

PLANNING DRAWINGS FOR
PROPOSED ALTERATION, ALFRESCO AND
DETACHED SHED

AT 5 ATKINSON STREET, PORT FAIRY
DRAWING INDEX

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GENERAL NOTES (NCC 2019 BCA VOL 2)

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NCC 2019 BCA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIA STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 2.

ALL MATERIALS AND CONSTRUCTION PRACTISE SHALL MEET PERFORMANCE REQUIREMENTS OF THE BCA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT MUST FIRST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH: BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND NCC 2019 BCA VOL 1 PART B1.4 FOR CLASS 2 & 9 BUILDINGS.

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS3740.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.

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 WITH LESS THAN 125mm GAP BETWEEN OPEN TREADS.

ALL TREADS, LANDINGS AND THE LIFE TO HAVE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.

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 MINIMUM ABOVE FINISHED SURFACE LEVEL OF BALCONIES LANDINGS OR THE LIKE AND 865mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP AND VERTICAL WITH LESS THAN 125mm GAP BETWEEN, AND ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 400mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/ OR TREADS.

3.9.2.3 FOR CLASS 1 TO 10 BUILDINGS AND NCC 2019 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS. TOP OF HANDRAILS TO BE A MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE RAMPS.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY SUBJECT TO MANUFACTURER. WINDOWS AS PER MANUFACTURERS SPECIFICATION AND DETAILS.

WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO THE UNDERSIDE OF THE BUILDING AND THE PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK. BUILDER TO PROVIDE MINIMUM CLEARANCE TO SUB FLOORS IN ACCORDANCE WITH AS3660 AND TREATMENT TO FLOORING SYSTEM AND PERIMETERS IN ACCORDANCE WITH AS3660

CONCRETE STUMPS: UP TO 1400mm LONG TO BE 100mm x 100mm (1No. H.D WIRE) 1401mm TO 1800mm LONG TO BE 100mm x 100mm (2No. H.D WIRES) 1801mm TO 3000mm LONG TO BE 125mm x 125mm (2 No.H.D WIRES) 100mm X 100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONARY UNITS, MOTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1 PART 1: DESIGN

ALL STORMWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE AS PER MUNICIPAL REQUIREMENTS AND APPROVAL.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER SECONDARY CONSULTANTS DRAWINGS/ DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS ARE IN MILLIMETRES U.N.O

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/ OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUB CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

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.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF SHAPE BUILDING DESIGN. FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/ OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

STORMWATER
(REFER TO ENGINEERS DESIGN)

100mm DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO 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

SITE ENVIRONMENT DESIGN INFORMATION

SITE BUSHFIRE ATTACK ASSESSMENT (SIMPLIFIED METHOD)
REFERENCE DOCUMENT AS3959
RELEVANT FIRE DANGER INDEX (FDI) - (REFER TO BAL ASSESSMENT)
PREDOMINATE VEGETATION - (REFER TO BAL ASSESSMENT)
CLASSIFICATION - (REFER TO BAL ASSESSMENT)
TYPE - (REFER TO BAL ASSESSMENT)
DISTANCE OF SITE FROM PREDOMINATE VEGETATION - (REFER TO BAL ASSESSMENT)
EFFECTIVE SLOPE OF LAND - (REFER TO BAL ASSESSMENT) DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL) - ** **TBC** **

DATE	ISSUED DRAWINGS	REVISIONS
09/06/23	CONCEPT DRAWINGS	
20/12/23	DESIGN DEVELOPMENT DRAWINGS	
24/09/24	DESIGN DEVELOPMENT DRAWINGS	REV C
	CONSTRUCTION DRAWINGS	
30/01/25	PLANNING DRAWINGS	



SITE CLASSIFICATION
SITE CLASSIFICATION AS CLASS: (REFER TO SOIL REPORT BY OTHERS)
REFER TO SOIL REPORT NO: (REFER TO SOIL REPORT BY OTHERS)
BY: (REFER TO SOIL REPORT BY OTHERS)

DESIGN GUST WINDSPEED/ WIND CLASSIFICATION
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684 FOR AN ASSUMED DESIGN GUST WIND SPEED/ WIND CLASSIFICATION AS PER COUNCIL PROPERTY REPORT. (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

CLIMATE ZONE
CLIMATE ZONE FOR THERMAL DESIGN/ THERMAL PERFORMANCE ASSESSMENT: ZONE 7

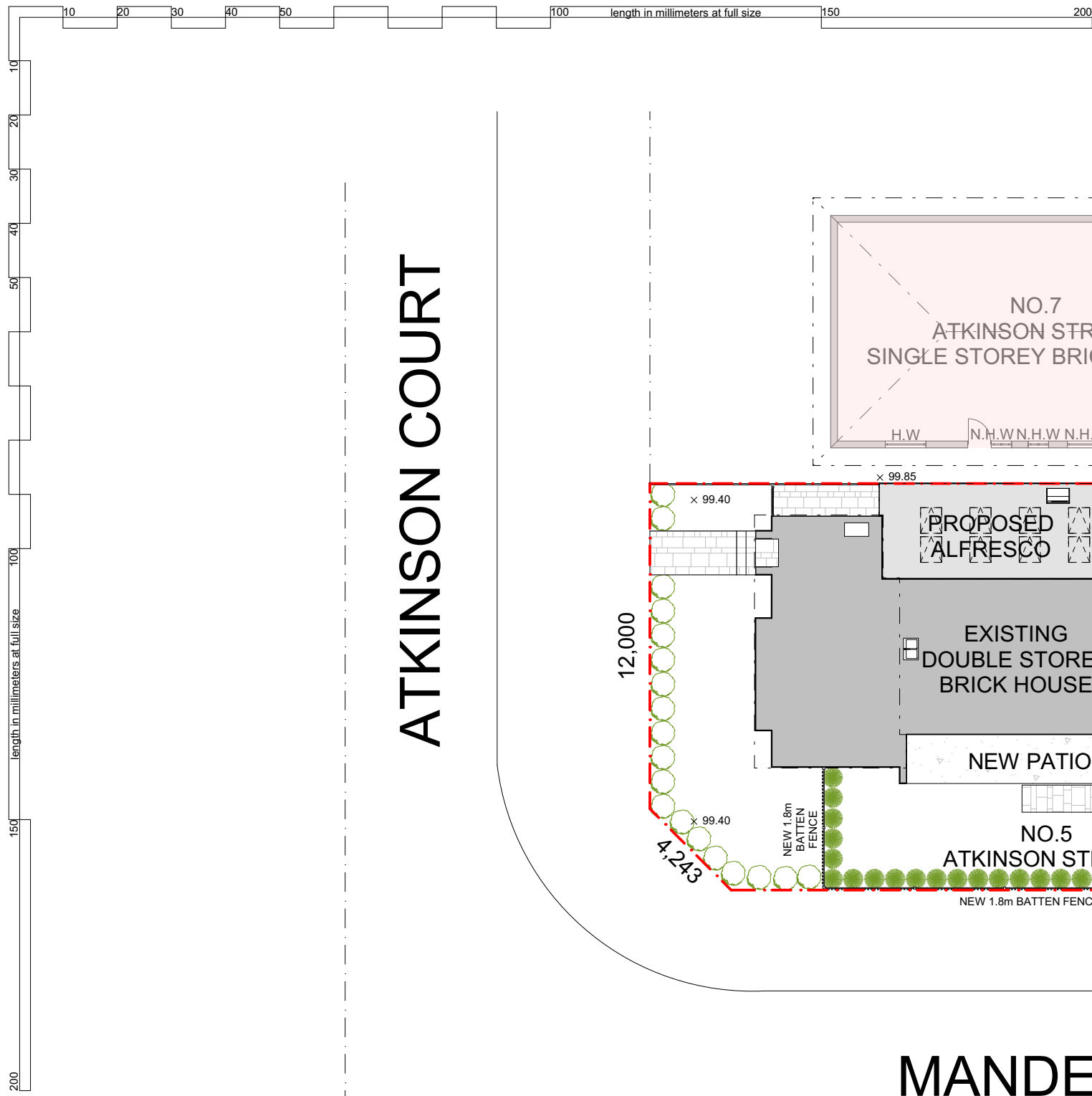
CORROSION PROTECTION OF BUILT IN STRUCTURAL MEMBERS
PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1

CORROSION PROTECTION OF SHEET ROOFING
PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE 3.5.1.1a SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF RELEVANT ENVIRONMENT CLASSIFICATION.

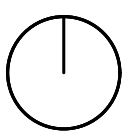
Design By.



412 RAGLAN STREET S, BALLARAT CENTRAL
VICTORIA 3350
W. SHAPEBUILDINGDESIGN.COM.AU
T. (03) 4310 7204
DP-AD 36588



PROPOSED SITE PLAN
1:200



SITE LEVELS TO BE CONFIRMED



AERIAL PHOTOGRAPH



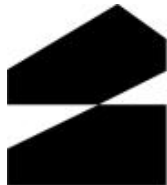
EXISTING FACADE



EXISTING SUN ROOM TO BE REMOVED / REPLACED

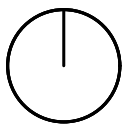


EXISTING FACADE



Shape Building Design

1204 STURT ST, BALLARAT CENTRAL
VICTORIA 3350
W. SHAPEBUILDINGDESIGN.COM.AU
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DRAWING TITLE:
PHOTOGRAPHS

THE BUILDER SHALL CHECK AND VERIFY ALL
DIMENSIONS AND VERIFY ALL ERRORS AND
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PROJECT NAME:
PROPOSED EXTENSION &
ALTERATIONS

PROJECT NUMBER:
SBD326005

PROJECT ADDRESS:
5 ATKINSON ST, PORT FAIRY

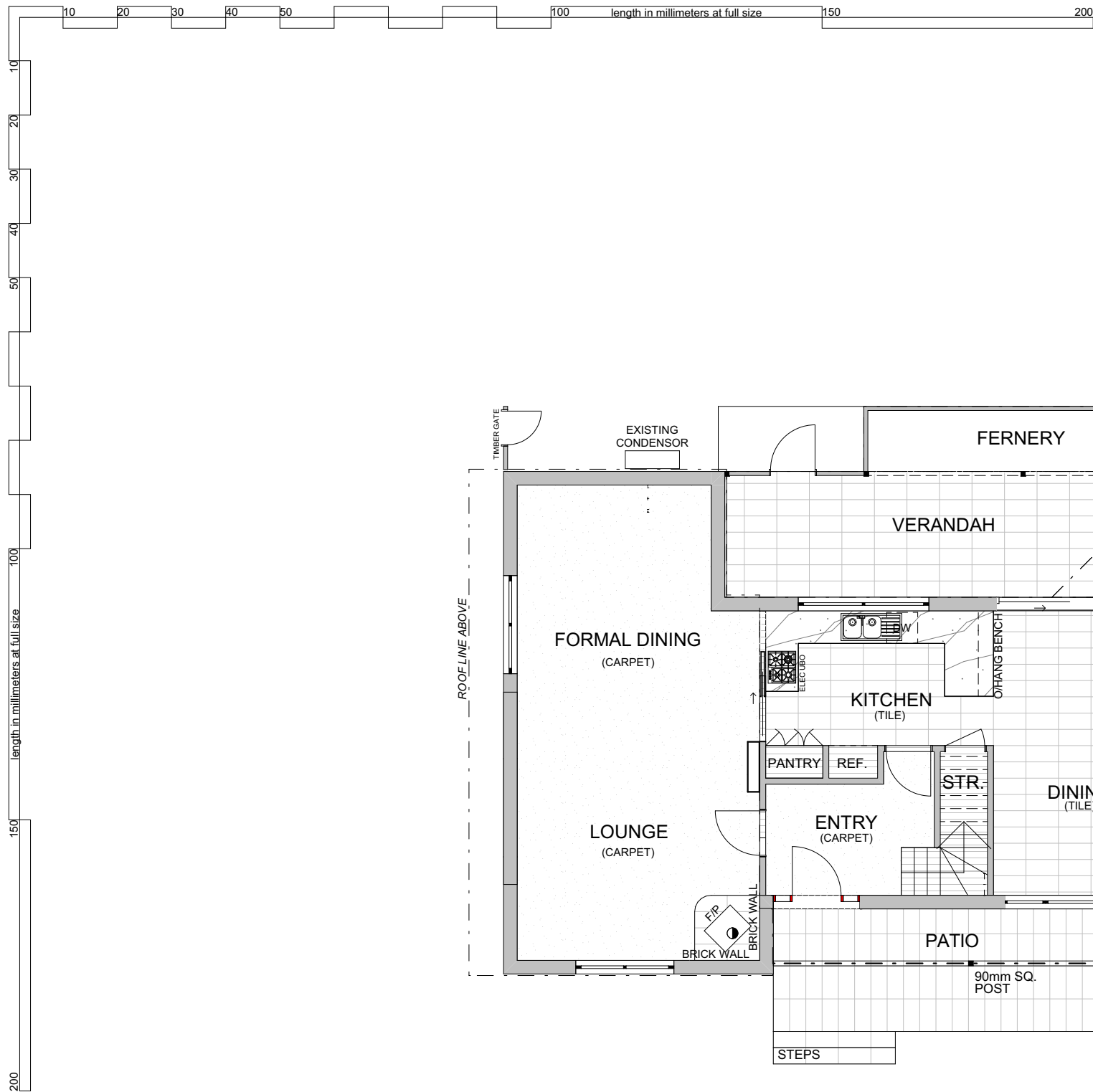
BUSHFIRE ATTACK LEVEL:
LOW

SCALE
DATE: 30/01/2025

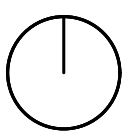
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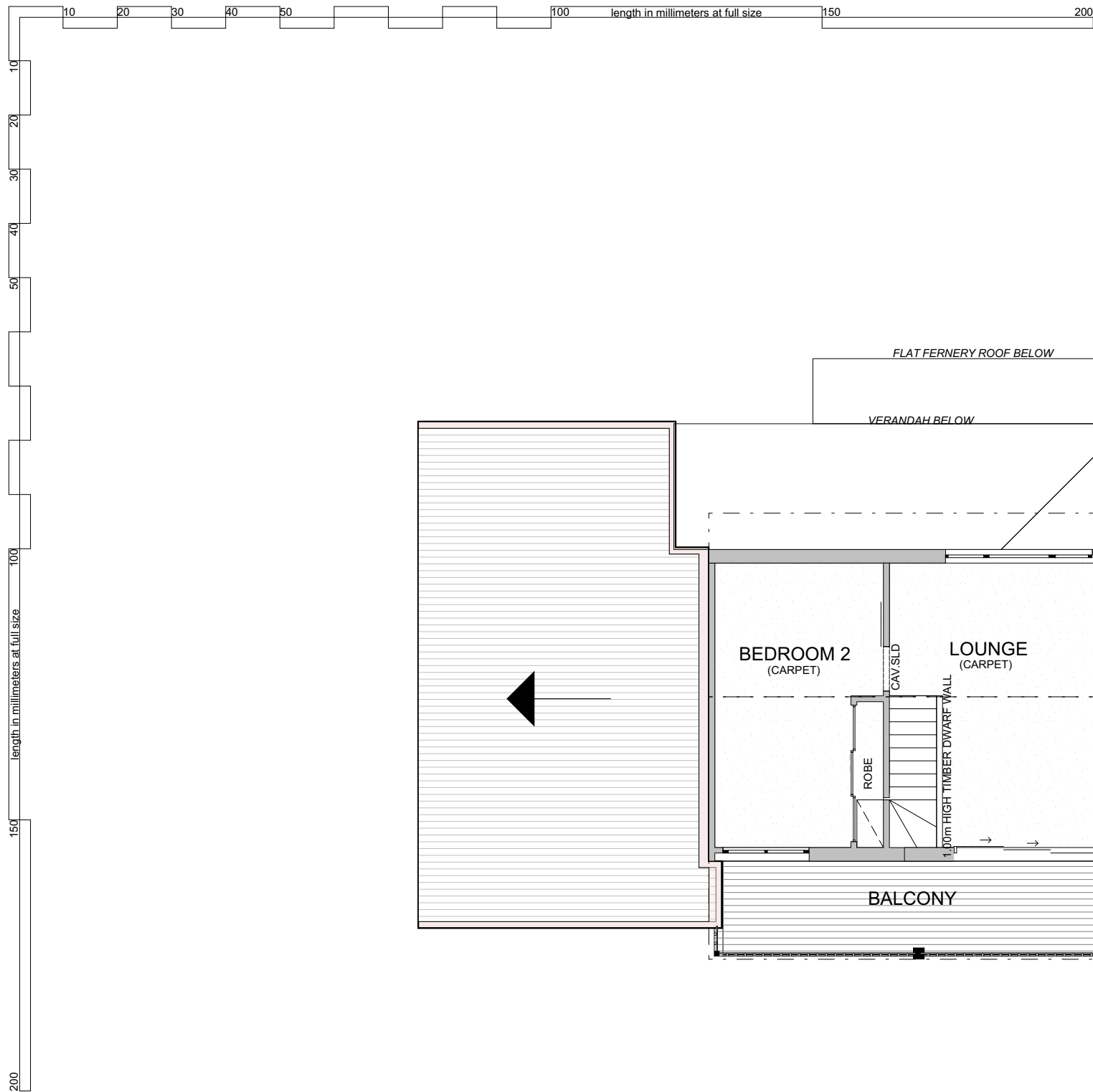
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EXISTING GROUND FLOOR PLAN
1:100



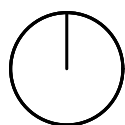


EXISTING UPPER FLOOR PLAN
1:100



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EXISTING UPPER FLOOR PLAN

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BUSHFIRE ATTACK LEVEL:
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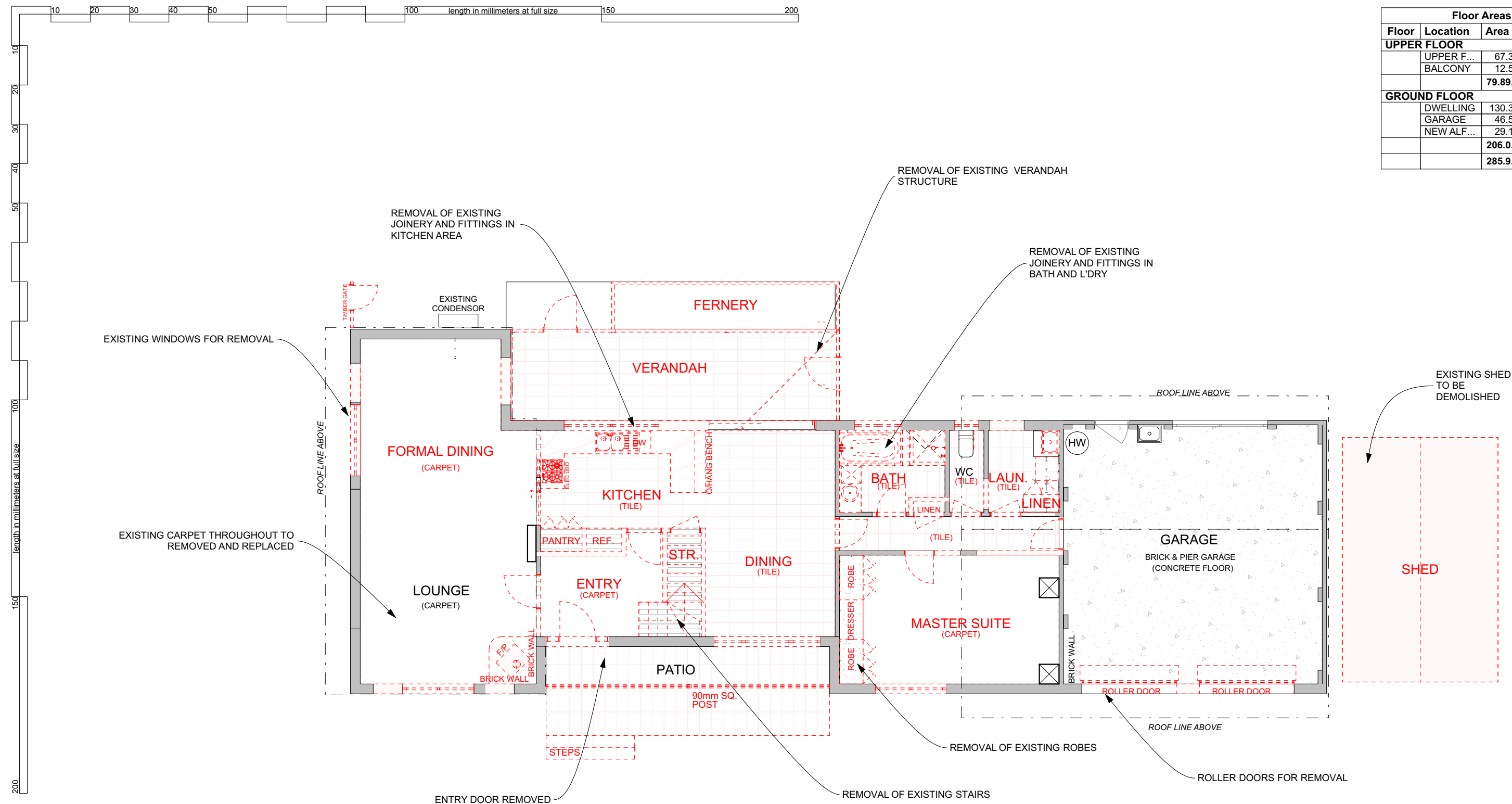
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STATUS
TOWN PLANNING

DRAWING No.

5

Floor Areas			
Floor	Location	Area	Perimeter
UPPER FLOOR			
	UPPER F...	67.32	44.03
	BALCONY	12.57	17.86
		79.89...	61.89 m
GROUND FLOOR			
	DWELLING	130.36	65.68
	GARAGE	46.50	27.22
	NEW ALF...	29.16	23.77
		206.0...	116.70 m
		285.9...	178.59 m

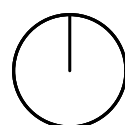


DEMOLITION GROUND FLOOR PLAN



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DRAWING TITLE:
DEMOLITION GROUND FLOOR
PLAN

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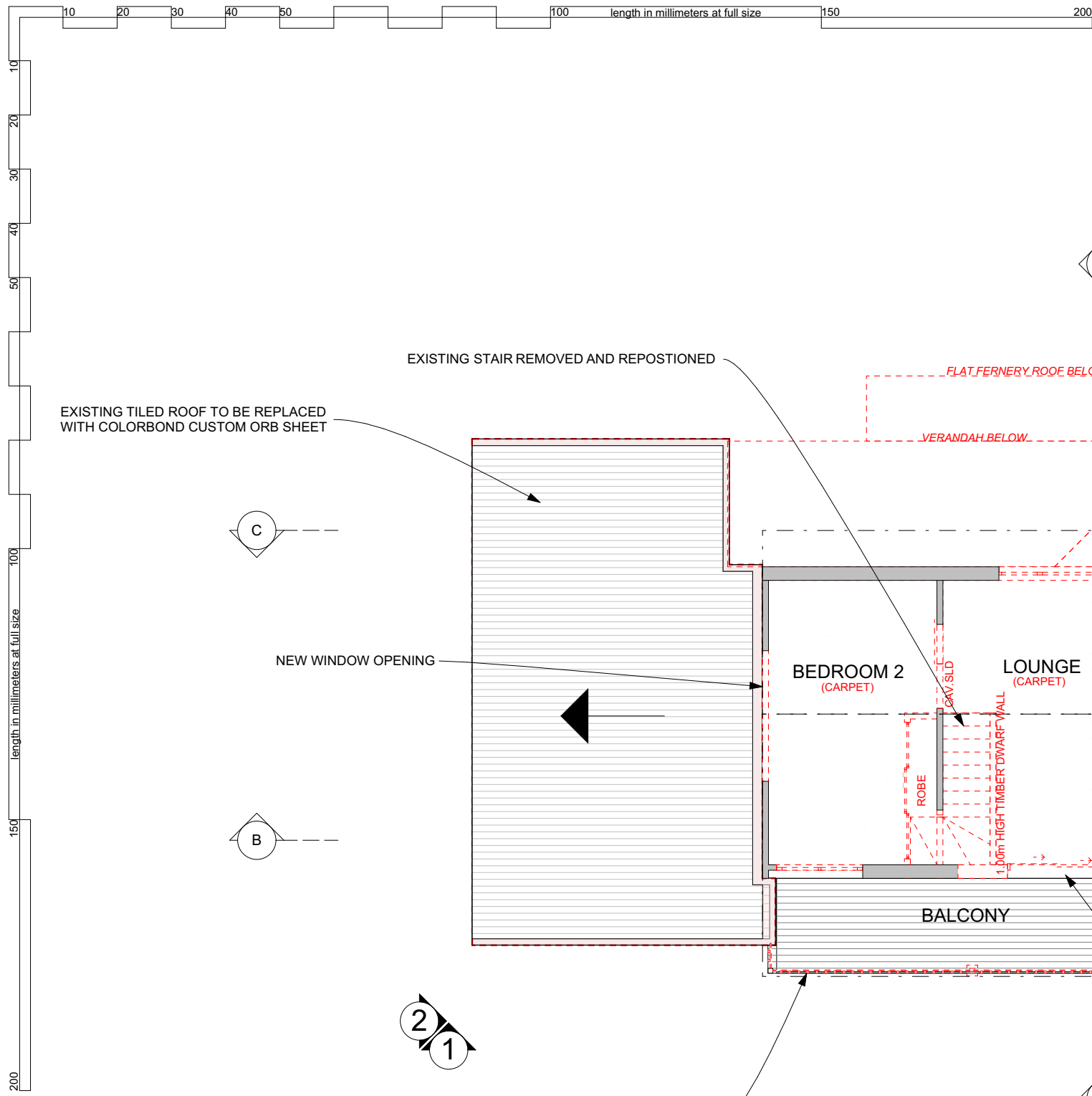
BUSHFIRE ATTACK LEVEL:
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SCALE 1:100
DATE: 30/01/2025

STATUS
TOWN PLANNING

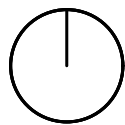
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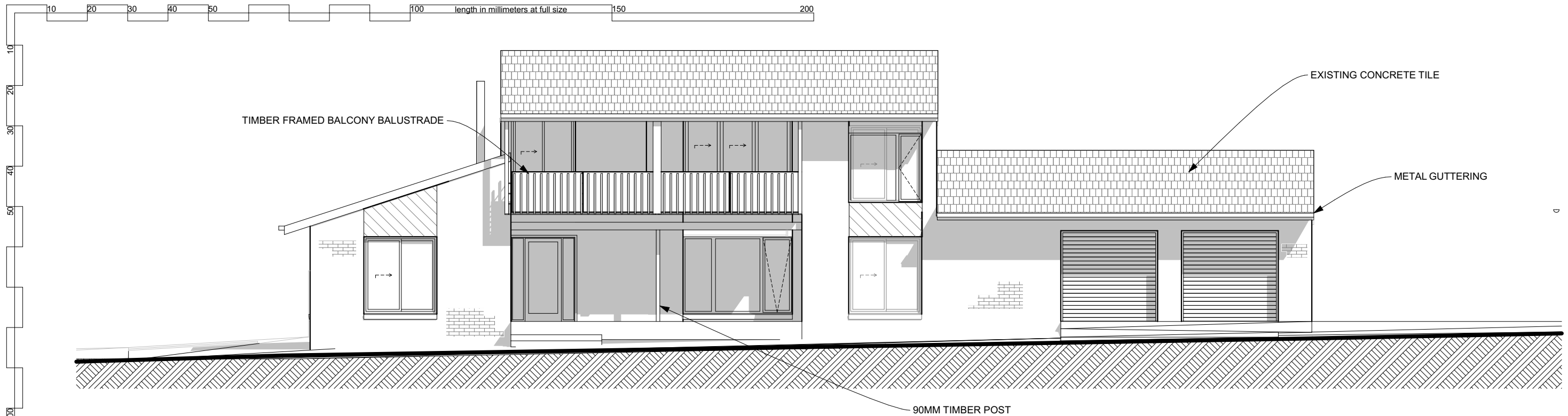
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Floor Areas			
Floor	Location	Area	Perimeter
UPPER FLOOR			
	UPPER F...	67.32	44.03
	BALCONY	12.57	17.86
		79.89...	61.89 m
GROUND FLOOR			
	DWELLING	130.36	65.65
	GARAGE	46.50	27.28
	NEW ALF...	29.16	23.77
		206.0...	116.70 m
		285.9...	178.59 m

DEMOLITION UPPER FLOOR PLAN
1:100





1 EXISTING SOUTH ELEVATION
1:100

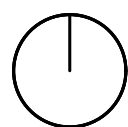


2 EXISTING WEST ELEVATION
1:100



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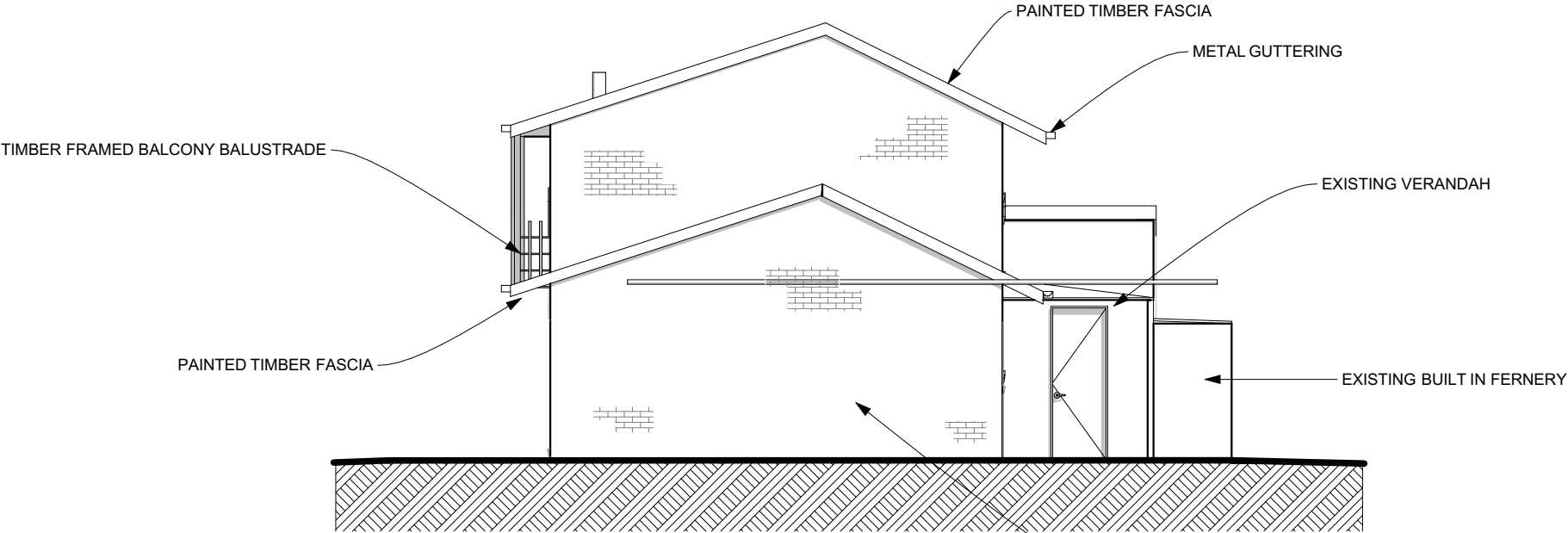
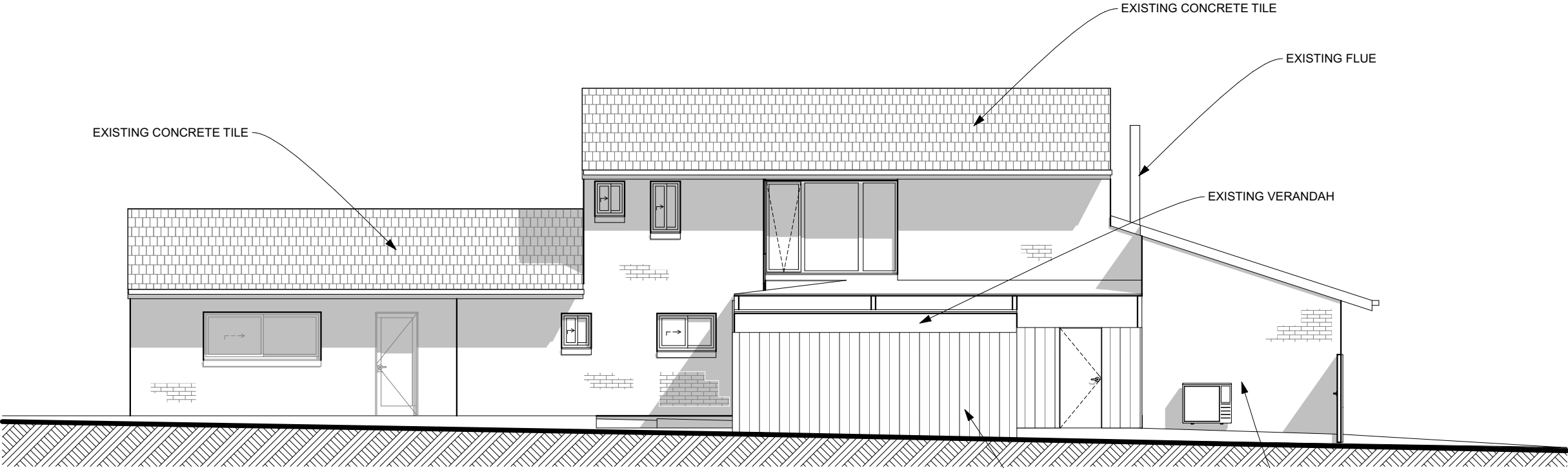
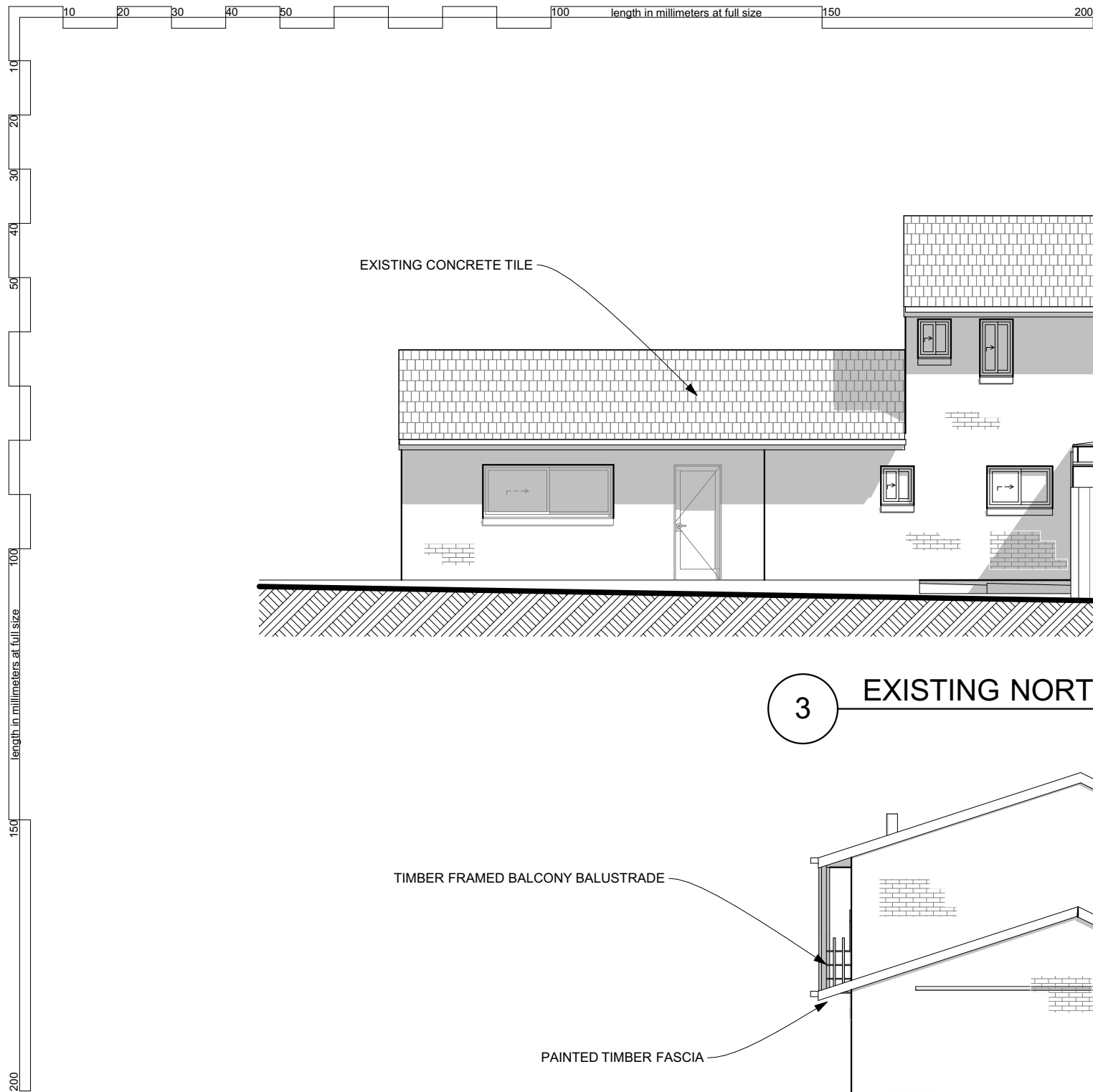
BUSHFIRE ATTACK LEVEL:
LOW

SCALE 1:100
DATE: 30/01/2025

STATUS
TOWN PLANNING

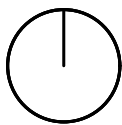
DRAWING No.

8



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DRAWING TITLE:
EXISTING EXTERNAL
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PROJECT NUMBER:
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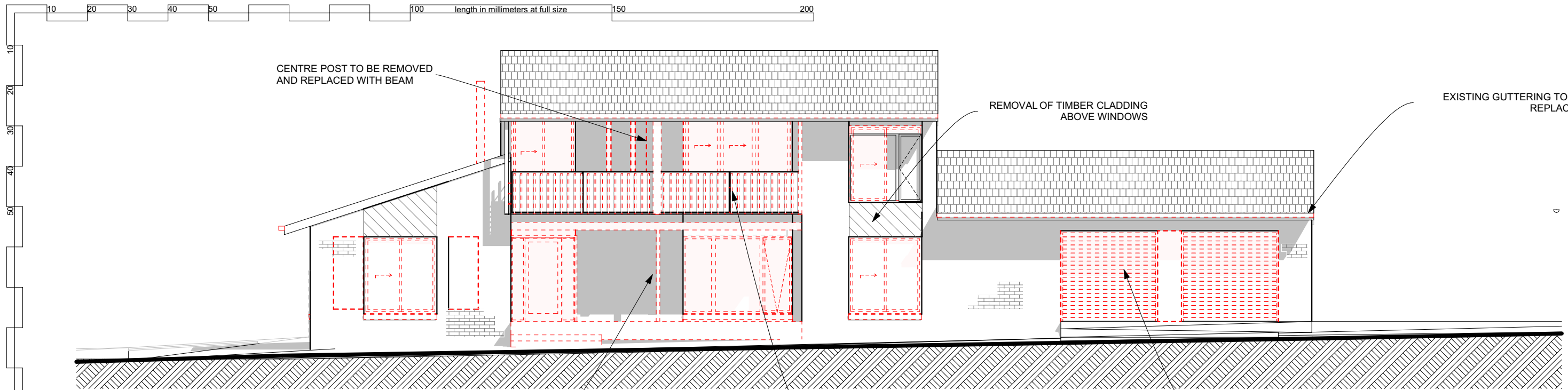
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SCALE 1:100
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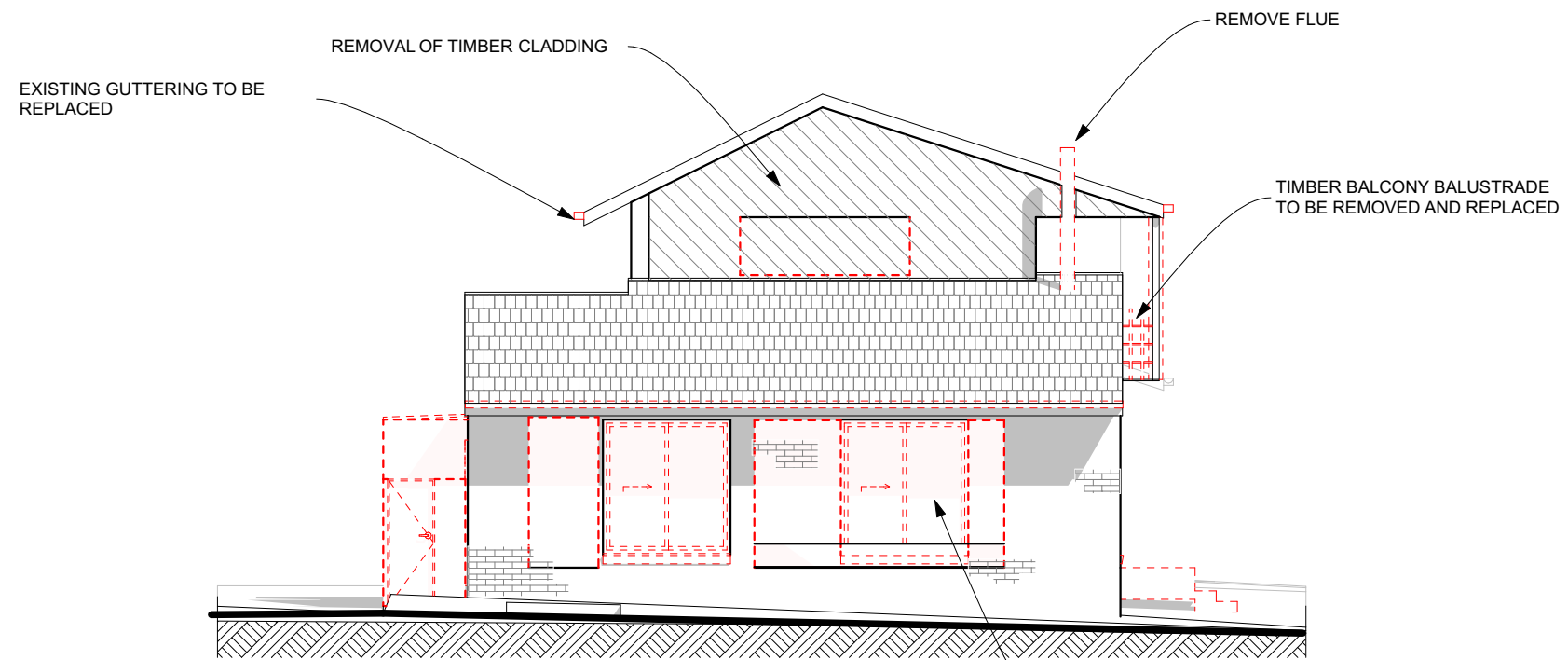
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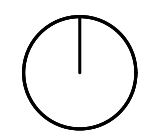
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1 **DEMOLITION SOUTH ELEVATION** 1:100

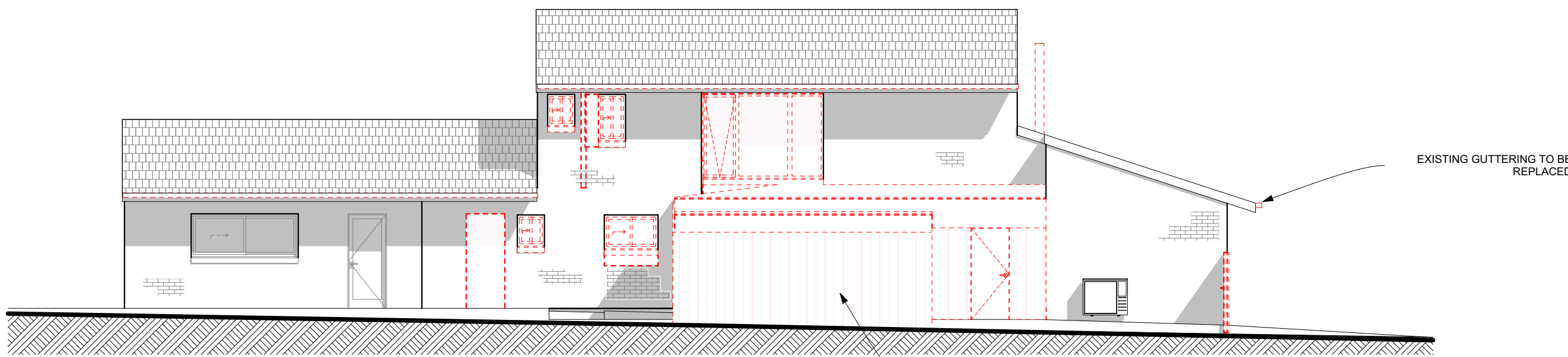


2 **DEMOLITION WEST ELEVATION** 1:100

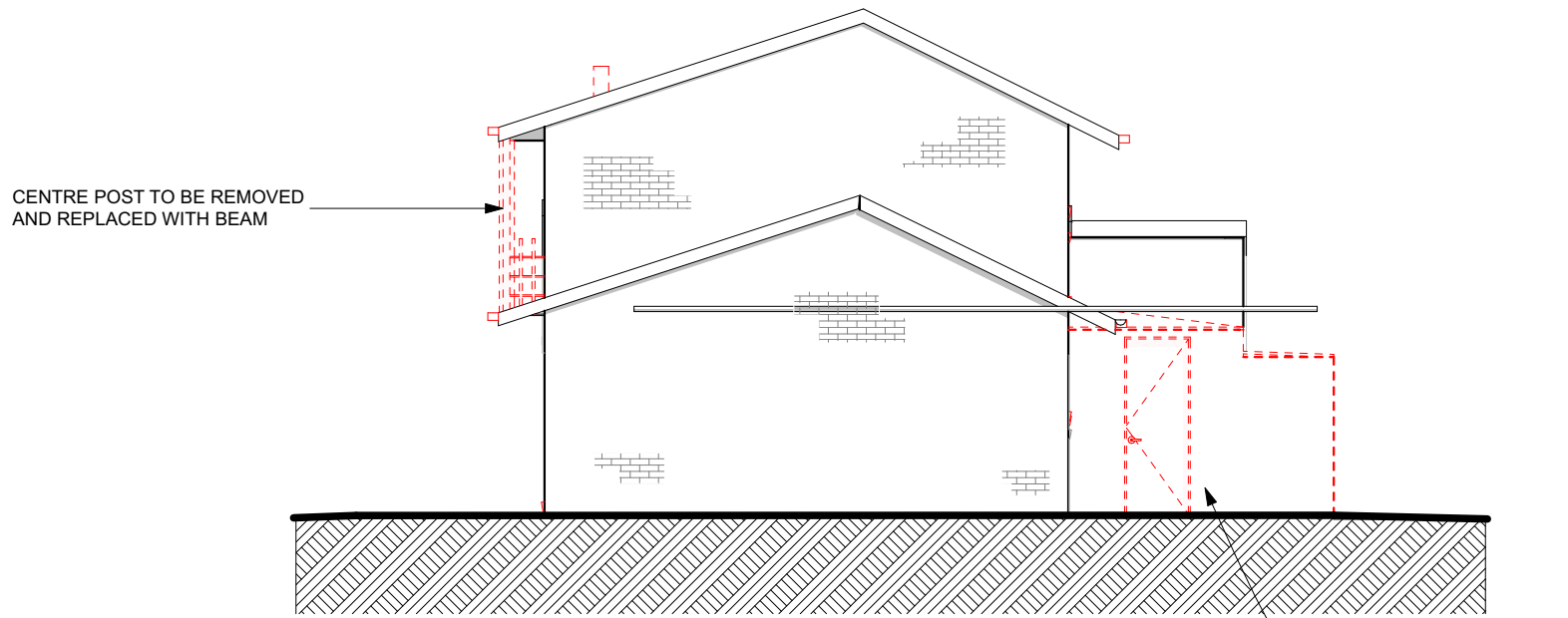


10 20 30 40 50 100 length in millimeters at full size 150 200

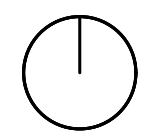
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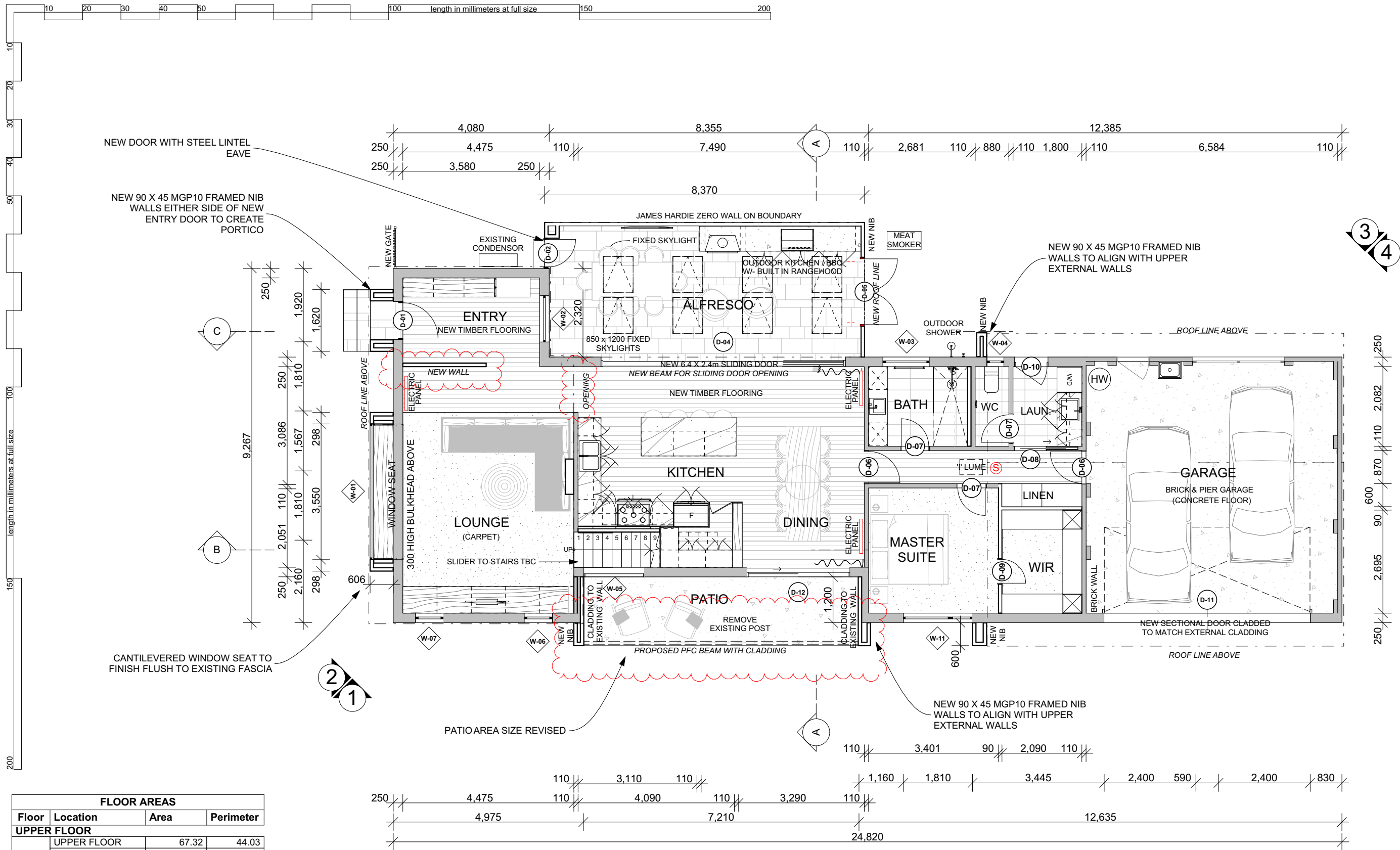


3 DEMOLITION NORTH ELEVATION 1:100



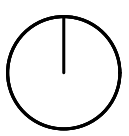
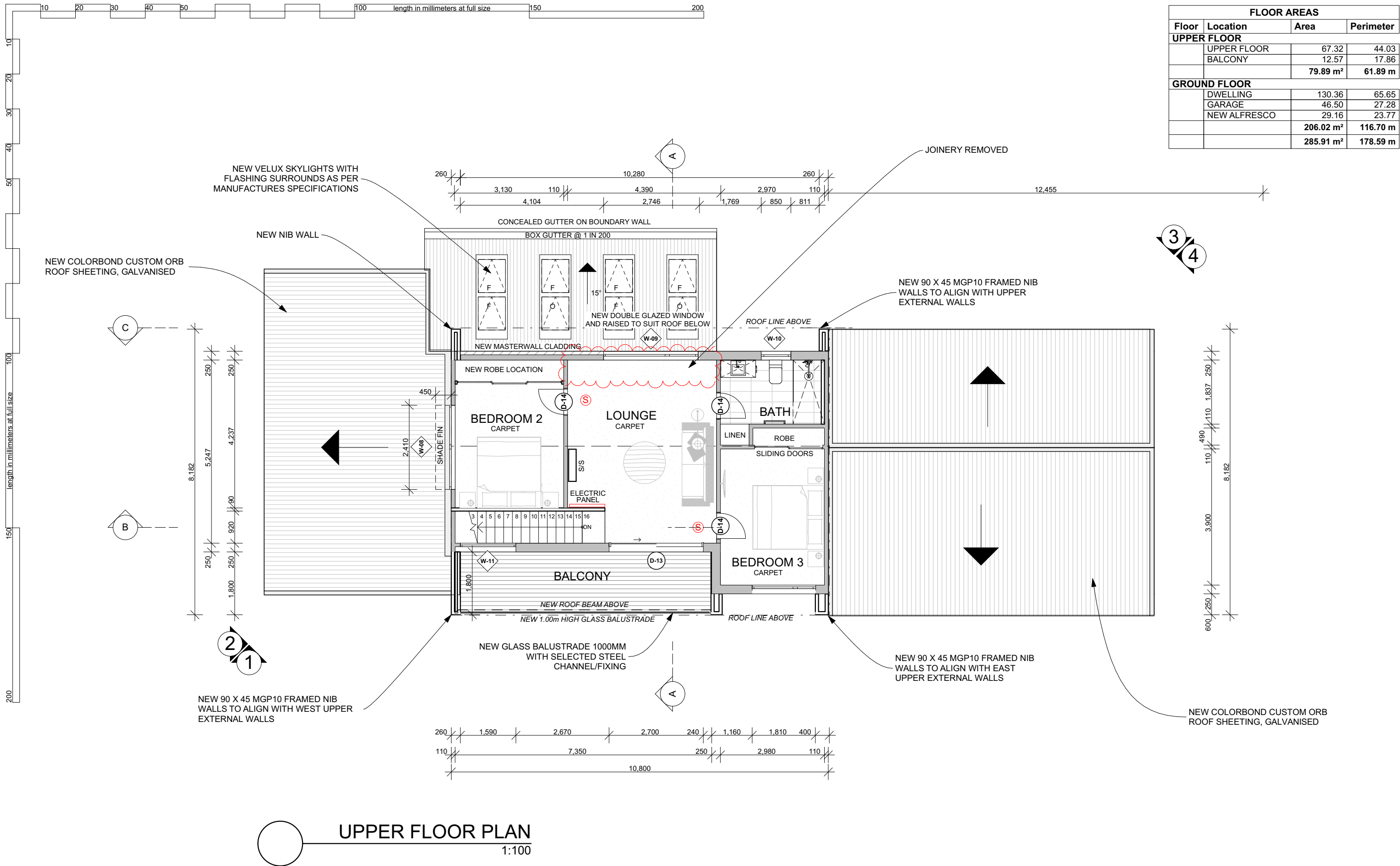
4 DEMOLITION EAST ELEVATION 1:100

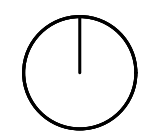
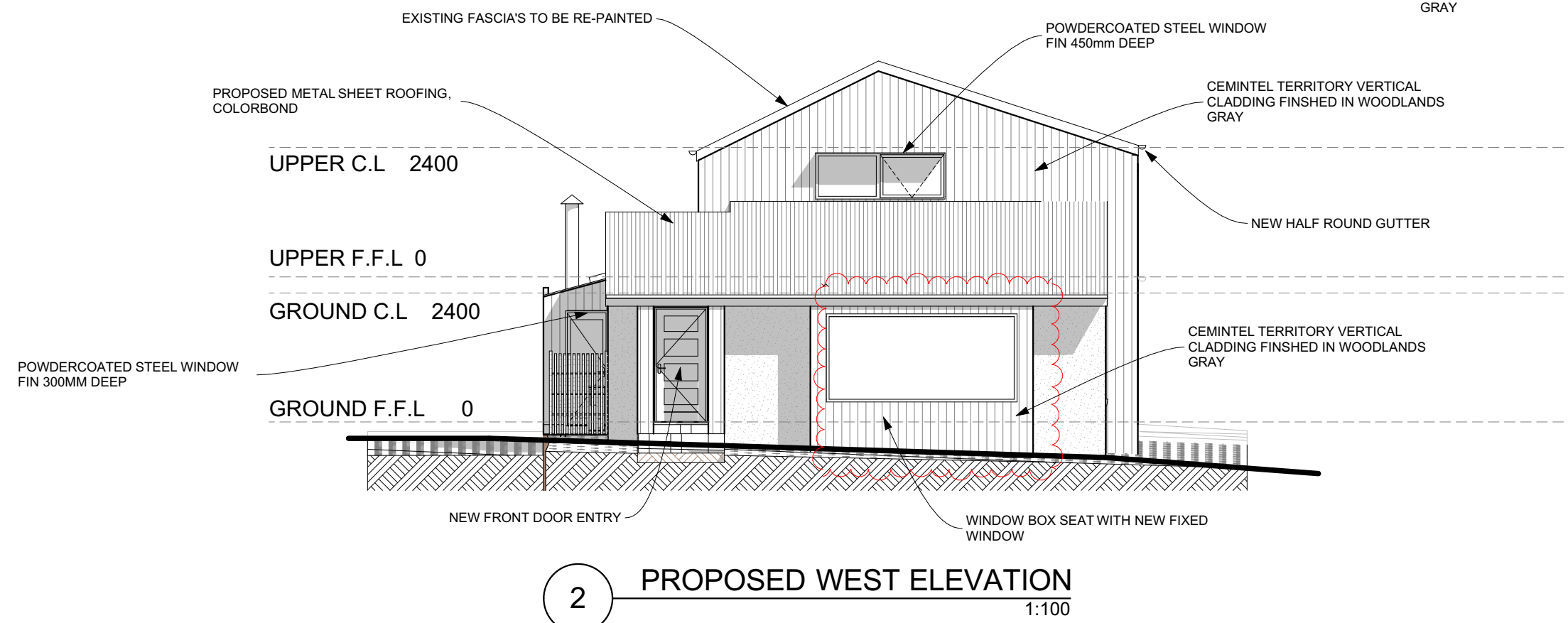
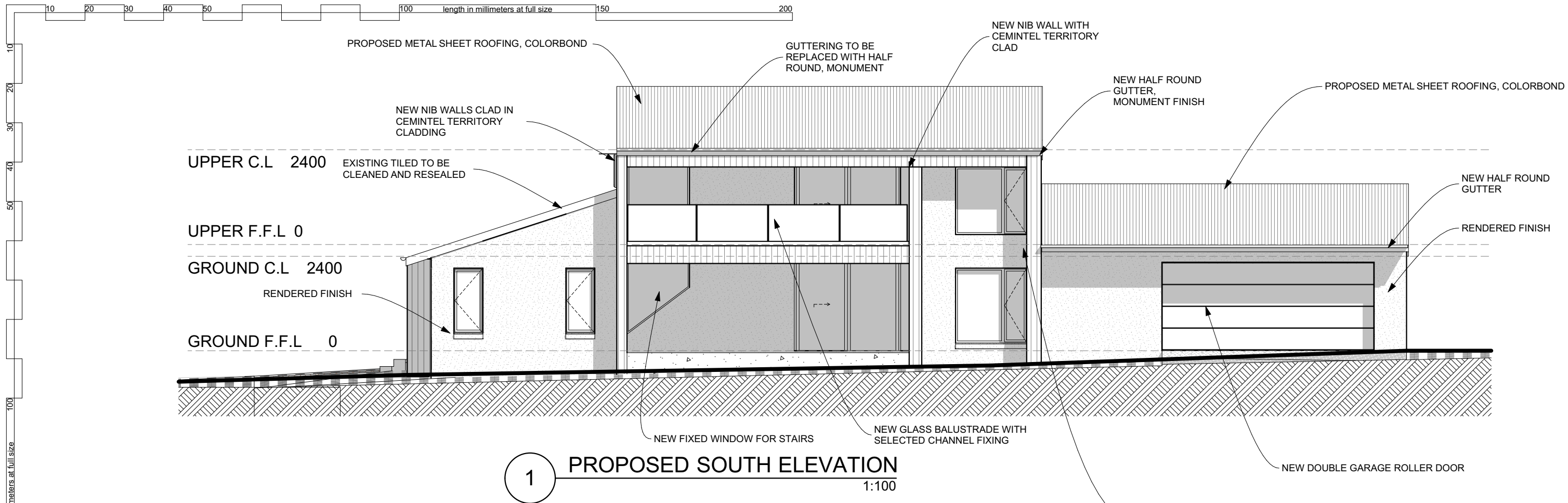


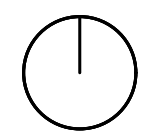
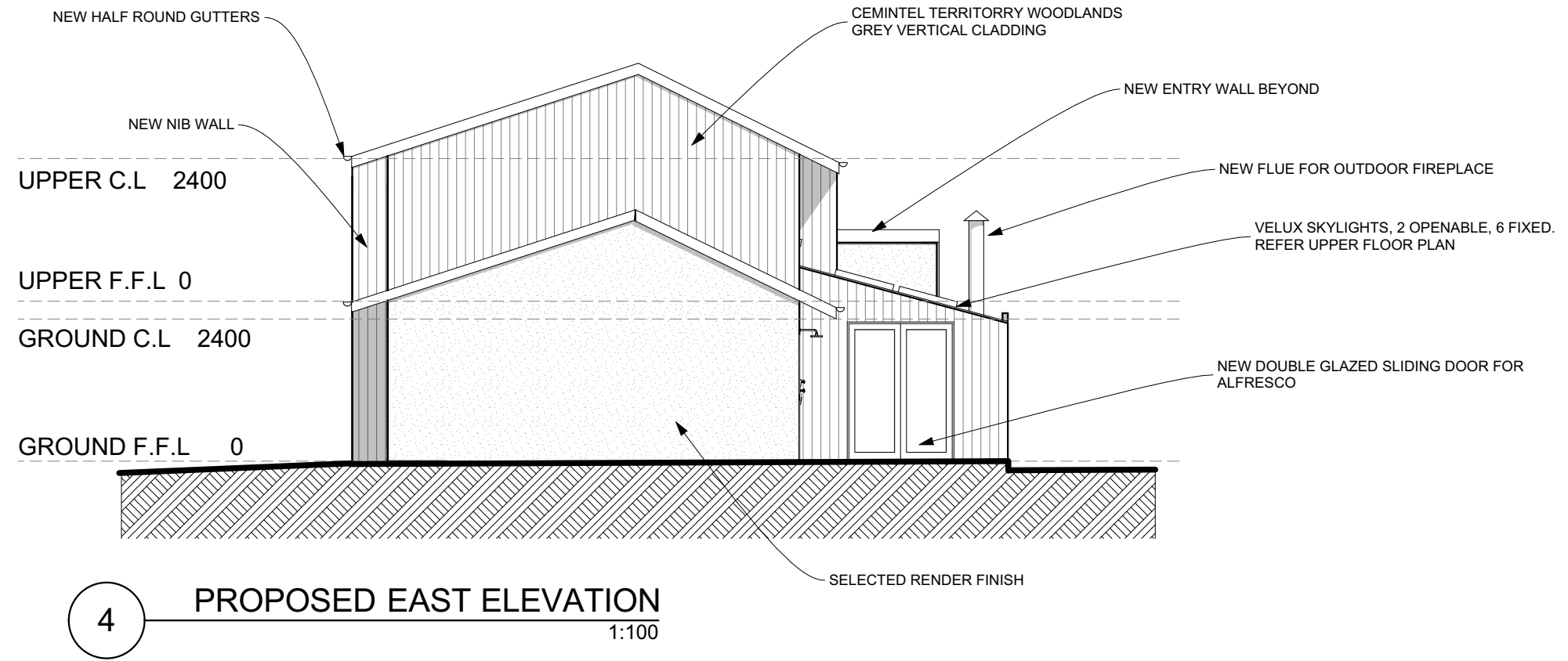
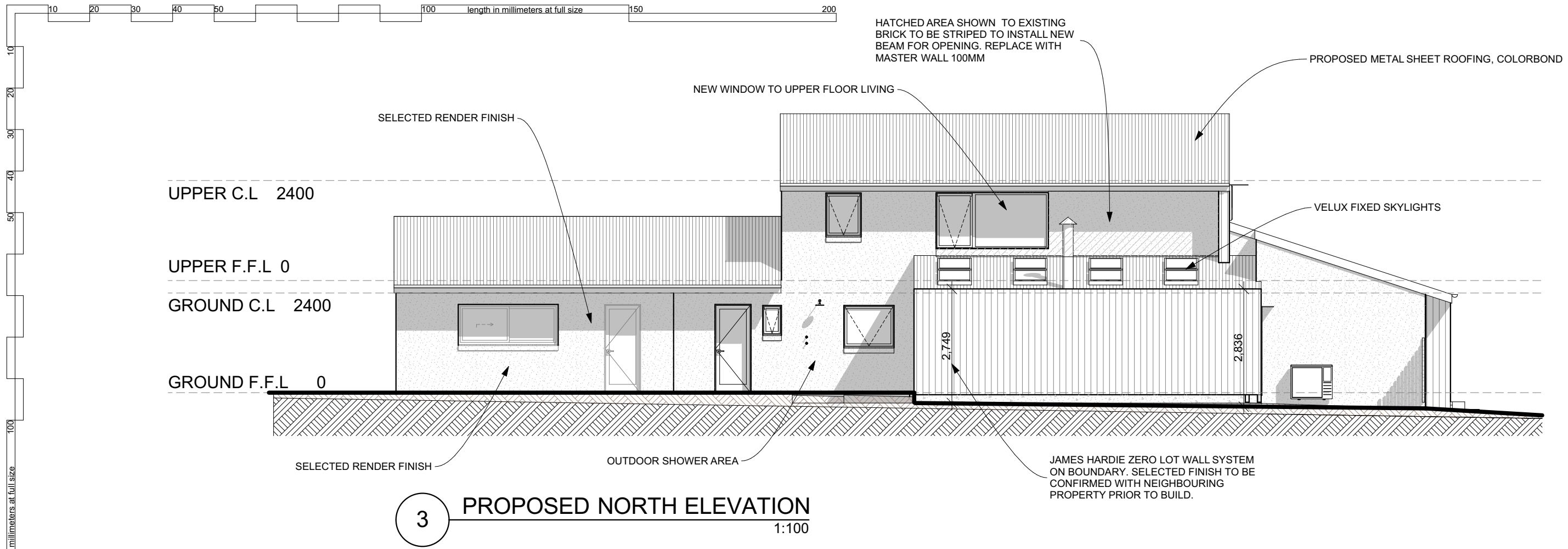


FLOOR AREAS			
Floor	Location	Area	Perimeter
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	UPPER FLOOR	67.32	44.03
	BALCONY	12.57	17.86
		79.89 m²	61.89 m
GROUND FLOOR			
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	GARAGE	46.50	27.28
	NEW ALFRESCO	29.16	23.77
		206.02 m²	116.70 m
		285.91 m²	178.59 m

GROUND FLOOR PLAN
1:100



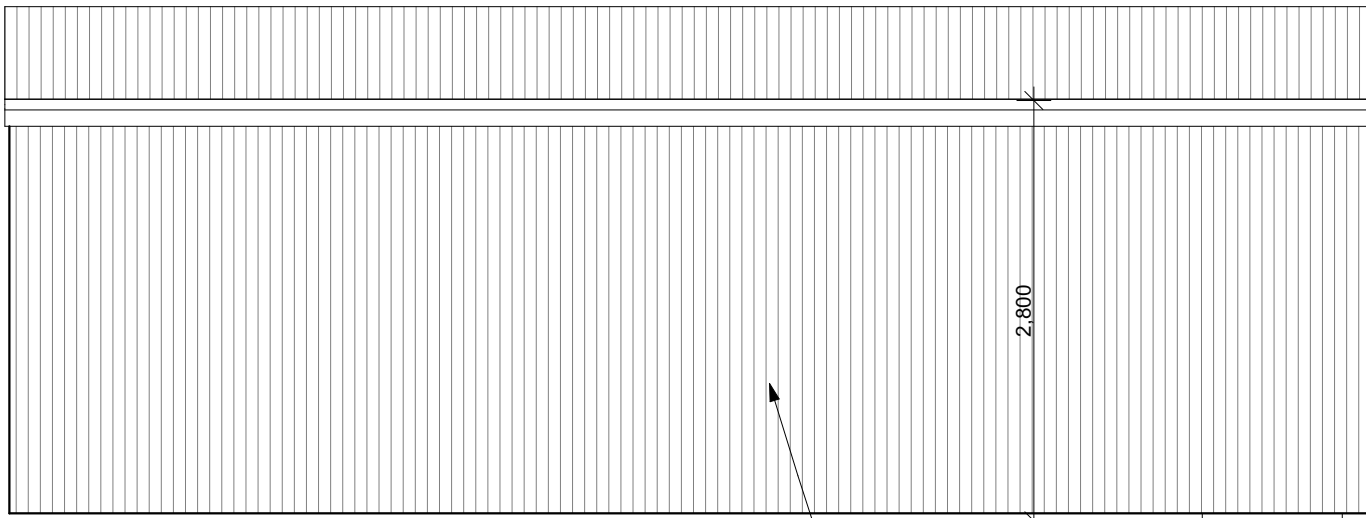




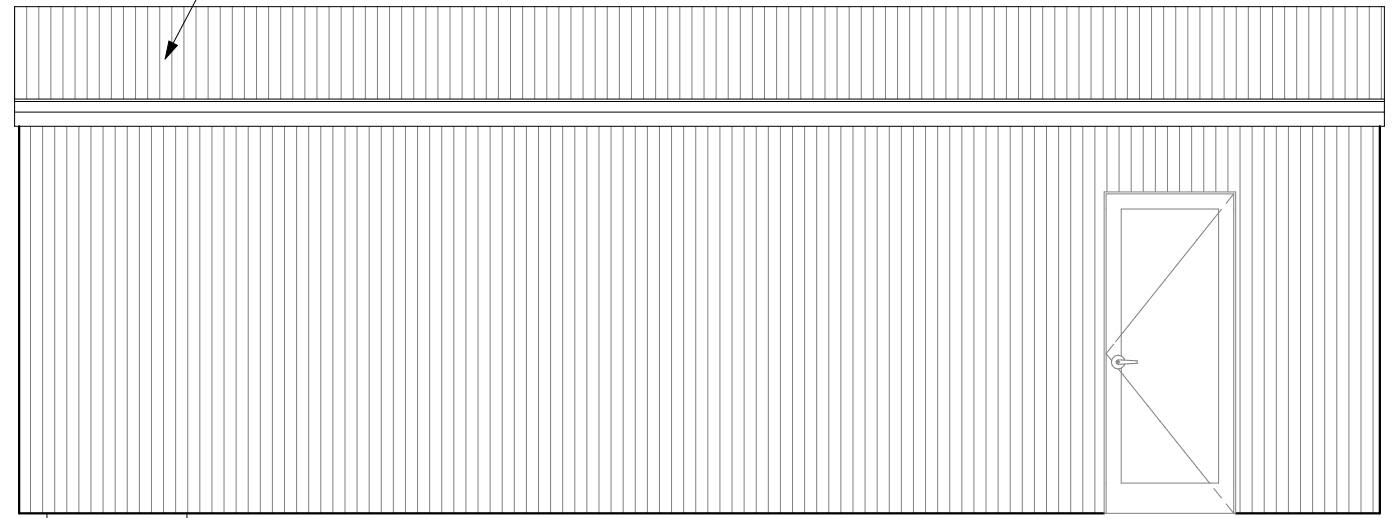
10 20 30 40 50 100 150 200
length in millimeters at full size

10 20 30 40 50 100
length in millimeters at full size

150 200
length in millimeters at full size

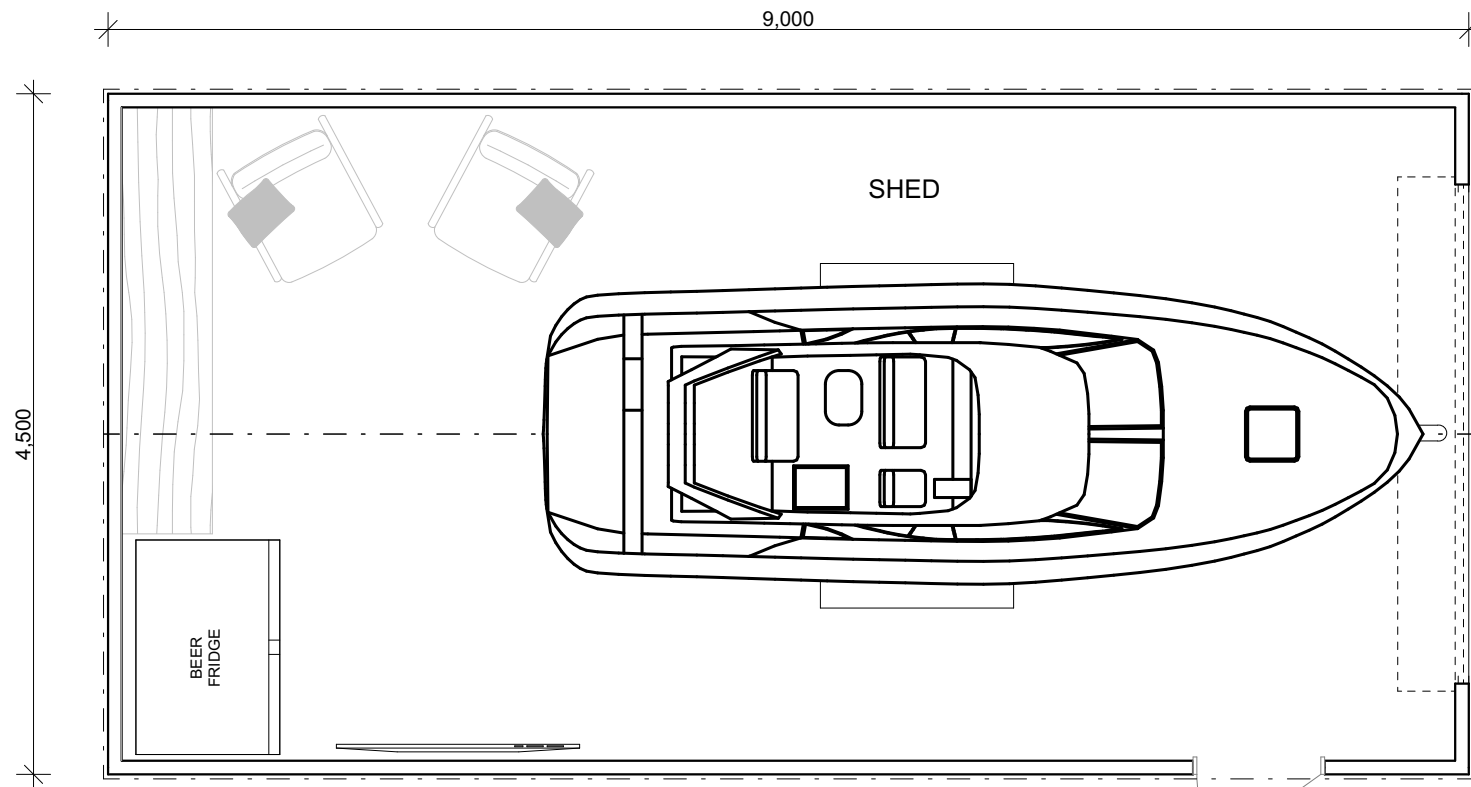


PS EAST ELEVATION
1:50

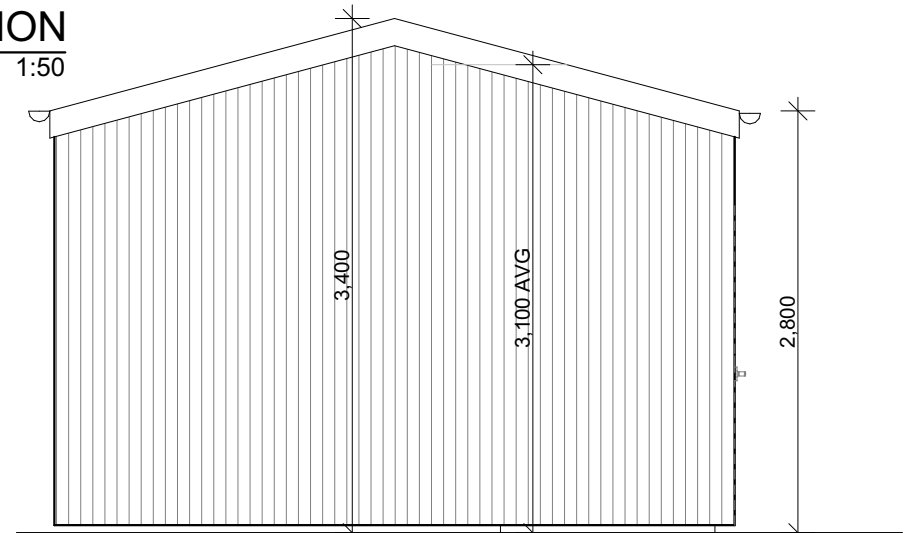


PS WEST ELEVATION
1:50

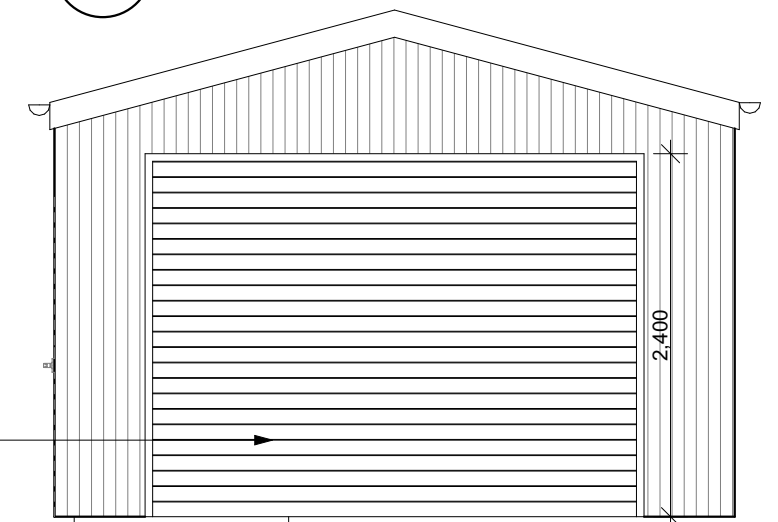
PROPOSED METAL SHEET WALL CLADDING, COLORBOND MONUMENT



SHED FLOOR PLAN
1:50



PS NORTH ELEVATION
1:50



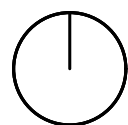
COLORBOND ROLLER
DOOR MONUMENT

PS SOUTH ELEVATION
1:50



Shape Building Design

1204 STURT ST, BALLARAT CENTRAL
VICTORIA 3350
W. SHAPEBUILDINGDESIGN.COM.AU
T. (03) 4310 7204



DRAWING TITLE:
SHED PLAN AND ELEVATION

THE BUILDER SHALL CHECK AND VERIFY ALL
DIMENSIONS AND VERIFY ALL ERRORS AND
OMISSIONS TO THE DESIGNER. DRAWINGS SHALL
NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL
ISSUED BY DESIGNER FOR CONSTRUCTION.

PROJECT NAME:
PROPOSED EXTENSION &
ALTERATIONS

PROJECT NUMBER:
SBD326005

PROJECT ADDRESS:
5 ATKINSON ST, PORT FAIRY

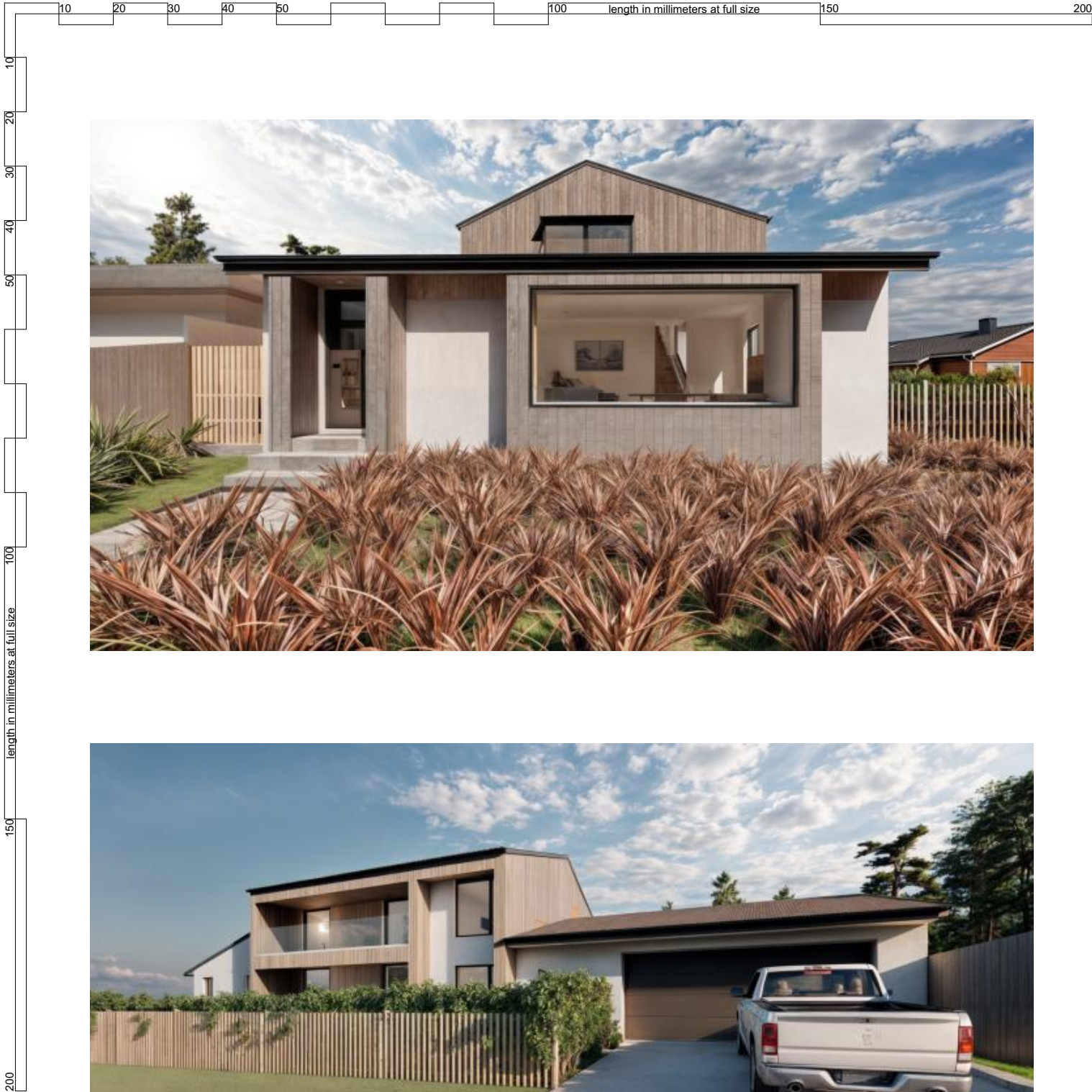
BUSHFIRE ATTACK LEVEL:
LOW

SCALE 1:50
DATE: 30/01/2025





STATUS
TOWN PLANNING

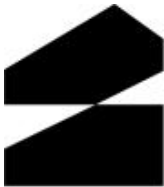
DRAWING No.

16



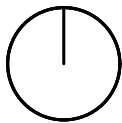
External Materials \$0.00

	Wall Cladding	Cemintel Territory Product Name	-	-	Woodland Grey Gum	Cement bonded fibrous
		Cemintel Brand	-	0 Qty	Prefinished Finish	particle panel Material
	Roofing	Monument Custom Orb Product Name	-	-	Monument	-
		Colourbond Brand	-	0 Qty	- Finish	- Material
	Render	Rendered Finish Product Name	-	-	Warm White	-
		- Brand	-	0 Qty	- Finish	- Material
	Window Frames	Aluminium Window/Door Frames Product Name	-	-	Black	-
		- Brand	-	0 Qty	- Finish	- Material



Shape Building Design

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DRAWING TITLE:
EXTERIOR VIEWS & MATERIALS

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PROJECT NAME:
PROPOSED EXTENSION &
ALTERATIONS

PROJECT NUMBER:
SBD326005

PROJECT ADDRESS:
5 ATKINSON ST, PORT FAIRY

BUSHFIRE ATTACK LEVEL:
LOW

SCALE
DATE: 30/01/2025

STATUS
TOWN PLANNING

DRAWING No.

17