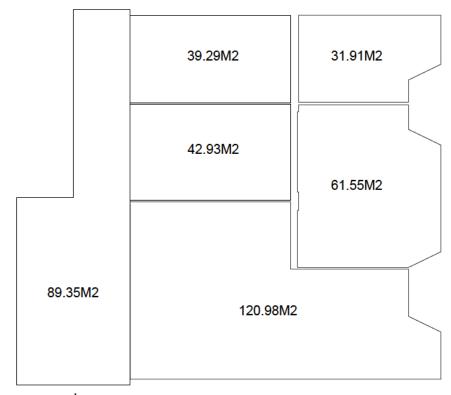


site plan 1:200



area plan 1:200

PLANNING PROPERTY REPORT

ADDRESS:	86-92 HENTY ST, CASTERTON, 3311
LOT & PLAN NUMBER:	LOT 1-4 - LP14885
MUNICIPALITY:	GLENELG SHIRE
COUNCIL PROPERTY NUMBER:	80115092
PLANNING ZONE:	COMMERCIAL ZONE (C1Z)
OVERLAYS:	HERITAGE

JAMB STUDS: SHEET ROOF

90 x 45 MGP10 PINE

2/90 x 35 MGP10 PINE

2/90 x 45 MGP10 PINE

3/90 x 45 MGP10 PINE

GRADE EXPOSURE

HAZARD LEVEL SELECTION GUIDE

INSIDE ABOVE GROUND

INSIDE ABOVE GROUND

OUTSIDE IN GROUND CONTACT OR FRESH WATER

H6 MARINE WATER EXPOSURE

OUTSIDE ABOVE GROUND

OUTSIDE IN GROUND CONTACT

OPENING WIDTH MAX

2100MM

3300MM

5400MM

STUD SIZE

CORROSION PROTECTION FOR ALL TIES

EXPOSURE CONDITIONS	TIE SPECIFICATIONS		
LESS THAN 1 kM FROM BREAKING SURF; OR LESS THAN 100M FROM SALT WATER NOT SUBJECT TO BREAKING SURF; OR WITHIN HEAVY INDUSTRIAL AREAS.	- GRADE 316 OR 316L STAINLESS STEEL. - ENGINEERED POLYMER		
1 kM OR MORE BUT LESS THAN 10 kM FROM BREAKING SURF; OR 100 M OR MORE BUT LESS THAN 1 kM FROM SALT WATER NOT SUBJECT TO BREAKING SURF.	- SHEET STEEL TIES GALVANISED AFTER MANUFACTURE @ 470 G/M₂ ON EACH SIDE GALVANISED WIRE TIES @ 470 G/M₂COATING MASS.		
ALL OTHER AREAS	- TIES MANUFACTURED FROM GALVANISED SHEET STEEL Z600SHEET METAL TIES GALVANISED AFTER MANUFACTURE @ 300 G/M₂ ON EA SIDE.		

VICTORIAN BUILDING PRACTITIONERS DPAD - 25419

CONSTRUCTION NOTES

- 1. ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.
- 2. TREATED PINE HAZARD LEVEL TREATMENT SHALL BE AS FOLLOWS:

H1 INSIDE ABOVE GROUND

H2 INSIDE ABOVE GROUND

H3 FOR OUTDOORS TIMBER ABOVE GROUND LEVEL H4 FOR OUTDOOR TIMBER IN GROUND (PERGOLA,

H5 FOR SEVERE WET CONDITIONS (HOUSE STUMPS, RETAINING WALLS)

H6 MARINE WATER EXPOSURE

ALL TREATED PINE MUST BE MINIMUM STRESS GRADED MGP10

3. WHERE POINT LOADS OCCUR DUE TO ROOF TRUSSES OR THE LIKE, A DOUBLE STUD SHALL BE INSTALLED DIRECTLY BENEATH THE CONCENTRATED LOAD. IF THIS OCCURS OVER A LINTEL THEN THE LINTEL SHALL BE RESIZED IN ACCORDANCE WITH AS1684.DESIGNER SHOULD BE ADVISED OF ANY POINT LOADS TO LINTELS OR LOAD BEARING WALLS.

4. ALL TIMBER SIZING, DETAILING, AND SELECTION SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH AS1684.2-2021 NATIONAL TIMBER FRAMING CODE. UNLESS DENOTED ON THE PLANS, SPECIFIED TIMBER MEMBERS CANNOT BE SUBSTITUTED UNLESS WRITTEN PERMISSION FROM THE DESIGNER IS OBTAINED.

5. BUILDER/OWNER TO VERIFY WITH TRUSS MANUFACTURER LOCATION OF HOT WATER/AIR CONDITIONING OR SOLAR PANELS TO ALLOW REQUIRED TRUSS STRENGTHENING.

6. IF BUILDING IS IN CORROSION ZONE, ALL METAL COMPONENTS USED FOR STRUCTURAL WORK WHETHER INTERNAL OR EXTERNAL SHALL BE GALVANISED IN ACCORDANCE WITH AS1214, AS1397, AS1650. SEE TABLE

7. ALL MEASUREMENTS ARE TO BE VERIFIED BY BUILDER/OWNER PRIOR TO CONSTRUCTION AND/OR ORDERING COMPONENTS. ANY DISCREPANCIES/MISUNDERSTANDINGS TO BE RELAYED TO DESIGNER IMMEDIATELY

8. DENOTES HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP TO AS3786. IF MORE THAN ONE DETECTOR FITTED THEY MUST BE INTERCONNECTED

	Heritage notes		13.03.2025
	Issued for construction		24.01.2025
	Issued for internal review		22.11.2024
	Issued for internal review		08.11.2024
	Issued for internal review		25.10.2024
isio	n description	by	date

SETTING OUT OF THE WORK IS THE RESPOSIBILITY OF THE CONTRACTOR.
ALL DIMENSIONS TO BE TAKEN FROM THE DRAWING. DO NOT SCALE FROM THE DRAWING. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE DRAFTSMAN THIS DRAWING SHALL BE READ IN CONJUCTION WITH THE SPECIFICATIONS HESE DRAWINGS ARE COPYRIGHT PROTECTED & MUST NOT BE COPIED WITHOUT WE ONSENT FROM TOTAL DESIGN & DRAFTING.

Total Design & Drafting

BUILDING DESIGNERS & MECHANICAL DRAFTSMEN PO BOX 1669 MT. GAMBIER, SA 5290 Email: drafting@totaldesign.com.au Web: www.totaldesign.com.au PHONE: 08 87231288

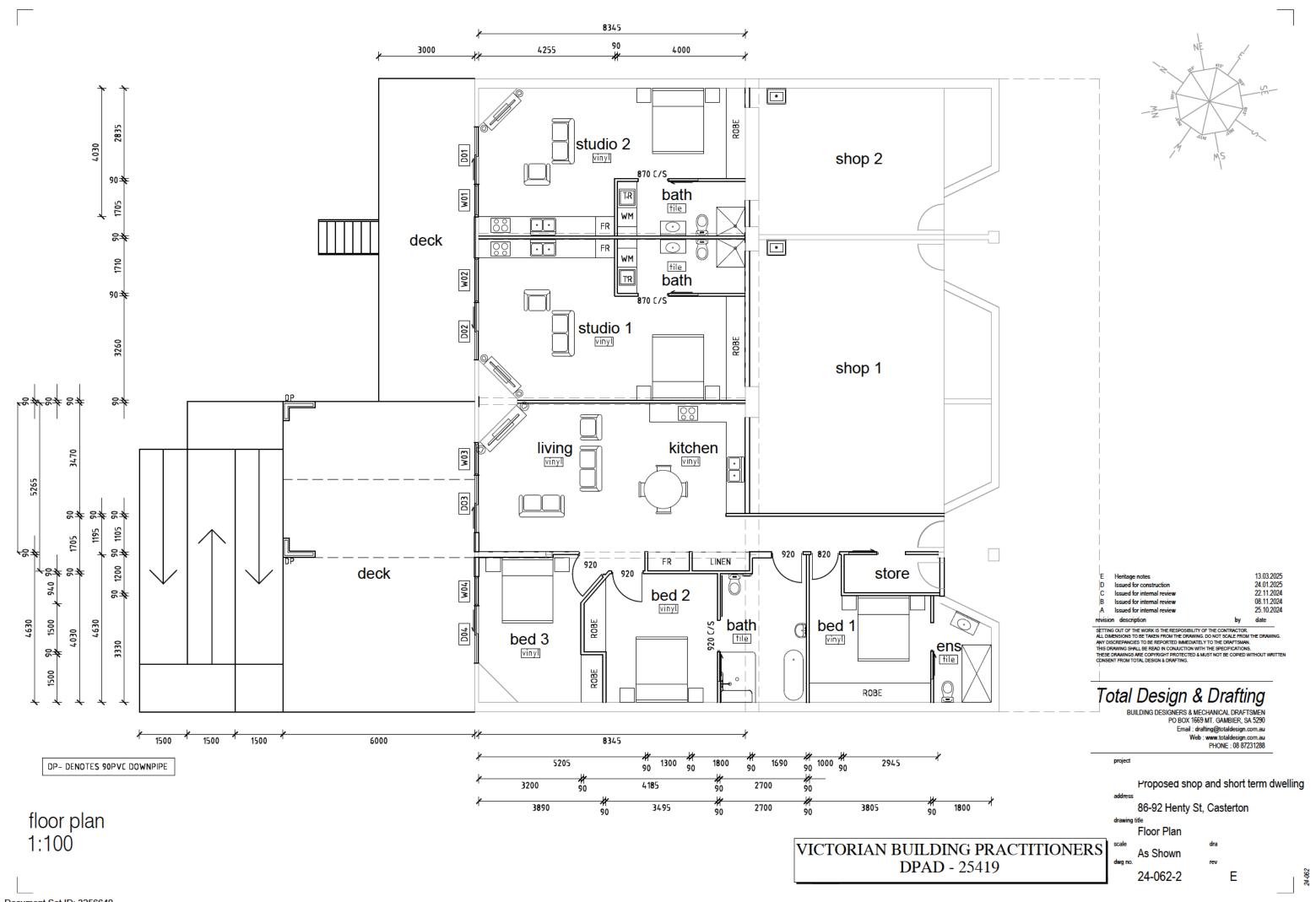
Proposed snop and short term dwelling 86-92 Henty St, Casterton

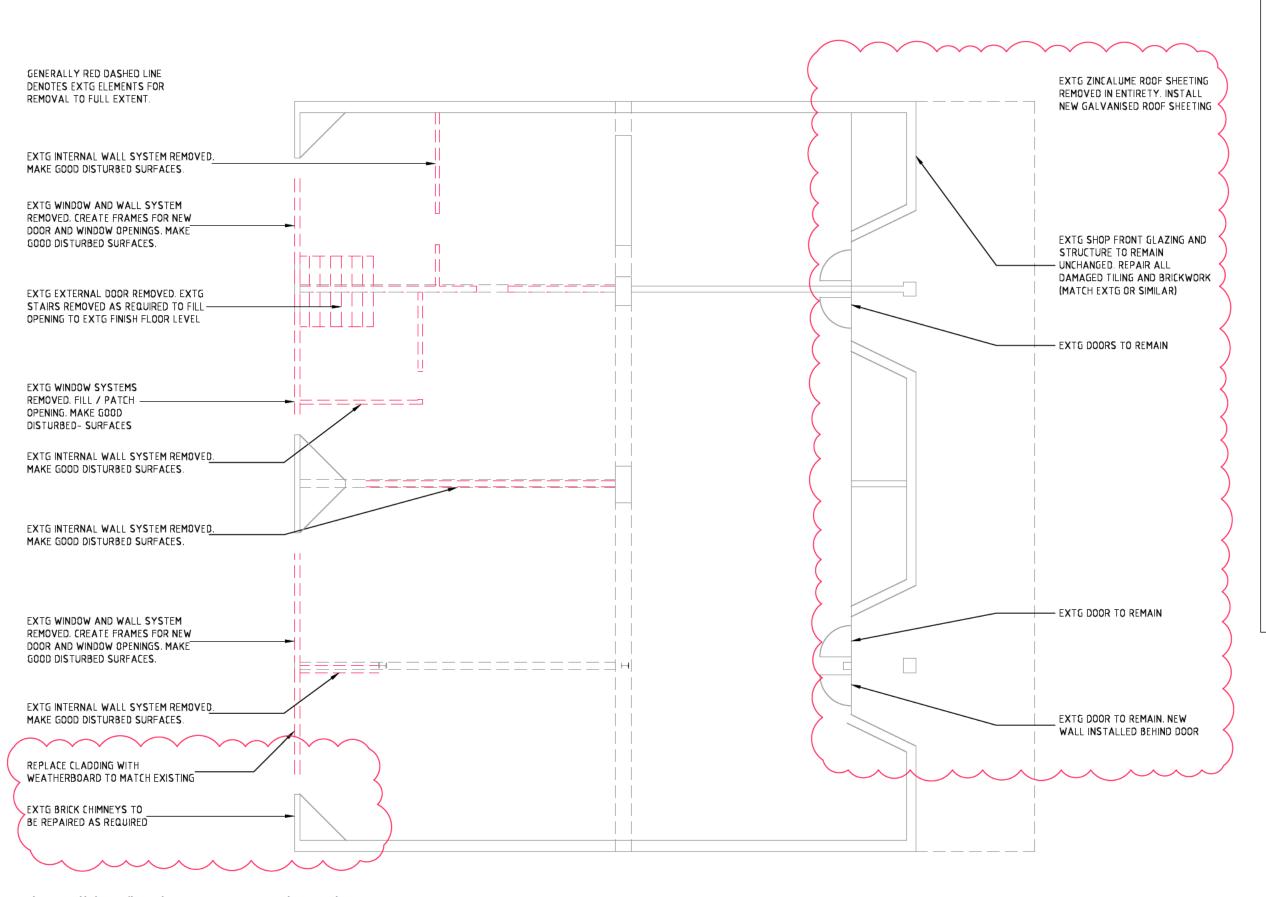
Site Plan

As Shown

24-062-1

Document Set ID: 3256640





demolition/heritage restoration plan 1:100

VICTORIAN BUILDING PRACTITIONERS DPAD - 25419

NOTE:

SAFETY.
ENSURE THAT THE SECURITY OF ALL
BUILDINGS IS MAINTAINED AT ALL TIMES.

REMOVAL OF SERVICES NOT TO BEGIN UNTIL SUPPLY HAS BEEN ISOLATED OR RE-ROUTED.

DETERMINE IF ELEMENTS TO BE DEMOLISHED ARE LOAD BEARING. DO NOT DEMOLISH LOAD BEARING ELEMENTS UNTIL THE LOAD HAS BEEN REMOVED OR BEAMS, COLUMNS, NEEDLES AND TOMS ARE IN PLACE AND SUPPORTING THE LOAD.

GENERAL DEMOLITION.
CARRY OUT DEMOLITION AS SHOWN ON THE
DRAWINGS AND AS NOTED.

CART AWAY ALL MATERIALS EXCEPT THOSE SPECIFICALLY NOMINATED FOR RE-USE.

REMOVE CEILING, ROOF SYSTEM WHERE INDICATED.

EXTG CONCRETE TO PROPOSED 'DWELLING' FOR REMOVAL, WHERE INDICATED.

ITEMS TO BE RETAINED.
PRIOR TO DEMOLITION WORK COMMENCING
THE CLIENTS SHALL IDENTIFY ANY
FIXTURES, FITTINGS AND JOINERY ITEMS TO
BE RETAINED.

SUCH ITEMS ARE TO BE LABELLED OR MARKED. CAREFULLY REMOVED AND HANDED TO THE CLIENTS.

PROPOSED BUILD-UP.
WHERE EXISTING OPENINGS ARE BUILT UP
OR EXISTING WALLS ADDED TO WITHIN THE
EXISTING BUILDING REMOVE BLOCKWORK AS
REQUIRED TO ALLOW TOOTHING OF NEW
BLOCKWORK INTO EXISTING.

Heritage notes
Issued for construction
Issued for internal review
Issued for internal review
Issued for internal review

revision description by date

SETTING OUT OF THE WORK IS THE RESPOSIBILITY OF THE CONTRACTOR.
ALL DIMENSIONS TO BE TAKEN FROM THE DRAWING DO NOT SCALE FROM THE DRAW
ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE GRAFTSMAN.

ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE DRAFT SMAN.
THIS DRAWING SHALL BE READ IN CONJUCTION WITH THE SPECIFICATIONS.
THESE DRAWINGS ARE COPYRIGHT PROTECTED & MUST NOT BE COPIED WITHOUT WRITTEN
CONSENT FROM TOTAL DESIGN & DRAFTING.

Total Design & Drafting

BUILDING DESIGNERS & MECHANICAL DRAFTSMEN PO BOX 1669 MT. GAMBIER, SA 5290 Email : drafting@totaldesign.com.au Web : www.totaldesign.com.au PHONE : 08 87231288

project

Proposed shop and short term dwelling

86-92 Henty St, Casterton

rawing title
Demolition and Heritage Restoration Plan

As Shown

24-062-3

Е

13 03 2025

24.01.2025

08.11.2024 25.10.2024



west elevation 1:100



north elevation 1:100

STORMWATER

1. DIRECT MINIMUM OF 50M2 OF ROOF CATCHMENT AREA TO APPROVED 1000L MINIMUM WATERTANK. COLLECTED WATER TO BE PLUMBED BACK TO DWELLING VIA TOILET. HOT WATER HEATER OR ALL LAUNDRY COLD WATER

- 2. TANK OVERFLOW SHOULD BE DIRECTED TO SOAKAGE
- 3. DIRECT SURFACE RUNOFF TO LANDSCAPE AREAS AND/OR SOAKAGE TRENCH.
- 4. DP DENOTES MINIMUM 90¢ UPVC DOWNPIPES UNLESS OTHER WISE STATED FOR PARTICULAR STORM WATER CATCHMENT AREAS.
- 5. UNDERGROND UPVC PIPEWORK MIN 1:100 FALL, MINIMUM 100mm BELOW GROUND SURFACE, 50mm BELOW UNDERSIDE PAVING AND MINIMUM 450 BELOW UNDERSIDE OF DRIVE WAY PAVING.
- 6. GUTTERS SHOULD HAVE MINIMUM FALLS TOWARDS OUTLET OF 1 IN 500 IN ACCORDANCE WITH AS2180.
- 7. CONNECT STORMWATER TO LEGAL POINT OF DISCHARGE TO APPROVAL OF RELEVANT AUTHORITY.

WET AREAS

1. WHERE A FLOOR WASTE IS INSTALLED, THE FLOOR MUST BE CONSTRUCTED SO THAT THE WATER FLOWS TO THE WASTE WITHOUT PONDING, RECOMMENDED RATIO OF FALL WITHIN SHOWERS IS 1:80. THE RECOMMENDED RATIO OF FALL IN OTHER AREAS IS 1:100.

- 2. ALL WET AREAS TO COMPLY WITH AS3740.2021 WATERPROOFING OF WET AREAS, AS 3500 PLUMBING AND DRAINAGE/DOMESTIC INSTALLATIONS AND NCC H4P1 AND 10.2 WET AREA WATERPROOFING.
- 3. WHERE NO FLOOR WASTE IS INSTALLED ALL SINKS BATHS AND BASINS ARE TO BE FITTED WITH OVERFLOW PREVENTION DEVICES, SHOWERS TO BE PRE-FORMED BASE WITH REQ FALL
- 4. SHOWER WALLS TO BE WATERPROOFED TO 1800mm MIN. ABOVE FLOOR SUBSTRATE

SANITARY COMPARTMENT DOOR PROVIDE WARLAN 4038L (OR EQUIVALENT) LIFT OFF HINGES TO SANITARY COMPARTMENT DOORS WHERE LESS THAN 1200mm OCCURS BETWEEN FRONT OF PAN AND DOOR HINGES.

Heritage notes		13.03.2025
Issued for construction		24.01.2025
Issued for internal review		22.11.2024
Issued for internal review		08.11.2024
Issued for internal review		25.10.2024
description	hv	date

SETTING OUT OF THE WORK IS THE RESPOSIBILITY OF THE CONTRACTOR.
ALL DIMENSIONS TO BE TAKEN FROM THE DRAWING, ON ONT SCALE FROM THE DRAWING.
ANY DISCORPANICES TO BE REPORTED IMMEDIATELY TO THE ORAFISMAN.
THIS DRAWING SHALL BE READ IN CONJUCTION WITH THE SPECIFICATIONS.
THESE DRAWINGS ARE COPYRIGHT PROTECTED & MUST NOT BE COPIED WITHOUT WRITTEN
CONSENT FROM TOTAL DESIGN & DRAFTING.

Total Design & Drafting

BUILDING DESIGNERS & MECHANICAL DRAFTSMEN PO BOX 1669 MT. GAMBIER, SA 5290 Email: drafting@totaldesign.com.au Web: www.totaldesign.com.au PHONE: 08 87231288

Proposed snop and short term dwelling 86-92 Henty St, Casterton Elevations G McK As Shown 24-062-4

VICTORIAN BUILDING PRACTITIONERS DPAD - 25419

Document Set ID: 3256640