



This Plan is the endorsed plan referred to in Planning Permit No. 45/2025/05P

Plan: 1 of 4
Date: 03/09/2025

[Signature]
Signature for the Responsible Authority
THIS IS NOT A BUILDING APPROVAL

EXPLANATORY NOTES

ANY MEASUREMENTS ANNOTATED ON THE PLAN SUPERSEDE MEASUREMENTS TAKEN FROM A DIGITAL COPY OF THE PLAN. MEASUREMENTS SHOULD NOT BE TAKEN FROM A DIGITAL VERSION OF THIS PLAN WITHOUT PRIOR CONSULTATION OF OUR OFFICE.

ACCURACY OF LEVELS +/-0.02m
ACCURACY OF FEATURES +/-0.05m

THE LOCATION OF FEATURES ON ADJOINING PROPERTIES IS APPROXIMATE ONLY

ONLY SIGNIFICANT VEGETATION HAS BEEN SHOWN ON THIS PLAN. TREE CANOPY IS INDICATIVE ONLY

ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN

ALL LEVELS AND CONTOURS ARE TO AN ARBITRARY HEIGHT DATUM

SEE SHEET 2 FOR WINDOW AND DOOR HEIGHT DETAILS

WARNING

THIS IS NOT A PLAN OF TITLE BOUNDARY RE-ESTABLISHMENT

LOCATION OF FENCES OR PEGS HAVE NOT BEEN CHECKED WITH TITLE

THE EXISTENCE OF EASEMENTS HAS NOT BEEN INVESTIGATED

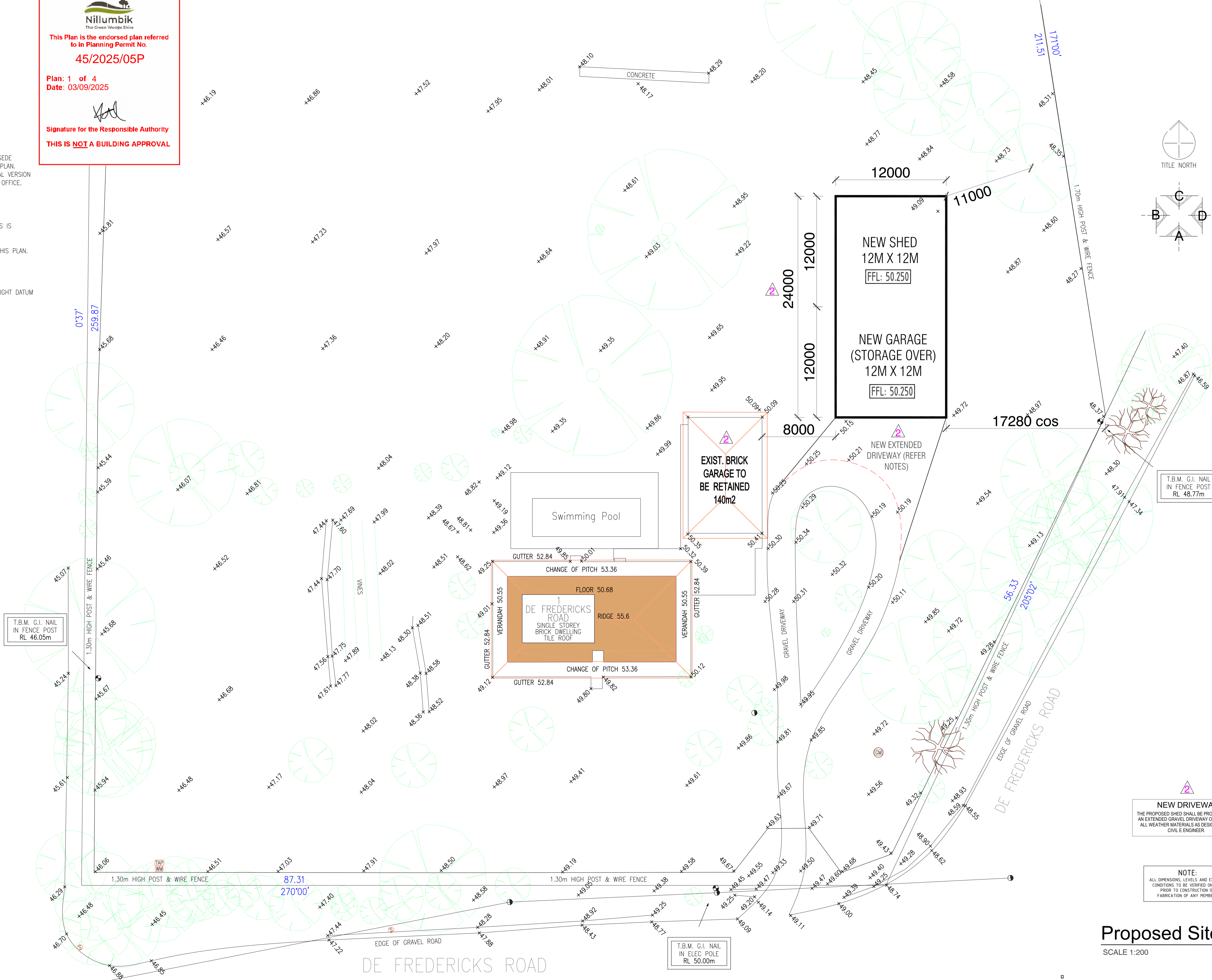
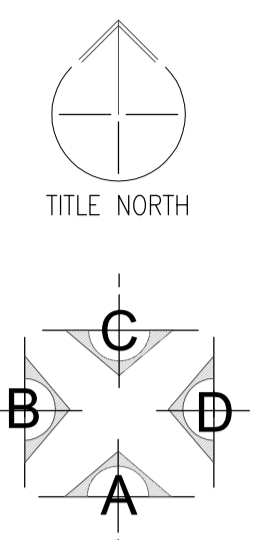
THIS PLAN IS FOR ARCHITECTURAL AND PLANNING PURPOSES ONLY

DIMENSIONS SHOWN ACCORD WITH THOSE ON TP 239725

LEGEND

- ELECTRICITY POLE & OVERHEAD WIRES
- WATER METER
- GAS CYLINDER
- SIGN
- GATE
- WINDOW (HABITABLE ROOM)
- WINDOW (NON-HABITABLE ROOM)
- DOOR
- TREE
- DEAD TREE
- APPROX. TITLE BOUNDARY
- FENCE
- CONTOUR LINE
- LOCATION OF LEVEL
- TOP OF BANK
- TOE OF BANK

T.B.M. G.I. NAIL IN FENCE POST
RL 46.05m

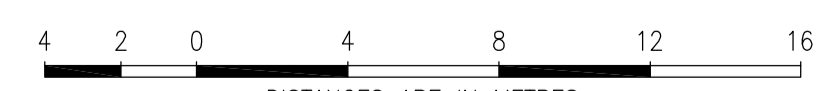


NEW DRIVEWAY:
THE PROPOSED SHED SHALL BE PROVIDED WITH AN EXTENDED GRAVEL DRIVEWAY OF SUITABLE ALL WEATHER MATERIALS AS DESIGNED BY A CIVIL ENGINEER.

NOTE:
ALL DIMENSIONS, LEVELS AND EXISTING CONDITIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION OR FABRICATION OF ANY MEMBERS

Proposed Site Plan

SCALE 1:200



DISTANCES ARE IN METRES
ORIGINAL SCALE 1:200
ORIGINAL SHEET SIZE A1

PLANNING

T COOPER & ASSOCIATES
LAND SURVEYORS
SUBDIVISION CONSULTANTS
PO BOX 906, ELTHAM VIC 3095
P: 9439 8059 M: 0418 997 962
Email: info@tcooper.com.au

PLAN 1 OF 1	VERSION 1
CONTOUR INTERVAL	0.2m
DATE OF SURVEY	01/05/2018
DRAWN	N. DORMAN
REF No.	16085

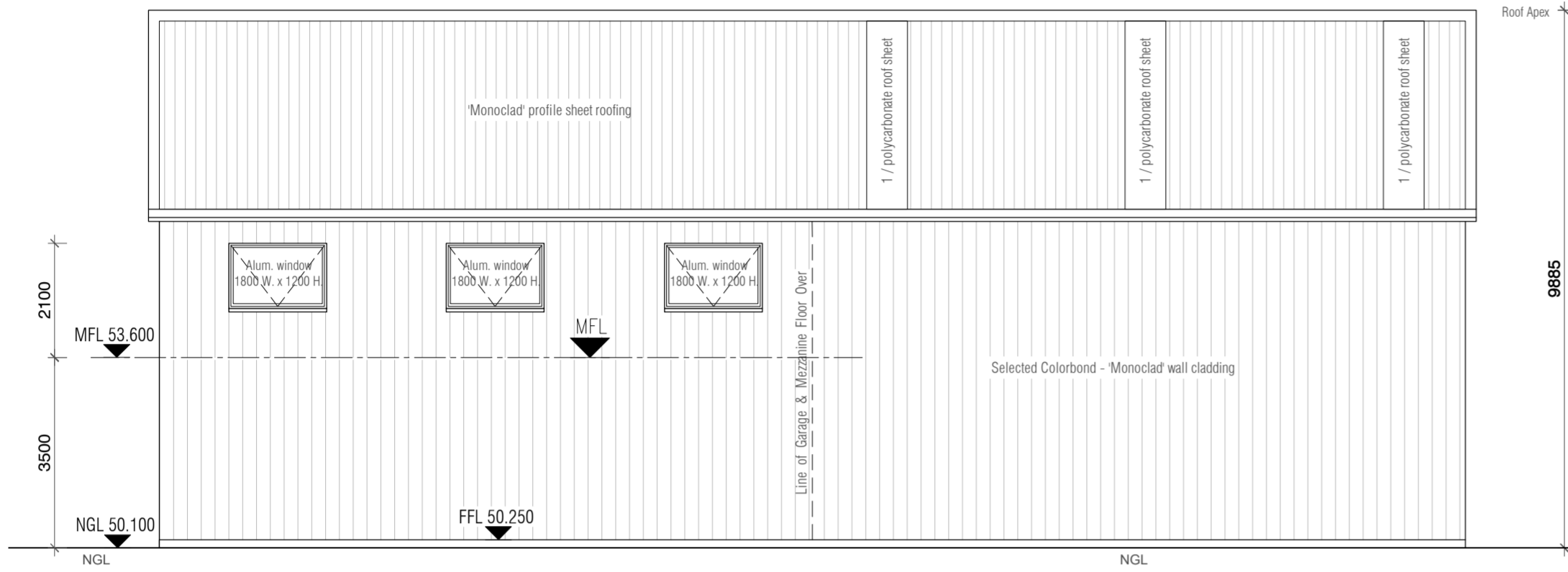
PLAN OF FEATURE SURVEY OF
1-15 DE FREDERICKS ROAD
YARRABAT 3091
LOT 1 ON TP239725H

DO NOT SCALE

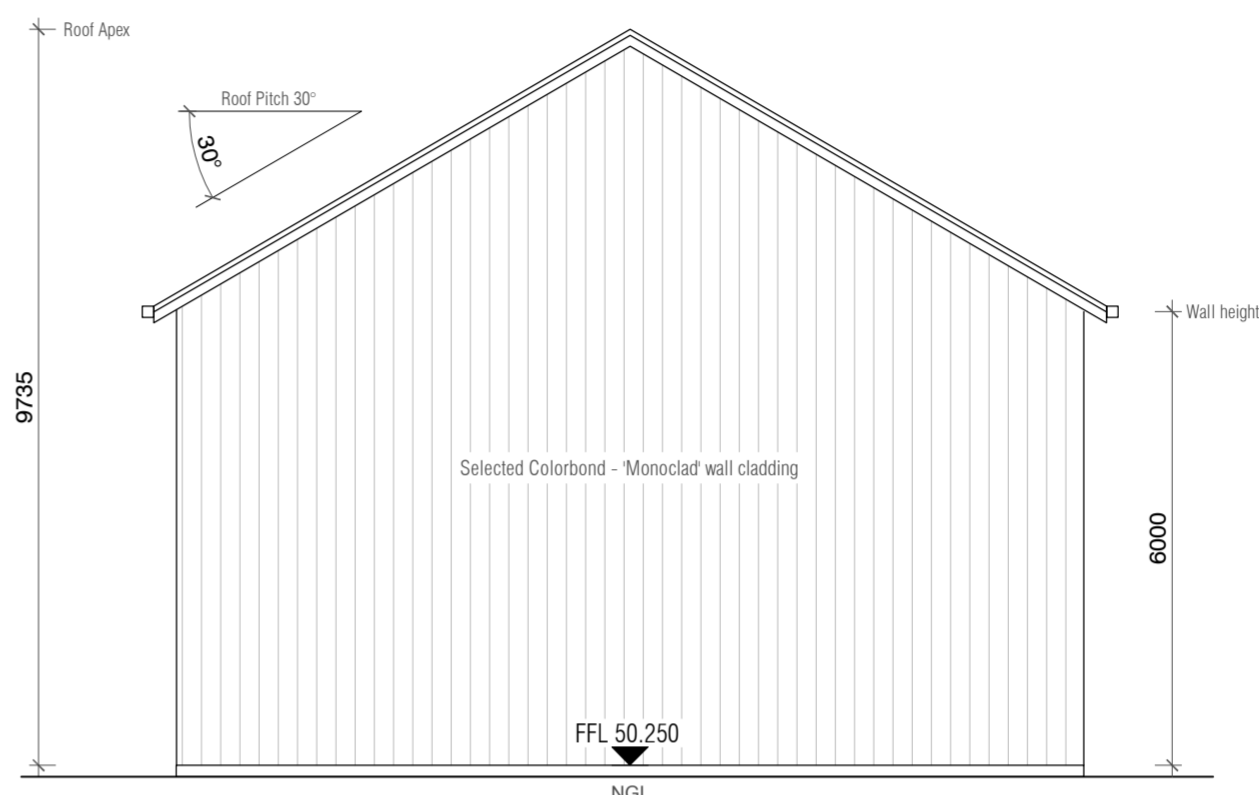
Rev No.	Revision Description	Date
3	MATERIAL & COLOUR SCHEDULE ADDED	25.08.25
2	AMEND'TS AS SHOWN AS REQ. BY COUNCIL	10.06.25
1	AMEND'TS AS SHOWN AS REQ. BY COUNCIL	05.03.25
0	FOR CLIENT REVIEW	29/12/24


This Plan is the endorsed plan referred to in Planning Permit No. 45/2025/05P
Plan: 3 of 4
Date: 03/09/2025

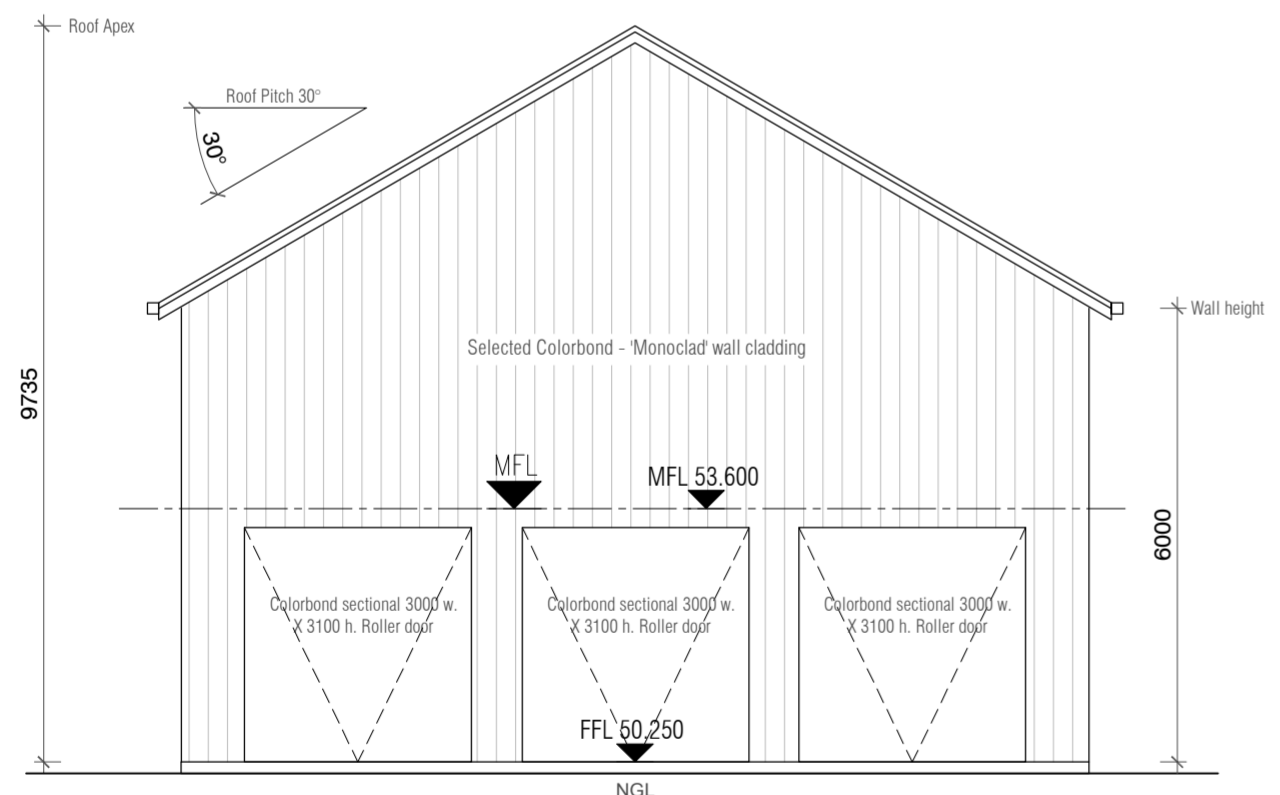
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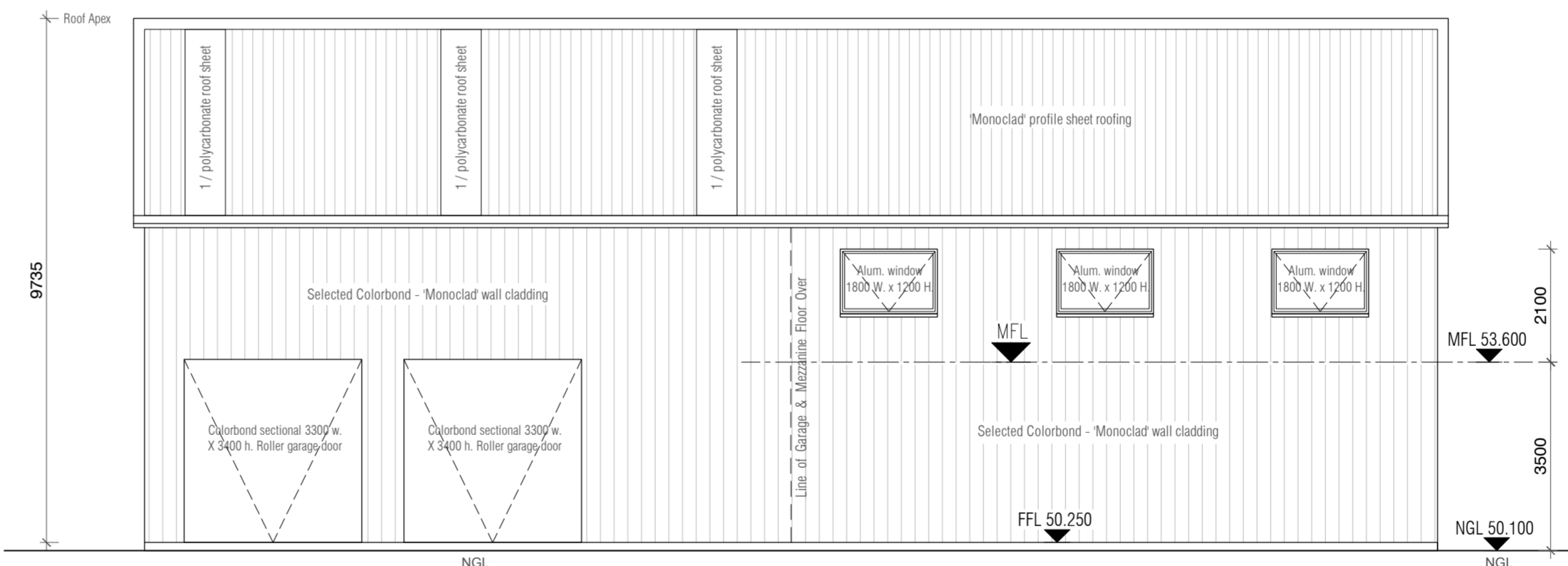
Elevation 'D'
SCALE 1:100



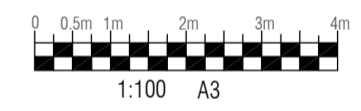
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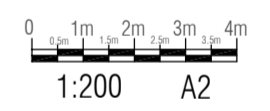
Elevation 'A'
SCALE 1:100



Elevation 'B'
SCALE 1:100



PLANNING



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This Drawing must not be used for Construction unless Stamped as Approved by Building Surveyor

Designed	Status	BUILDING PERMIT
Drawn	AJN	
Scale	AS SHOWN	

Client and job description: **Brooke Foenander Proposed New Shed & Alfresco & Balcony**


Address: **1-15 De Fredericks Road Yarrambat**

Description: **Proposed Elevations**

A2	Dr. No.	TP-03/3	Rev	3
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PLANNING

Disclaimer:
 DIMENSION OFFSETS SHOWN FROM BOUNDARY LINES ARE ASSUMED ONLY. ACTUAL BOUNDARIES SHALL BE CONFIRMED & FENCE LOCATIONS SHALL BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY WORK


 Building Practitioner Registration
 ANDREW J NOVAK DP-AD1936

PLOT DATE: 10.06.2025

Outbuildings Bushfire Management Plan – 1-15 De Fredericks Road, Yarrambat



Prepared By: Mecone
 Version: 1
 Date: 26/08/2025

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed



Bushfire Protection Measures

a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to 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 3 metres 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 square 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 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Requirement

- Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.
- Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 53.02-5.

Table 7 Outbuilding construction requirement

Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- Doorways – by FRL -/60/30 self-closing fire doors
- Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.