

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:
37 Clarendon Street, Baddaginnie, Lot 1, TP606538
Parish of Baddaginnie

The application is for a permit to:
Use and develop land for a second dwelling

The applicant for the permit is:
Brendan Jenvey
Vivid Building Design

The application reference number is:
DA3718
P0048/24

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

An objection must:

- * be made to the responsible authority in writing;
- * include the reasons for the objection; and
- * state how the objector would be affected.

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

The Responsible Authority will not decide on the application before:

11 July 2024


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


Office Use Only


Application No.: _____ Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will 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*. If you have any questions, please contact Council's planning department.

 Questions marked with an asterisk (*) must be completed.

 If the space provided on the form is insufficient, attach a separate sheet.

 Click for further information.

Clear Form

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 37	St. Name: Clarendon Street
Suburb/Locality: Baddaginnie		Postcode: 3670

Formal Land Description *

Complete either A or B.


 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 606538
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.


 For what use, development or other matter do you require a permit? *

Proposed single storey secondary dwelling to allotment located in a low density residential zone.


The proposed dwelling is to replace a previous transportable Dependant Person's Unit structure owned by the Department of Human Services which has since been removed.

Connection to the required utilities such as stormwater, sewer, electricity and water is currently in place on the proposed building site.

The on-site septic system was previously extended to allow for the one-bedroom Dependant Person's Unit. See the attached permit and certificates from Benalla Rural City Council for approval of alterations to the septic tank system to cater for the DPU.

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 Estimated cost of any development for which the permit is required *

Cost \$ 170,000	 You may be required to verify this estimate. Insert '0' if no development is proposed.
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Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

The existing property contains an existing single storey dwelling, shed and swimming pool.

Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name: Brendan	Surname: Jenvey
Organisation (if applicable): Vivid Building Design		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 17	St. Name: Undara Road
Suburb/Locality: Myrtleford		State: VIC Postcode: 3737

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 0466 390 474	Email: brendan@vividbuildingdesign.com.au
Mobile phone:	Fax:


Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Owner *


The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.


Name:		Same as applicant <input type="checkbox"/>
Title:	First Name: Bernadette	Surname: Moloney
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 37	St. Name: Clarendon Street
Suburb/Locality: Baddaginnie		State: VIC Postcode: 3670
Owner's Signature (Optional): 		Date: 18/4/2024 day / month / year

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 11/4/2024

day / month / year

Privacy consent

I give consent to my personal information disclosed in the application to be made available for public inspection, including on Council's public website, whilst the application is being determined, in accordance with Section 51 of the Planning and Environment Act 1987.

Yes No

Signature: 

Date: 11/4/2024

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

No Yes

If 'Yes', with whom?:

Date:


day / month / year


Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?

Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Benalla Rural City Council
PO Box 227
Benalla VIC 3671

Customer Service Centre
1 Bridge Street East
Benalla VIC 3671

Contact information:

Phone (03) 5760 2600
Email: council@benalla.vic.gov.au
DX: 32230

Deliver application in person, by post or by electronic lodgement.

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

Page 1 of 1

VOLUME 03992 FOLIO 228

Security no : 124114058569X
Produced 10/04/2024 01:02 PM

LAND DESCRIPTION

Lot 1 on Title Plan 606538M.
PARENT TITLE Volume 02010 Folio 986
Created by instrument 0808429 14/08/1916

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BERNADETTE THERESE MOLONEY of 37 CLARENDON STREET BADDAGINNIE VIC 3670
AS049935P 29/03/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS049936M 29/03/2019
POLICE FINANCIAL SERVICES LTD

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

DIAGRAM LOCATION

SEE TP606538M 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: 37 CLARENDON STREET BADDAGINNIE VIC 3670

ADMINISTRATIVE NOTICES

NIL

eCT Control 17843A WISEWOULD MAHONY LAWYERS
Effective from 02/04/2019

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP606538M
Number of Pages (excluding this cover sheet)	1
Document Assembled	27/02/2024 13:47

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TITLE PLAN	EDITION 1	TP 606538M
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<p>Location of Land</p> <p>Parish: WARRENBAYNE Township: BADDAGINNIE Crown Section: 37 (PT) Crown Allotment: Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 3992 FOL 228 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 18/08/2000 VERIFIED: C.L.</p>
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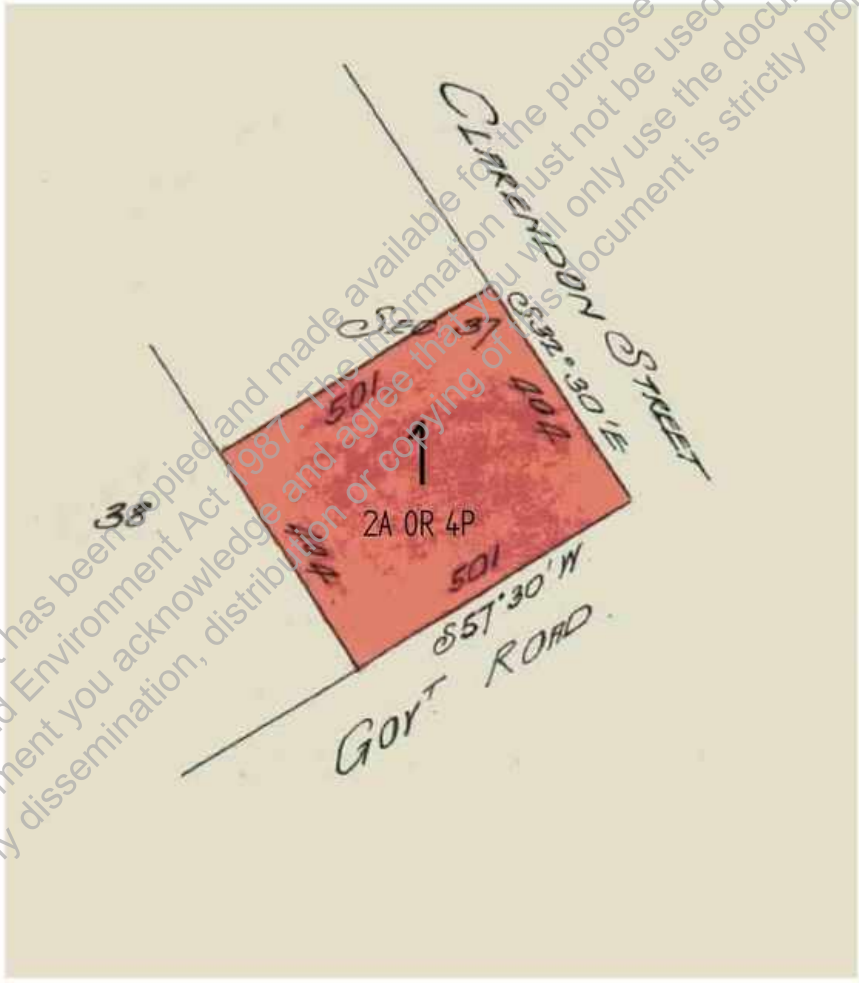


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CS 37 (PT)

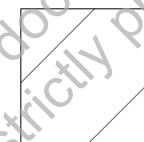
AREA TABULATION - EXISTING		
NAME	AREA	SQUARES
- EXISTING DECK	41.4 m ²	4.46
- EXISTING BEDROOM	17.6 m ²	1.89
TOTAL	59.0 m ²	6.35

EXISTING CONDITIONS LEGEND

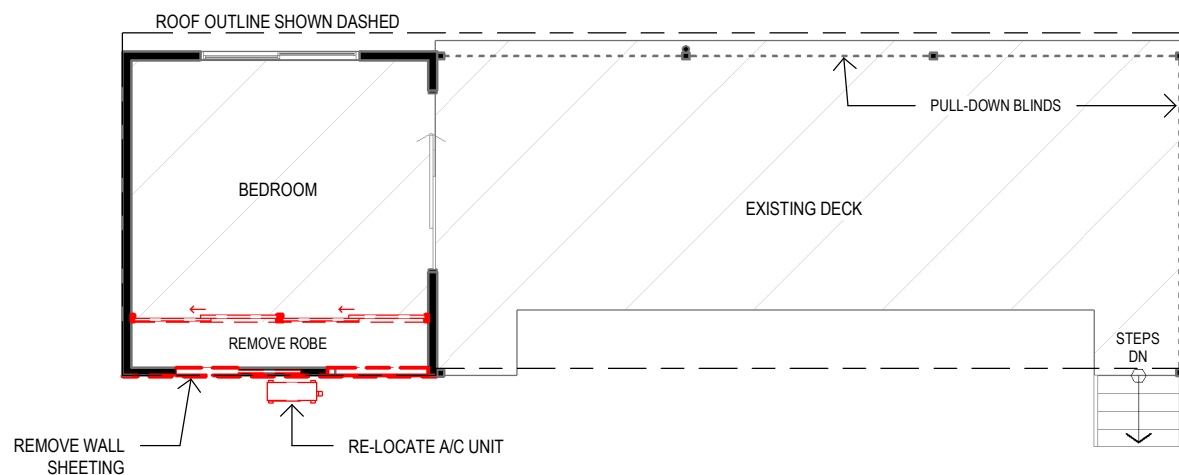
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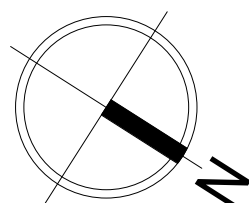
- EXISTING TO BE DEMOLISHED



- EXISTING TO REMAIN

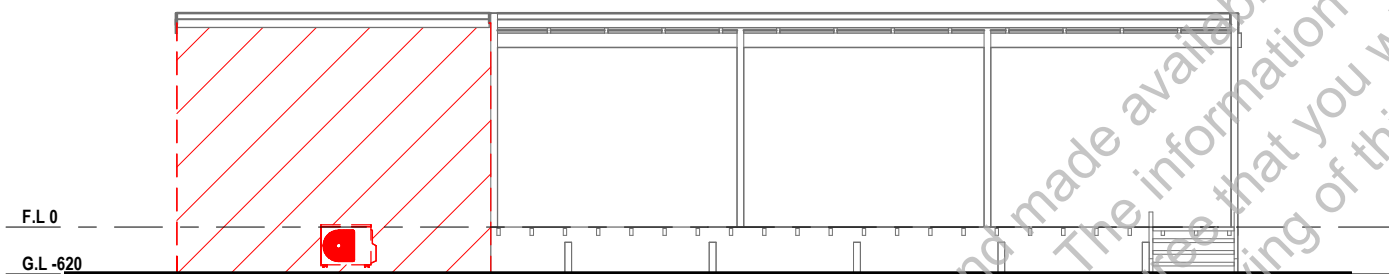


- ◻ ← EXISTING STUMPS FROM PREVIOUS TRANSPORTABLE STRUCTURE
- STORMWATER CONNECTION
- ⊙ WATER SUPPLY
- ⊙ SEWER CONNECTION
- ⊙ ELECTRICITY SUPPLY



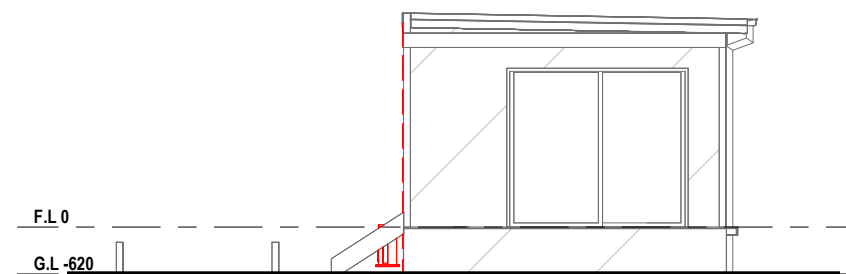
FLOOR PLAN - EXISTING

1 : 100



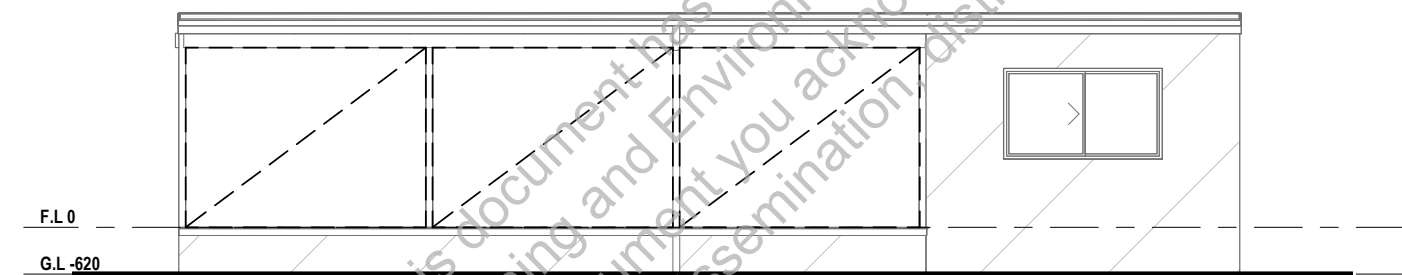
EAST ELEVATION - EXISTING

1 : 100



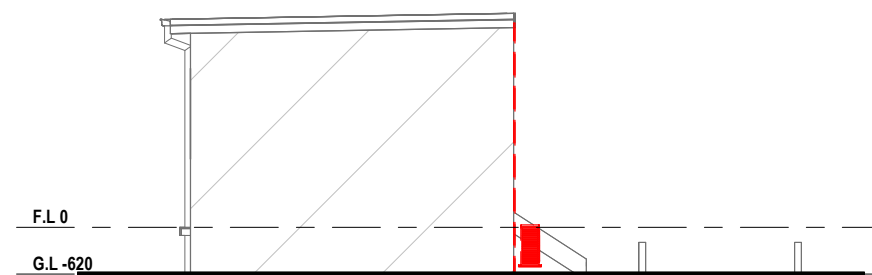
NORTH ELEVATION - EXISTING

1 : 100



WEST ELEVATION - EXISTING

1 : 100



SOUTH ELEVATION - EXISTING

1 : 100



Revision	Date	Description
TP-01	22-4-2024	TOWN PLANNING - ISSUE 1
TP-02	6-6-2024	TOWN PLANNING - AMEND 1

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL MEASUREMENTS, LEVELS AND RELEVANT DOCUMENTATION BEFORE ORDERING MATERIALS, COMMENCING SITE WORK OR FABRICATION WORK. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO VIVID BUILDING DESIGN. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS AND REPORTS.

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Project
PROPOSED SECONDARY DWELLING
Project Address
**37 CLARENDON STREET,
BADDAGINNIE VIC 3670**
Client
BERNADETTE MOLONEY

Date: 6-6-2024
Scale / Sheet Size: 1 : 100 @ A3

EXISTING CONDITIONS

Job Ref.	Issue	Sheet No.
24.06	TP-02	A02

Revision	Date	Description
TP-01	22-4-2024	TOWN PLANNING - ISSUE 1
TP-02	6-6-2024	TOWN PLANNING - AMEND 1

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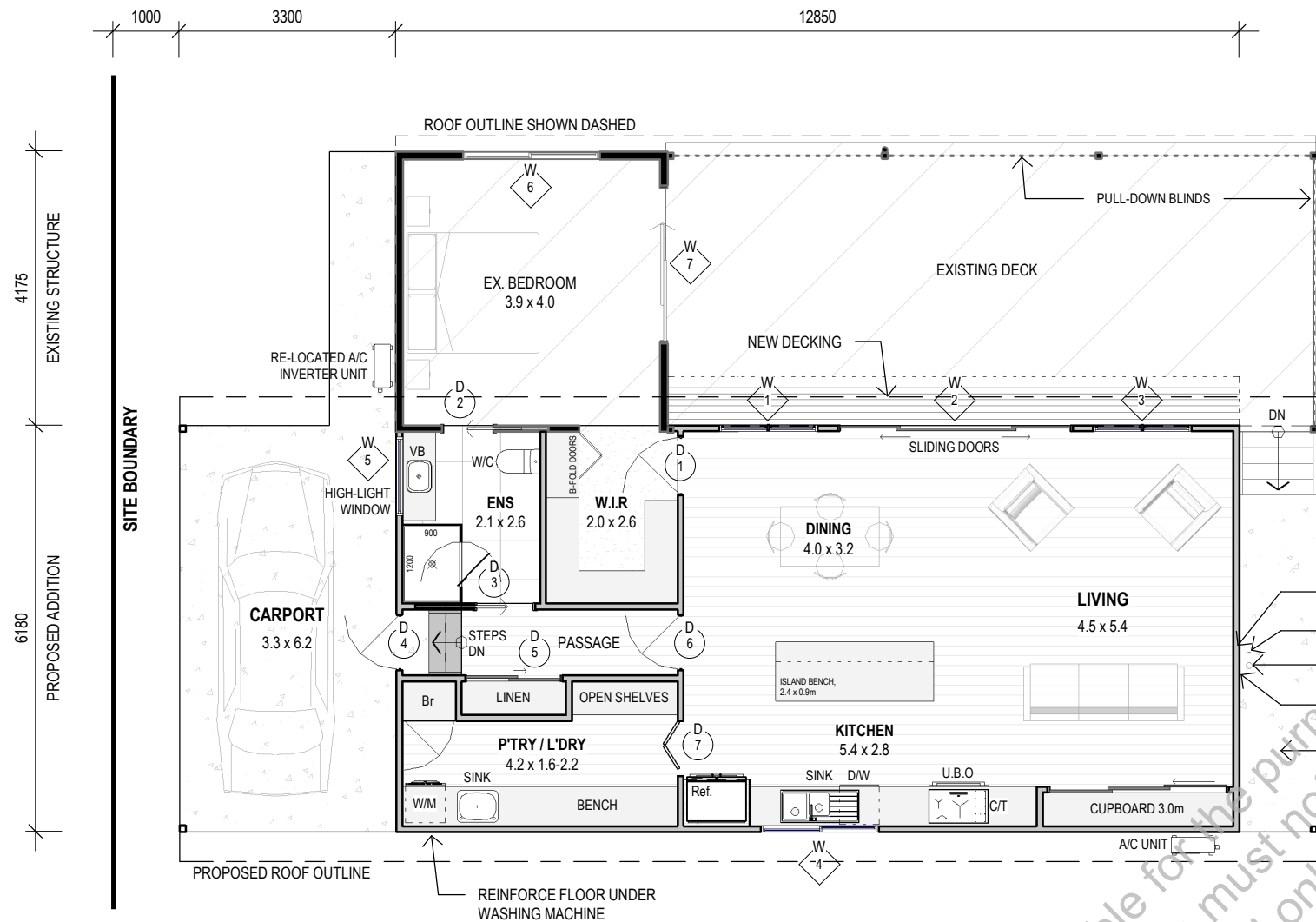
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Project
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Project Address
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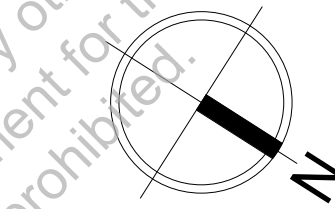
Date: 6-6-2024
Scale / Sheet Size: 1 : 100 @ A3

PROPOSED FLOOR PLAN

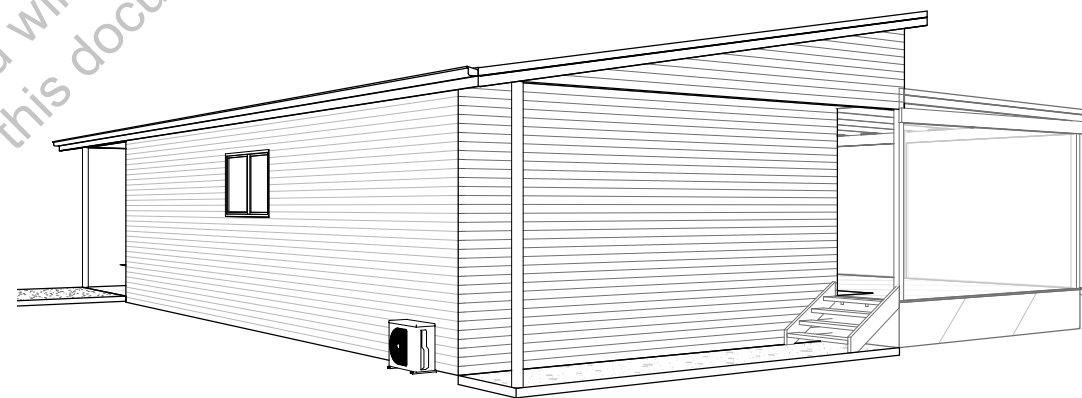
Job Ref.	Issue	Sheet No.
24.06	TP-02	A03



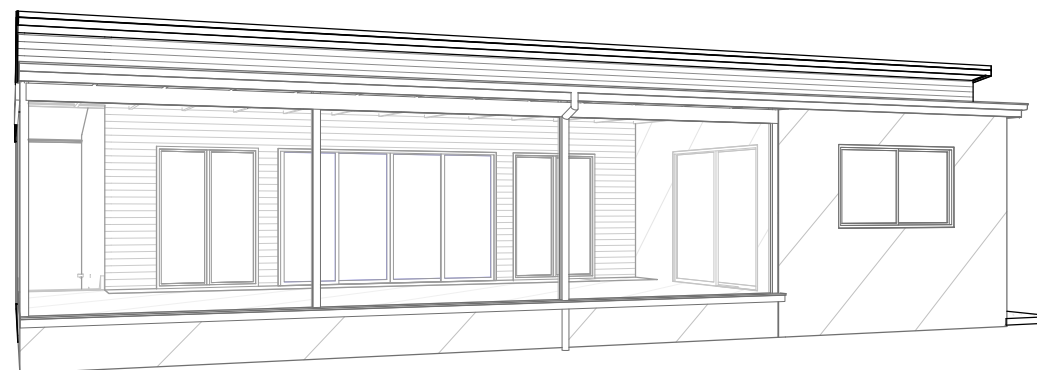
AREA TABULATION		
NAME	AREA	SQUARES
- EXISTING BEDROOM	17.6 m ²	1.89
- EXISTING DECK	41.4 m ²	4.46
PROPOSED ADDITION	78.0 m ²	8.40
PROPOSED CARPORT	21.3 m ²	2.29
TOTAL	158.3 m²	17.04



FLOOR PLAN - PROPOSED
1 : 100



3D View 1



3D View 2

WINDOW SCHEDULE

MARK	LOCATION	HEIGHT	WIDTH	NOTES	AREA
1	DINING	2100	1500	ALUMINIUM FIXED	3.15 m ²
2	DINING / LIVING	2100	3600	ALUMINIUM SLIDING DOORS	7.56 m ²
3	LIVING	2100	1500	ALUMINIUM FIXED	3.15 m ²
4	KITCHEN	1000	1800	ALUMINIUM SLIDING	1.80 m ²
5	ENSUITE	450	1200	ALUMINIUM AWNING	0.54 m ²
6	BEDROOM	1200	2100	EXISTING ALUMINIUM SLIDING WINDOW	2.52 m ²
7	BEDROOM	2100	2400	EXISTING ALUMINIUM SLIDING DOOR	5.04 m ²

DOOR SCHEDULE

MARK	LOCATION	HEIGHT	WIDTH	NOTES
1	BEDROOM	2040	870	HINGED INTERNAL
2	BED / ENSUITE	2040	820	CAVITY SLIDING
3	ENSUITE	2040	920	CAVITY SLIDING
4	PASSAGE EXTERNAL	2040	820	HINGED EXTERNAL, FULL GLAZED
5	LINEN	2340	1500	SLIDING ROBE DOORS, 2 PANEL
6	PASSAGE	2040	820	HINGED INTERNAL
7	PANTRY / LAUNDRY	2040	840	BI-FOLDING, 2x420
8	LIVING	2340	2760	SLIDING ROBE DOORS, RE-LOCATED EXISTING

Revision	Date	Description
TP-01	22-4-2024	TOWN PLANNING - ISSUE 1
TP-02	6-6-2024	TOWN PLANNING - AMEND 1

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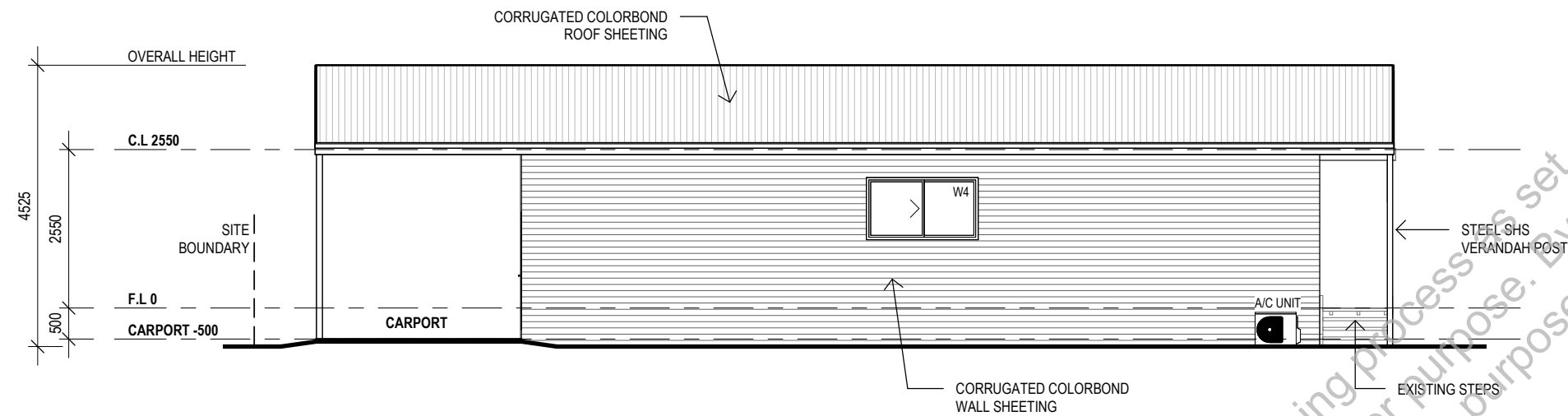
Project
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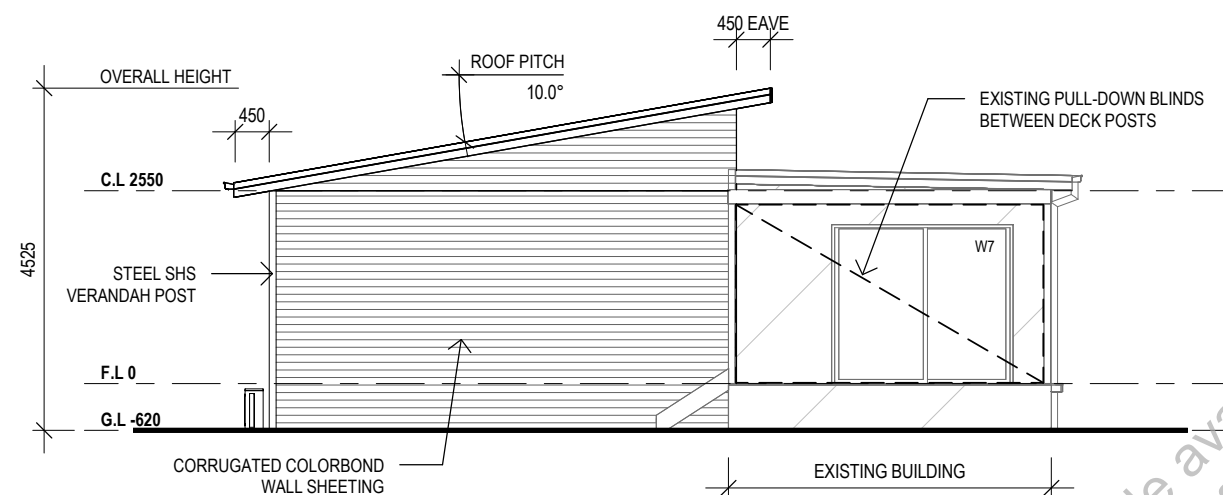
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PROPOSED ELEVATIONS

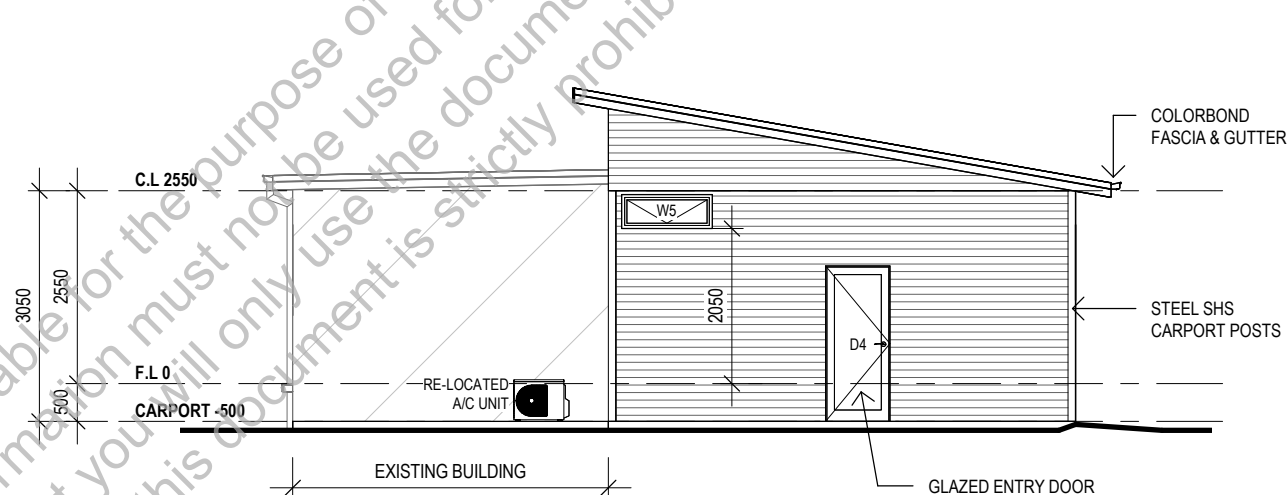
Job Ref.	Issue	Sheet No.
24.06	TP-02	A04



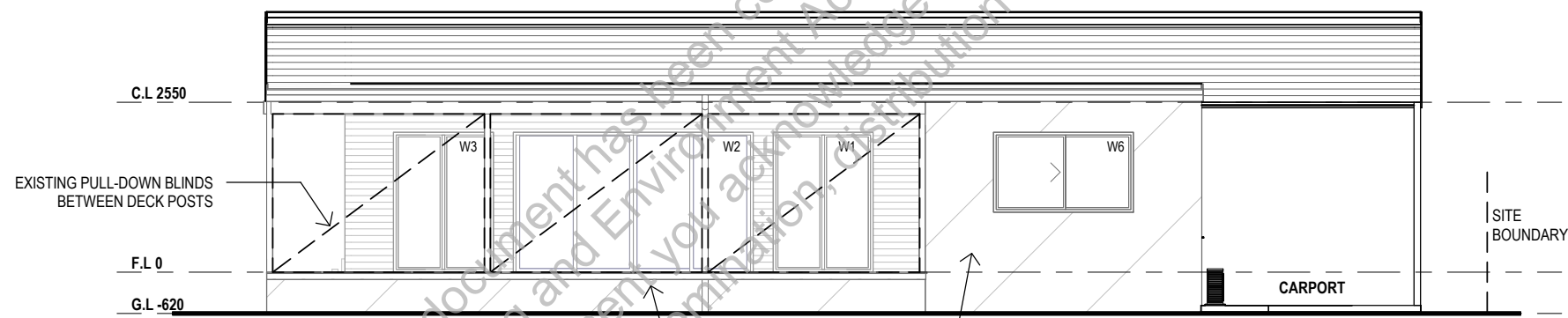
EAST ELEVATION
1 : 100



NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100

: EXTERNAL MATERIAL COLOURS :

- COLORBOND WALLS - COLORBOND SHALE GREY
- ROOF SHEETING - COLORBOND SHALE GREY
- FASCIA - COLORBOND MONUMENT
- GUTTER - COLORBOND MONUMENT
- WINDOWS & EXT. DOORS - COLORBOND MONUMENT

From www.planning.vic.gov.au at 08 February 2024 03:24 PM

PROPERTY DETAILS

Address: **37 CLARENDON STREET BADDAGINNIE 3670**

Lot and Plan Number: **Lot 1 TP606538**

Standard Parcel Identifier (SPI): **1\TP606538**

Local Government Area (Council): **BENALLA**

Council Property Number: **A12789**

Planning Scheme: **Benalla**

Directory Reference: **Vicroads 47 F3**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **Goulburn Valley Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **EUROA**

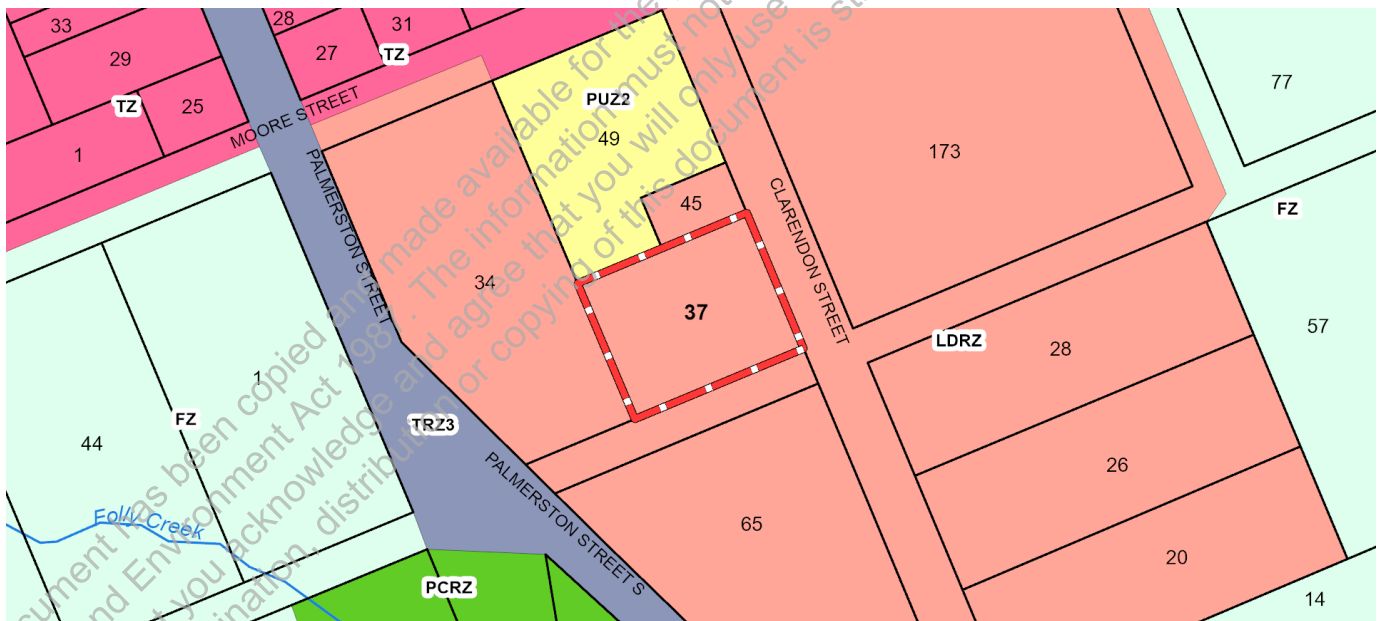
OTHER

Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



■ FZ - Farming
 ■ LDRZ - Low Density Residential
 ■ PCRZ - Public Conservation and Resource

■ PUZ2 - Public Use-Education
 ■ TRZ3 - Significant Municipal Road
 ■ TZ - Township

— Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

No planning overlay found

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Water course

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

GENERAL NOTES

- G1. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.
- G2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G3. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.
- G4. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVER STRESSED.
- G5. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT A.S. CODES INCLUDING ALL AMENDMENTS, AND LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY CONTRACT DOCUMENTS.
- G6. NO UNSPECIFIED HOLES AND CHASES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- G7. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF TILED AREAS, FLOOR WASTES SET DOWNS, LOCAL SURFACE GRADINGS AND REBATES.
- G8. PROP WALLS OVER 600 HIGH. PROPS TO REMAIN UNTIL SLAB HAS BEEN POURED FOR 7 DAYS.
- G9. ALL SERVICES ARE TO BE LOCATED BEFORE CONSTRUCTION COMMENCES

SUB GRADE PREPARATION

- S1. REMOVE 100mm TOPSOIL, INCLUDING ALL VEGETABLE MATTER (ROOTS & GRASS).
- S2. ANY SOFT AREAS SHALL BE EXCAVATED BACK TO FIRM MATERIAL AND FILLED WITH WELL COMPACTED GRANULAR MATERIAL.
- S3. THE SITE, INCLUDING HOLES SHALL BE FILLED WITH APPROVED GRANULAR MATERIAL WATERED & COMPACTED TO 95% MODIFIED DRY DENSITY IN LAYERS NOT EXCEEDING 150mm (LOOSE) UNLESS NOTED OTHERWISE.
- S4. THE WHOLE OF THE AREA BELOW THE RAFT SHALL BE BLINDED WITH 50mm SAND AND COVERED WITH A SPECIFIED MOISTURE BARRIER PRIOR TO PLACING ANY CONCRETE.
- S5. ALL TERMITE AND DAMP PROOF TO BE LOCATED AND INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE B.C.A. **NOTE REQUIREMENT FOR 0.2mm HIGH IMPACT RESISTANT DAMP-PROOFING MEMBRANE.**
- S6. COMPACTED OR ROLLED FILL. FILL TO BE PLACED IN ACCORDANCE WITH AS2870 SECTION 6. MAXIMUM ALLOWED FILL TO BE 300mm IN CLAY OR 600mm IN SAND. SHOULD THESE LIMITS BE EXCEEDED CONTACT THE ENGINEER. (ROLLED FILL IS FILL PLACED IN 150mm LAYERS AND COMPACTED WITH A RUBBER TYRED LOADER OR BOBCAT WITH A FULL BUCKET.
 1. TO BE PLACED OVER AREA STRIPPED OF TOPSOIL.
 2. TO BE PLACED IN 150 THICK LOOSE LAYERS WATERED TO ACHIEVE A UNIFORM MOIST CONSISTENCY AND COMPACTED BY ROLLING OR PLATE COMPACTOR, TO A HARD UNYIELDING SURFACE.

STRUCTURAL CONCRETE NOTES

- C1. WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 - 2001
- C2. CONCRETE QUALITY:

STANDARD TO AS 3600 CURRENT EDITION WITH AMENDMENTS				
ELEMENT	SLUMP	AGG MAX SIZE	f'c	AGG TYPE
FOOTING	100	20	20 MPa	STANDARD
SLAB	80	20	20 MPa	STANDARD
SUSPENDED SLAB	80	20	32 MPa	STANDARD
BLINDING	3% CEMENT STABILIZED SAND			
GROUT	150	10	20 MPa	N/A

- C3. CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS UNLESS OTHERWISE SHOWN:

ELEMENT	CAST AGAINST FORMS COMPLYING WITH AS 3610		CAST AGAINST GROUND OR IN
	SHELTERED LOCATIONS & NOT LATER EXPOSED	EXPOSED TO GROUND, WEATHER OR WATER	NON-GROUT TIGHT FORMS
	CONDITION 1	CONDITION 2	CONDITION 3
COLUMNS & PEDESTALS	40	50	75
BEAMS	25	40	65
FOOTINGS	N/A	50	65
SLAB & WALLS	30	30	65

ALL REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION SO AS NOT TO BE DISPLACED DURING CONCRETING ON APPROVED BAR CHAIRS AT 900 MAXIMUM CENTRES BOTH WAYS. FOR WORK IN CONTACT WITH GROUND, CHAIRS SHALL BE SUPPORTED ON PLASTIC BASES.

- C4. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C5. BEAM DEPTHS ARE WRITTEN LAST AND INCLUDE SLAB THICKNESS, FOR STRIP FOOTINGS WIDTH IS WRITTEN FIRST FOLLOWED BY DEPTH.
- C6. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION
- C7. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- C8. REINFORCEMENT SYMBOLS:
 - S STRUCTURAL GRADE DEFORMED BAR TO AS 1302
 - N HOT ROLLED RIBBED BARS TO AS 4671
 - R STRUCTURAL PLAIN ROUND BAR TO AS 4671
 - SL SQUARE MESH GRADE 500L TO AS 4671
 - RL RECTANGULAR MESH GRADE 500L TO AS 4671
 - TM TRENCH MESH GRADE 500L TO AS 4671
 - W COLD DRAWN ROUND WIRE TO AS 1302
 - DW COLD ROLLED RIBBED WIRE TO AS 4671

THE FIGURE FOLLOWING THE MESH SYMBOL DESIGNATES THE SIZE OF MESH, THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETERS.
- C9. LAP BARS 30 TIMES DIAMETER AT SPLICES UNLESS OTHERWISE NOTED. OVERLAP OUTERMOST WIRES OF FABRIC AS SHOWN:



FOR CONTINUOUS SLABS THE TOP REINFORCEMENT SHOULD BE LAPPED BETWEEN THE SLAB SUPPORTS AND THE BOTTOM REINFORCEMENT SHOULD BE LAPPED OVER THE SUPPORTS

- C10. BRICKWORK SUPPORTING SLABS, SLABS WITH PERMANENT FORM WORK (EG: BONDEK, CONDEK) AND BEAMS SHALL HAVE TWO LAYERS OF MALTHOID SLIDING MATERIAL BETWEEN THIS SURFACE AND THE CONCRETE ABOVE. SEPARATE VERTICAL FACES OF CONCRETE AND ABUTTING BRICK SURFACE WITH 10mm THICK JOINTING MATERIAL. BETWEEN CONCRETE AND BRICKWORK BUILT OFF MALTHOID, TO AS 1304.
- C11. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFIED BY THE ENGINEER. THE SURFACE OF THE SET CONCRETE SHALL BE ROUGHENED, CLEANED OF ALL LOOSE AND FOREIGN MATERIALS AND PAINTED WITH A THIN COAT OF CEMENT GROUT OF CREAMY CONSISTENCY, BEFORE CONTINUING THE FOLLOWING POUR.
- C12. COMPACTION OF CONCRETE DURING PLACING SHALL BE BY MECHANICAL VIBRATORS.
- C13. CURING OF ALL CONCRETE SURFACES SHALL BE CARRIED OUT IMMEDIATELY AFTER FINISHING, AS SPECIFIED, BY COVERING WITH POLYTHENE OR CONTINUOUS WETTING FOR A MINIMUM OF 7 DAYS.
- C14. POLISHED CONCRETE SURFACES REQUIRE GREATER ATTENTION TO CURING BECAUSE THE SURFACES ARE EXPOSED. WE RECOMMEND WET HESSIAN CURING FOR 7 DAYS MINIMUM. IF THE CONCRETE IS NOT CURED PROPERLY THEN THE POTENTIAL FOR CRACKING INCREASES.
- C15. FINISH TO SLAB SHALL BE APPLIED WITH A POWER FLOAT, TILED AREAS OF SLAB SHALL BE LEFT ROUGH FOR FIXING OF FLOOR TILES.
- C16. PROVIDE POLYTHENE VAPOUR BARRIER TO THE TOTAL AREA OF SLAB, TAPE JOINTS AND LAP 200mm.
- C17. SHRINKAGE CONTROL JOINTS WHERE SPECIFIED, SHALL BE SAWCUT AS SOON AS POSSIBLE AFTER CASTING SLAB AND WITHIN 24 HOURS.

SITE DRAINAGE

- D1. DRAINAGE AND GRADING SHALL BE PROVIDED TO PREVENT SURFACE WATER COLLECTING ADJACENT TO BUILDING EDGE, PROVIDE A MINIMUM FALL OF 1:20 FOR THE FIRST 1m U.N.O.
- D2. EXCAVATIONS NEAR THE BUILDING EDGE SHALL BE BACK FILLED IN SUCH A MANNER TO PREVENT ACCESS OF WATER TO FOUNDATION.
- D3. TOP EDGE OF SLAB TO BE A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVEL THIS HEIGHT CAN BE REDUCED TO 50mm NEAR ADJOINING PAVED AREAS U.N.O.

NOTE

TO GUARANTEE COMPLIANCE WITH ALL DESIGN REQUIREMENTS WE RECOMMEND AN INSPECTION.

- 1) AT COMPLETION OF EARTH WORKS PRIOR TO PLACING PLASTIC MEMBRANE.
- 2) PRE-POUR WITH ALL STEEL & BOXING IN PLACE.

A	FIRST ISSUE	31/05/24	CD
REV.	AMENDMENTS	DATE	INIT.

PRINTED : 04/06/2024 BY: CALLUM DWYER

CLIENT:
VIVID BUILDING DESIGN

PROJECT REFERENCE: **801036**



391 TOWNSEND STREET ALBURY NSW 2640
PHONE (02) 60217233 FAX (02) 60412579
EMAIL consulting@sje.com.au

TITLE:
**PROPOSED DRIVEWAY SLAB
FOR BERNADETTE MOLONEY
AT 37 CLARENDON STREET
BADDAGINNIE, VIC**

DESIGN: MARK WALLACE	DRAWN: CALLUM DWYER	A3
CHECKED:	DRAWING NO.	REVISION
SHEET: 1 OF 2	801036-S01	A



Building Act 1993

Section 238(1)(a)

Building Regulations 2018

Regulation 126

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

This certificate is issued to:

**BUILDING SURVEYOR
BENALLA CITY COUNCIL
1 BRIDGE STREET EAST
BENALLA VIC 3672**

This certificate is issued in relation to the proposed building work at:

37 CLARENDON STREET, BADDAGINNIE VIC Postcode: 3670

Nature of proposed building work

Construction of a **NEW SINGLE STOREY DWELLING**

Prescribed class of building work for which this certificate is issued: 10A

Design or part of the design of building work relating to **INFILL SLAB**

Documents setting out the design that is certified by this certificate.

Document no.	Document date	Type of document (e.g. drawings, computations, specifications, calculations etc.)	Number of pages	Prepared by
801036 Rev A	May 2024	Drawings	S01-S02	C Dwyer

The design certified by this certificate complies with the following provisions of Building Act 1993, Building Regulations 2018 or *National Construction Code 2022*.

Act, Regulation or NCC	Section, Regulation, Part, Performance Requirement or other provision
NCC	Volume 2 Section H1D2

I prepared the design, or part of the design, set out in the documents listed above.

I certify that the design set out in the documents listed above complies with the provisions set out above.

I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

Engineer

Name:

Mark Wallace BEng (Hons) MIEAust

Address:

391 Townsend St, ALBURY

Email:

mark@sje.com.au

Building practitioner registration category and class:

Engineer

Building practitioner registration no:

PE 0001963

Date of issue of certificate:

6th June 2024

Signature: