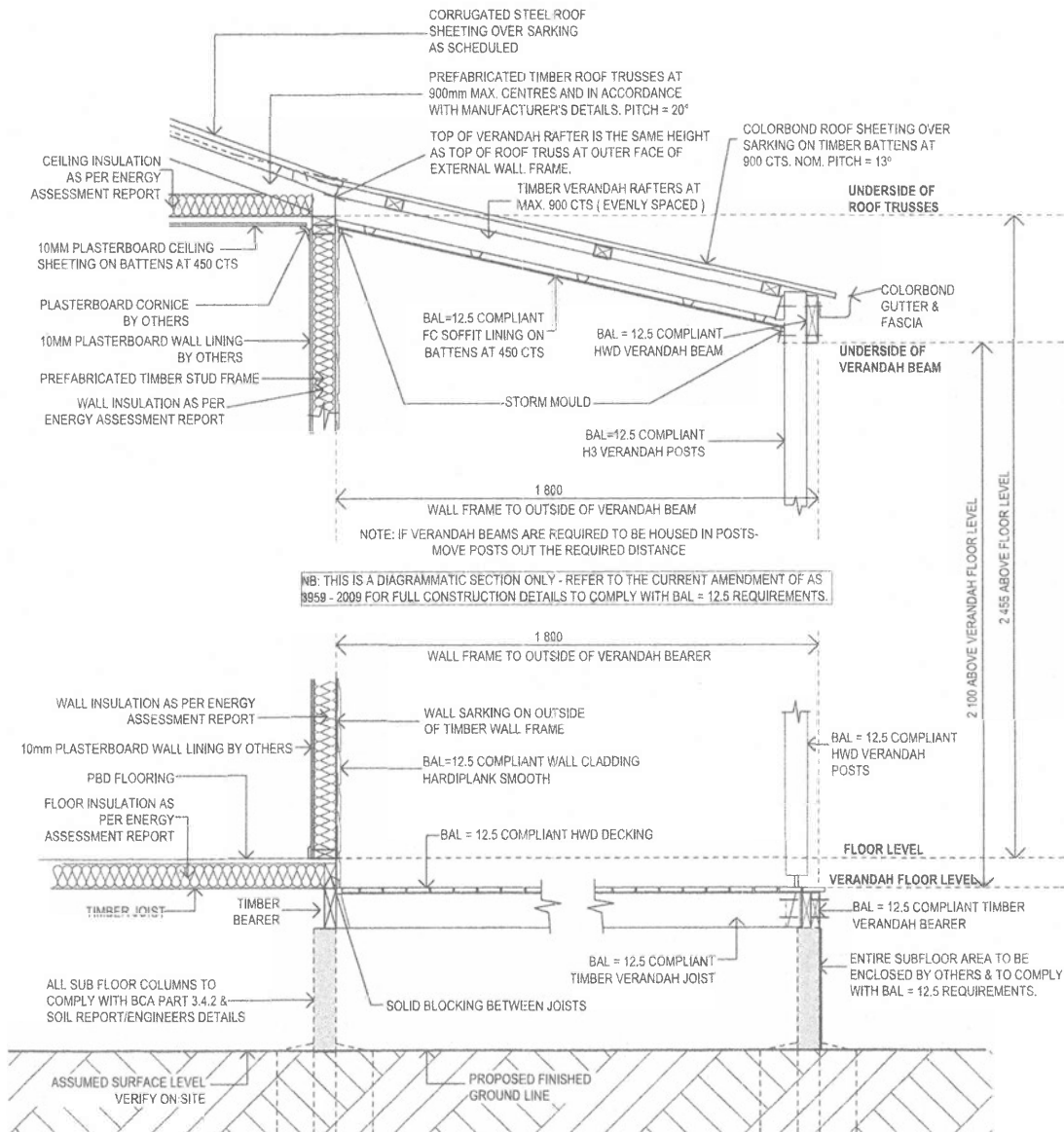
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Drawing Status:
CONSTRUCTION / BUILDING APPROVAL
Scale: As Noted Drawn: KM Job No: 4015-541
Print Date: 25/05/2021 Checked: PT Drawing No: WD11 Issue No: A

FIXING OF CEILING BATTENS Fix ceiling battens to underside of roof trusses using 2/10 gauge x 20mm type 17 screws at each intersection	FIXING OF TIMBER ROOF BATTENS Fix battens to top of trusses/rafters in accordance with diagram 9.25(d) of AS 1684.2 N3 tiedown details	FIXING OF STEEL ROOF BATTENS TO TIMBER Fix battens to top of trusses/rafters in accordance with manufacturers specification	FIXING OF STEEL ROOF BATTENS TO STEEL Fix battens to top of trusses/rafters in accordance with AS 3623 & National Association of Steel Housing Standards
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THE BUILDER SHALL PROVIDE ALL FLASHINGS WEEPHOLES, DPC's, CAPPINGS ETC THAT MAY BE REQUIRED BY THE BCA & TO MAKE THE ENTIRE WORKS WATERTIGHT. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF BCA TIEDOWNS TO COMPLY WITH AS1684.2(N3)

THE BUILDER SHALL SCREEN/SEAL ALL VENTS, WEEPHOLES, ROOF/EAVES/WALL PENETRATIONS & THE LIKE TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF AS 3959-2009 BAL = 12.5.

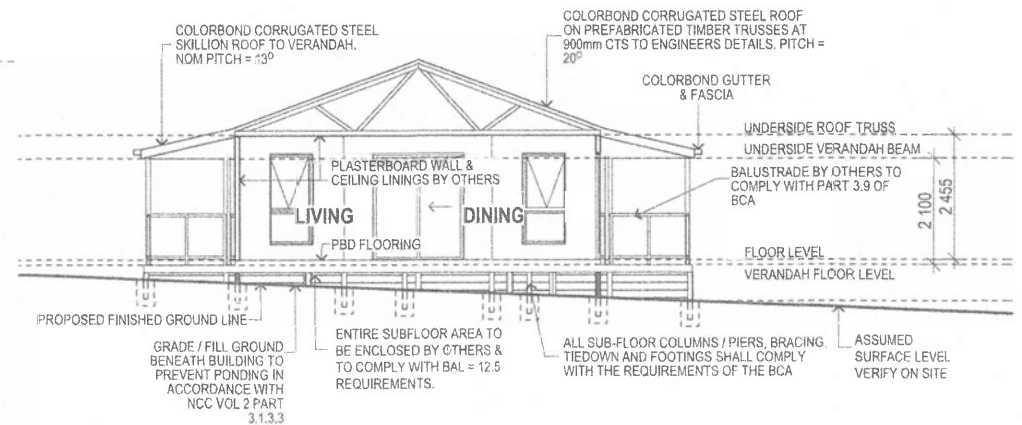
DIAGRAMMATIC SECTION

SCALE 1:20 @ A3

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DIAGRAMMATIC CROSS SECTION A-A

SCALE 1:100 @ A3

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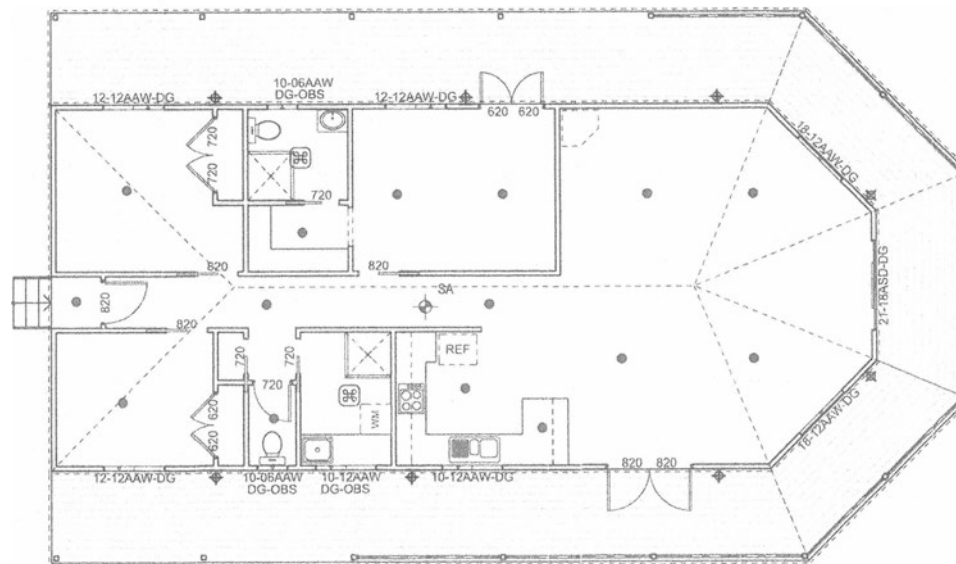
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Scale	Drawn	Job No	
As Noted	KM	4015-541	
Print Date	Checked	Drawing No	Issue No
25/05/2021	PT	WD12	A

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LIGHTING PLAN
SCALE 1:100 @ A3

LIGHTING LEGEND

-  WALL MOUNTED LIGHT (MAX 15w)
'S' DENOTES CONTROLLED BY
MOTION SENSOR
-  SURFACE MOUNTED LIGHT POINT
/ PENDANT (MAX 18w)
-  RECESSED LED DOWNLIGHT (MAX 15w)
-  SINGLE FLUORESCENT BATTEN. (28w)
-  IXL LIGHT, HEAT &
FAN COMBINATION (12w)
-  EXHAUST FAN
-  CEILING FAN + LIGHT
(MAX 15w LED globe)
-  SA
INTERCONNECTED SMOKE ALARM
COMPLYING WITH AS3786 -
CONNECTED TO MAINS POWER

THE LIGHTING PLAN IS DIAGRAMMATIC ONLY
THE CLIENT / ELECTRICIAN SHALL ENSURE THAT:-

THE ILLUMINATION POWER DENSITY SHALL COMPLY WITH
NCC CLAUSE 3.12.5.5 & NOT EXCEED THE FOLLOWING
ALLOWANCES:-

INTERNAL	= 5 watts per sqm max
EXTERNAL LIVING	= 4 watts per sqm max
GARAGE	= 3 watts per sqm max

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Scale	Drawn	Job No
As Noted	KM	4015-541
Print Date	Checked	Drawing No Issue No
25/05/2021	PT	WD13 A

ARTIFICIAL LIGHTING CALCULATIONS (CLASS 1 BUILDING)						
NAME	AREA	DESIGN ILLUMINATION POWER LOAD	ALLOWABLE WATTS PER ROOM	CLASS OF BUILDING	ILLUMINATION POWER ALLOWANCE - PER M ²	ILLUMINATION POWER DENSITY - ACTUAL WATTSAGE - PER M ²
BED 2	11.8	15	59	1	5	1.27
ENS	3.6	15	18	1	5	4.17
WIR	2.6	15	13	1	5	5.77
BED 1	12.8	30	64	1	5	2.34
LIVING	19.0	30	95	1	5	1.58
DINING	15.5	30	77.5	1	5	1.94
KITCHEN	14.3	30	71.5	1	5	2.10
BATH/L'DRY	4.7	15	23.5	1	5	3.19
WC	1.5	15	7.5	1	5	10.00
BED 3	9.0	15	45	1	5	1.67
ENTRY	8.6	30	43	1	5	3.49
SUMMARY	103.40	240	517		5	2.32

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ARTIFICIAL LIGHTING CALCULATIONS (VERANDAH OR BALCONY)						
NAME	AREA	DESIGN ILLUMINATION POWER LOAD	ALLOWABLE WATTS PER ROOM	CLASS OF BUILDING	ILLUMINATION POWER ALLOWANCE - PER M ²	ILLUMINATION POWER DENSITY - ACTUAL WATTSAGE - PER M ²
VERANDAH	72.4	120	289.6	VERANDAH OR BALCONY	4	1.66
PORCH	1.0	15	4	VERANDAH OR BALCONY	4	15.00
SUMMARY	1.00	15	4		4	15.00

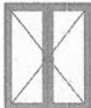
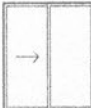
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25/05/2021	PT	WD14 A

EXTERNAL WINDOW & DOOR SCHEDULE									
ID	D1	D2	D3	D4	W1 & W9	W2	W3	W4 & W7	W5, W6, & W8
Quantity	1	1	1	1	2	1	1	2	3
Nominal Height	2 040	2 040	2 040	2 100	1 800	1 000	1 000	1 000	1 200
Nominal Width	1 640	820	1 240	1 800	1 200	1 200	1 200	600	1 200
Sill height	0	0	0	0	300	1 100	1 100	1 100	900
Head height	2 100	2 100	2 100	2 110	2 100	2 100	2 100	2 100	2 100
Glazing	DOUBLE, CLEAR	FROSTED	DOUBLE, CLEAR	DOUBLE, CLEAR	DOUBLE, CLEAR	DOUBLE, CLEAR	DOUBLE, OBSCURE	DOUBLE, OBSCURE	DOUBLE, CLEAR
Frame	TIMBER	TIMBER	TIMBER	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
BAL	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5
Viewed from Outside									

REFER TO ENERGY ASSESSMENT REPORT FOR GLAZING SPECIFICATIONS

NOTE- THE WINDOW MANUFACTURER IS TO CONFIGURE THE OPENINGS OF AWNING WINDOWS TO PROVIDE VENTILATION IN ACCORDANCE WITH NCC VOL 2 PART 3.8.5

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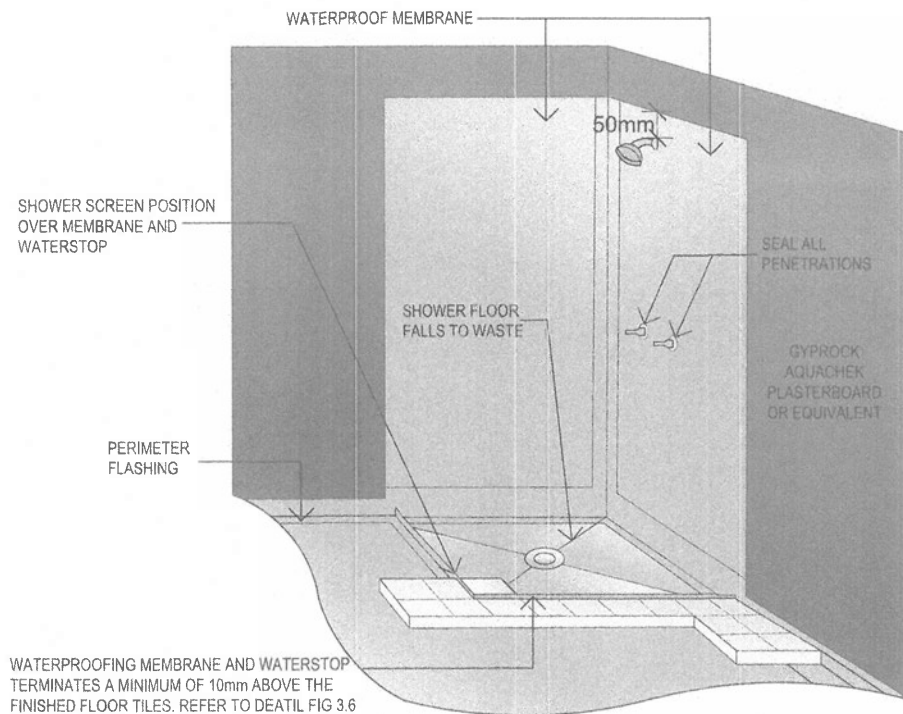
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Print Date	Checked	Drawing No	Issue No
25/05/2021	PT	WD15	A

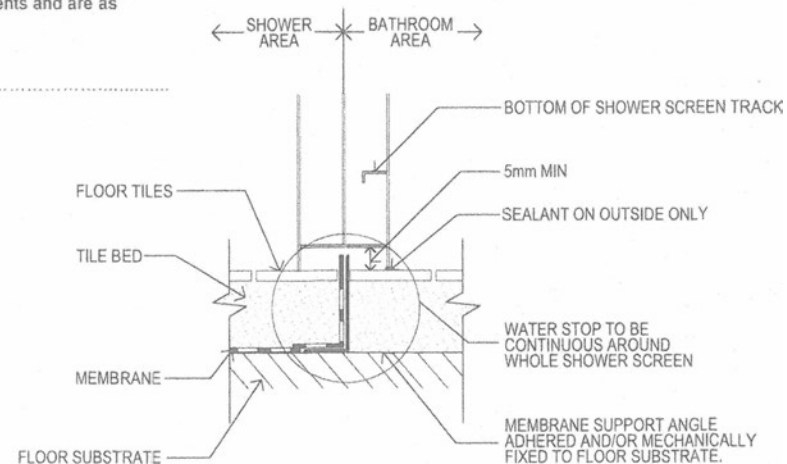


BATHROOM WITH HOBLESS SHOWER

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NOTE: SOME SHOWER SCREEN EXTRUSIONS MAY NOT PERMIT THE WATER STOP EXTENDING INTO A REBATE. A CHANNEL SECTION MAY BE NEEDED TO BE INSTALLED OVER THE WATER STOP ANGLE WITH THE SHOWER SCREEN PLACED ON TOP OF THE CHANNEL INCLUDING RETURN PANELS.

FIG 3.6: TYPICAL HOBLESS CONSTRUCTION

SOURCE AS 3740-2010

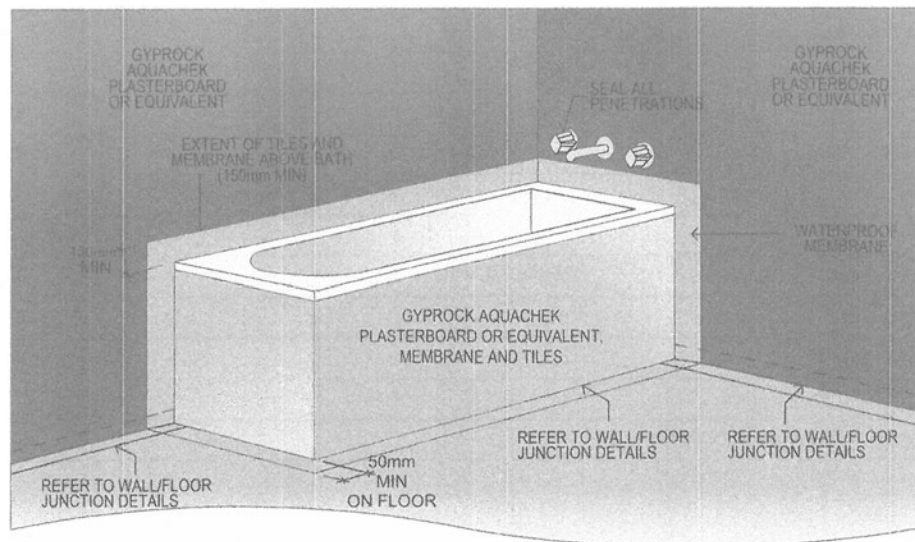


FIG Z612: INSTALLATION LAYOUT FOR A BATH WITHOUT SHOWER

SOURCE CSR GYPROCK RESIDENTIAL INSTALLATION GUIDE

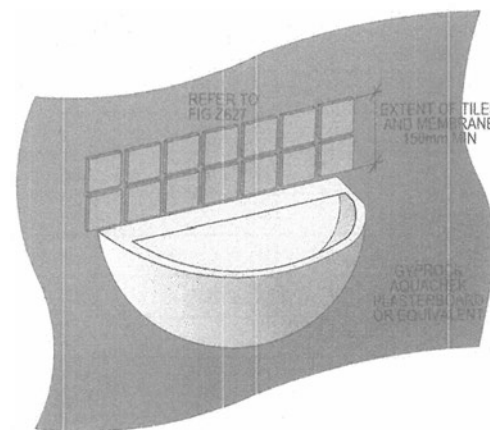


FIG Z613: TYPICAL HAND BASIN - INSTALLATION DETAIL

SOURCE CSR GYPROCK RESIDENTIAL INSTALLATION GUIDE

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5

HOUSE DESIGN : HAZELBROOK 18 MODIFIED

TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 5/7-8 ALTAIR PLACE
JAMISONTOWN, NSW 2750
P.O. BOX 289 EMU PLAINS, NSW 2750
TEL : (02) 4374 1900

Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria - VBA REGISTRATION No DP-AD 62280

Project
DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE McKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No
As Noted	KM	4015-541
Print Date	Checked	Drawing No
25/05/2021	PT	WD16
		Issue No
		A

TIE DOWN NOTES

BASIC DESIGN PARAMETERS – REFER TO THE LATEST EDITION OF AS1684.2

WIND CLASSIFICATION: N3 (REGION A & B)

ROOFING:	METAL DECK	MAX'M ROOF BATTEN SPACING:	900mm
MAX'M FLOOR LOAD WIDTH:	4000mm	MAX'M STUD SPACING:	600mm
MAX'M ROOF TRUSS SPAN:	8800mm (inc eaves)	MAX'M VERANDAH SPAN:	3000mm
MAX'M ROOF PITCH:	35 degrees	MAX'M VERANDAH POST SPACING:	2700mm
MAX'M TRUSS/RAFTER SPACING:	900mm	MAX'M VERANDAH RAFTER SPACING:	900mm

JOINT GROUPS: J2-UNSEASONED HARDWOOD, JD4-SEASONED PINE.

THESE NOTES REFER TO TABLES AND DIAGRAMMS CONTAINED WITHIN AS1684.2 AND ARE NOT TO SCALE.

FOR CONNECTIONS NOT SHOWN OR WHERE THE CONNECTION EXCEEDS THESE DESIGN PARAMETERS, REFER TO AS1684.2.

TABLE REFERENCES ARE FROM AS1684.2

ROOF

TIMBER ROOF BATTENS TO TRUSSES/RAFTERS (JD4)

Within 1200mm from edge of roofing

MAXIMUM UPLIFT FORCE = 2.4kN

UPLIFT CAPACITY = 3.6kN

1/75mm No.14 type 17 screw for 45mm battens

To other general areas

MAXIMUM UPLIFT FORCE = 1.3kN

UPLIFT CAPACITY = 3.6kN

1/75mm No.14 type 17 screw for 45mm battens

See table 9.25 (d)

ROOF TRUSSES/RAFTERS TO TOP PLATES (JD4)

UPLIFT FORCE = 5.3kN

UPLIFT CAPACITY = 12.4kN

1/Pryda cyclone strap looped around top plate, 4/30x2.8mm flat head nails each leg

ROOF TRUSSES/RAFTERS TO TOP PLATES (JD4) OVER OPENINGS

UPLIFT FORCE = 5.3kN

UPLIFT CAPACITY = 12.4kN

1/Pryda cyclone strap looped around lintel, 4/30x2.8mm flat head nails each leg

WALL FRAME

FRAME TO SLAB (JD4)

(LOAD BEARING WALLS WITHOUT BRACING)

(see also Wall Bracing Diagrams)

UPLIFT FORCE = 7.0kN (At each connection)

UPLIFT CAPACITY = 20kN (Connection at 1100mm MAX CTS)

1/M12 rod with 50x50x3 washer to top plate, M12 rod cast into slab with coupler or

chemical anchor to 20kN capacity

FRAME TO SLAB – ADJACENT OPENINGS

MAXIMUM OPENING = 2700mm

UPLIFT FORCE = 13.4kN

UPLIFT CAPACITY = 20kN (JD4)

1/M12 rod with 50x50x3 washer to top plate, M12 rod cast into slab with coupler or

chemical anchor to 20kN capacity. Rods either side of opening

FRAME BOTTOM PLATES TO SLAB (JD4)

(NON-LOAD BEARING EXTERNAL OR INTERNAL WALLS)

Chemical, expansion or fired proprietary fasteners at maximum 1200 centres

FRAME BOTTOM PLATES TO FLOOR FRAMING (JD4)

IN ADDITION TO TIE DOWN REQUIREMENTS FOR ALL WALLS

Plates up to 38mm – 2/75x3.05mm dia nails at 600mm centres

Plates up to 38mm to 50mm – 2/90x3.05mm dia nails at 600mm centres

FLOOR FRAMING

FLOOR JOISTS TO SUPPORTS

(FLOOR BEARERS OR WALL FRAMES)

For joists spanning up to 4000mm maximum at 450mm centres

UPLIFT FORCE = 2.0kN

UPLIFT CAPACITY = 2.2kN

3/7x3.05 dia skew nails

See table 9.17(a)

ALTERNATIVELY IF JOISTS ARE IN PLANE WITH BEARER:

UPLIFT CAPACITY = 4.7kN min (JD4)

G.I. Joist Hanger 3/2.8mm dia nails in each leg

See table 9.17(g)

BEARERS TO SUPPORTS

UPLIFT FORCE = 12.0kN (for piers at 1800mm centres and maximum 2700 opening)

BRICK PIERS

UPLIFT CAPACITY = 27kN (J2)

UPLIFT CAPACITY = 20kN (JD4)

350x350 isolated or engaged with grouted cores & 1/12mm rod connected to bearer

and anchored to footing

See table 9.16(g)

STEEL COLUMNS (PIERS)

UPLIFT CAPACITY = 21kN – 2/M12 bolts (J2 & JD4)

Bolt through angle bracket & bearer.

See table 9.16(i)

TIMBER POSTS/STUMPS

UPLIFT CAPACITY = 17kN (J2) & 17kN (JD4)

2/M12 bolts through bearers & housed timber stumps

See table 9.16(c)

"UNIPIERS" & PRECAST CONCRETE STUMPS ETC

UPLIFT CAPACITY = 12.0kN minimum

Refer to manufacturers' details to achieve a minimum uplift capacity and shear

I/we have checked these plans. All sizes are correct

and they satisfy the requirements and are as

agreed to purchase

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VERANDAH

VERANDAH POST TO BEARER/VERANDAH PLATE (JD4)

UPLIFT FORCE = 5.4kN

UPLIFT CAPACITY = 10kN 2/M12 bolts

See table 9.20(i)

VERANDAH RAFTERS TO VERANDAH PLATE (JD4)

UPLIFT FORCE = 1.8kN

UPLIFT CAPACITY = 4.2kN

2/No.14 type 17 screws through verandah plate with a minimum of 35mm penetration into rafter (predrill if splitting occurs)

See table 9.22(m) and 9.17(g)

VERANDAH RAFTERS TO WALL FRAME (JD4)

UPLIFT FORCE = 1.8kN

UPLIFT CAPACITY = 3.5kN

Metal framing anchor 4/2.8 dia nails in each leg

See table 9.22(a)

VERANDAH POSTS TO FOOTINGS (JD4)

Applicable where verandah posts extend to footings

UPLIFT FORCE = 5.4kN

UPLIFT CAPACITY = 10kN minimum

2/M12 bolts through post support anchored to footing in accordance with manufacturers' specification with 10kN minimum uplift capacity

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5

HOUSE DESIGN : HAZELBROOK 18 MODIFIED



Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

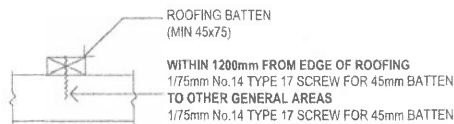
Project

DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE McKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status

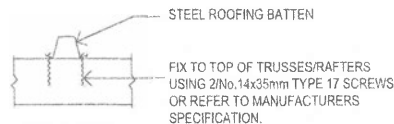
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No
As Noted	KM	4015-541
Print Date	Checked	Drawing No Issue No
25/05/2021	PT	WD18 A



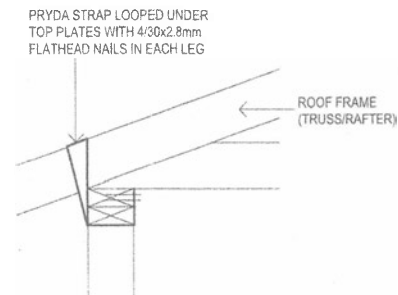
TIMBER BATTENS

NOTE: IF ROOFING BATTENS SIT ON LINING PLACED ON TOP OF ROOF FRAME, INCREASE THE LENGTH OF SCREWS BY THE THICKNESS OF THE LINING (MINIMUM)



STEEL BATTENS

NOTE: IF ROOFING BATTENS SIT ON LINING PLACED ON TOP OF ROOF FRAME, INCREASE THE LENGTH OF SCREWS BY THE THICKNESS OF THE LINING (MINIMUM). REFER TO MANUFACTURERS SPECIFICATION.



ROOF TRUSS TIEDOWN

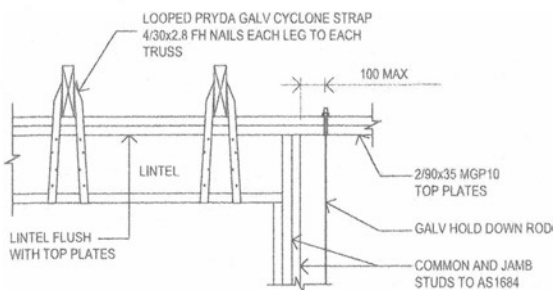
JOINT GROUP = JD4
TRUSS / RAFTER SPACING = 900mm
UPLIFT CAPACITY= 12.4kN

I/we have checked these plans. All sizes are correct and they satisfy the requirements and are as agreed to purchase

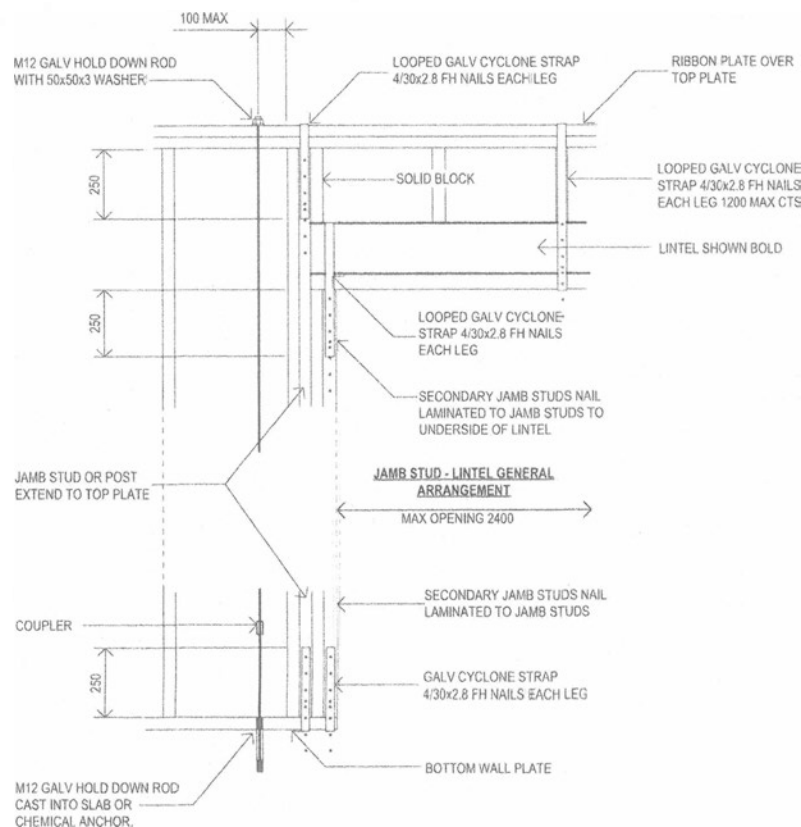
Signed

(Purchasers Signature)

Date



TRUSS/RAFTER TIED DIRECTLY TO LINTEL



JAMB STUD HOLD DOWN GENERAL ARRANGEMENT

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ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS3959; BAL = 12.5

HOUSE DESIGN : HAZELBROOK 18 MODIFIED

TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 5/7-8 ALTAIR PLACE
JAMISONTOWN, NSW, 2750
P.O. BOX 289 EMU PLAINS, NSW 2750
TEL - (02) 4724 1900

Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

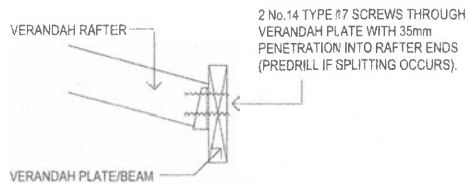
Project

DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE McKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status

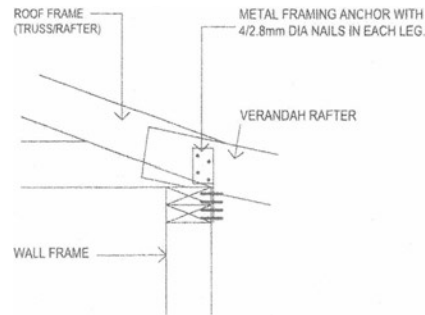
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Jmb No
As Noted	KM	4015-541
Print Date	Checked	Drawing No
25/05/2021	PT	WD19 A



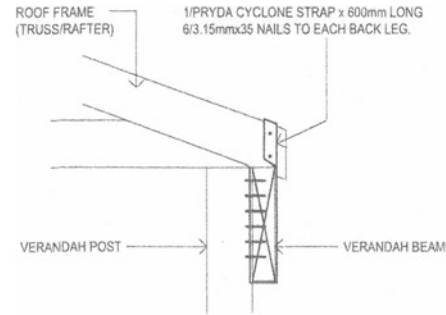
VERANDAH RAFTER TO VERANDAH PLATE

JOINT GROUP = JD4
UPLIFT CAPACITY = 4.2kN



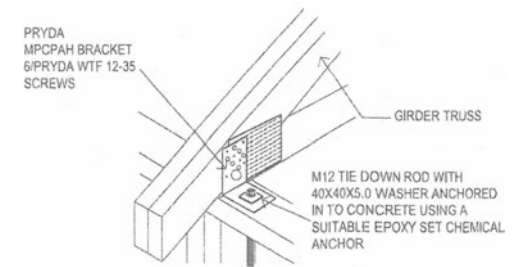
VERANDAH RAFTER TO WALL TOP PLATE

JOINT GROUP = JD4
UPLIFT CAPACITY = 3.5kN



ROOF TRUSS TO VERANDAH BEAM

JOINT GROUP = JD4
UPLIFT CAPACITY = 12.4kN

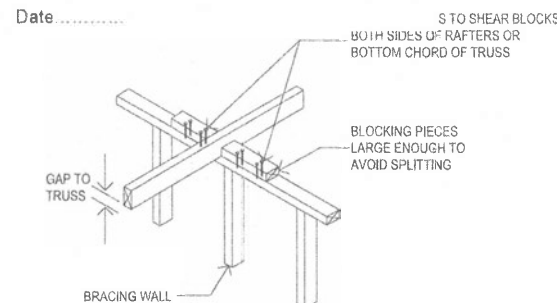


GIRDER TRUSS TIE DOWN

JOINT GROUP = JD4
UPLIFT CAPACITY = 15kN

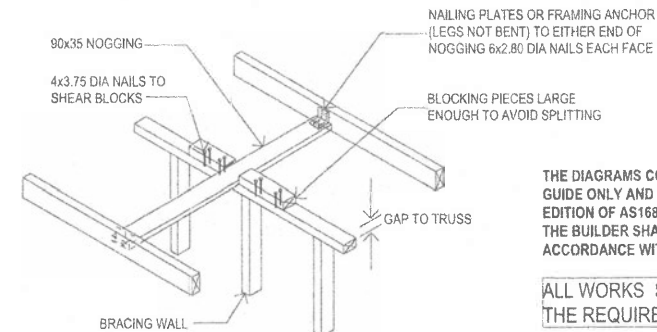
I/we have checked these plans. All sizes are correct
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Signed
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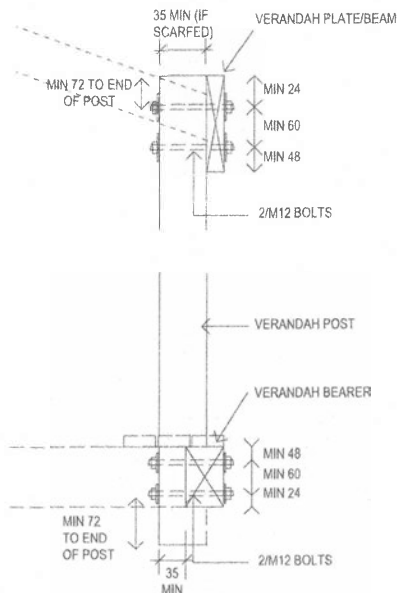
RAFTER/JOIST/TRUSS AT RIGHT ANGLE TO BRACING WALL

CONNECTION TO BE INSTALLED AT EVERY INTERSECTING TRUSS (600mm MAX CTS)



RAFTER/JOIST/TRUSS PARALLEL TO BRACING WALL

CONNECTION TO BE INSTALLED AT 600mm MAX CTS



VERANDAH POST TO BEARER AND VERANDAH PLATE

JOINT GROUP = JD4
UPLIFT CAPACITY = 10kN MIN

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THE REQUIREMENTS OF AS3959; BAL = 12.5
HOUSE DESIGN : HAZELBROOK 18 MODIFIED

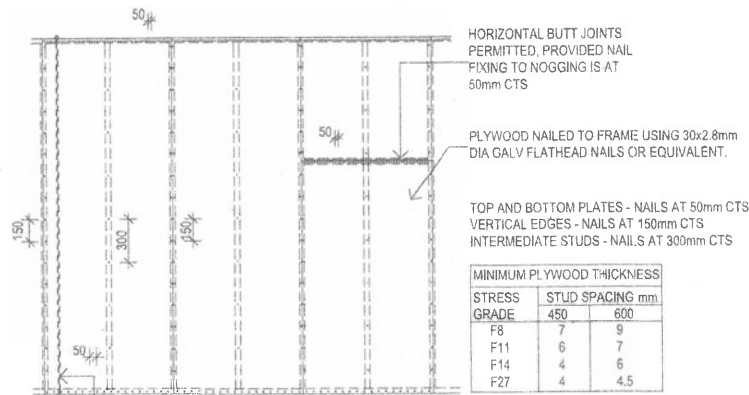
KITOME®
TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 5/7-8 ALTAIR PLACE
JAMISONTOWN, NSW 2750
P.O. BOX 268 EMU PLAINS NSW 2750
TEL - (02) 4724 1900

Drawings Prepared By PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

Project
**DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE McKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465**

Drawing Status
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No
As Noted	KM	4015-541
Print Date	Checked	Drawing No Issue No
25/05/2021	PT	WD20 A

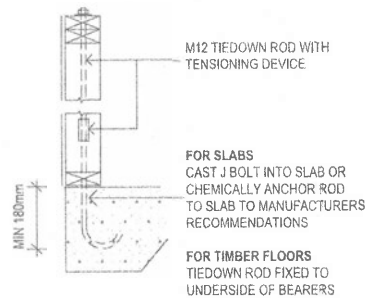


NOTE:
DENOTED AS 'SBhA - LENGTH' ON PLAN (EG - SBhA-0.6) = SHEET BRACE TABLE 8.18h METHOD A - 600mm LONG)
IF THE LENGTH OF THE BRACING WALL IS BETWEEN 600mm & 900mm THE TOP & BOTTOM PLATES SHALL BE TIED DOWN TO THE FLOOR FRAME OR SLAB WITH M12 RODS AT EACH END. SEE TABLE 8.18(h) METHOD A AND CLAUSE 8.3.6.5

PLY SHEET BRACE - SBh

BRACING CAPACITY = 6.0kN/m

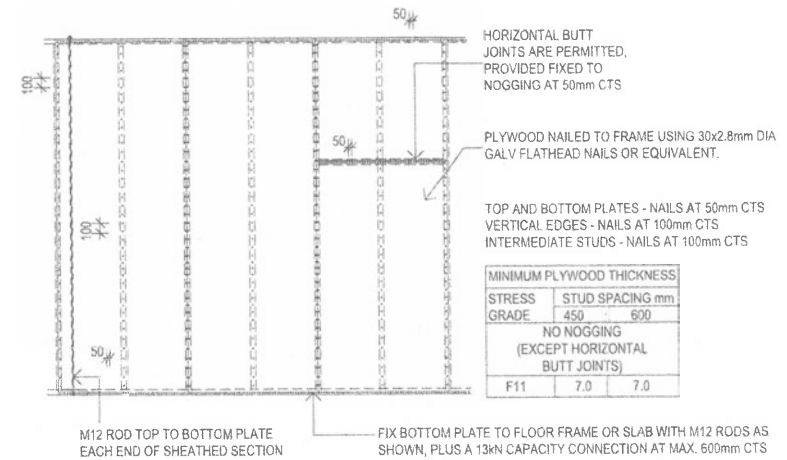
DENOTED AS 'SBh - LENGTH' ON PLAN (EG - SBh-0.9) = SHEET BRACE TABLE 8.18h- 900mm LONG)
SEE TABLE 8.18(h) METHOD B
TIEDOWN ALL BRACING UNITS TO TIMBER SUBFLOOR WITH M12 BOLTS AT EACH END & INTERMEDIATELY AT 1200 CTS MAXIMUM & ADJACENT TO STUDS
TIEDOWN ALL BRACING UNITS TO CONCRETE SLAB WITH APPROVED MASONRY ANCHORS AT EACH END & MAXIMUM OF 1200mm CTS



TIEDOWN SHEET BRACING <900mm LONG

INCORPORATING DIAGRAM 9.19(f)

JOINT GROUP = JD4
UPLIFT CAPACITY = 20kN



PLY SHEET BRACE - SBI

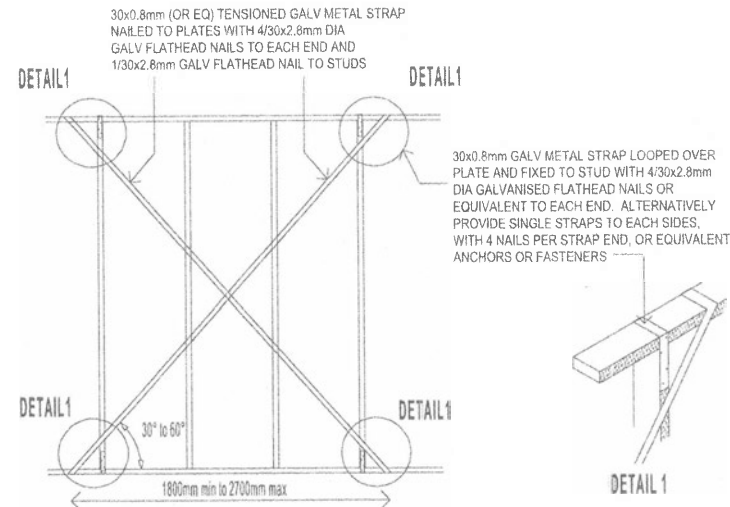
BRACING CAPACITY = 8.7kN/m

DENOTED AS 'SBI - LENGTH' ON PLAN (EG - SBI-0.9) = SHEET BRACE TABLE 8.18i -
SEE TABLE 8.18(i)

I/we have checked these plans. All sizes are correct and they satisfy the requirements and are as agreed to purchase

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(Purchasers Signature)

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DOUBLE METAL STRAP TENSIONED WITH STUD STRAPS

BRACING CAPACITY = 3.0kN/m
UPLIFT FORCE AT ENDS = 8.1kN

DENOTED AS 'MST - LENGTH' ON PLAN (EG - MST-2.7) = METAL STRAP TENSIONED - 2.7m LONG)
SEE TABLE 8.18 (d)
TIEDOWN ALL BRACING UNITS TO TIMBER SUBFLOOR WITH M12 BOLT AT EACH END & MAXIMUM OF 1200mm CTS
TIEDOWN ALL BRACING UNITS TO CONCRETE SLAB WITH APPROVED MASONRY ANCHORS AT EACH END & MAXIMUM OF 1200mm CTS

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THE BUILDER SHALL ENSURE THAT ALL WORKS ARE IN ACCORDANCE WITH THE LATEST EDITION OF AS1684.2

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5
HOUSE DESIGN : HAZELBROOK 18 MODIFIED

TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 57-58 ALTAIR PLACE
JAMMONTOWN, NSW, 2150
P.O. BOX 269 EMU PLAINS, NSW 2750
TEL : (02) 4720 1900

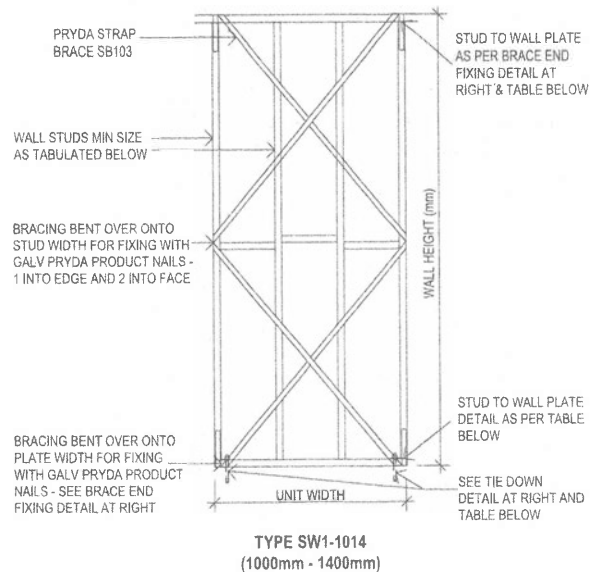
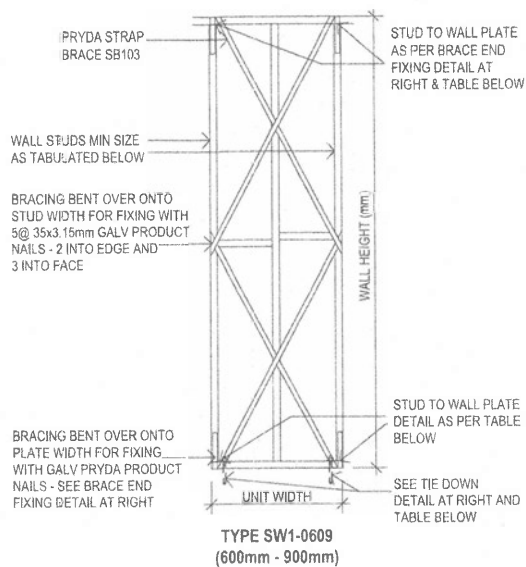
Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

Project
DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE McKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No
As Noted	KM	4015-541

Print Date	Checked	Drawing No	Issue No
25/05/2021	PT	WD23	A



PRYDA SINGLE STRAP BRACE (SB103) FOR SHORT WALL UNITS

I/we have checked these plans. All sizes are correct
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Signed
(Purchasers Signature)

Date

CONSTRUCTION

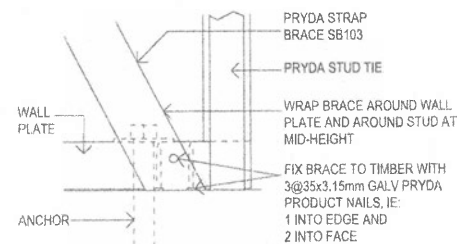
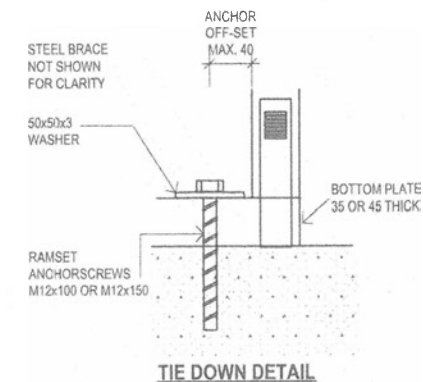
BRACE	WALL HEIGHT	MINIMUM WALL STUD
PRYDA STRAP BRACE SB103	2400	70x35 F5; 90x35 F5
	2700	70x45 F5; 90x35 F5
	3000	70x35 F8; 90x35 F5

TIE DOWN ANCHOR DETAILS

BOTTOM PLATE	ANCHOR CODE	LENGTH	ANCHOR DIA	MIN EMBEDMENT	MIN WASHER
70x35 OR 90x35 INTERNAL WALLS ONLY	AS 12100H	100	M12	60	JD4 - 50x50x3.0 (OW12/56S)
70x45 OR 90x45 INTERNAL WALLS & ALL EXTERNAL WALLS	AS 12150H	150	M12	100	

BRACING CAPACITIES

		EXTERNAL - SW1/0609					EXTERNAL - SW1/1014				
		600	700	800	900	1000	1100	1200	1300	1400	
2400 high wall		1.6	2.0	2.5	2.8	3.3	3.7	4.0	4.1	4.3	
2700 high wall		1.4	1.7	2.2	2.5	3.0	3.3	3.6	3.9	4.1	
3000 high wall		1.1	1.5	1.8	2.2	2.6	3.0	3.2	3.5	3.7	
		INTERNAL - SW1/0609					INTERNAL - SW1/1014				
		600	700	800	900	1000	1100	1200	1300	1400	
2400 high wall		1.8	2.2	2.7	3.1	3.7	4.0	4.3	4.5	4.7	
2700 high wall		1.6	1.9	2.4	2.8	3.3	3.7	4.0	4.2	4.5	
3000 high wall		1.3	1.8	2.0	2.5	2.9	3.3	3.6	4.0	4.2	



BRACE END FIXING DETAIL

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ALL WORKS SHALL COMPLY WITH
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HOUSE DESIGN : HAZELBROOK 18 MODIFIED

TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 5/7-8 ALTAIR PLACE
JAMISONTOWN, NSW. 2750
P.O. BOX 269 EMU PLAINS NSW 2750
KITOME
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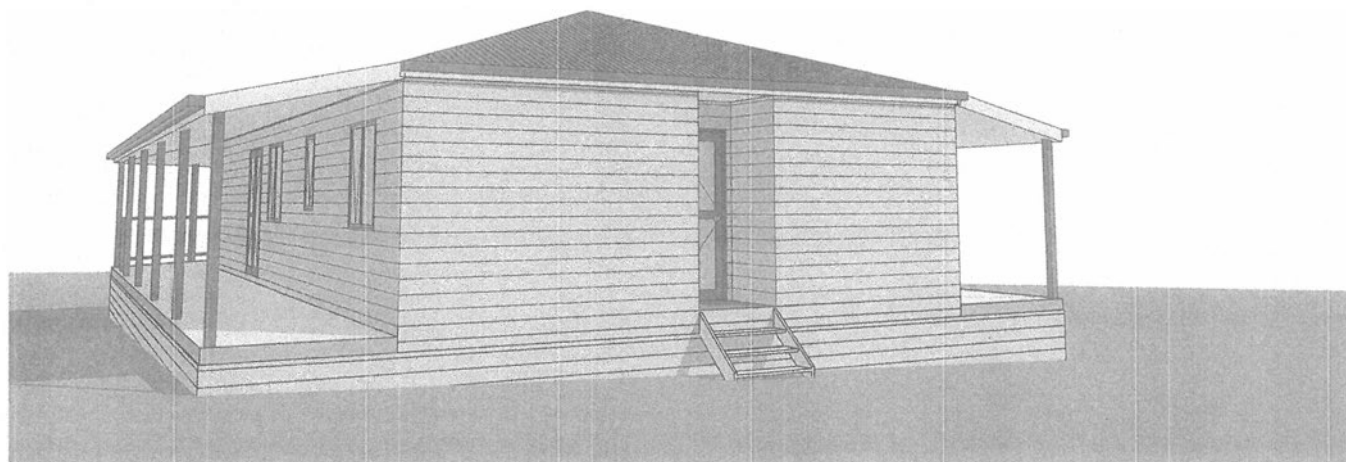
Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-40 62260

Project
DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE McKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No
As Noted	KM	4015-541
Print Date	Checked	Drawing No
25/05/2021	PT	WD24
		Issue No
		A

DRAWING SCHEDULE	
SHEET No.	DESCRIPTION
1	COVER PAGE
2	GENERAL NOTES
3	SAFETY NOTES
4	FLOOR PLAN
5	SUBFLOOR COLUMN PLAN
6	BEARER PLAN
7	JOIST PLAN
8	ROOF FRAMING PLAN
9	BUSHFIRE PROTECTION PLAN
10	ELEVATIONS 1 & 2
11	ELEVATIONS 3 & 4
12	1:100 & 1:20 SECTIONS
13	LIGHTING PLAN
14	LIGHTING CALCULATION
15	EXTERNAL WINDOW & DOOR SCHEDULE
16	WATERPROOFING DETAILS
17	WIND BRACING & TIE DOWN PLAN
18	WIND BRACING & TIE DOWN DETAILS
19	WIND BRACING & TIE DOWN DETAILS
20	WIND BRACING & TIE DOWN DETAILS
21	WIND BRACING & TIE DOWN DETAILS
22	WIND BRACING & TIE DOWN DETAILS
23	WIND BRACING & TIE DOWN DETAILS
24	WIND BRACING & TIE DOWN DETAILS



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Signed
(Purchasers Signature)

Date

ISSUE		
No	DATE	DESCRIPTION
A	25/05/2021	ISSUED FOR BUILDING/CONSTRUCTION APPROVAL

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5

HOUSE DESIGN : HAZELBROOK 18 MODIFIED

KITOME
TEAM/VEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 5/7-8 ALTAIR PLACE
JAMESONTOWN, NSW, 2750
P.O. BOX 259 EMU PLAINS, NSW 2750
TEL - (02) 4724 1900
Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

Project
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CONSTRUCTION / BUILDING APPROVAL
Scale As Noted Drawn: KM Job No 4015-541
Print Date 25/05/2021 Checked: PT Drawing No WD1 Issue No A

GENERAL NOTES

DESIGN WIND CLASSIFICATION

- N3

SNOW LOAD

- N/A

SOILS CLASSIFICATION

- REFER SOILS REPORT

CLIMATE ZONE

- 6

BUSHFIRE CLASSIFICATION

- BAL = 12.5

This classification is based on advice from the client.

If the classification exceeds BAL = 12.5 the Owner/Builder shall be responsible to upgrade the materials/components etc & install the necessary protection as required by the latest editions of the BCA & AS3959.

INFORMATION ON THESE DRAWINGS

These drawings depict the setout of the frame and elements included with the Kit. Some items shown on these drawings are not included with the Kit and shall be provided and installed by others - refer to Purchase Agreement for Kitome.

These drawings are to be read in conjunction with the following documentation supplied by Kitome:-

- * Framing Schedules, plans and framing technical instructions
- * Specifications and technical manuals
- * Purchase Agreement for Kitome.
- * Structural Engineers details (where indicated on the drawings)
- * Energy Efficiency reports (if applicable)

ADDITIONAL DOCUMENTATION BY OTHERS

The Owner shall be responsible to provide additional documentation as may be required by the Local Authorities, this may include but not be limited to:-

- * Soils Report / Structural Engineers details for footings, slabs, bracing, tiedown if noted on the drawings.
- * Site Plan showing contours, all external works, downpipe locations, sewerage and stormwater drainage, fences, driveways, retaining walls etc.
- * Details of termite risk management procedures to be undertaken in accordance with BCA Part 3.1.4.
- * NatHERS certificates or Energy Efficiency scorecards
- * Shadow Diagrams

GENERALLY REQUIREMENTS

1. All brickwork shall comply with BCA Part 3.3
 2. All roofing and wall cladding shall comply with BCA Part 3.5
 3. All glazing shall comply with BCA part 3.6
 4. Install Smoke alarms in accordance with BCA Part 3.7.5
 5. Provide lift off hinges to doors of enclosed sanitary compartments in accordance with BCA Part 3.8.3.3
 6. The builder must verify all boundaries, levels, locations of easements and on-site services prior to setout and ensure all works comply with the local authority and any other relevant authorities requirements.
 7. All materials and work practices shall comply with, but not limited to the building Regulations, the National Construction Code (NCC) Building Code of Australia (BCA) and all relevant current Australian Standards (as amended) referred to therein together with any relevant authorities
 8. Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with BCA Volume 2 Part 3.8.1 and AS 3740: Waterproofing of Wet Areas Within Residential Buildings.
 9. Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum.
 - Going (G) 355mm maximum and 240mm minimum
 - 2R + 1G = 700mm maximum and 550mm minimum
 - 125mm maximum gap to open treads
 10. All treads, landings and the like to have non slip finish or suitable non-skid strip near edge of nosing in accordance with BCA Volume 2 Part 3.9.1.4
 11. Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads.
- Balustrades (other than tensioned wire balustrades) to be:
- 1000mm min. above finished surface level of balconies, landings or the like, and
 - 865mm min. above finished surface level of stair nosing or ramp, and
 - vertical with a 125mm maximum gap between, and
 - any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
- Wire balustrade construction to comply with BCA Volume 2 Part 3.9.2.5 for Class 1 and 10 Buildings.

12. Hand rails to be 865mm minimum above stair nosing and landings.

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

14. Openable portions of windows are to be protected in accordance with BCA Volume 2 Part 3.9.2.6 where applicable.

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

16. Masonry units, mortar and all built in components and the like complying with the durability requirements of Table 5.1 of AS3700 Masonry Structures.

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

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

19. All measurements are in millimetres u.n.o.

20. Figured dimensions take precedence over scaled dimensions. Do not scale the drawings. If in doubt - ask

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

22. The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works.

23. Ground levels and any site information shown on these drawings is based on limited information as supplied to Kitome by the client (or where such information is not supplied an assumed surface level is indicated) as such the client is fully responsible for any problems arising from any variations to the actual ground levels. Should any discrepancy be found between these drawings and any other supporting documentation by others they are to be reported immediately in writing to Kitome to obtain the required action.

24. Slope finished ground Surface minimum 50mm away from the dwelling for the first 1.0m surrounding the dwelling in accordance with BCA clause 3.1.3.3.

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

26. The Builder and Subcontractor 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.

27. The Builder and Subcontractors shall provide sub-floor ventilation, including clearances to finished ground lines, in accordance with BCA Part 3.4.1

STORMWATER

90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction. The cover to underground stormwater drains shall be not less than;

- 100mm under soil
- 50mm under paved or concrete areas
- 100mm under unreinforced concrete or paved driveways
- 75mm under reinforced concrete driveways

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

Building tie-downs to be provided in accordance with AS1684 for Timber Framing or AS3623 for Steel Framing and National Association of Steel Housing Standards for design gust wind speed / wind classification

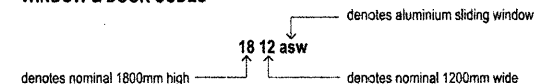
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ABBREVIATIONS THAT MAY BE USED ON THESE DRAWINGS

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
AAW	aluminium awning window	FR	freezer
ADH	aluminium double hung (window)	NGL	natural ground level
AFW	aluminium fixed window	OBS	obscure (glass)
AL	aluminium	O/S	outside (face)
ASD	aluminium sliding door	P	post
ASSD	aluminium stacking sliding door	PBD	particleboard (floor)
ASW	aluminium sliding window	RC	reinforced concrete
BCA	Building Code of Australia	REF	refrigerator
BV	brick veneer	SA	smoke alarm
c	centreline	SD	sliding door
CB	colonial bars	T	tub (laundry)
CFC	compressed fibre cement	T & G	tongue & groove (floor)
COL	column	TAW	timber awning window
csd	cavity sliding door	TDH	timber double hung (window)
cts	centres	TFW	timber fixed window
dr(s)	door(s)	TSD	timber sliding door
DW	dishwasher	TSW	timber sliding window
FC	fibre cement	WH	window hood
		WM	washing machine

WINDOW & DOOR CODES



I/we have checked these plans. All sizes are correct
and they satisfy the requirements and are as
agreed to purchase

Signed
(Purchasers Signature)

Date

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5
HOUSE DESIGN : HAZELBROOK 18 MODIFIED

TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 5/7-B ALTAIR PLACE
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Victoria- VBA REGISTRATION No DP-AD 62260

Project
DETAILS OF BUILDING KIT (YA21702)
FOR MARK HENDRICKSON & AIMEE MCKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

CONSTRUCTION / BUILDING APPROVAL			
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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate. Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197 and AS/NZ 4586.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision with deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3312 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

I/we have checked these plans. All sizes are correct and they satisfy the requirements and are as agreed to purchase

Signed
(Purchasers Signature)

Date

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5

HOUSE DESIGN : HAZELBROOK 18 MODIFIED



Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

Project
DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE MCKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Jac No
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25/05/2021	PT	WD3 A

ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND ALL CODES REFERRED TO THEREIN.
DESIGN WIND CATEGORY N3

THE BUILDER SHALL PROVIDE ALL FLASHINGS, WEEPHOLES, DPC's, CAPPINGS ETC THAT MAY BE REQUIRED BY THE BCA & TO MAKE THE ENTIRE WORKS WATERTIGHT. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE BCA.

SA DENOTES INTERCONNECTED SMOKE ALARMS COMPLYING WITH AS3786. ALARMS SHALL BE HARD WIRED TO MAINS POWER AND INTERCONNECTED. THE LOCATIONS INDICATED ON THE PLANS ARE NOMINAL ONLY AND ARE TO BE VERIFIED ON SITE BY THE ELECTRICIAN

PROVIDE WET AREA WATERPROOFING IN ACCORDANCE WITH PART 3.8.1 OF THE BUILDING CODE OF AUSTRALIA & AS 3740.
PROVIDE AN IMPERVIOUS SUBSTRATE (I.E TILES) TO FLOORS WITHIN A MINIMUM 150mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE SHOWER BASE & 150mm ABOVE BATH. SINKS, BASINS AND SPLASH BACKS IN ACCORDANCE WITH AS3740. ALL WATERPROOFING TO BE PROVIDED AND INSTALLED BY OTHERS.

FITOUT OF KITCHEN AND WET AREAS SHALL BE BY OTHERS THE LAYOUT OF FIXTURES AND FITTINGS IN THESE AREAS IS TO BE VERIFIED BY THE CLIENT PRIOR TO CONSTRUCTION

ALL DOORS AND WINDOWS SHALL BE AS INDICATED ON THE PLANS / ELEVATIONS AND AS SCHEDULED
ASD DENOTES ALUMINIUM SLIDING DOOR
AAW DENOTES ALUMINIUM AWNING WINDOW
CSD DENOTES CAVITY SLIDING DOOR
DG DENOTES DOUBLE GLAZED
OBS DENOTES OBSCURE GLASS
DTFD DENOTES DOUBLE TIMBER FRENCH DOOR

ALL STEPS & LANDINGS BY OTHERS TO COMPLY WITH PART 3.9 OF BCA. AND MAY VARY SUBJECT TO SITE CONDITIONS / FINAL SURFACE LEVELS

WHEN MAKING FLOOR FINISH SELECTIONS (CARPET, TILES, TIMBER ETC) THE THICKNESS OF THE FLOOR FINISH WILL BE LIMITED AND THE OWNER/BUILDER SHALL ENSURE THAT THE MINIMUM CEILING HEIGHT OF 2400mm(CLEAR) IS MAINTAINED TO ALL HABITABLE ROOMS.

DP's SHALL BE PVC BY OTHERS. LOCATION OF D.P.s ARE APPROXIMATE ONLY AND MAY VARY SUBJECT TO SITE CONDITIONS AND COMPLIANCE WITH PART 3.5.3 OF BCA

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THE REQUIREMENTS OF AS3959; BAL = 12.5
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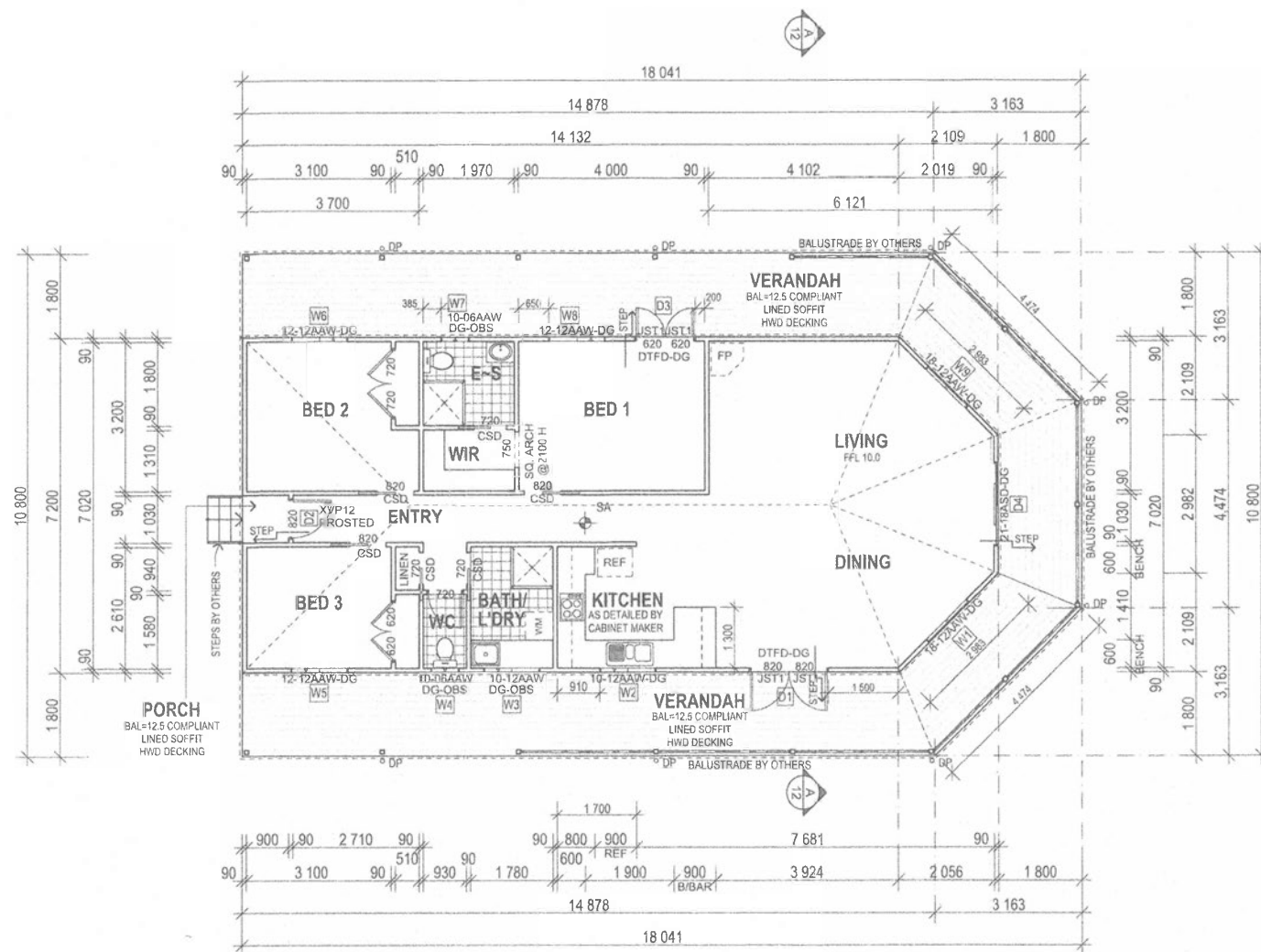
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Project
DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE MCKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

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FLOOR PLAN

SCALE 1:100 @ A3

ENCLOSED AREA (to outside face of external walls)	=	111.46 m ²
TOTAL AREA (inc verandahs, porches etc)	=	184.83 m ²
WINDOW MANUFACTURER	=	A&L (VIC)
BAL	=	12.5
WALL FRAME	=	TIMBER
ROOF TRUSSES	=	TIMBER
VERANDAH STRUCTURE	=	TIMBER

DENOTES FLOOR TILING TO WET AREAS BY OWNER

DP's DENOTES DOWNPIPES

BALUSTRADE BY OTHERS

I/we have checked these plans. All sizes are correct
and they satisfy the requirements and are as
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Signed
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Date

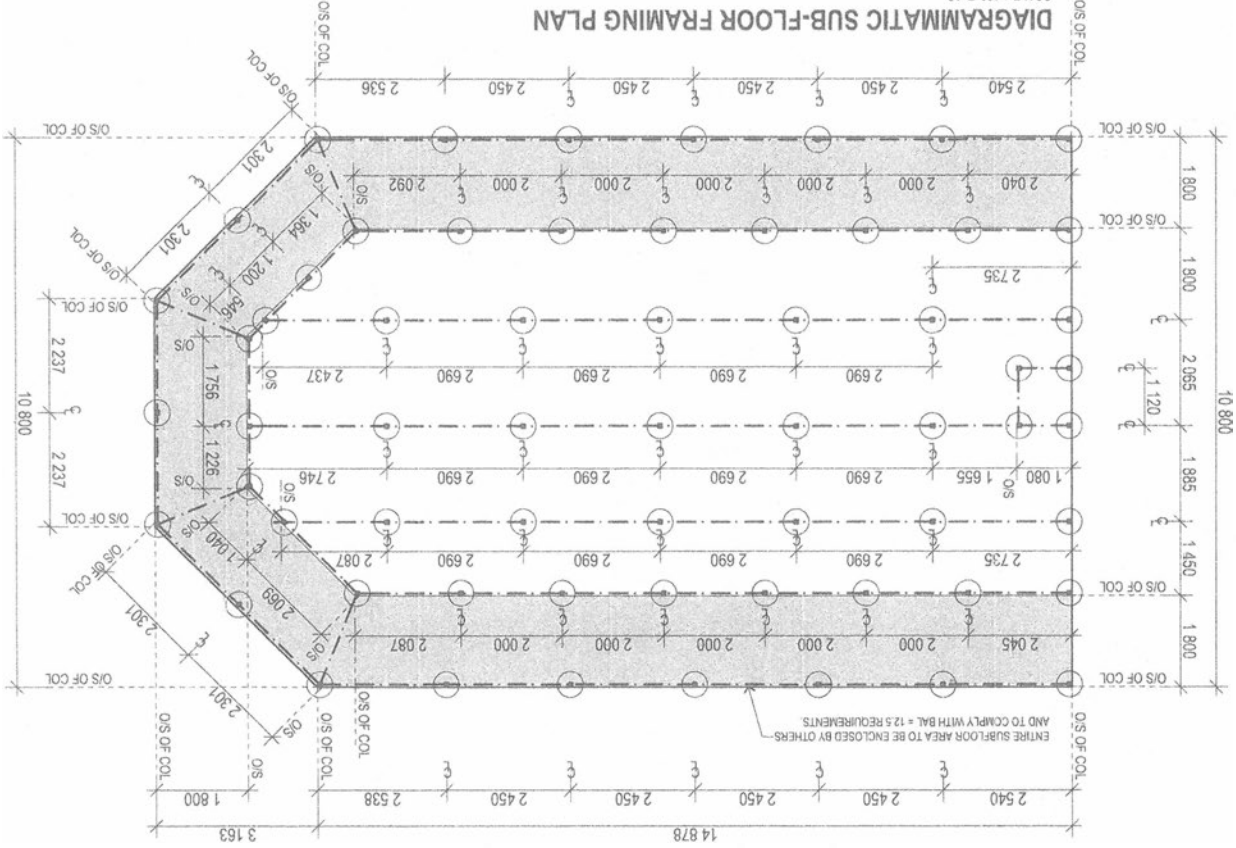


BEARERS SHALL BE TIED DOWN IN ACCORDANCE WITH AS1684.2
N3 UPLIFT AND SHEAR FORCES
FOOTINGS SHALL BE IN ACCORDANCE WITH SOILS REPORT / ENGINEERS DETAILS
AND SHALL BE DESIGNED TO PROVIDE N3 HOLD DOWN CAPACITY.
ENTIRE SUBFLOOR OF VERANDAH & PRINCIPAL BUILDING TO BE ENCLOSED BY
PROPRIETOR TO BAL = 12.5 REQUIREMENTS.

ALL SUBFLOOR WORKS INCLUDING BUT NOT LIMITED TO:-
COLUMNS, PIERS, FOOTINGS, SLABS, BEAMS, VENTILATION AND ACCESS,
WIND BRACING AND TIEDOWN SHALL CONFORM WITH THE BCA
DESIGN WIND FORCE = N3 (REGIONS A & B)
ALL SUBFLOOR BRACING SHALL BE BY OTHERS AND SHALL BE ACCURATELY DETERMINED
AFTER FULL SITE ASSESSMENT

DIAGRAMMATIC SUB-FLOOR FRAMING PLAN

SCALE 1:100 @ A3



DENOTES SETDOWN OF VERANDAH/DECK
DENOTES CONCRETE STUMPS

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Drawing Status

TEAM/VEST PRIVATE RESIDENTIAL GROUP

READING AS KITOME

UNIT 67-8 ALTAIR PLACE

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LEGEND

B/J - Bearer Joint
O/S - Outside of Building/Column
1/- - Nos of Items
-/0000 - Length of Items

NOTES

All sub floor works including but not limited to :-
Columns, Piers, Footings, Slabs, Beams, Ventilation
and access.

Wind bracing and tie-down shall conform with the
NCC.
Design Wind Force = N3

All Bracing shall be by others and shall be accurately
determined after full site assessment.

Bearers shall be tied down in accordance with
AS1684.2 N3 uplift and shear forces.

External isolated brick piers shall be 350 x 350mm &
core filled, internal piers of the house may be 230 x
230mm min. up to 1.5m in height and deck will be
Mega-Anchor (Design by Others) subject to tie-down
/bracing requirements & shall be constructed in
accordance with NCC part 3.3

Footings shall be in accordance with soils report
/engineers details and shall be designed to provide
N3 hold down capacity.

All timber construction to be accordance with AS
1684.2 (Residential Timber Framed Construction) and
the NCC.

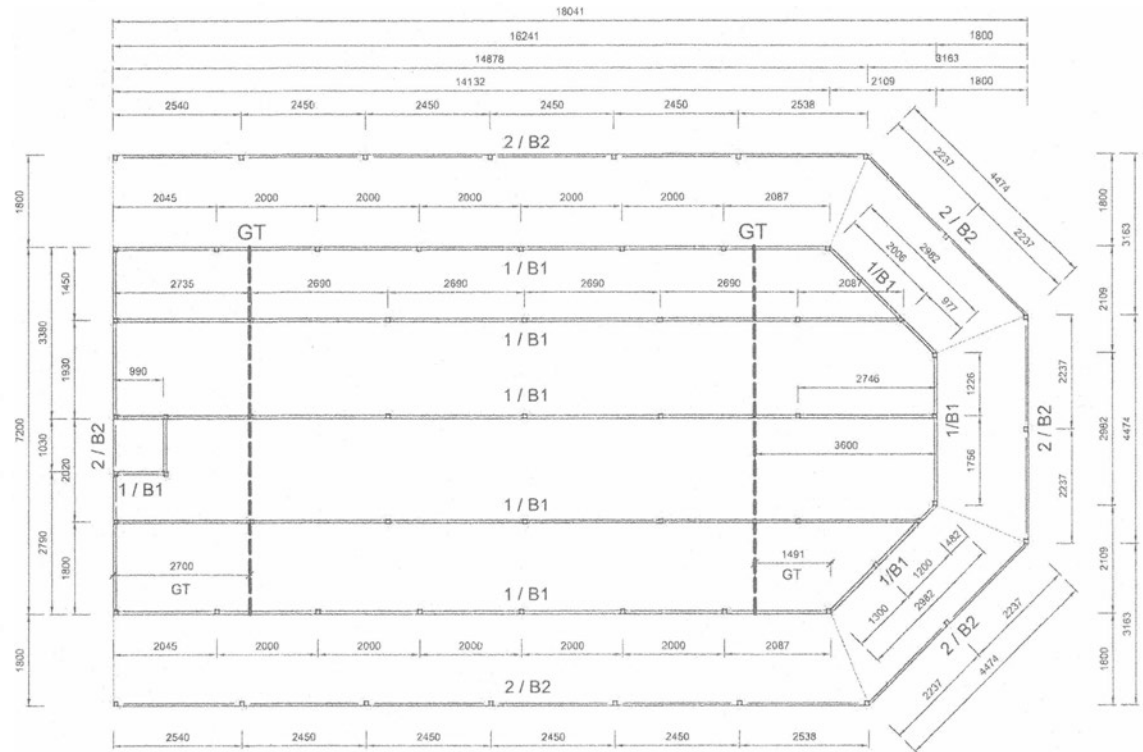
All works shall comply with the requirements of
AS 3959 BAL = 12.5

REFERENCE DRAWING

These drawings should be read in conjunction with
Plan Pack Drawings.

MATERIAL SPECIFICATIONS BEARERS

House (B1) - 1 / 150 x 58 LVL 15 Laminated Beam
(min. 2 span continuous)
Deck (B2) - 2 / 140 x 45 MGP 10
(min. 2 span continuous)



I/we have checked these plans. All sizes are correct
and they satisfy the requirements and are as
agreed to purchase

Signed
(Purchasers Signature)

Date

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5
HOUSE DESIGN : HAZELBROOK 18 MODIFIED

TEAMINVEST PRIVATE RESIDENTIAL GROUP
TRADING AS KITOME
UNIT 57-B ALTAIR PLACE
JAMISONTOWN, NSW, 2750
P.O. BOX 269 EMU PLAINS NSW 2750
TEL : (02) 4724 1900
Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

Project
DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE McKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status
CONSTRUCTION / BUILDING APPROVAL

Scale	Drawn	Job No
As Noted	CW	4015-541
Print Date	Checked	Drawing No Issue No
25/05/2021		WD6 A

LEGEND

B/J - Bearer Joint
O/S - Outside of Building/Column
1/- - Nos of Items
-/0000 - Length of Items

NOTES

All sub floor works including but not limited to :-
Columns, Piers, Footings, Slabs, Beams, Ventilation
and access.

Wind bracing and tie-down shall conform with the
NCC.

Design Wind Force = N3

All Bracing shall be by others and shall be accurately
determined after full site assessment.

Bearers shall be tied down in accordance with
AS1684.2 N3 uplift and shear forces.

External isolated brick piers shall be 350 x 350mm &
core filled, internal piers of the house may be 230 x
230mm min. up to 1.5m in height and deck will be
Mega-Anchor (Design by Others) subject to tie-down
/bracing requirements & shall be constructed in
accordance with NCC part 3.3

Footings shall be in accordance with soils report
/engineers details and shall be designed to provide
N3 hold down capacity.

All timber construction to be accordance with AS
1684.2 (Residential Timber Framed Construction)
and the NCC.

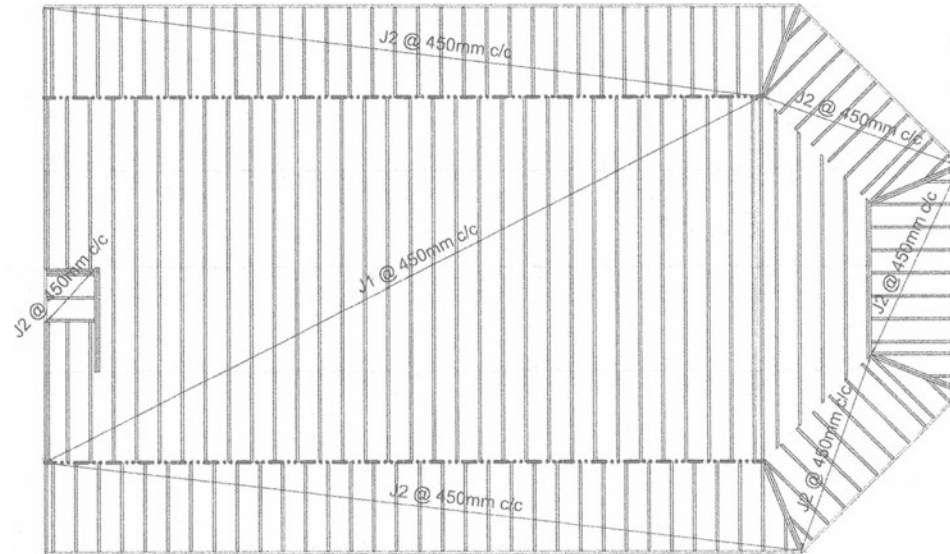
All works shall comply with the requirements of
AS 3959 BAL = 12.5

REFERENCE DRAWING

These drawings should be read in conjunction with
Plan Pack Drawings.

MATERIAL SPECIFICATIONS JOISTS

House (J1) - 90 x 42 LVL 15 @ 450mm c/c
(min. 2 span continuous)
Deck (J2) - 140 x 45 MGP 10 @ 450mm c/c



JOIST PLAN

I/we have checked these plans. All sizes are correct
and they satisfy the requirements and are as
agreed to purchase

Signed
(Purchasers Signature)

Date.....

ALL WORKS SHALL COMPLY WITH
THE REQUIREMENTS OF AS3959; BAL = 12.5

HOUSE DESIGN : HAZELBROOK 18 MODIFIED

TEAM-VEST PRIVATE RESIDENTIAL GROUP
1 RADING AS KIWOWE
UNIT 57-4 ALTAIR PLACE
JAMSONTOWN NSW 2750
P.O. BOX 269 EMU PLAINS NSW 2750
TEL : (02) 4724 1909
KITOME
Drawings Prepared By: PETER TURNER & ASSOCIATES
ACCREDITED BUILDING DESIGNERS
Victoria- VBA REGISTRATION No DP-AD 62260

Project
DETAILS OF BUILDING KIT (VA21702)
FOR MARK HENDRICKSON & AIMEE McKINNON-
HENDRICKSON
44 Trickeys Road
MOONLIGHT FLAT VIC 3465

Drawing Status
CONSTRUCTION / BUILDING APPROVAL
Scale Drawn Job No
As Noted CW 4015-541
Print Date Checked Drawing No Issue No
25/05/2021 WD7 A

CENTRAL GOLDFIELDS SHIRE	
DOC ID:	
- 6 MAY 2026	
REFR TO:	Bushfire
LIBRARY:	DB:

Bushfire Management Statement

PATHWAY 1 APPLICATION (Clause 53.02-3)

Note: This template **can only be used** for an application to construct a single dwelling or carry out works associated with a single dwelling in the Bushfire Management Overlay and which meets **all of the following requirements:**

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone
- There is only one dwelling on the lot
- The application meets all of the approved measure contained in Clause 53.02-3

Property Address: 44 Trickey
Applicant/Owner Name: Mark Hendrickson
Date: 16/03/2026

Prepared by:
Name: Leigh Hendrickson
Address: 47 Logan Road Bowenvale
Telephone: 0408107250
Email: lhendrickson8@gmail.com

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Introduction

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

The statement contains two components:

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2. Photographs or other techniques maybe used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02-3.

Application Details

Municipality:	Central Goldfields Shire Council
Title description:	Lot 3 LP 141177
Overlays:	Bushfire Management Overlay Erosion Management Overlay Salinity Management Overlay Land Subject to Inundation Overlay
Zoning:	Rural Living Zone

Site Description

Site shape:	Rectangular
Site Dimensions:	Sides measuring 96.9m, 183.4m, 96.9m, 185.9m
Site Area:	17,894 square metres
Existing use and siting of buildings and works on and near the land:	The land has a shed There is some livestock
Existing vehicle arrangements:	Access to the site is from Trickeys Road
Location of nearest fire hydrant:	A hydrant is located near the east front corner of the property, along Trickeys Road
Any other features of the site relevant to bushfire considerations:	Not Applicable

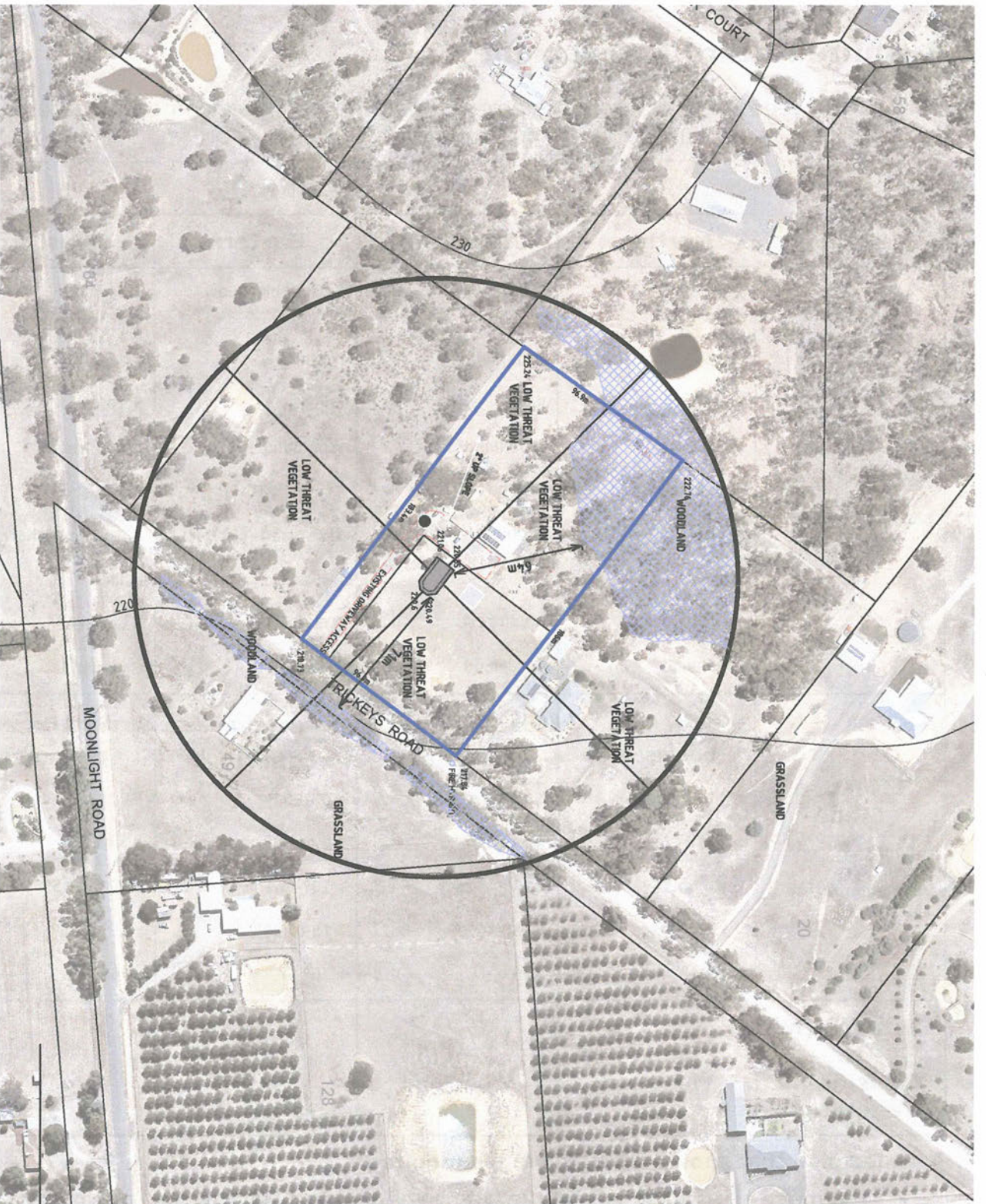
Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat ☒	Excludable / Low Threat ☒	Excludable / Low Threat ☒	Excludable / Low Threat ☒
	Modified ☐	Modified ☐	Modified ☐	Modified ☐
	Forest ☐	Forest ☐	Forest ☐	Forest ☐
	Woodland ☒	Woodland ☒	Woodland ☐	Woodland ☐
	Scrub (tall) ☐	Scrub (tall) ☐	Scrub (tall) ☐	Scrub (tall) ☐
	Shrubland (short) ☐	Shrubland (short) ☐	Shrubland (short) ☐	Shrubland (short) ☐
	Mallee ☐	Mallee ☐	Mallee ☐	Mallee ☐
	Rainforest ☐	Rainforest ☐	Rainforest ☐	Rainforest ☐
	Grassland ☐	Grassland ☐	Grassland ☐	Grassland ☐
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat ☒ DOWNSLOPE	Upslope / Flat ☐ DOWNSLOPE	Upslope / Flat ☐ DOWNSLOPE	Upslope / Flat ☒ DOWNSLOPE
	>0 to 5 ° ☐	>0 to 5 ° ☒	>0 to 5 ° ☒	>0 to 5 ° ☐
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10° to 15° ☐	>10° to 15° ☐	>10° to 15° ☐	>10° to 15° ☐
	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐
	>20° ☐	>20° ☐	>20° ☐	>20° ☐
Distance (m) to Classifiable Vegetation	64m to Woodland	71m to Woodland		

A scaled plan that shows the following is required:

- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building)



LEDEND

- Fire Hydrant
- Proposed Dwelling
- Proposed Shed

Vegetation Type

- Woodland
- 150m AZ
- 10m Contours
- Property (VM Property)
- 44 Trickey Rd Property Boundary

VEGETATION ASSESSMENT

44 TRICKEYS ROAD, MOONLIGHT FLAT

DRAWN: LH
DATE: 16/03/26
SHEET 1 OF 1 REV A



53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

Approved Measure (AM) 1.1 - Siting

Requirement

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

- **The maximum separation distance between the building and the bushfire hazard**

The dwelling will be located 64 metres from the classifiable vegetation (Woodland).

- **The building is in close proximity to a public road**

The dwelling will be located within 55 metres of the public road (Trickeys Road)

- **Access can be provided to the building for emergency service vehicles**

Proposed to provide a driveway that will allow for fire fighting vehicle access to get within four (4) metres of the static water supply outlet.

Any other comments

The building has been sited to ensure the relevant bushfire safety mitigations can be implemented.

Has Approved Measure (AM) 1.1 been fully met?

Yes ✓

No

☐

Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space

Requirement:

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The building will be provided with defendable space in accordance with **Low Threat Vegetation**. The defendable space distance required is 50 metres.

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

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

Is the defendable space wholly contained within the boundaries of your property?

Yes ☐ No ☒ if no, provide an explanation

The vegetation surrounding the site is classified as Low Threat under Clause 53.02 and extends beyond the property boundary onto the adjoining lot, meaning part of the required defendable space naturally falls off-site because defendable space distances are determined by vegetation classification rather than title boundaries. All vegetation management actions are applied within the subject land only, as planning permit obligations cannot extend onto neighbouring properties. The Bushfire Hazard Site Assessment considers the off-site Low-Threat vegetation and confirms that the development, with on-site measures implemented, achieves an acceptable level of bushfire protection for a BAL 12.5 rating.

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to **BAL 12.5**

OR

- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to BAL 12.5 where all of the following will apply:

- ☐ A private bushfire shelter (a Class 10c building within the meaning of the Building regulations 2006) is constructed on the same land as the dwelling.
- ☐ A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

[Click here to add any other comments](#)

Any other comments

The dwelling provides BAL 12.5 defendable space in accordance with Clause 52.47-3 Column A of Table 1. This has determined based on the hazard being low thread on a 0 to 5 degree down slope under hazard to the east and south (50m defendable space) and an upslope from the west and north (50m defendable space).

The shed will be sited more than 10m away from the dwelling and be provided with 10m of defendable space.

Has Approved Measure (AM) 1.2 been fully met?

Yes



No



Approved Measure (AM) 1.3 – Water Supply and Access

Water Supply Requirement

The building is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

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

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	☐
500 – 1000	Yes	5,000	No	☐
500 – 1000	No	10,000	Yes	☐
1001 and above	Not Applicable	10,000	Yes	☒

Note: a hydrant is available if it is located within 120 metres of the rear of the building

Confirm Static Water Supply meets the following requirements	☒ Is stored in an above ground water tank constructed of concrete or metal
	☒ All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal.
	☒ Include a separate outlet for occupant use
	The following additional requirements apply when 10,000 litres of static water is required:
	☒ Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided.
	☒ Be located within 60 metres of the outer edge of the approved building
	☒ The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed
	☒ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting)
	☒ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

Additional Information:

The area is serviced by a reticulated water system and a fire hydrant is located at the east corner of the property. Water supply in the form of a 10,000 litre fire resistant tank will also be provided. This will be kept full for fire fighting purposes in case of fire. The tank will be fitted with CFA coupling so that a CFA truck can drive to within 4m of the outlet.

The accessway provides direct vehicle approach to the water tank, allowing CFA appliances to park within 4m of the tank outlet as shown on the Bushfire Management Plan.

**Has Approved Measure (AM) 1.3 (Water Supply)
been fully met?**

Yes ✓

No ☐

Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.02-5

Column A	Column B
Length of access is less than 30 metres	☐ There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
Length of access is less than 30 metres	☐ Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet Explain how fire authority vehicle can get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	The following design and construction requirements apply: ✓ All weather construction ✓ A load limit of at least 15 tonnes ✓ Provide a minimum trafficable width of 3.5 metres ✓ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically ✓ Curves must have a minimum inner radius of 10 metres ✓ The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres ✓ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ☐ A turning circle with a minimum radius of eight metres ☐ A driveway encircling the dwelling ☐ The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	☐ Passing bays must be provided at least every 200 metres. ☐ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Additional Information:

The locations of the accessway & water tank are shown on the Bushfire Management Plan.

**Has Approved Measure (AM) 1.3 (Access)
been fully met?**

Yes ✓

No ☐

Attachment 1 – Site Photos



Photo 1 Looking towards north boundary fence from proposed house site



Photo 2 Looking towards east boundary fence from proposed house site



Photo 3 Looking towards south boundary fence from proposed house site



Photo 4 Looking across the proposed house site from the front (east) towards the rear (west)



Photo 5 Looking towards the rear boundary (west)



LEDEND

- Fire Hydrant
- Proposed Dwelling
- Proposed Shed
- Water Tank
- Driveway Access

SITE PLAN

44 TRICKEYS ROAD, MOONLIGHT FLAT

DRAWN:
DATE: 8/08/25
SHEET 1 OF 1 REV A

Scale
1:100(A3)



CONSTRUCTION STANDARD

Building will be designed and constructed to a minimum Bushfire Attack Level of BAL - 12.5. There are no special construction requirements for the shed.

DEFENDABLE SPACE

Defendable space shown on the plan for a distance of 50m around the proposed dwelling (or to the property boundary, whichever is the lesser), is where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

WATER SUPPLY

- 10,000 litres of effective water supply is provided for fire fighting purposes which meets the following requirements:
- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above ground water pipes and fitting required for fire fighting purposes must be made of corrosive resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fitting must be a minimum of 65mm (excluding the CFA coupling).

ACCESS

The driveway shown on the plan will provide access for fire fighting purposes which meets the following requirements (as the driveway is less than 100m):

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4%, 8.1°) with a maximum of no more than 1 in 5 (20%, 11.3°) for no more than 50m.
- A turning area for fire fighting vehicles close to the building.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Dips must have no more than a 1 in 8 (12.5%, 7.1°) entry and exit angle.



LEDEND

- Fire Hydrant
- Proposed Dwelling
- Proposed Shed
- Water Tank
- - - Driveway Access
- Defendable Space

BUSHFIRE MANAGEMENT PLAN

44 TRICKEYS ROAD, MOONLIGHT FLAT

DRAWN: LH
DATE: 18/03/26
SHEET 1 OF 1 REV A

Scale
1:200(A3)

0 25m 50m 100m



DETAILS OF MAIN BUILDING

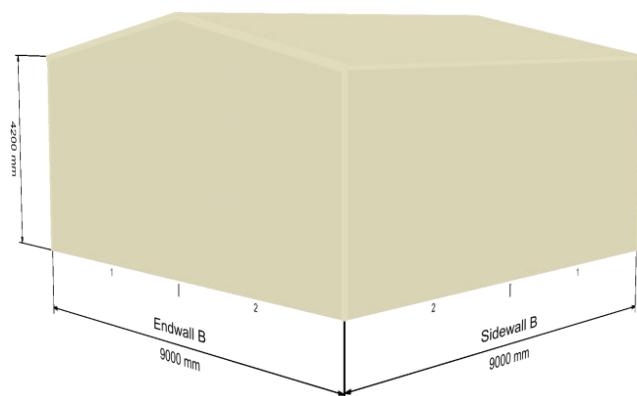
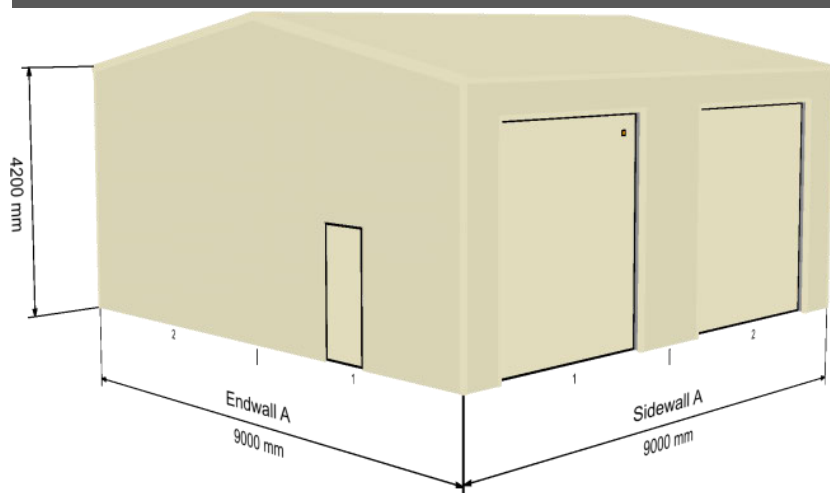
Bay Width:	2 x 4.500 m
Span:	9.000 m
Length(total):	9.000 m
Eave Height:	4.200 m
Overall Height:	5.075 m
Roof Pitch:	11 deg
Left Lean-to:	N/A
Right Lean-to:	N/A
Front Garaport:	0.000 m
Back Garaport:	0.000 m

DETAILS OF MAIN COMPONENTS

Roof Cladding:	0.42 Corro bmt - 0.48 Corro tct
Wall Cladding:	0.42 Corro bmt - 0.48 Corro tct
Columns:	C25019 "C" Purlin, Fixed with heavy duty plates and bolts
Rafters:	C25019 "C" Purlin, Fixed with heavy duty plates and bolts
Purlins:	TH120100 purlin fixed with heavy duty framing teks
Girt:	TH120100 girt fixed with heavy duty framing teks
Gutter:	Quad
Downpipes:	To ground level

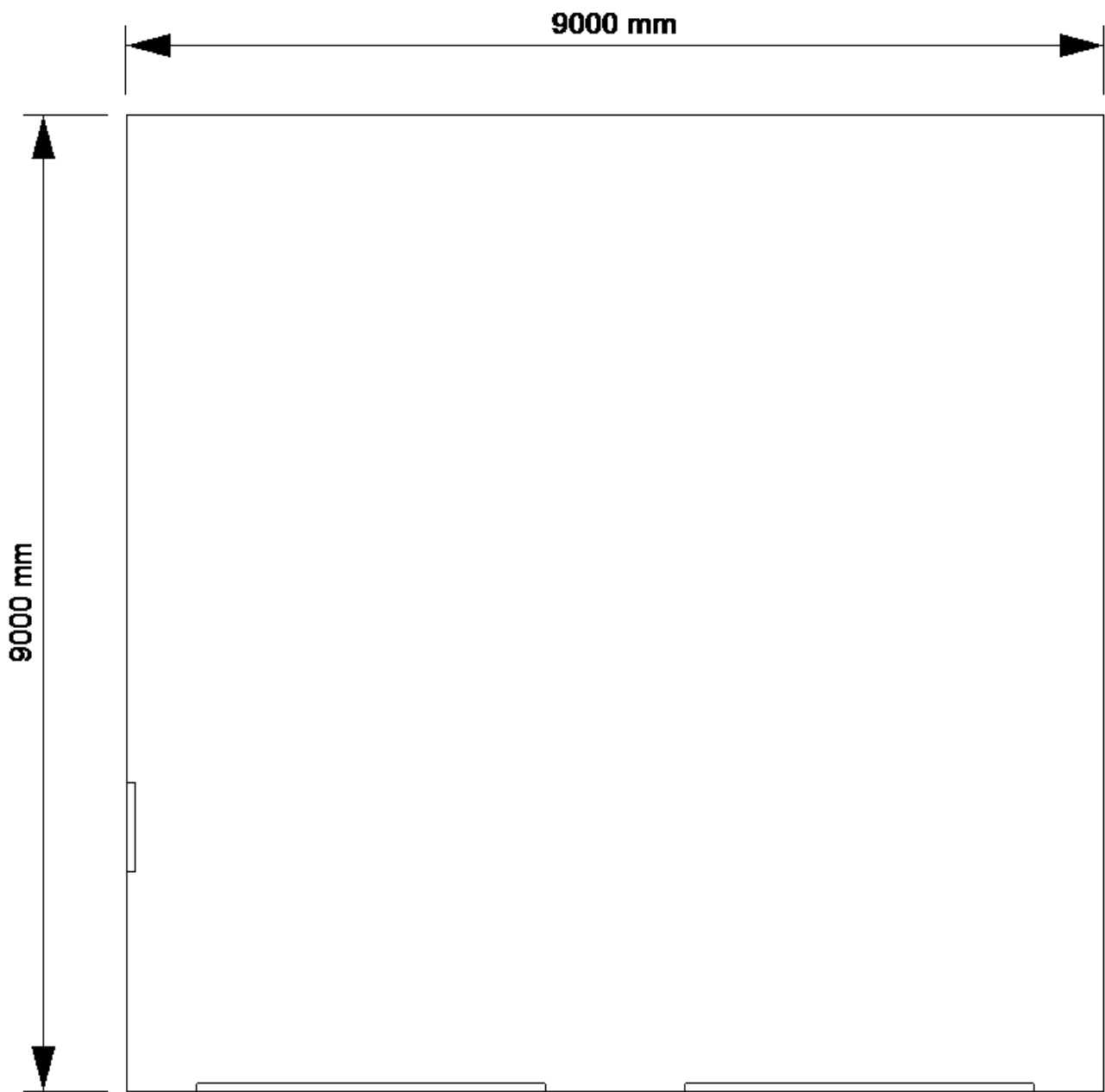
Note: Garaport length is included in Length(total) shown above.

BUILDING LAYOUT (Quote #: 7132168681)



PRICING

Kit Price (Inc GST)	\$20,855.00 less your 25% Easter Shed Hunt discount of \$5,035.00 for a total of \$15,820.00	Discounted pricing and delivery lead times strictly subject to availability. Due to increased demand, all orders must be finalised by COB Wednesday 11/03/2026.
Delivery	Delivery to Site Address included at \$715.00	
TOTAL (inc GST)		



ADDED INCLUSIONS

2x 3600HX3150W B Industrial Roller Door Smooth Cream
1x Industrial Roller Door Motor
1x Sentry 650 door and frame 2040H x 820W Smooth Cream
Insulation: Aircell (Thermal Break), 4 Rolls

OTHER: All bolts, screws, rivets etc. are supplied and are coloured if fixing to colormaster.
Engineering and drawings for your council submission are supplied at no additional cost.

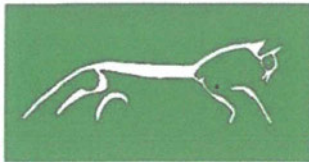
RECOMMENDED OPTIONAL EXTRAS

Personal Access Door	\$390 – Allows easy and direct access into your shed.
Window 900mm x 1430mm	\$330 – Easy to install and great for light and ventilation.
Barn Window	\$390 – 475 x 840mm. Great for creating that classic country style façade.
Sliding Glass Doors	\$1190 – 1810 (w) x 2100 mm (h). Excellent addition for Man Caves and She Sheds!
Insulation	\$290 per roll, covering ~26m ² . The best way to increase comfort inside your new shed. Main Building (Roof - 4), (Walls – 7) Rolls Required. (Excludes Lean-tos).
Roller Door Openers	\$450 – Domestic Automatic Roller Door Opener.
	\$790 – Commercial Automatic Roller Door Opener.

Please note these are not included in the above kit price unless stated in the ADDED INCLUSIONS section.

SITE LOCATION

Site Address (Co-ordinates)	44 Trickeys Rd, Moonlight Flat, VIC, 3465 -37.049511233578, 143.684429902664
Region	A5, Importance Level: 2.
Site Wind Speed	38.28 m/s
Internal Pressure - CPi	+0.5
Snow Load (kPa)	0 kPa



Archaeo-Environments Pty Ltd
heritage soils and landscape

44 Trickeys Road
Moonlight Flat

SUNSHINE GOLDFIELDS SHIRE	
DOC ID:	
- 6 MAY 2026	
REFER TO:	
LIBRARY:	DB:

LAND CAPABILITY ASSESSMENT



Land Capability Assessor
Dr Chris Day
Archaeo-Environments Pty Ltd
ABN 89 119 932 437

JULY 24 2015

LAND CAPABILITY ASSESSMENT

44 Trickeys Road, Moonlight Flat.

SUMMARY

A land capability assessment has been commissioned by Aimee McKinnon for planned development at 44 Trickeys Lane, Moonlight Flat. The block lies within Central Goldfields Shire. It is understood that an LCA is required for planning approval of proposed residential development.

The block (approx 1.8ha) is the product of tree clearance in the 19th century and is currently unoccupied. The property lies some 250 metres west of Timor Creek and is for the most part cleared with a scatter of mature grey box, yellow gum and wattles toward the rear/south. The block is characterised by gentle sedimentary slopes and an area of flatter ground toward the front of the block. Soils are typically gravelly above reddish medium clay sub-soils. A prominent area of seasonal wetness is located – broadly coincident with the LSIO toward the front/east of the block. A field inspection was conducted on July 3, 2015.

The assessment was focused on the entire property, with planned development of a 4 bedroom dwelling within a preferred building envelope within the centre/south of the block and 80m from the front boundary. An area suitable for waste water disposal lies to the south of the preferred building site and is some 300m² in area. The waste water envelope has been suggested on an area of gentle sedimentary slopes within the LSIO but in an area which appears to be at negligible risk of inundation. The WWE is otherwise well set back from Timor Creek and surrounding properties to the south, west and east. The subject property has been assigned an LCA rating of 3 (fair).

It is estimated that wastewater discharge from development of the 4BR dwelling would be 750 litres/day. The owner plans to source power from solar electricity (off the grid) and a conventional septic system would appear suitable. Within local clay soils this could be accommodated within an area of 250m². It is recommended that a low bund be constructed to avoid run-on and a cover of vegetation be established in the area of the waste water envelope to both stabilise the soil surface in this area as well as improve transpiration and use of subsoil moisture.

ABOUT THE AUTHOR

Dr Chris Day DPhil, CEnvP, MIFA Director, Archaeo-Environments Ltd
Chris has over 30 years experience in geology, geomorphology, soils and heritage work which included 12 years in Bendigo and Benalla with DSE. This included management of catchment and salinity research teams and soil and soil permeability (recharge) mapping as a basis for Dryland Salinity Management Plans across the Avoca, Loddon, Campaspe and Goulburn Broken Catchments.

1 INTRODUCTION

A land capability assessment was commissioned by Aimee McKinnon for proposed development (residential dwelling) at 44 Moonlight Flat. The block lies within the Central Goldfields Shire.

Central Goldfields Shire requires that a Land Capability Assessment (LCA) be carried out as part of the Planning Permit process in relation to a residential development of the subject property. This provision is to ensure that wastewater disposal for any residential development will be as environmentally sustainable as possible.

The LCA approach is conservative, aimed at the protection of environmental (and human) health. It is not intended to support a particular proposal, but rather to describe the existing land parcel and suggest how adverse environmental impacts of the proposal may be minimised. The Septic Tank Code of Practice requires that a Land Capability Assessment should "...allow Council to be fully informed in preparing conditions for the development".

2 BACKGROUND

2.1 BRIEF

The Land Capability Assessment is an assessment of :

- Principal geographic features and soils of the area associated with the proposed development.
- Principal land constraints as they presently relate to the proposal.
- Impact assessment of the proposed development with respect to:-
 - house siting,
 - wastewater treatment and reuse.
 - vegetation,
 - drainage and access
- Summary of land management options to mitigate potential environmental impacts.

Field work was conducted on July 10, 2015.

2.2 DATA SCOPE AND LIMITATIONS

Mapping and assessment has been conducted at a scale of 1 : 1000 and provides a guide and professional overview of site conditions. Terrain mapping, soil properties, climatic and botanical data are based on reconnaissance field-work and regional data sources for the purpose of reasonable and relevant estimates. As physical conditions, soils and local hydrology may vary over time, the overview assessment on which estimates are made in this report are limited to 18 months. The report should be used within the scope and scale of the brief and not for detailed design or property layout works or for any development beyond those of the brief.

The report and recommendations therein are to be used to provide guidance toward - but do not guarantee – planning permission. It is not to be used, in full or in part, by any other party without written permission from the author.

3 LOCATION AND SETTING

3.1 LOCATION

The subject block lies at 44 Trickeys Road, Moonlight Flat (approx. 1.8ha). The block is characterised by gently sloping sedimentary and alluvial terrain. The block lies about 8km west of Maryborough near the corner of Trickeys Road and Alma – Adelaide Lead Road and within the parish of Moonlight Flat (Fig 1) and is included on 1 title.

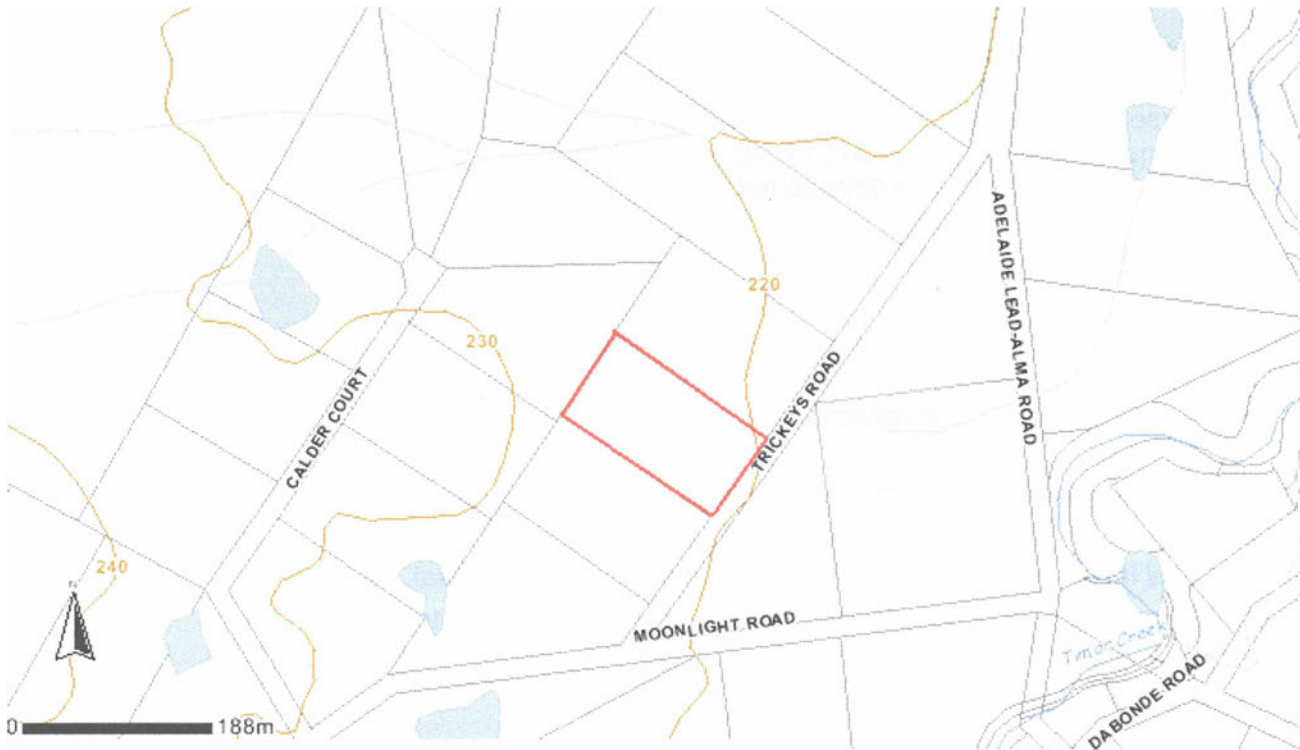


Fig 1 Location Map showing location of subject property (red) at 44 Trickeys Lane, Moonlight Flat.

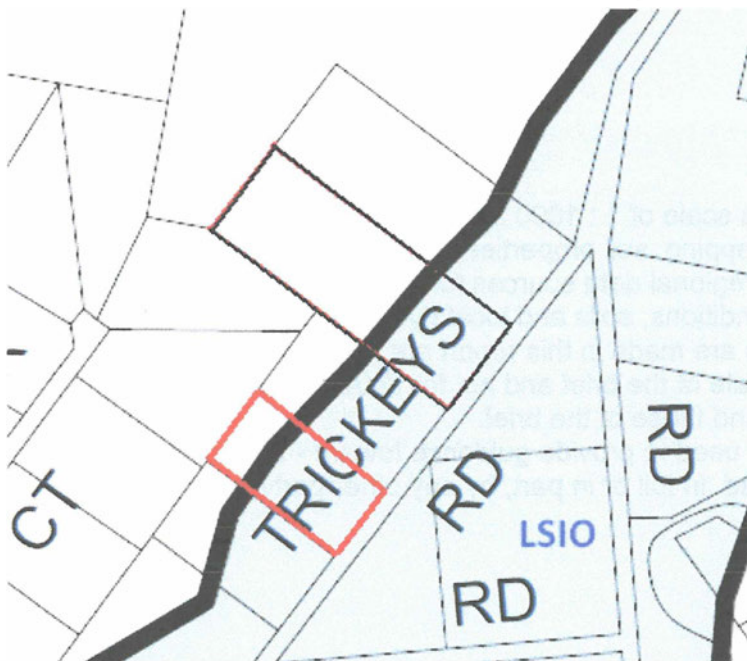


Fig 2 Detail showing LSIO overlapping with subject block (red)

3.2 LAND USE/BUILDINGS/INFRASTRUCTURE

The block is the product of tree clearance in the 19C associated with alluvial gold mining. Power is available along Trickeys Road although the property is currently not connected. There are no buildings on the block, however a caravan and small chicken shed occupy the rear and south side of the block respectively.

4 LOCAL LANDSCAPE AND ENVIRONMENT

4.1 TOPOGRAPHY

The subject block occupies undulating terrain mapped as (Rg/Us1) by Land Inventory of the Loddon Catchment (Schoknect 1988). This land system describes undulating low hills of Ordovician sandstones and shales with the subject property lying at the eastern edge of this unit. Rainfall is 450-600mm/annum with slopes 2- 5%. The terrain across the block includes gentle slopes which grade toward the east and low lying ground adjacent Timor Creek. An LSIO overlaps with the southern part of the block. There is no rock out crop. Elevation across the block ranges from 220mAHD to 223mAHD, east to west.



Fig 3 View to west showing gentle slopes and vegetation cover.

4.2 SOILS

Local soils are red duplex clay soils on gentle slopes and hillcrests according to the report : Land Inventory of Loddon Catchment (Schoknecht 1988).

A site inspection was made of soils within the location of the recommended waste water envelope and revealed typical stoney top soils with reddish well-structured clay soils. Local soils are moderately permeable to a depth of some 75cm above reddish medium clays. An auger hole was excavated in the centre of the proposed waste water envelope (Fig 4 below). This description is consistent with descriptions from the land systems report (Schoknecht 1988). Soil percolation is estimated to be low-moderate and 10cm/day

The auger profile description is shown in Table 1 below.

Table 1 Auger hole profile

AH 1 Depth (cm)	Description
0-6	Fine brown silty loam topsoil
5-27	Gravelly brown loam
28-68+	Reddish medium clay with minor gravels.



Fig 4 Soil profile within area of proposed waste water envelope showing stoney profile with reddish medium clays at 50-70cm.

NB Soil properties were observed from hand excavated auger holes, *in situ* profiles in road cuttings and exposures on the block. These included road cuttings and tree throw profiles. Soil descriptions have also been extrapolated from local soil studies and profile description from land systems reports – in this case a description of local soils and land systems for the “undulating low Ordovician hills (Schoknecht 1988) .

Soil percolation estimates are based on the authors 12 years experience with the Soil Conservation Authority and later DSE based in Bendigo – work which included infiltration tests across a wide range of soils for dryland salinity research. These tests formed the basis of soil recharge maps which were used in Dryland Salinity Management Plans within the Loddon, Campaspe, Avoca and Goulburn-Broken .

4.3 CLIMATE

Annual rainfall is 450-600mm/year

Rainfall is less than evaporation from October to March.

Rainfall distribution and storm events have the greatest impact on land degradation, particularly summer thunderstorms. Soil saturation at the end of high rainfall seasons will limit subsoil drainage.

4.4 VEGETATION

The property is for the most part cleared with several remnant grey box and yellow gum along the south-west fenceline and along the western part of the block. Wattles are common understorey species. Minor rushes lies within an area of low lying ground in the front/southeast part of the block. .

4.5 SURFACE DRAINAGE

The property lies within a Declared Water Supply Catchment. Surrounding terrain slopes regionally toward the east and toward Timor Creek about 250m to the east, As described above, local topography features gentle sedimentary slopes (up to 2%) toward the rear/west of the block which grade toward an area of flatter terrain toward the front of the block. While an LSIO occupies much of the front/east part of the block, it was noted during field inspection that gently sloping sedimentary terrain extends to within 60-70m of the SE/Trickeys Road boundary which suggests that this area is not at risk of inundation.

There are no areas of defined drainage although it is expected that the block received run-on from the gentle sedimentary slopes to the rear of the property. A relatively large dam lies upslope and about 20m beyond the rear boundary fence.



Fig 5 View to west showing area of flat-gentle terrain toward the front of the block and gentle 1-2% sedimentary slopes toward the rear.

Relevant Observations :

- Slopes are gentle, stable and are generally well drained to the south and west of the block.
- There are areas of flatter terrain toward the front of the block.
- Soils are silty loam over stoney medium clay soils.
- There is no evidence of dryland salinity within the block or waterway.

4.6 WATERTABLE DEPTH

No groundwater bores were observed on the block. An estimate of the regional water table can be made - based on relative relief from the nearest valley /drainage line. The approximate location of the waste water envelope is approximately 221mASL in elevation. There is evidence that the watertable outcrops within the waterway at Timor Creek some 250m to the east at an elevation of some 217mASL. On this basis it was be reasonable to assume that the watertable, the surface of which is a subdued reflection of topography, would be at least 3- 4m deep.

5.0 INVENTORY AND IMPACT OF CURRENT AND PLANNED LAND MANAGEMENT

5.1 AGRICULTURE

The property is part of a former 19C property and is currently used for minor grazing.

5.2 FENCING

The block is fenced throughout and fences are in good condition.

5.3 MINING

There is no evidence of mining throughout the block.

5.4 BORES AND DAMS

There are no dams or bores on the block.

5.5 UTILITIES

There is no town water (although it is available along Trickeys Lane) and the Client intends to connect. Power is also available along Trickeys Lane.

5.6 OWNER PLANS : BUILDING AND WASTEWATER ENVELOPES

The owner plans to develop a 4br dwelling within a building envelope located about 100m from the front of the block. The owner wishes to source power off the grid and to generate solar electricity. The aim of the current LCA is to assess suitability of the block for development of a dwelling (four bedroom) and appropriate wastewater disposal system. Recommendations for wastewater (WW) disposal are discussed in Section 6.5. It is understood that the owner has a preference for a large building envelope toward the front part of the block in an area which avoids tree cover. The preferred building location is shown in Fig 6 below.



Fig 6 View to east across preferred building site, about 100m from front fenceline in mid-left photo..

A wastewater envelope is suggested to the south-west of the building envelope, along the southern fenceline and on gentle sedimentary terrain which appears to lie above inundation risk. The WWE is set back some 300m from Timor Creek. As discussed above, while within the LSIO, local terrain would appear to belie the risk of inundation across the WWE.

The WWE occupies approx 300m² and is located on gentle sedimentary terrain (Fig 7) and north-east of the constructed bund. The location of the preferred building site and waste water envelope is also mapped in Fig 8. Location of the building and wastewater envelope is also shown in Appendix B, Photos 1 and 2.



Fig 7 View to west across area of waste water envelope showing gentle sedimentary slopes.

Setbacks

The suggested location of a wastewater envelope on gentle slopes to the south and south-east of the planned 4 bedroom dwelling will be sited beyond the 100m setback to Timor Creek in accordance with the EPA Septic Tank Code of Practice publication No. 891.3, 2013 (EPA Septic Code). The waste water envelope is also well downslope from any dams and is well buffered from surrounding dwellings and land uses.

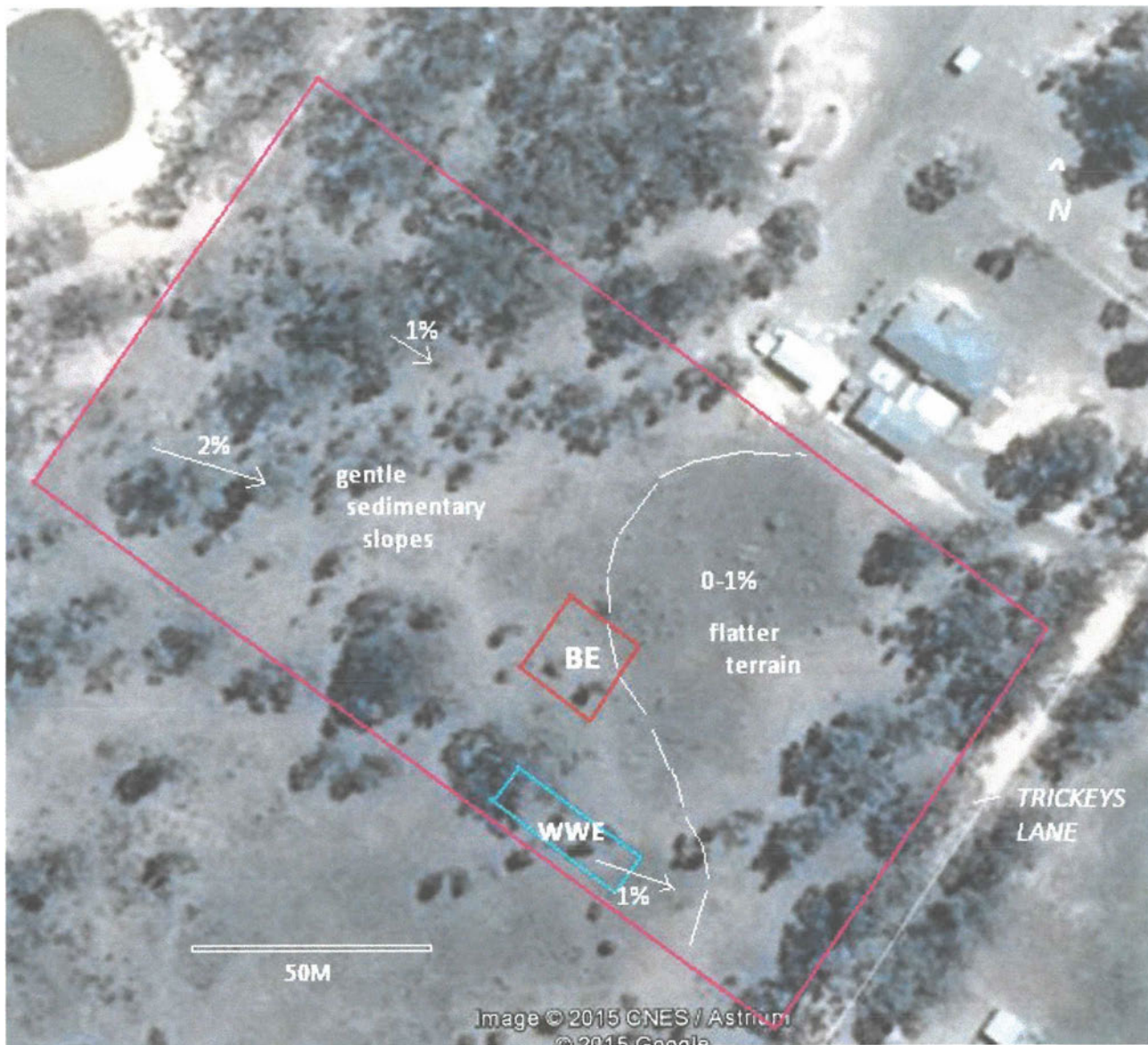


Fig 8 Location of building envelope (BE), waste water envelope (WWE) showing general slope and block features, notably areas of rising ground denoted by the yellow boundary.

6 LAND CAPABILITY ASSESSMENT AND RECOMMENDATIONS

INTRODUCTION

The Land Capability Assessment (LCA) provided within this report aims at identifying land constraints associated with any proposed development of the property and to recommend management programs to address these constraints and thereby reduce the environmental impact of the proposed changed land use.

The emphasis is on water management issues and land degradation with an emphasis on the southern part of the subject property which is the area of the nominated building and waste water envelope.

6.1 CONSTRAINTS

For the proposed residential development and wastewater system, the property is considered to present some general constraints.

- No current sewer connection or town water (with intention to connect soon).
- Use of solar power will limit some WW treatment options.
- Rainfall exceeding evaporation between March and October will mean that waste-water drainage during these periods will be reduced.
- Some areas of seasonal wetness across the front/east part of the block.

6.2 MITIGATING CIRCUMSTANCES

Factors which mitigate these constraints include :

- Annual rainfall is moderate
- The block is well buffered from Timor Creek and properties to the west, south and north.
- There are areas of rising ground along the southern part of the block at negligible risk of run on.
- Watertable depth is estimated to be > 3-4m in the area of the building and waste water envelope.
- Soils have low-moderate permeability.
- Summers are expected to dry out soil profiles
- Slopes are gentle and well drained.

6.3 ASSUMPTIONS

Several assumptions are made regarding this development proposal:-

- That the existing dwelling would have a maximum of 4 bedrooms with estimated daily water use of 750 litres/day.
- It is suggested that these are upper level estimates

6.4 RISK RATING

Considering all of the above factors, the proposed residence is regarded as having a fair (land capability rating 3). The rating is composed from a series of – sometimes mutually exclusive - site characteristics. In other words, it is possible that both low ranking and high ranking factors can be found on the same block. However, in accordance with EPA requirements and LCA guidelines- the final rating is based on the most constraining feature. In the case of this block, there are a series of soil and drainage factors which generate a fair risk rating (see Appendix A).

6.5 MANAGEMENT

The assessed environmental risk indicates that residential development on this land will need moderate management programs in place to address various issues, particularly on-site domestic wastewater treatment & disposal.

6.5.1 Wastewater treatment and disposal on site

Introduction

While reticulated sewerage would minimize the potential human health impact, this is not likely to occur in the foreseeable future and wastewater associated with the new dwelling on this site will have to be treated and disposed of by an on-site process.

The comments and recommendations below are aimed at limiting the potential human health and environmental risks associated with practical domestic wastewater management for the subject development. The discussion below is in general accordance with the EPA Guideline *"Septic Tanks Code of Practice"* Publication 891.3 (2013) and the Information Bulletin *"Land Capability Assessment for Onsite Domestic Wastewater Management"* Publication 746.1.

6.5.2 Treatment

Given the fair environmental risk and the fact that the owner intends to be off grid, it is suggested that a conventional waste water system would be suitable with general conditions as follows :

A. Conventional system

A conventional system is a passive system, which does not require connection to electricity. If carefully located, installed and routinely inspected there should be a low risk of failure or break down. A conventional system can also be used for intermittent occupancy patterns.

Treatment

- Treatment should be via a septic tank having an EPA Certificate of Approval and with fittings meeting Australian Standards AS1546.
- The tank should be inspected annually and pumped out every three years or earlier if required. Pump outs should be reported to Council.

Disposal Field

- As described in section 6.1 the waste water envelopes is suggested to the south and south-west of the proposed building envelope (Fig 8). While inundation risk is considered to be low, it is recommended that a bund be constructed to the north and east of the WWE to prevent risk of inundation.

Application and Design

Assuming a 4 bedroom house and estimated daily water use of some 750L/day, on local sedimentary soils of low-moderate permeability (10cm/day), an application rate of 3L/m²/day would accommodate a waste water field of 250m². A conventional trench system of 100-110m would appear to be sufficient to carry the hydraulic load from the new dwelling. Layout design may vary, with 4 trenches (such as 25-27m long, 70cm wide and 50cm deep) with appropriate setbacks.

6.5.3 General

- It is recommended that a cover of vegetation be established in the area of the waste water envelope to improve transpiration and use of subsoil moisture.
- To ensure the viability of the vegetation on a disposal field, it may occasionally be necessary for supplementary watering in very dry times.
- The active disposal field should be restricted from access by vehicles, children, pets and visitors.
- Slope toward the WWE may required some pumping.
- At any future change of occupier, the relevant wastewater management program should be reassessed by Council, and new tenants should be made familiar with management and permit requirements
- If there are plans for house extensions, or if connection to town water takes place, the wastewater management program should be reviewed by Council.

7.0 LIMITATIONS OF THIS REPORT

This report is solely for the use of Client Aimee McKinnon and any reliance of this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Archaeo-Environments Pty Ltd.

Limitations are summarised in Appendix C. This document is not intended to reduce the level of responsibility accepted by Archaeo-Environments Pty Ltd but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

APPENDIX A

LAND CAPABILITY RATING

Land Features	Land Capability Class Rating				
	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General Characteristics Site Rating					
Site drainage/runoff	very slow	slow	moderate	rapid	very rapid
Flood/inundation potential (yearly return exceedance)	never		<1 in 100	<1 in 20	>1 in 20
Slope (%)	0-2	1-2%	8 to 12	12 to 20	>20
Landslip		never			Present or past failure
Seasonal water table depth (m)	>5	> 8	2.5 - 2	2.0 - 1.5	<1.5
Rainfall (mm/yr)	<450	450 - 650	650 - 750	750 - 1000	>1000
Nature of development (% of allotment)	>80	70 – 80	60-70	50-60	<50
Pan Evaporation (mm/yr)	>1500	1250 - 1500	1000 - 1250		<1000
Water supply (reticulated or tank water)	tank	Tank/reticulated	tank		
Soil Characteristics					
Structure	High	Moderate-good	Weak	Massing	Single Graded
Profile depth	>2	0.8 – 1m		1.5 - 1.0	<1
Percolation (mm/hr)	50 - 75	12-18 mm/hour	15 - 20 150 - 300	300 - 500	<15 >500
Limestone deposits		nil		Present	Present
Emersion test	4, 6, 8	N/a	7	2, 3	1

APPENDIX B SITE PHOTOGRAPHS



Photo 1 View to west across area of suggested waste water envelope.



Photo 2 View to east across preferred building envelope.

APPENDIX C

LIMITATIONS

This report has been prepared for the specific purpose outlined in the proposal and no responsibility is accepted for the use of this document, in whole or part, in other purposes or contexts.

The scope and period of services are as described in the proposal. Conditions may exist which were undetectable given the limited nature of the enquiry AE Ltd was engaged to assess with respect to the site. Conditions may vary between sample sites, with special conditions within the study area not revealed by the assessment and which have therefore not been accounted for in the report. Additional studies and actions may therefore be required.

It is recognised that time affects the information and assessment provided in this report. The opinions of AE Ltd are based on information current at the time the report was produced. It is understood that the services provided by AE Ltd lead to opinions based on the actual conditions of the study area at the time the study area was visited. These opinions cannot be used to assess effects of any subsequent changes in the quality of the site or its surroundings or any laws and regulations.

Any advice made in this report, are based on conditions from published sources and the investigation described herein. Where information provided by the client or other sources have been used, it is assumed that the information is correct unless otherwise stated. No responsibility is accepted by AE Ltd for incomplete or inaccurate data supplied by others.

This report is provided for the sole use by the client. Any use a third party makes of this report or any reliance on decisions made based on it is the sole responsibility of such third parties. AE Ltd accepts no responsibility for any damages incurred by a third party as a result of decisions made based on this report.

Bushfire Management Statement

PATHWAY 1 APPLICATION (Clause 53.02-3)

Note: This template **can only be used** for an application to construct a single dwelling or carry out works associated with a single dwelling in the Bushfire Management Overlay and which meets **all of the following requirements:**

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone
- There is only one dwelling on the lot
- The application meets all of the approved measure contained in Clause 53.02-3

Property Address: 44 Trickey
Applicant/Owner Name: Mark Hendrickson
Date: 16/03/2026

Prepared by:
Name: Leigh Hendrickson
Address: 47 Logan Road Bowenvale
Telephone: 0408107250
Email: lhendrickson8@gmail.com

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Introduction

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

The statement contains two components:

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2. Photographs or other techniques maybe used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02-3.

Application Details

Municipality:	Central Goldfields Shire Council
Title description:	Lot 3 LP 141177
Overlays:	Bushfire Management Overlay Erosion Management Overlay Salinity Management Overlay Land Subject to Inundation Overlay
Zoning:	Rural Living Zone

Site Description

Site shape:	Rectangular
Site Dimensions:	Sides measuring 96.9m, 183.4m, 96.9m, 185.9m
Site Area:	17,894 square metres
Existing use and siting of buildings and works on and near the land:	The land has a shed There is some livestock
Existing vehicle arrangements:	Access to the site is from Trickeys Road
Location of nearest fire hydrant:	A hydrant is located near the east front corner of the property, along Trickeys Road
Any other features of the site relevant to bushfire considerations:	Not Applicable

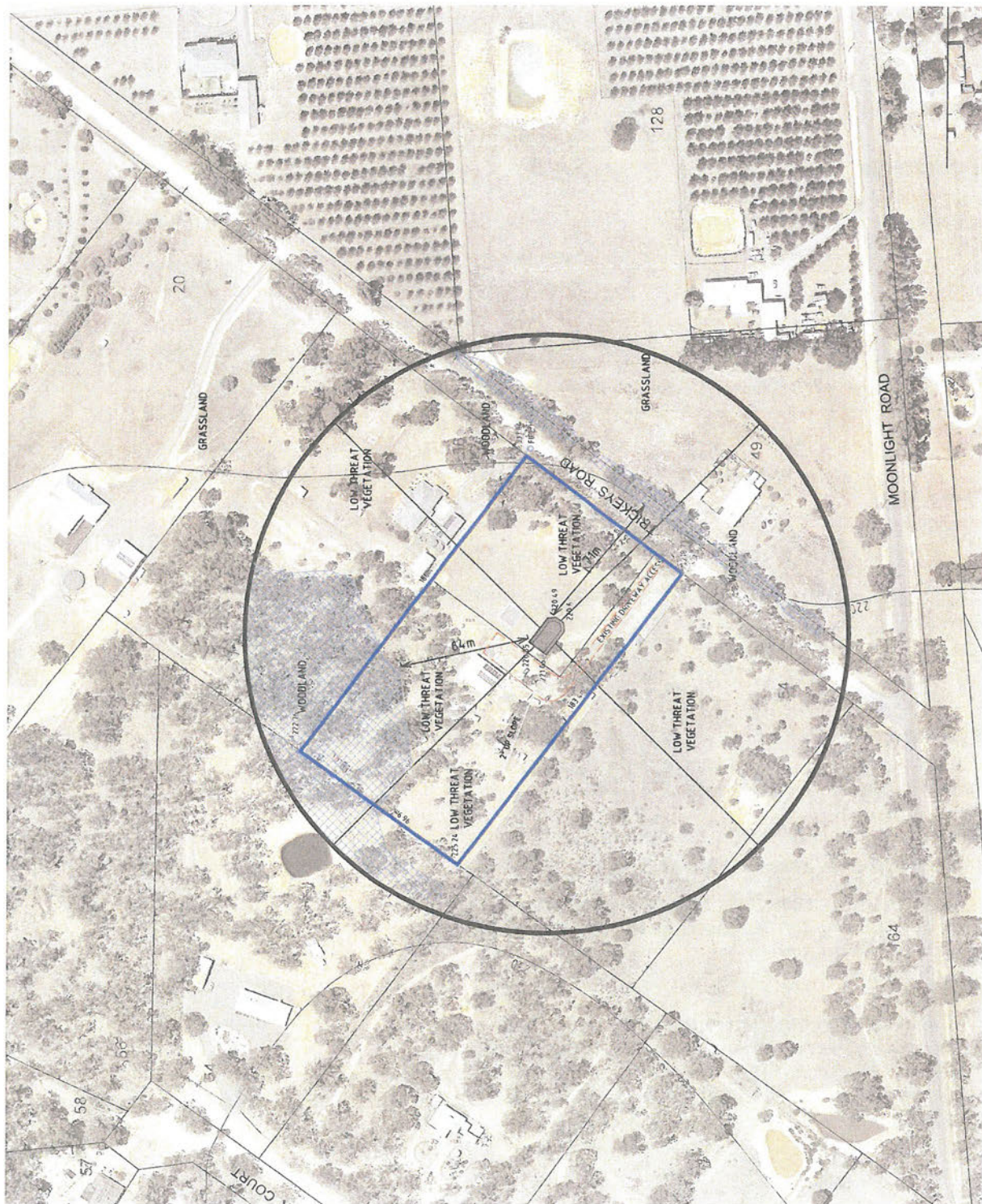
Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat ☒	Excludable / Low Threat ☒	Excludable / Low Threat ☒	Excludable / Low Threat ☒
	Modified ☐	Modified ☐	Modified ☐	Modified ☐
	Forest ☐	Forest ☐	Forest ☐	Forest ☐
	Woodland ☒	Woodland ☒	Woodland ☐	Woodland ☐
	Scrub (tall) ☐	Scrub (tall) ☐	Scrub (tall) ☐	Scrub (tall) ☐
	Shrubland (short) ☐	Shrubland (short) ☐	Shrubland (short) ☐	Shrubland (short) ☐
	Mallee ☐	Mallee ☐	Mallee ☐	Mallee ☐
	Rainforest ☐	Rainforest ☐	Rainforest ☐	Rainforest ☐
	Grassland ☐	Grassland ☐	Grassland ☐	Grassland ☐
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat ☒ DOWNSLOPE	Upslope / Flat ☐ DOWNSLOPE	Upslope / Flat ☐ DOWNSLOPE	Upslope / Flat ☒ DOWNSLOPE
	>0 to 5 ° ☐	>0 to 5 ° ☒	>0 to 5 ° ☒	>0 to 5 ° ☐
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10° to 15° ☐	>10° to 15° ☐	>10° to 15° ☐	>10° to 15° ☐
	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐
	>20° ☐	>20° ☐	>20° ☐	>20° ☐
Distance (m) to Classifiable Vegetation	64m to Woodland	71m to Woodland		

A scaled plan that shows the following is required:

- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building)



LEND

- Fire Hydrant
- Proposed Dwelling
- Proposed Shed

Vegetation Type

- Woodland
- 150m AZ
- 10m Contours
- Property (VM Property)
- 44 Trickeys Rd Property Boundary

DRAWN LH
DATE 16/02/28
SHEET 1 OF 1 REV A

Scale
0 25m 50m 100m
1:2000 (A)

VEGETATION ASSESSMENT 44 TRICKEYS ROAD, MOONLIGHT FLAT

53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

Approved Measure (AM) 1.1 - Siting

Requirement

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

- **The maximum separation distance between the building and the bushfire hazard**

The dwelling will be located 64 metres from the classifiable vegetation (Woodland).

- **The building is in close proximity to a public road**

The dwelling will be located within 55 metres of the public road (Trickeys Road)

- **Access can be provided to the building for emergency service vehicles**

Proposed to provide a driveway that will allow for fire fighting vehicle access to get within four (4) metres of the static water supply outlet.

Any other comments

The building has been sited to ensure the relevant bushfire safety mitigations can be implemented.

Has Approved Measure (AM) 1.1 been fully met? Yes ☒ No ☐

Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space

Requirement:

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The building will be provided with defendable space in accordance with Low Threat Vegetation. The defendable space distance required is 50 metres.

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

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

Is the defendable space wholly contained within the boundaries of your property?

Yes ☐ No ☒ if no, provide an explanation

The vegetation surrounding the site is classified as Low Threat under Clause 53.02 and extends beyond the property boundary onto the adjoining lot, meaning part of the required defendable space naturally falls off-site because defendable space distances are determined by vegetation classification rather than title boundaries. All vegetation management actions are applied within the subject land only, as planning permit obligations cannot extend onto neighbouring properties. The Bushfire Hazard Site Assessment considers the off-site Low-Threat vegetation and confirms that the development, with on-site measures implemented, achieves an acceptable level of bushfire protection for a BAL 12.5 rating.

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to **BAL 12.5**

OR

- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to BAL 12.5 where all of the following will apply:

- ☐ A private bushfire shelter (a Class 10c building within the meaning of the Building regulations 2006) is constructed on the same land as the dwelling.
- ☐ A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

[Click here to add any other comments](#)

Any other comments

The dwelling provides BAL 12.5 defendable space in accordance with Clause 52.47-3 Column A of Table 1. This has determined based on the hazard being low thread on a 0 to 5 degree down slope under hazard to the east and south (50m defendable space) and an upslope from the west and north (50m defendable space).

The shed will be sited more than 10m away from the dwelling and be provided with 10m of defendable space.

Has Approved Measure (AM) 1.2 been fully met? Yes ☒ No ☐

Approved Measure (AM) 1.3 – Water Supply and Access

Water Supply Requirement

The building is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

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

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	☐
500 – 1000	Yes	5,000	No	☐
500 – 1000	No	10,000	Yes	☐
1001 and above	Not Applicable	10,000	Yes	☒

Note: a hydrant is available if it is located within 120 metres of the rear of the building

Confirm Static Water Supply meets the following requirements	✓ Is stored in an above ground water tank constructed of concrete or metal ✓ All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. ✓ Include a separate outlet for occupant use
	The following additional requirements apply when 10,000 litres of static water is required: ✓ Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided. ✓ Be located within 60 metres of the outer edge of the approved building ✓ The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed ✓ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) ✓ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

Additional Information:

The area is serviced by a reticulated water system and a fire hydrant is located at the east corner of the property. Water supply in the form of a 10,000 litre fire resistant tank will also be provided. This will be kept full for fire fighting purposes in case of fire. The tank will be fitted with CFA coupling so that a CFA truck can drive to within 4m of the outlet.

The accessway provides direct vehicle approach to the water tank, allowing CFA appliances to park within 4m of the tank outlet as shown on the Bushfire Management Plan.

**Has Approved Measure (AM) 1.3 (Water Supply)
been fully met?**

Yes ✓

No

☐**Access Requirement**

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.02-5

Column A	Column B
Length of access is less than 30 metres	☐ There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
Length of access is less than 30 metres	☐ Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet Explain how fire authority vehicle can get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	The following design and construction requirements apply: ✓ All weather construction ✓ A load limit of at least 15 tonnes ✓ Provide a minimum trafficable width of 3.5 metres ✓ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically ✓ Curves must have a minimum inner radius of 10 metres ✓ The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres ✓ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ☐ A turning circle with a minimum radius of eight metres ☐ A driveway encircling the dwelling ☐ The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	☐ Passing bays must be provided at least every 200 metres. ☐ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Additional Information:

The locations of the accessway & water tank are shown on the Bushfire Management Plan.

Has Approved Measure (AM) 1.3 (Access)

been fully met?

Yes ✓

No ☐

Attachment 1 – Site Photos



Photo 1 Looking towards north boundary fence from proposed house site

Photo 2 Looking towards east boundary fence from proposed house site

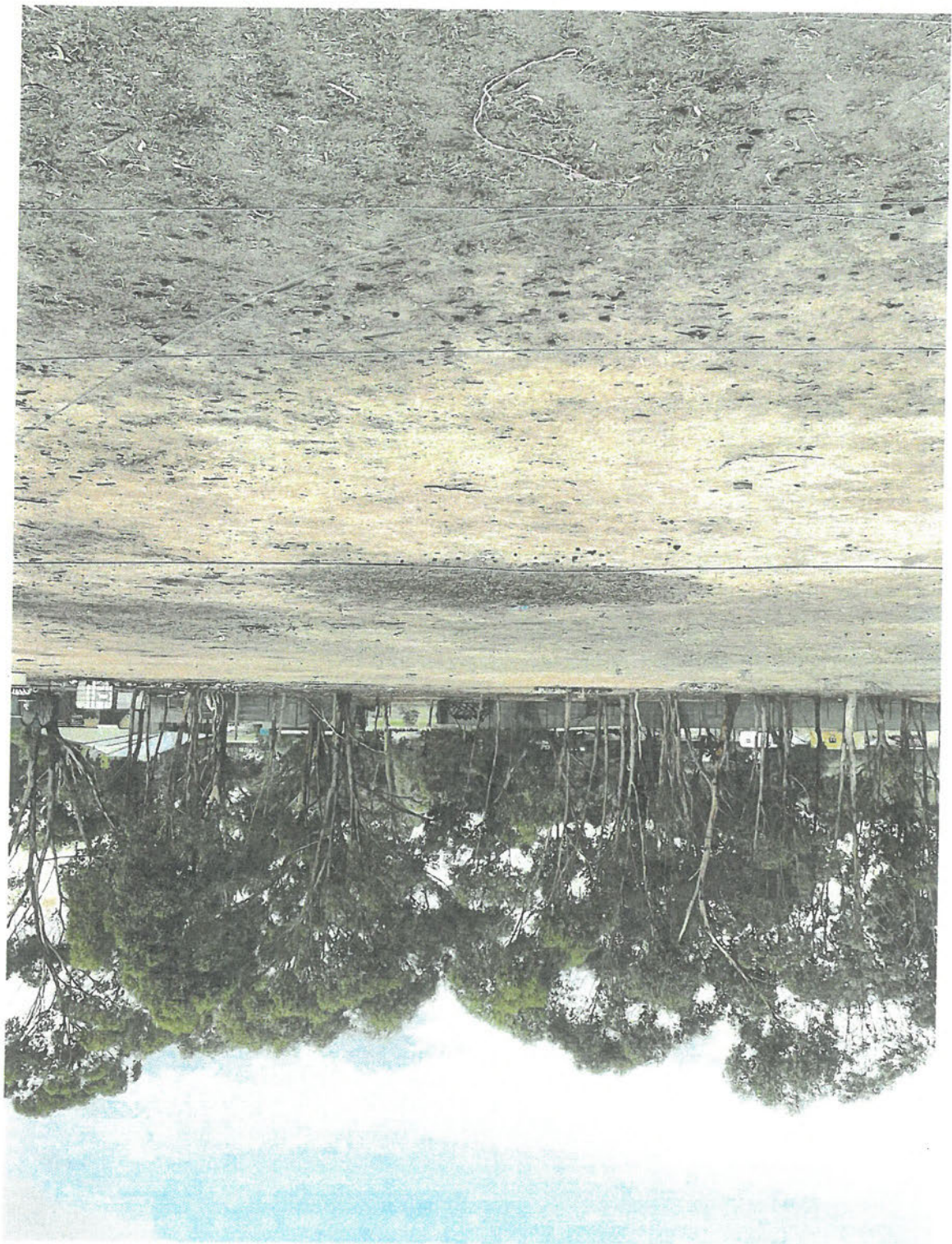




Photo 3 Looking towards south boundary fence from proposed house site



Photo 4 Looking across the proposed house site from the front (east) towards the rear (west)

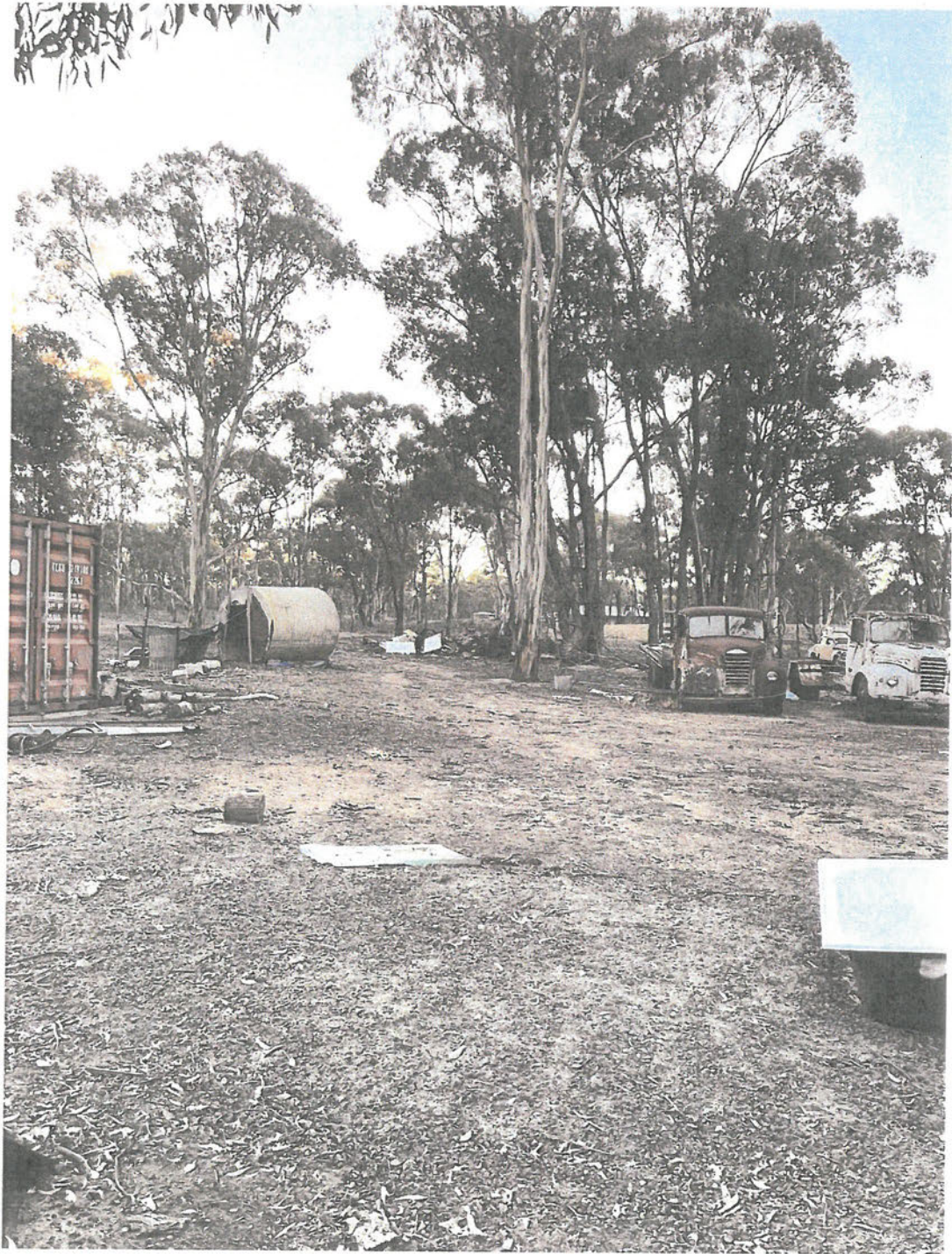


Photo 5 Looking towards the rear boundary (west)

CONSTRUCTION STANDARD

Building will be designed and constructed to a minimum Bushfire Attack Level of BAL - 12.5. There are no special construction requirements for the Shed.

DEFENDABLE SPACE

Defendable space shown on the plan for a distance of 50m around the proposed dwelling (or to the property boundary, whichever is the lesser), is where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

WATER SUPPLY

- 10,000 litres of effective water supply is provided for fire fighting purposes which meets the following requirements:
- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above ground water pipes and fitting required for fire fighting purposes must be made of corrosion resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting).
- The outlets of the water tank must be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fitting must be a minimum of 65mm (excluding the CFA coupling).

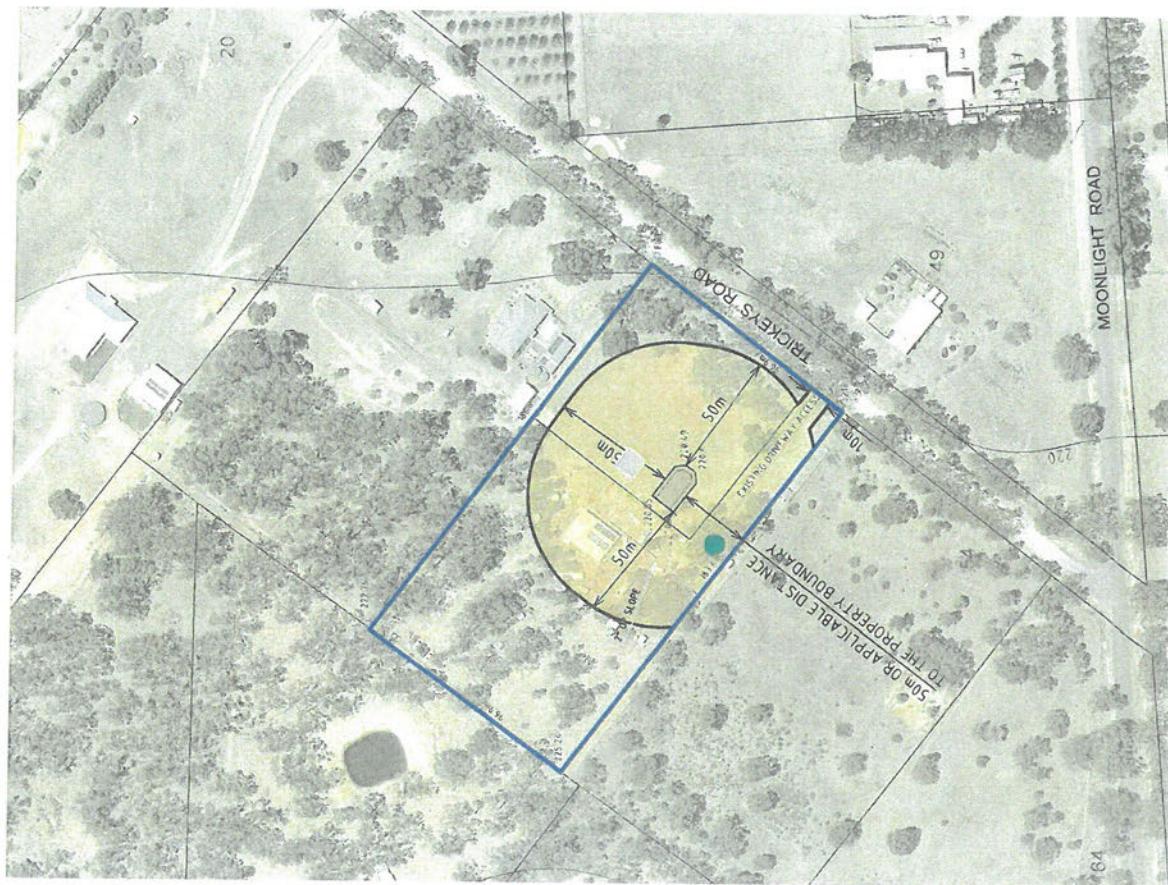
ACCESS

The driveway shown on the plan will provide access for fire fighting purposes which meets the following requirements (as the driveway is less than 100m):

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4% - 8.1") with a maximum of no more than 1 in 5 (20% - 11.3") for no more than 50m.
- A turning area for fire fighting vehicles close to the building.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Dps must have no more than a 1 in 8 (12.5% - 7.1") entry and exit angle.

BUSHFIRE MANAGEMENT PLAN

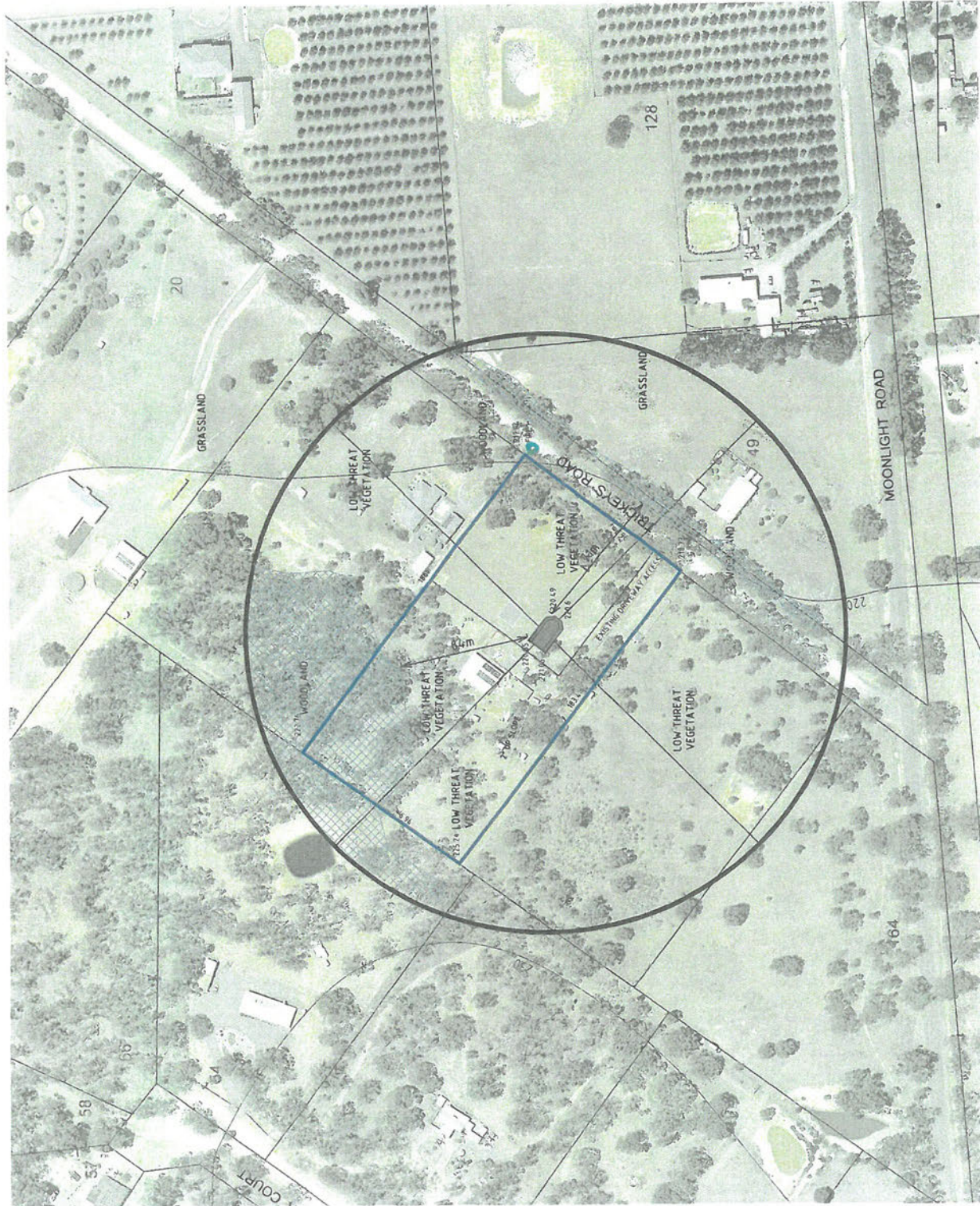
44 TRICKEYS ROAD, MOONLIGHT FLAT



DRAWN: JH
DATE: 16/03/26
SHEET 1 OF 1 REV A

Scale
1:2000 (A3)





LEGEND

- Fire Hydrant
- Proposed Dwelling
- Proposed Shed
- Vegetation Type
- Woodland
- 150m AZ
- 10m Contours
- Property (VM Property)
- 44 Trickeys Rd Property Boundary

VEGETATION ASSESSMENT
44 TRICKEYS ROAD, MOONLIGHT FLAT

DRAWN BY
 DATE 16/03/08
 SHEET 1 OF 1 REV A



CONSTRUCTION STANDARD

Building will be designed and constructed to a minimum Bushfire Attack Level of BAL - 12.5. There are no special construction requirements for the shed.

DEFENDABLE SPACE

Defendable space shown on the plan for a distance of 50m around the proposed dwelling (or to the property boundary, whichever is the lesser), is where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

WATER SUPPLY

- 10,000 litres of effective water supply is provided for fire fighting purposes which meets the following requirements
- Is stored in an above ground water tank constructed of concrete or metal
- All fixed above ground water pipes and fitting required for fire fighting purposes must be made of corrosion resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fitting must be a minimum of 65mm (excluding the CFA coupling)

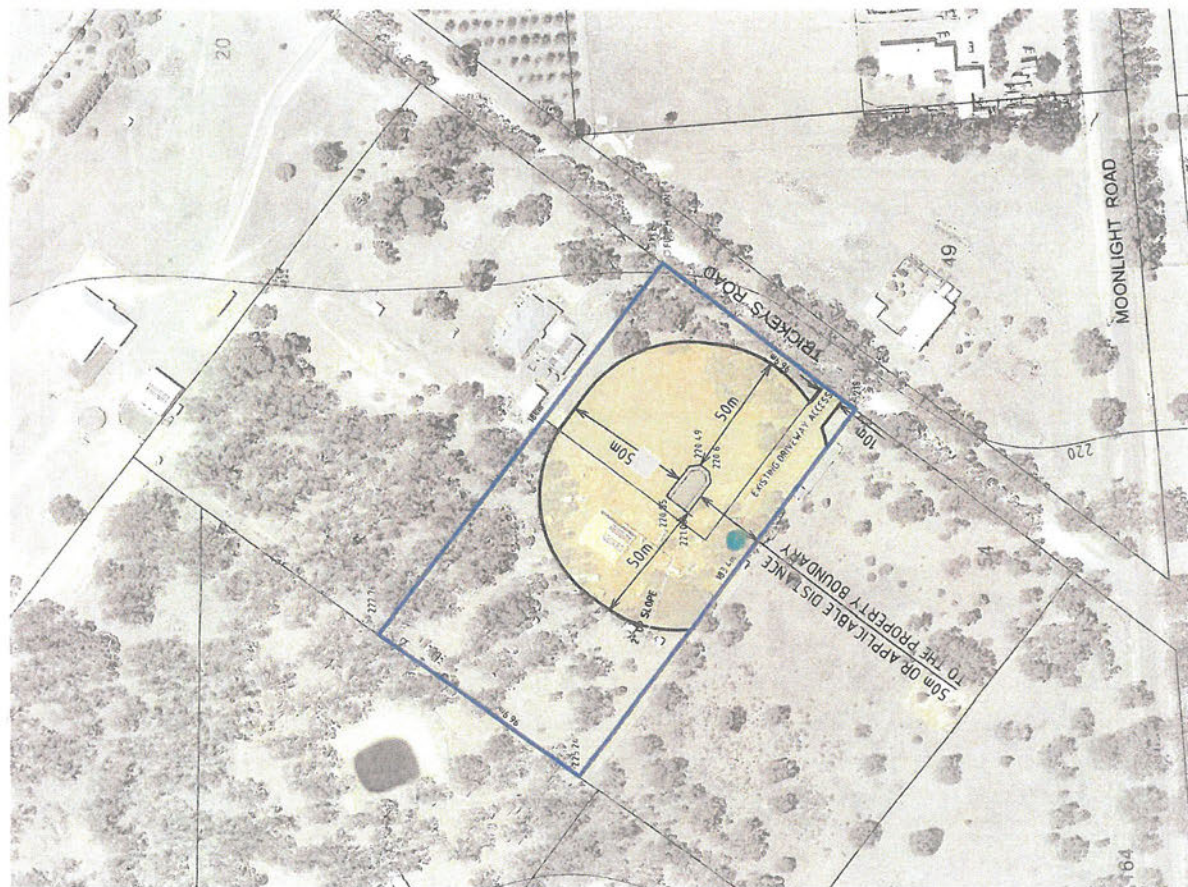
ACCESS

The driveway shown on the plan will provide access for fire fighting purposes which meets the following requirements (as the driveway is less than 100m)

- Curves must have a minimum inner radius of 10m
- The average grade must be no more than 1 in 7 (14.4% 8.1") with a maximum of no more than 1 in 5 (20% 11.3") for no more than 50m.
- A turning area for fire fighting vehicles close to the building
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Dips must have no more than a 1 in 8 (12.5% 7.1") entry and exit angle.

LEGEND

- Fire Hydrant
- Proposed Dwelling
- Proposed Shed
- Water Tank
- - - Driveway Access
- Defendable Space



BUSHFIRE MANAGEMENT PLAN

44 TRICKEYS ROAD, MOONLIGHT FLAT

DRAWN LH
DATE 16/03/26
SHEET 1 OF 1 REV A

Scale
1:200 (A3)
0 5m 10m 15m 20m



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

Page 1 of 1

VOLUME 09722 FOLIO 951

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LAND DESCRIPTION

Lot 3 on Plan of Subdivision 141177.
PARENT TITLE Volume 02159 Folio 648
Created by instrument LP141177 19/01/1987

CENTRAL GOLDFIELDS SHIRE	
DOC ID:	
- 6 MAY 2026	
REFER TO:	
LIBRARY:	DB:

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

On the plan of imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP141177 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: 44 TRICKEYS ROAD MOONLIGHT FLAT (MARYBOROUGH) VIC 3465

ADMINISTRATIVE NOTICES

DOCUMENT END

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LP141177

EDITION 1

APPROVED 19/11/87.

PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 3^A
SECTION 11^A
PARISH OF WAREEK
COUNTY OF TALBOT

ENCUMBRANCES &
OTHER NOTATIONS

For Datum & Reference Marks;
See Fieldnotes

50 25 0 50 100 150
LENGTHS ARE IN METRES

C/T Vol. 2159 Fol. 618

