

# NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



The application reference number is:  
**P26/0315**

The applicant for the permit is:

The Land affected by the application is located at:  
**12 ALEX DRIVE ST ANDREWS BEACH VIC 3941  
LOT 497 LP 60346 VOL 8456 FOL 468**

The application is for a permit to:  
**ADDITIONS & ALTERATIONS TO EXISTING DWELLING**

The Responsible Authority will not decide on the application before:

**6 JULY 2026**

## A PERMIT IS REQUIRED UNDER THE FOLLOWING CLAUSES OF THE PLANNING SCHEME:

PLANNING SCHEME CLAUSE:	MATTER FOR WHICH A PERMIT IS REQUIRED
CLAUSE 43.02-2 (DDO4)	CONSTRUCT A BUILDING OR CONSTRUCT OR CARRY OUT WORKS (DWELLING ADDITIONS)

### How can I find out more?

You may look at the application and any documents that support the application at the office of the responsible authority, Mornington Peninsula Shire Council, 2 Queen Street, Mornington. This can be done during office hours and is free of charge.

You may look at the application and any documents that support the application free of charge at: [www.mornpen.vic.gov.au](http://www.mornpen.vic.gov.au) You may also call (03) 5950 1010 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, Mornington Peninsula Shire Council. This can be done during office hours and is free of charge. You may also scan the QR code below to view the documents that support the application.



### How can I make a submission?

Any person who may be affected by the grant 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.

- Include the objector's full name, relevant postal address, phone number & email address
- Specify the planning application number

**Lodge online** at [www.mornpen.vic.gov.au](http://www.mornpen.vic.gov.au);

Or mail to: Planning Services Team, Mornington Peninsula Shire, Private Bag 1000, Rosebud 3939

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

If you object, the responsible authority will tell you its decision.

**Privacy Notification:** The personal information provided in an objection is collected for planning purposes in accordance with the Planning & Environment Act 1987 (the Act). The public may view an objection in accordance with Section 57 of the Act whilst the planning application is current

# TOWN PLANNING APPLICATION

proposed

## ALTERATION & ADDITION

at

# 12 ALEX DRIVE ST ANDREWS BEACH VIC 3941

SHEET No.	LAYOUT NAME	SCALE
TP00	COVER SHEET	NTS
TP01	GENERAL NOTES	NTS
TP02	BUSHFIRE NOTES (BAL29)	NTS
TP03	SITE SURVEY	NTS
TP04	EXISTING SITE / ROOF PLAN	1:200
TP05	PROPOSED SITE / ROOF PLAN	1:200
TP06	EXISTING LOWER LEVEL / DEMOLITION P...	1:100
TP07	EXISTING UPPER LEVEL / DEMOLITION P...	1:100
TP08	PROPOSED LOWER FLOOR PLAN	1:100
TP09	PROPOSED SITE CUT / FILL PLAN	1:100
TP10	PROPOSED UPPER LEVEL FLOOR PLAN	1:100
TP11	ELEVATIONS	1:100
TP12	ELEVATIONS	1:100
TP13	SECTION A-A	1:100
TP14	GARDEN / OVERLOOKING PLAN	1:200
TP15	9AM SHADOW DIAGRAM	1:200
TP16	12PM SHADOW DIAGRAM	1:200
TP17	3PM SHADOW DIAGRAM	1:200

### Mornington Peninsula Shire

The information contained in this document/s is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document/s you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this information is strictly prohibited. If you have any questions, please contact the Mornington Peninsula Shire Planning Team on (03) 5950 1010.

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#### REVISION A: 02/03/2026

1. PRELIMINARY PLANNING PERMIT APPLICATION

#### REVISION B: 02/05/2026

1. 25% MAXIMUM TRANSPARENCY NOTE ADDED TO TIMBER BATTEN PRIVACY SCREENING

2. PROPOSED SITE CUT / FILL PLAN ADDED. REFER TO SHEET TP09

3. REVISED DEVELOPMENT SCHEDULE

4. REVISED GARDEN / OVERLOOKING PLAN PLAN

5. EXISTING FRONT ENTRY DECKING REMOVED AS PER REQUESTED BY PERFORMANCE SOLUTION- 150MM STEP DOWN REQUIRED FROM INTERNAL DWELLING FFL TO EXTERNAL FFL

6. 5,000 LITRE WATER TANK ADDED FOR BMO REQUIREMENTS

hekk  
design

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. HEKK DESIGN PTY LTD ACCEPTS NO RESPONSIBILITY FOR WORK DONE AFTER ACCEPTANCE OF A PLAN BY ANOTHER PARTY. THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

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NOTE: PERSPECTIVE RENDERED IMAGE INDICATIVE AND SERVES AS A REPRESENTATION ONLY. ACTUAL MAY DIFFER. REFER TO CONSTRUCTION DRAWINGS INCLUDING MATERIAL & FINISHES SCHEDULE FOR DETAILS

## GENERAL NOTES

### INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of Hekk Design Pty Ltd, for the purpose expressly notified to the designer. Any other person who uses or relies on these plans without the designer's written consent does so at their own risk and no responsibility is accepted by the designer for such use and/or reliance.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

### MATERIALS AND TRADE PRACTICES

- All materials, construction and work practices shall comply with but not be limited to the current issue of The Victorian Building Authority (VBA) Building Regulations 2018, National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the engaged building surveyor/building certifier as meeting BCA performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.

### VARIATIONS

- Should any conflict arise between these plans and BCA, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.
- The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the engaged building surveyor/building certifier makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.
- The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the engaged building surveyor/building certifier, prior to implementation.

### MEASUREMENTS

- Figured dimensions take precedence over scaled dimensions.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors 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 the designer for clarification.

### SITE CLASSIFICATIONS & PROPERTY INFORMATION

- The climate zone for this site is Zone 6.
- Assumed design gust wind speed / wind classification is N2.
- Environmental classification (saline and/or aggressive industrial environment per BCA Table 7.2.2a) is Medium to High.
- Refer to associated documents soil report for soil classification.
- The builder shall immediately report to the engineer any observable variation from this soil type.
- No cut/fill shall be within 100mm of neighbouring boundaries.
- This site is a declared termite area. Refer to Termite notes.
- This site may be in a declared bushfire area. Refer to Bushfire notes if applicable.
- Refer to Site bushfire attack level assessment / Report if applicable.
- This site may be subject to flood overlay. Refer to associated documents for minimum FFLAHD if applicable.
- This site is/is not in an alpine area.

Annual 5 minute duration rainfall intensities:  
Annual exceedance probability, 5% (mm/h) is 106mm  
Annual exceedance probability, 1% (mm/h) is 140mm

## SUPPLEMENTARY NOTES

### SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
- Where required by council, the builder shall construct a temporary crossing placed over the footpath.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
- A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with The Victorian Building Authority (VBA) Building Regulations 2018, National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.
- Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
- Waste materials shall not be placed in any street, road or right of way.
- Earthworks (unretained) shall not exceed 2m.
- Cut and fill batters shall comply with BCA Table 3.2.1.

### SERVICES

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA Table 3.

### PROTECTION OF THE BUILDING FABRIC

- 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.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to BCA 7.3.5.
- Damp courses with weep holes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located >900mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:  
7,500mm<sup>2</sup> clear ventilation where particle board flooring is used; or  
6,000mm<sup>2</sup> for other subfloor types.
- Where a building other than detached class 10 is located in a termite-prone area, the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.
- Building tie-downs shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.
- Corrosion protection shall be suited to the site context and provided for 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 Masonry in Small Buildings, Part 1: Design.
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.
- Single leaf masonry walls shall be weatherproofed per BCA 5.7.6.
- In climate zones 6, 7 and 8 unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.
- External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2DB.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.

### GLAZING

- Glazed units shall be installed in accordance with BCA 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.
- Glass - including, but not limited to, windows, doors, screens, panels, splashbacks and barriers - shall comply with BCA 3.3.3.
- Glazing subject to human impact shall comply with BCA 8.4.

### FOOTINGS

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:  
100 x 100mm (1x 5mm HD wire) if up to 1400mm long  
100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long  
125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).

### STORMWATER & SEWERS

- 90mm diameter Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers 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
- 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.

### BUILDING THERMAL PERFORMANCE

- Works shall be constructed in accordance with the stamped plans endorsed by the accredited thermal performance assessor, without alteration.
- The NatHERS energy rating contains built assumptions about the integrity of the building fabric with regards insulation, draught proofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.
- Insulation shall be installed in accordance with BCA 13.2.2:
- Insulation shall be installed light and continuous, without gaps and cracks, hard up against internal linings (including subfloor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.
- Insulation shall not be crushed or compressed.
- Box gutters and manhole covers shall be insulated to the same R-value as the roof, using insulation bats or blanket or closed-cell foam.
- Downlights shall be stamped as IC4 rated, airtight and covered by insulation.
- A vapour permeable layer shall be installed per manufacturer's instructions in all new external walls. The material shall be overlapped and fully taped on the external side to ensure a tight seal. All penetrations in the membrane shall be sealed, ensuring that the material covers gaps between studs and doors and window frames. Any flashing around windows shall be taped over the building wrap.
- Where a foil-backed membrane is used, timber battens shall be used to minimise thermal conduction.
- All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.
- All redundant openings such as decommissioned chimneys and wall vents shall be sealed off at top and bottom, unless an unflued gas heater is present.
- Caulking products shall be appropriate for the intended application.
- Before installing mouldings, a fit-for-purpose, long-lasting proprietary tape or flexible caulking product shall be used to seal junctions of:  
Plasterboard and floor  
Plasterboard and top plate (for square set comices)  
Vertical and horizontal plasterboard  
Tops, bottoms and sides of architraves and plasterboard.
- All exhaust fans and ducts, including range hoods, shall be fitted with self-closing mechanisms.
- Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.
- External doors and windows shall be draught proofed per BCA 13.4.4 using a durable, fit-for-purpose seal.
- Cavity silder pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.
- Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stripped.
- The client retains the right to implement a blower door test to test for air tightness prior to painting. Target air permeability is not more than [insert] m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa.
- Window sizes nominated are nominal. Actual size may vary minimally according to manufacturer; however, opening styles, overall size, U-value and SHGC values are built into the energy rating and may not be altered without the express approval of the project's energy rater.
- Glazed doors and windows shall be as per the associated energy report / certificate, wind rated, weather-stripped and flashed all around.
- Openable windows shall be provided with flyscreens.

### SAFETY OF BUILDING USERS

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 11.2.
- Other than spiral stairs:  
Risers shall be 190mm max and 115mm min.  
Goings shall be 355mm max and 240mm min.  
2+g shall be 700mm max and 550mm min.  
There shall be less than 125mm gap between open treads.
- All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be:  
1000mm min above finished stair level (FSL) of balconies, landings etc; and  
865mm min above FSL of stair nosing or ramp; and vertical, with gaps of no more than 125mm.
- Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with BCA Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with BCA Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with BCA 11.3.4 and 11.3.6.
- A glass barrier or window serving as a barrier shall comply with BCA H1DB.
- Class 1 buildings with air permeability of not more than 5 m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3. Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.
- All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 900mm - 1100mm above the finished floor.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

### STRUCTURAL TIMBER

- All structural timber work and associated connections shall comply with AS.1720 Timber Structures Code.
- All timber members shall be stress graded and marked in accordance with AS.2858, AS.1748, AS1749 & NCC 2022.
- All timber framing including floors, walls and roof, shall comply with AS.1684 Timber Framing Code. All KDRP and KDHW members shall be seasoned to not more than 15% moisture content.

### BRACING

- Wall bracing shall be in accordance with AS.1684, Residential Timber Framed Construction.
- All wall bracing in external walls shall be located within the cavity.

### MASONRY (AS.4773.1 & AS.4773.2)

- External brick veneer cladding unless noted otherwise.
- Unreinforced masonry walls to have (min. 10mm) articulation joints. Joints to be vertical (not toothed), full height of the masonry & free of mortar. Seal with foam backing rod & flexible sealant, in accordance with AS.4773.2 2010.

- Articulation joints are not required for Class A & Class S sites. Articulation joints to be located in the following:  
(a) in straight, continuous walls having no openings, at centres not more than the values given in AS.4773.2 2010 Table 7.1; and  
(b) where the height of the wall changes abruptly by more than 20% of its lesser height, at the position of change in height;  
(c) openings greater than 900 x 900mm reduce cls to 5000mm, positioned in line with on edge of opening; and  
(d) where walls change in thickness;
- Note: engaged piers are not considered to be a change of thickness. Chases that have less than 75% of the leaf thickness remaining are considered a change in thickness.
- (e) at control or construction joints in footings or slabs; and  
(f) within 4500mm of all corners, but not closer than 470mm for cavity walls or 230 for brick veneer walls;

Where articulation joints are required to be waterproof or insect-proof, they shall b closed by incorporating -

- (i) flexible sealant and backing rod;
- (ii) material that will both expand and contract;
- (iii) a proprietary system designed for this application.

- Galintels - Solid base angles & flats. Non-loadbearing brickwork - brick veneer construction - Loading category 'A' minimum 3 courses over opening. Spans are a guide only, refer to manufacturers specification and criteria.  
Flat Bar 85 x 7 (5kg/m)  
- 600 - 1200mm  
100 x 100 x 6 (9kg/m)  
- 1000 - 2400mm  
150 x 100 x 6 (12kg/m)  
- 1500 - 3600mm  
200 x 200 x 10 T-Bar (33kg/m)  
- 2400 - 6000mm
- Min. end bearing of 100mm for spans up to 1000mm or a min. 150 end bearing for spans greater than 1000mm.
- Prop lintels prior to bricklaying at 1.2m cls. Props to remain until mortar has fully cured.
- Provide fire graded caulking to articulation joints located on boundaries or between separate tenancies.
- Provide damp proof courses, consistent with & installed in accordance with AS.4773.2 - 2010 Part 9.6.
- Ensure damp proof course / flashing returns & terminates at weepholes.
- Provide cavity flashing drained by weepholes at 1200 maximum cls at base of brickwork as per AS.4773.2 - 2010 Part 9.6.2.
- Flashings & weepholes over openings greater than 1200mm in width.
- Brickwork wall ties to be type a, and embedded a minimum 50mm into masonry leaf, in accordance with AS.4773.2 - 2010 Part 9.7. Built in components to comply with AS 4773.2 - 2010 Part 5.
- Refer to Structural Engineers drawings for all structural member information, not covered in this documentation.

### IMPERVIOUS FINISHES

- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS.3740-2021: Waterproofing of Domestic Wet Areas.
- Provide a 3-5mm wide flexible sealant externally to all wall & floor junctions and joints to wet areas typically throughout - eg. within shower recesses, around shower base, around bath / spa tubs, behind splashbacks etc.
- Provide an impervious substrate and select surface finish to floors within 1500mm of an enclosed shower and same to walls 1800mm above floors & 150mm above bath, sinks, basins and trough splashbacks and the like.
- Ceramic floor tiles where shown hatched.

### WALL TILES (minimum requirements)

- 300mm above trough
- 300mm above basins
- 300mm above sink & kitchen benches
- 600mm above bath rims
- 1800mm above shower bases

### PREFABRICATED TRUSS NOTES (including Truss Joist, Post/Struts)

- The Contractor shall engage a Registered Building Practitioner Category/Class Structural Engineer ("the Truss Design Engineer") to provide a certification form 13, Certificate of Compliance- Documents in accordance with the Building Act 1993 and Building Regulations 2018. The Truss Design Engineer shall carry out the design of all prefabricated trusses, connection details of all timber trusses to structural supports, connection of all timber trusses to timber trusses and any additional bracing to the truss chords and submit the relevant details to the Structural Engineer. The builder shall forward to the Relevant Building Surveyor a copy of the Truss design and all relevant documentation prior to installation.

### TERMITE NOTES

- Termite barrier to be in accordance with AS.3660
- All materials and work practices shall comply with The Victorian Building Authority (VBA) Building Regulations 2018, National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein. A durable notice must be permanently fixed to the building in a prominent location (eg. Meterbox) indicating:  
The method of termite management;  
The date of installation of the system;  
Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;  
The installers or manufacturers recommendations for the scope and frequency of the inspections for the termite activity.

### CONCRETE SLAB ON GROUND

- Concrete slab to be designed & constructed to comply with AS.2870
- All penetrations and the perimeter of the slab must be treated to minimise the risk of attack by termites to primary building elements in accordance with AS.3660-1 Termite Management - New Building Work

### SUSPENDED FLOORS

- The area beneath a suspended floor of a building must be treated, installing a termite barrier system in accordance with Table 3.1.3.1 of the NCC 2022 Vol. 2 BCA and provide sub-floor ventilation in accordance with Part 3.4.1, of the NCC 2022 Vol. 2 BCA (refer to sub-floor ventilation (note attached), and where the barrier needs to be inspected, is installed by providing access to the area of the barrier that needs inspection in accordance with AS.3600.1.
- The suitable termite management system, in accordance with AS.3660.1 are;

Termite Shielding (Full System)

Stainless Steel Mesh (Full System)

Graded stone (Partial or Full System)

Chemicals (Full System)

### DEMOLITION

- All materials and work practices shall comply with The Victorian Building Authority (VBA) Building Regulations 2018, National Standards referred to therein.
- This document specifies only the minimum standard of work for the demolition works on residential projects and all work and precautions shall be to best trade practice.
- A building permit shall be attained prior to the commencement of any demolition works.
- Precautions shall be taken before and during demolition in accordance with AS2601.
- Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor. Demolition shall not commence until these precautionary measures have been inspected and approved by the relevant building surveyor.
- During the process of demolition, works shall be under the continuous supervision of the demolisher or an experienced foreperson.
- Arrangements shall be made with the relevant electrical supply authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed electrical contractor shall satisfy the relevant electrical supply authority that the portion of the building to be demolished has been isolated.
- Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus that are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.
- The demolisher shall be responsible for the disconnection of all telecommunication supplies.
- The demolisher shall be responsible for cutting and sealing any storm water, sewer pipes, water services, gas services and the like.
- The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like shall be clearly marked on the site.
- Demolition shall be executed storey by storey, commencing at the roof and working downwards.
- All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.
- Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure. Such material shall not be so piled or stacked that it will endanger workers or other persons, and shall be removed as soon as practicable from the site.
- No wall, chimney, other structure, or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration, or otherwise become dangerous.
- Where required by council, the demolisher shall construct a temporary crossing placed over the footpath.
- No part of any external wall on or within 3m of a street alignment may be pulled down except during the hours that the relevant building surveyor directs.
- Any septic tank(s) on the demolition site shall be emptied and filled with clean sand or removed entirely. Any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.
- Any swimming pools, ponds or the like - either on the demolition site or on a neighbouring allotment - where affected by the demolition works shall be adequately fenced and made safe so as to comply with AS1926, Parts 1 & 2, prior to commencement of any demolition works.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler.
- A site management plan shall be implemented during demolition works to control sediment run-off in accordance with the relevant state/council guidelines or regulation. Provide 'Propex' or equivalent silt filter fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits / sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. Place 'Supergro' or equivalent erosion control fabric over garden beds to prevent surface erosion.
- Dust-creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building, but rather shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
- Materials removed or displaced from the building shall not be placed in any street, road or right of way.
- Materials removed or displaced from the building being demolished, or materials left standing, shall not be burned on the demolition site.
- Removal of buildings by road shall be approved by relevant council's traffic engineer.
- Prior to the commencement of any works, the builder shall carry out an audit to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection, or during the course of the demolition works, the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.



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Proposed

## ALTERATION & ADDITION

ALEX DRIVE ST ANDREWS BEACH VIC 3941

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. HEKK DESIGN PTY LTD ACCEPTS NO RESPONSIBILITY FOR WORK DONE AFTER ACCEPTANCE OF A PLAN BY ANOTHER PARTY. THIS DRAWING IS SUBJECT TO COPY RIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

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drawing title

sheet size **A3**

## GENERAL NOTES

scale

AS SHOWN

date

MAY 2026

project no.

**22014**

rev.

**B**

dwg no

**TP01** of TP17

alex.dve.pln

# BUSHFIRE NOTES BAL 29

## 7.1 GENERAL

A building assessed in Section 2 as being BAL—29 shall conform with Section 3 and Clauses 7.2 to 7.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 7.2 to 7.8 (see Clause 3.8). NOTE: BAL—29 is primarily concerned with protection from ember attack and radiant heat greater than 19 kW/m<sup>2</sup> up to and including 29 kW/m<sup>2</sup>.

## 7.2 SUB-FLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with—

- (a) a wall that conforms with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1(c); or
- (b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or
- (c) a combination of Items (a) and (b).

Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be—

- (i) of non-combustible material; or
- (ii) of bushfire-resisting timber (see Appendix F); or
- (iii) a combination of Items (i) and (ii).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7).

*C7.2 Combustible materials stored in the subfloor space may be ignited by embers and impact the building.*

## 7.3 FLOORS

### 7.3.1 General

This Standard does not provide construction requirements for concrete slabs on the ground.

### 7.3.2 Elevated floors

7.3.2.1 Enclosed subfloor space

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with—

- (a) a wall that conforms with Clause 7.4; except that sarking is not required where specified in Clause 7.4.1(c); or
- (b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
- (c) a combination of Items (a) and (b).

7.3.2.2 Unenclosed subfloor space

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:

(a) Materials that conform with the following:

- (i) Bearers and joists shall be—
  - (A) non-combustible; or
  - (B) bushfire-resisting timber (see Appendix F); or
  - (C) a combination of Items (A) and (B).

- (ii) Flooring shall be—
  - (A) non-combustible; or
  - (B) bushfire-resisting timber (see Appendix F); or
  - (C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
  - (D) a combination of any of Items (A), (B) or (C).

(b) A system conforming with AS 1530.8.1.

This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

## 7.4 WALLS

### 7.4.1 General

The exposed components of external walls shall be as follows:

(a) Non-combustible material including the following provided the minimum thickness is 90 mm:

- (i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
- (ii) Precast or in situ walls of concrete or aerated concrete.
- (iii) Earth wall including mud brick.

(b) Timber logs of a species with a density of 680 kg/m<sup>3</sup>

or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 m (see Clause 3.11); and gauge planed.

(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame, and is—

- (i) fibre-cement a minimum of 6 mm in thickness; or
- (ii) steel sheet; or
- (iii) bushfire-resisting timber (see Appendix F); or
- (iv) a combination of any of Items (i), (ii) or (iii).

(d) A combination of any of Items (a), (b) or (c).

### 7.4.2 Joints

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

### 7.4.3 Vents and weepholes

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

## 7.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

### 7.5.1 Bushfire shutters

Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from—

- (a) non-combustible material; or
- (b) bushfire-resisting timber (see Appendix F); or
- (c) a combination of Items (a) and (b).

### 7.5.2 Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from—

- (a) metal; or
- (b) bushfire-resisting timber (see Appendix F).

Screen assemblies shall be attached using metal fixings.

### 7.5.3 Windows and sidelights

Windows assemblies shall—

- (a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1;

or

(b) conform with the following:

(i) Frame material Window frames and window joinery shall be made from—

- (A) bushfire-resisting timber (see Appendix F); or
- (B) metal; or

(C) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(ii) Hardware Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.

C7.5.3 Components other than metal may be used provided they are shielded by the metal components of the window/door frame.

Trims or other components may use material other than metal.

(iii) Glazing Glazing shall be toughened glass a minimum of 5 mm thickness or glass blocks with no restriction on glazing methods.

NOTE: Where double-glazed assemblies are used, the requirements apply to the external pane of the glazed assembly only.

(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.

(v) Screens Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), the glazing shall be screened externally with a screen that conforms with Clause 3.6 and Clause 7.5.2.

(vi) In all other cases except for Clause 7.5.3(b)(v) The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 7.5.2.

(vii) Sliding panels Sliding panels shall be tight-fitting in the frames.

## 7.5.4 Doors-Side-hung external doors (including French doors, panel fold and bifold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—

(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 7.5.1;

or

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2;

or

(c) conform with the following:

(i) Door panel material Materials shall be—

- (A) non-combustible; or
- (B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
- (C) for fully framed glazed door panels, the framing shall be made from metal or from bushfire-resisting timber (see Appendix F) or uPVC.

(ii) Door frame material Door frame material shall be—

- (A) bushfire resisting timber (see Appendix F); or
- (B) metal; or
- (C) metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion resistant steel.

(iii) Hardware Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

Trims or other components may be use materials other than metal.

(iv) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6 mm in thickness.

(v) Seals and weather strips Weather strips, draught excluders or draught seals shall be installed.

(vi) Screens There is no requirement to screen the openable part of the door at this BAL level.

(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

## 7.5.5 Doors-Sliding doors

Sliding doors shall—

(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1;

or

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2;

or

(c) conform with the following:

(i) Frame material The material for door frames, including fully framed glazed doors, shall be—

- (A) bushfire-resisting timber (see Appendix F); or
- (B) metal; or
- (C) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(ii) Hardware Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

Trims or other components may use materials other than metal.

(iii) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6 mm in thickness.

(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.

(v) Screens There is no requirement to screen the openable part of the sliding door at this BAL level.

(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

## 7.5.6 Doors—Vehicle access doors (garage doors)

The following applies to vehicle access doors:

(a) Vehicle access doors shall be made from—

- (i) non-combustible material; or
- (ii) bushfire-resisting timber (see Appendix F); or
- (iii) fibre-cement sheet, a minimum of 6 mm thickness; or
- (iv) a combination of any of Items (i), (ii) or (iii).

(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.

NOTES:

1 Refer to AS/NZS 4505 for door types.

2 Gaps of door edges or building elements should be protected as per Section 3.

C7.5.6(b) These guide tracks do not provide a direct passage for embers into the building.

(c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.

(d) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

C7.5.6 Components other than metal may be used provided they are shielded by the metal components of the door assembly

## 7.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)

### 7.6.1 General

The following applies to all types of roofs and roofing systems:

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.

(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

(d) A pipe or conduit that penetrates the roof covering shall be non-combustible.

(e) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

### 7.6.2 Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall—

(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;

(b) cover the entire roof area including ridges and hips; and

(c) extend into gutters and valleys.

### 7.6.3 Sheet roofs

Sheet roofs shall—

(a) be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; or

(b) have any gaps sealed at the fascia or wall line, hips and ridges by—

- (i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or
- (ii) mineral wool; or
- (iii) other non-combustible material; or

(iv) a combination of any of Items (i), (ii) or (iii).

C7.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing

## 7.6.4 Veranda, carport and awning roof

The following applies to veranda, carport and awning roofs:

(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 7.6.1 to 7.6.6.

(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] conforming with Clause 7.4 shall have a non-combustible roof covering and the complete support structure shall be—

- (i) of non-combustible material; or
- (ii) bushfire-resisting timber (see Appendix F); or
- (iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material conforming with AS 1530.8.1; or
- (iv) a combination of any of Items (i), (ii) or (iii).

## 7.6.5 Roof penetrations

The following applies to roof penetrations:

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.

(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.

This requirement does not apply to a room sealed gas appliance.

NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located.

In the case of gas appliance flues, ember guards shall not be fitted.

NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls.

Advice can be obtained from manufacturers and State and Territory gas technical regulators.

(c) All overhead glazing shall be Grade A safety glass conforming with AS 1288.

(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm thickness shall be used in the outer pane of the IGU.

(e) Flashing elements of tubular skylights shall be non-combustible. However, they may be of an alternate material, provided the integrity of the roof covering is maintained by an under-flashing made of non-combustible material.

(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

(g) External single pane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

## 7.6.6 Eaves linings, fascias and gables

The following applies to eaves linings, fascias and gables:

(a) Gables shall conform with Clause 7.4.

(b) Fascias and bargeboards shall—

- (i) where timber is used, be made from bushfire-resisting timber (see Appendix F); or

or

(ii) where made from metal, be fixed at 450 mm centres; or

(iii) be a combination of Items (i) and (ii).

(c) Eave linings shall be—

- (i) fibre-cement sheet, a minimum 4.5 mm in thickness; or
- (ii) bushfire-resisting timber (see Appendix F); or

(iii) a combination of Items (i) and (ii).

(d) Eave penetrations shall be protected as for roof penetrations as specified in Clause 7.6.5.

(e) Eave ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

(f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

## 7.6.7 Gutters and downpipes

This Standard does not provide requirements for downpipes.

If installed, gutter and valley leaf guards shall be non-combustible.

With the exception of box gutters, gutters shall be metal or uPVC.

Box gutters shall be non-combustible and flashed at the junction with the roof, with noncombustible materials.

## 7.7 VERANDAS, DECKS, STEPS AND LANDINGS

### 7.7.1 General

Decking may be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

*C7.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 mm–5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck*

## 7.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

7.7.2.1 Materials to enclose a subfloor space

The subfloor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when—

(a) the material used to enclose the subfloor space conforms with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1(c); and

(b) all openings are protected in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

### 7.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

### 7.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).

### 7.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be—

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber (see Appendix F); or
- (c) a combination of Items (a) and (b).

## 7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

### 7.7.3.1 Supports

Support posts, columns, stumps, stringers, piers and poles shall be—

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber (see Appendix F); or
- (c) a combination of Items (a) and (b).

### 7.7.3.2 Framing

Framing of verandas, decks, ramps or landings (i.e. bearers and joists) shall be—

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber (see Appendix F); or
- (c) a combination of Items (a) and (b).

### 7.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be—

- (a) of non-combustible material; or
- (b) of bushfire-resisting timber (see Appendix F); or
- (c) a combination of Items (a) and (b).

### 7.7.4 Balustrades, handrails or other barriers

Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be—

- (a) of non-combustible material; or
- (b) bushfire-resisting timber (see Appendix F); or
- (c) a combination of Items (a) and (b).

Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.

### 7.7.5 Veranda posts

Shall be made from—

- (a) non-combustible material; or
- (b) bushfire-resisting timber (see Appendix F); or
- (c) a combination of any of Items (a) or (b).

## 7.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water supply pipes shall be metal.

External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.

NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.

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# Mornington Peninsula Shire

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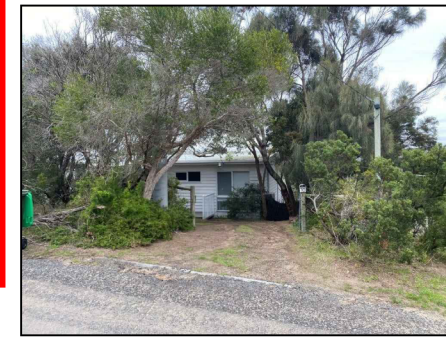


PHOTO No.1



PHOTO No.2



PHOTO No.3



PHOTO No.4

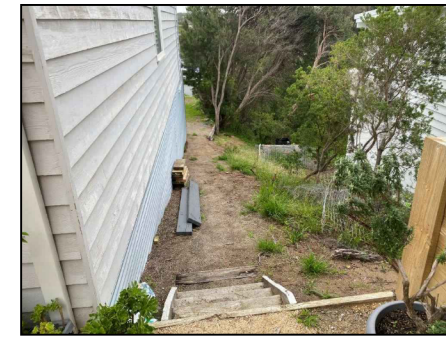


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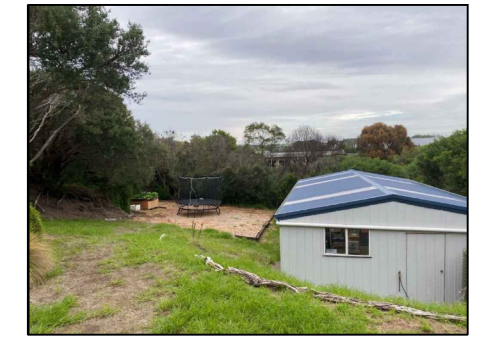


PHOTO No.6



PHOTO No.7



PHOTO No.8



SYMBOL	DESCRIPTION
T.B.M.	T.B.M.
H 5	TREE (TRUNK & SPREAD) DENOTES TREE APPROXIMATELY 6 METRES HIGH
○	ELECTRICITY POLE
△	SEWERAGE INSPECTION SHAFT
④	DENOTES DIRECTION AND POSITION OF PHOTO FOUR
Ground Floor, Floor, First Floor, First Floor, First Floor	HABITABLE WINDOW
(UNK) UNKNOWN PURPOSE	WINDOW (NON-HABITABLE)
Orange dashed line	ADJOINING PROPERTY LEVEL
X	FLOOR LEVEL (X REPRESENTS THE LOCATION FOR THE LEVEL SHOWN)
—	PARAPETS
—	RIDGELINES
—	GUTTERING (LIP)
Orange dashed line	THE ORANGE DASHED LINework REPRESENTS DATA DERIVED FROM AERIAL PHOTOGRAPHY AND IS APPROXIMATE ONLY. ANY FEATURES IN THESE AREAS (SUCH AS WINDOWS & DOORS) CANNOT BE VERIFIED & FURTHER INVESTIGATION IS STRONGLY RECOMMENDED PRIOR TO ANY DESIGN OR WORKS.
—	APPROXIMATE LOCATION OF RIDGELINES/GUTTERS (LIP) (HEIGHT SHOWN THUS ARE TO LIP)
—	APPROXIMATE LOCATION OF OVERHEAD SERVICE WIRES
---	TOP OF BANK
---	TOE OF BANK

**LAND SURVEYED:**  
 COUNTY OF MORNINGTON, PARISH OF FINGAL  
 PART OF CROWN ALLOTMENT 11, SECTION A  
 LOT 497 ON LP 80348  
 VOL. 8456 FOL. 468

**DATUM NOTES:**

- LEVELS SHOWN THUS ARE BASED ON AUSTRALIAN HEIGHT DATUM
- LEVEL DATUM BASED ON GPSNET CORRECTED RTK GNSS OBSERVATIONS
- CONTOUR INTERVAL AT 0.2m

REV.	REVISION	DATE	APPD	CHECK

JCA Land Consultants certify that this plan is in all respects accurate and correctly represents the existing conditions on the 11/05/22

Surveyors M. O'GRADY D.H.  
 Drawn L.PRENDERGAST 29/05/22  
 Checked M.SCOTT 20/05/22

**EXPLANATORY NOTES:**

- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JCA LAND CONSULTANTS.
- ACCURACY OF DETAIL LOCATION ± 0.08
- ACCURACY OF REDUCED LEVELS ± 0.02
- THIS HARD COPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE: DWG: 2950111F10.dwg DATE: 20/05/22
- LOCATION OF ADJUTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN.
- ALL VEGETATION SHOWN ON THIS PLAN IS TO BE VERIFIED BY AN ARBORIST.
- WINDOW DESCRIPTIONS ANNOTATED ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY THE ARCHITECT, OWNER OR BUILDER PRIOR TO ANY DESIGN.
- ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.
- IT IS STRONGLY RECOMMENDED THAT A MELBOURNE ONE CALL SERVICE (DIAL BEFORE YOU DIG, FAX 1300 682 077) ENQUIRY BE MADE TO DETERMINE THE LOCATION OF ANY UNDERGROUND SERVICES WITHIN THE SITE.

Scale: 1:200 @ A2

Client : HEKK DESIGN Municipality : MORNINGTON PENINSULA

PLAN OF FEATURE SURVEY  
 12 ALEX DRIVE  
 ST ANDREWS BEACH

DWG: 2950111F10  
 Job No: 29501  
 Sheet: 1 OF 1

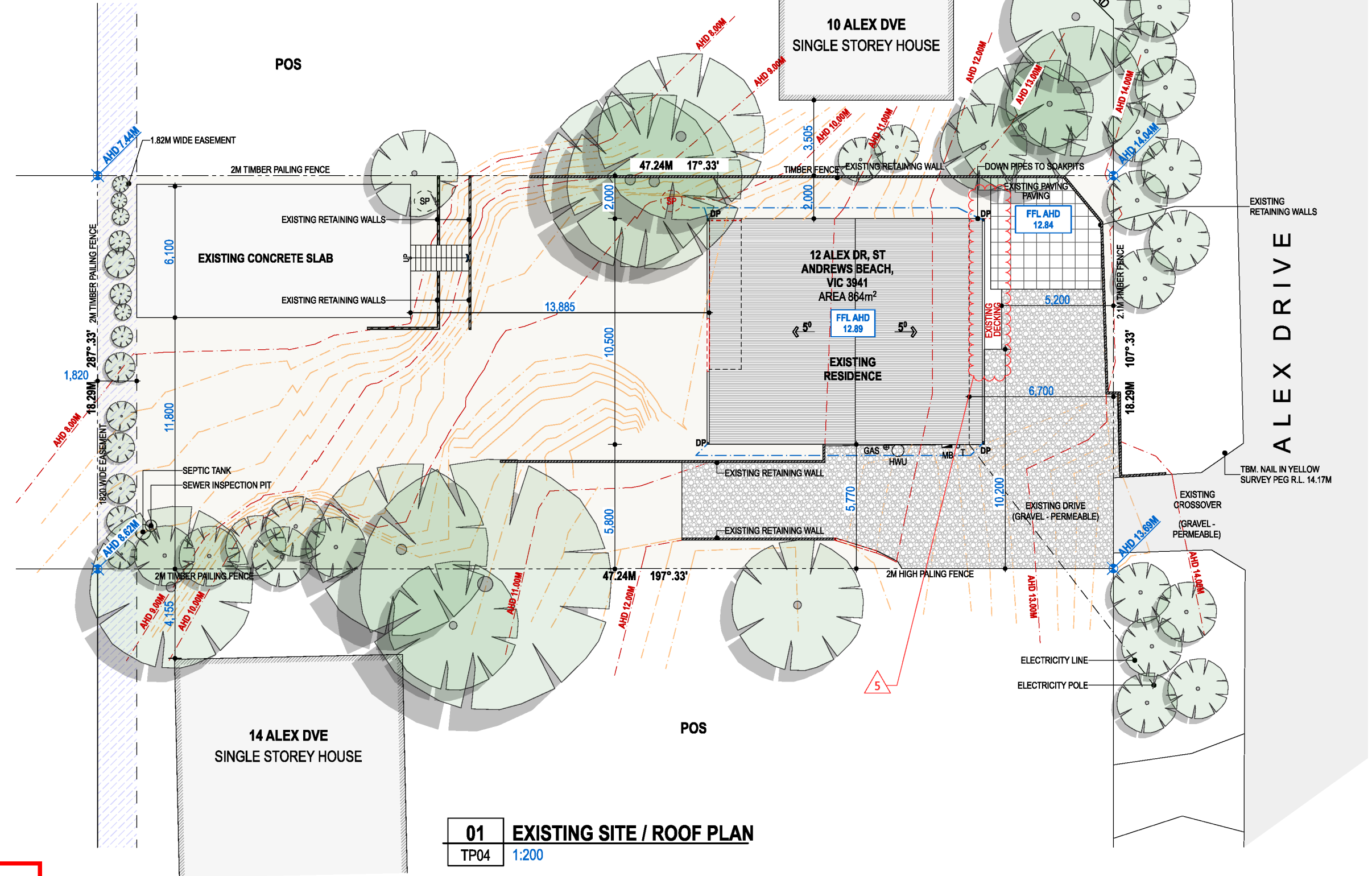
**IMPORTANT NOTE:**

- SEE JCA LAND CONSULTANTS "RECORD OF HAVING A RE-ESTABLISHMENT TITLE BOUNDARIES" (DWG No. 2950111G1D.dwg) FOR TITLE DETAILS AND RELATIONSHIP TO FENCING.



PLAN LEGEND	
SYMBOL	DESCRIPTION
DP	90mm <sup>Ø</sup> PVC DOWNPIPES, CONNECTED TO STORMWATER LAYOUT SYSTEM @ MAX. 12M CTRS.
(COS)	CONFIRM ON SITE
---	SEWER LINE
---	EASEMENT
---	90mm <sup>Ø</sup> UPVC @ 1:100 STORMWATER SYSTEM
---	SITE CONTOURS (REFER TO SITE SURVEY)
---	EXISTING FENCE (REFER TO SITE SURVEY)
SWD	STORMWATER DRAIN
LPD	LEGAL POINT OF DISCHARGE TO BE ON-SITE SOAKAGE PITS TO THE SATISFACTION OF REGULATORY AUTHORITY
S	SEWERAGE PIT
(SP)	STORMWATER SOAKAGE PITS
COL	DENOTES 100 x 100 OREGON TIMBER POST
LB	LETTER BOX
MB	ELECTRICAL METER BOX
GAS	GAS POINT (CONNECTED BY PLUMBER)
T	WATER TAP CONNECTED TO MAINS
(HWU)	HOT WATER UNIT
RWT	2,000 LIT. RAINWATER STORAGE TANK CONNECTED TO SANITARY FLUSHING
CL	CLOTHES LINE
35.40	SURFACE SPOT LEVELS
---	EXISTING SURROUNDING FEATURES
EF	MECHANICAL CEILING EXHAUST FANS TO DISCHARGE AIR AT A RATE OF MIN. 25 L/S LAUNDRY TO BE MIN. 40 L/S
SD	SMOKE DETECTOR TO COMPLY W/ AS.3786. HARDWIRED TO ELECTRICAL MAINS W/ BATTERY BACK-UP. WHERE THERE IS MORE THAN ONE, SMOKE DETECTORS ARE TO BE INTERCONNECTED TO COMPLY W/ NCC 2022
---	EXISTING TREES TO BE RETAINED
---	EXISTING TREES TO BE REMOVED

DEVELOPMENT SCHEDULE:					
EXISTING AREA ANALYSIS:		PROPOSED AREA ANALYSIS:		PROPOSED PERMEABILITY AREA:	
SITE AREA	864.00 m <sup>2</sup>	SITE AREA	864.00 m <sup>2</sup>	PERMEABLE	588.71 m <sup>2</sup> 68.14 %
DWELLING FOOTPRINT	116.54 m <sup>2</sup>	DWELLING FOOTPRINT	130.82 m <sup>2</sup>	IMPERMEABLE	275.29 m <sup>2</sup> 31.86 %
DECKING / PAVING	32.25 m <sup>2</sup>	DECKING / PAVING	65.55 m <sup>2</sup>	ADDITION	47.58 m <sup>2</sup> 11.37 %
DRIVE (PERMEABLE)	143.24 m <sup>2</sup>	DRIVE (PERMEABLE)	143.24 m <sup>2</sup>	<b>PROPOSED GARDEN AREA:</b>	
EXISTING SLAB	78.92 m <sup>2</sup>	EXISTING SLAB	78.92 m <sup>2</sup>	SITE AREA	864.00 m <sup>2</sup>
EXISTING GROSS FLOOR AREA	137.99 m <sup>2</sup>	PROPOSED GROSS FLOOR AREA	261.64 m <sup>2</sup>	EXISTING GARDEN AREA	466.80 m <sup>2</sup> 54.03 %
		PROPOSED GROSS FLOOR AREA ADDITION	89.61% 123.65 m <sup>2</sup>	PROPOSED GARDEN AREA	395.39 m <sup>2</sup> 45.76 %



**01 EXISTING SITE / ROOF PLAN**  
TP04 1:200

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**ALTERATION & ADDITION**

**10 ALEX DRIVE ST ANDREWS BEACH VIC 3941**

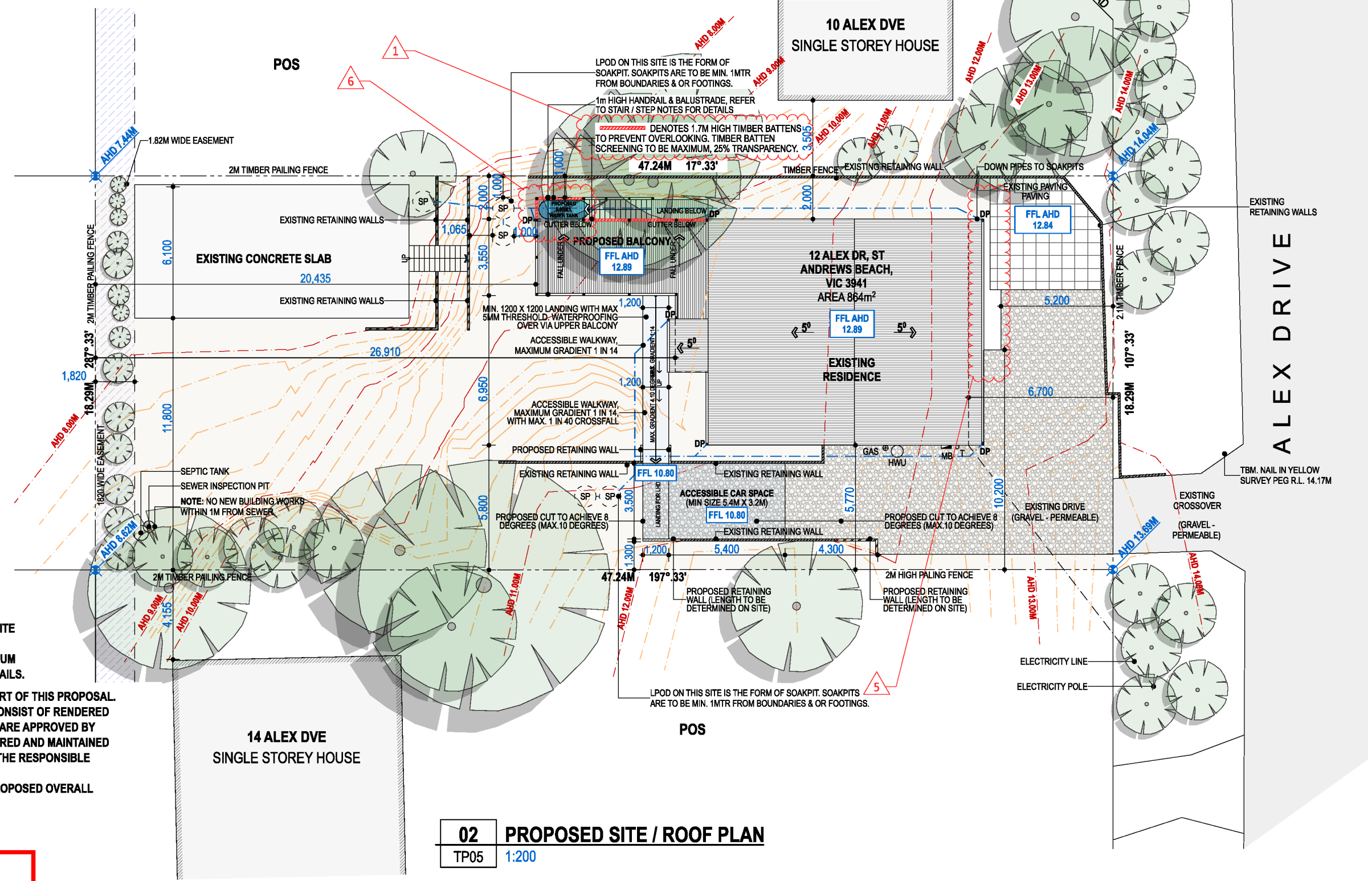
ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. HEKK DESIGN PTY LTD ACCEPTS NO RESPONSIBILITY FOR WORK DONE AFTER ACCEPTANCE OF A PLAN BY ANOTHER PARTY. THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT  
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drawing title	sheet size <b>A3</b>
<b>EXISTING SITE / ROOF PLAN</b>	designed & drawn by
scale <b>AS SHOWN</b>	project no. <b>22014</b>
date <b>MAY 2026</b>	rev. <b>B</b>
dwg no <b>TP04</b> of TP17	

alex.dve.pln

PLAN LEGEND	
SYMBOL	DESCRIPTION
DP	90mm <sup>Ø</sup> PVC DOWNPIPES, CONNECTED TO STORMWATER LAYOUT SYSTEM @ MAX. 12M CTRS.
(COS)	CONFIRM ON SITE
---	SEWER LINE
---	EASEMENT
---	90mm <sup>Ø</sup> UPVC @ 1:100 STORMWATER SYSTEM
---	SITE CONTOURS (REFER TO SITE SURVEY)
□	EXISTING FENCE (REFER TO SITE SURVEY)
SWD	STORMWATER DRAIN
LPD	LEGAL POINT OF DISCHARGE TO BE ON-SITE SOAKAGE PITS TO THE SATISFACTION OF REGULATORY AUTHORITY
S	SEWERAGE PIT
(SP)	STORMWATER SOAKAGE PITS
COL	DENOTES 100 x 100 OREGON TIMBER POST
LB	LETTER BOX
MB	ELECTRICAL METER BOX
GAS	GAS POINT (CONNECTED BY PLUMBER)
T	WATER TAP CONNECTED TO MAINS
HWU	HOT WATER UNIT
RWT	2,000 LIT. RAINWATER STORAGE TANK CONNECTED TO SANITARY FLUSHING
CL	CLOTHES LINE
35.40	SURFACE SPOT LEVELS
---	EXISTING SURROUNDING FEATURES
EF	MECHANICAL CEILING EXHAUST FANS TO DISCHARGE AIR AT A RATE OF MIN. 25 L/S LAUNDRY TO BE MIN. 40 L/S
SD	SMOKE DETECTOR TO COMPLY W/ AS.3786. HARDWIRED TO ELECTRICAL MAINS W/ BATTERY BACK-UP. WHERE THERE IS MORE THAN ONE, SMOKE DETECTORS ARE TO BE INTERCONNECTED TO COMPLY W/ NCC 2022
---	EXISTING TREES TO BE RETAINED
---	EXISTING TREES TO BE REMOVED

DEVELOPMENT SCHEDULE:					
EXISTING AREA ANALYSIS:		PROPOSED AREA ANALYSIS:		PROPOSED PERMEABILITY AREA:	
SITE AREA	864.00 m <sup>2</sup>	SITE AREA	864.00 m <sup>2</sup>	PERMEABLE	588.71 m <sup>2</sup> 68.14 %
DWELLING FOOTPRINT	116.54 m <sup>2</sup>	DWELLING FOOTPRINT	130.82 m <sup>2</sup>	IMPERMEABLE	275.29 m <sup>2</sup> 31.86 %
DECKING / PAVING	32.25 m <sup>2</sup>	DECKING / PAVING	65.55 m <sup>2</sup>	ADDITION	47.58 m <sup>2</sup> 11.37 %
DRIVE (PERMEABLE)	143.24 m <sup>2</sup>	DRIVE (PERMEABLE)	143.24 m <sup>2</sup>	<b>PROPOSED GARDEN AREA:</b>	
EXISTING SLAB	78.92 m <sup>2</sup>	EXISTING SLAB	78.92 m <sup>2</sup>	SITE AREA	864.00 m <sup>2</sup>
EXISTING GROSS FLOOR AREA	137.99 m <sup>2</sup>	PROPOSED GROSS FLOOR AREA	261.64 m <sup>2</sup>	EXISTING GARDEN AREA	466.80 m <sup>2</sup> 54.03 %
		PROPOSED GROSS FLOOR AREA ADDITION	89.61% 123.65 m <sup>2</sup>	PROPOSED GARDEN AREA	395.39 m <sup>2</sup> 45.76 %



**NOTE: ALL EXTERNAL TIMBER TO BE A MINIMUM DURABILITY OF H3 & A MINIMUM DURABILITY OF H4 IN GROUND.**  
**NOTE: THIS SITE IS WITHIN A TERMITE DESIGNATED AREA. REFER TO TERMITE NOTES FOR DETAILS.**  
**NOTE: THIS SITE IS WITHIN A BUSHFIRE DESIGNATED AREA. BAL 12.5 MINIMUM CONSTRUCTION / MATERIALS APPLY. REFER TO BUSHFIRE NOTES FOR DETAILS.**  
**NO TREES ARE TO BE REMOVED OR LOPPED, NO CUT & OR FILL FORMS PART OF THIS PROPOSAL.**  
**ALL PROPOSED MATERIALS & FINISHES WITHIN THIS PROPOSAL ARE TO CONSIST OF RENDERED BRICK, RENDERED MASONRY, TIMBER, SIMULATED WEATHERBOARD THAT ARE APPROVED BY THE RESPONSIBLE AUTHORITY. ALL CLADDING & TRIMS ARE TO BE COLOURED AND MAINTAINED IN MUTED TONES OF GREEN, BROWN, BEIGE OR COLOURS APPROVED BY THE RESPONSIBLE AUTHORITY WITH LESS THAN 40% REFLECTIVITY TO MINIMISE GLARE.**  
**NOTE: NO PROPOSED WALL HEIGHT TO EXCEED 5.5M FROM N.G.L. & NO PROPOSED OVERALL HEIGHT TO EXCEED 6M FROM N.G.L.**

**02 PROPOSED SITE / ROOF PLAN**  
 TP05 1:200

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**ALTERATION & ADDITION**

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2 ALEX DRIVE ST ANDREWS BEACH VIC 3941

drawing title	sheet size	<b>A3</b>
<b>PROPOSED SITE / ROOF PLAN</b>	designed & drawn by	
scale	project no.	rev.
AS SHOWN	22014	<b>B</b>
date	dwg no.	<b>TP05</b> of TP17
MAY 2026		

alex.dve.pln

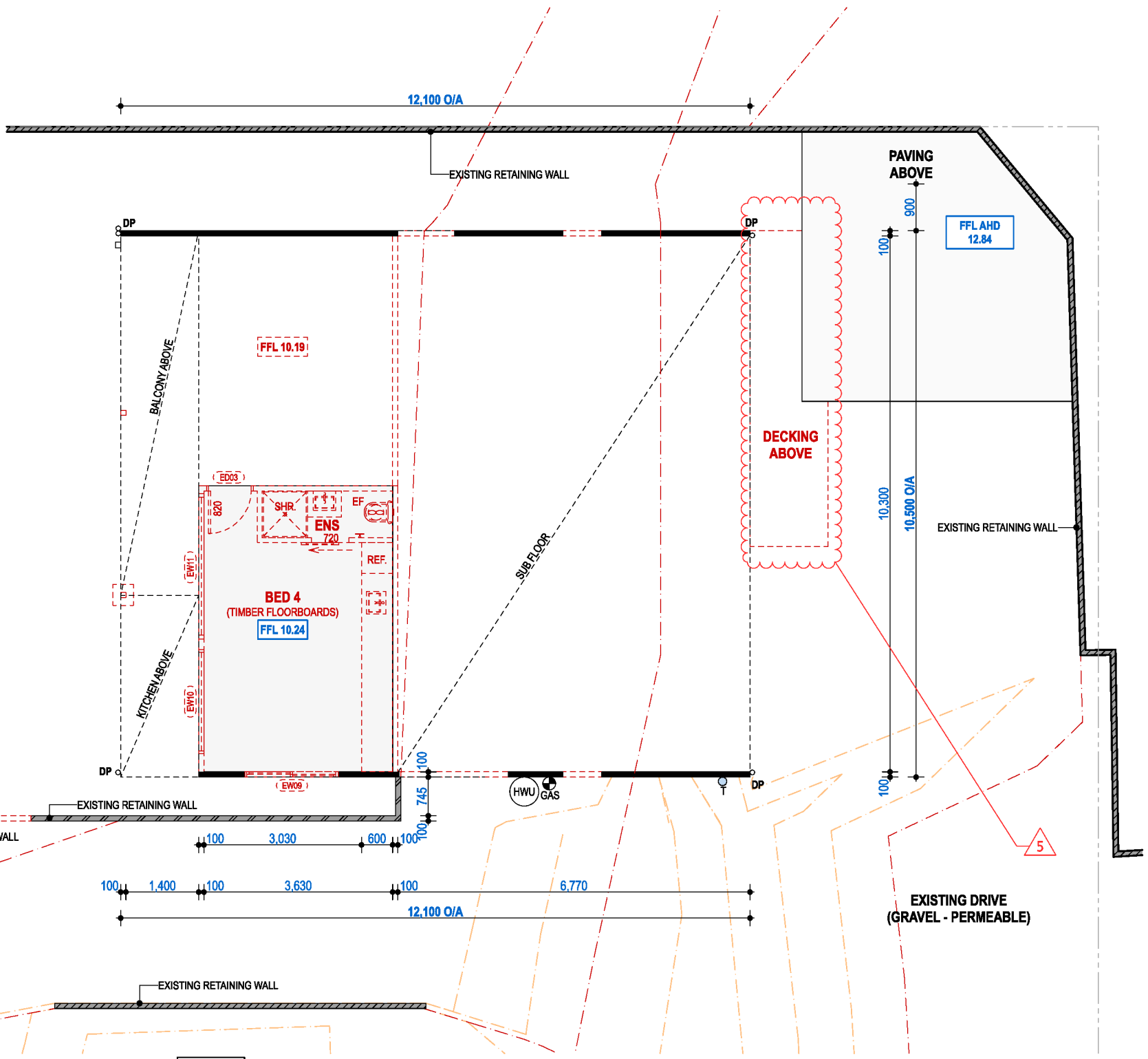
No.	FRAME TYPE	HEIGHT (h)	WIDTH (w)	GLAZING TYPE
EW01	ALUMINIUM	1,200	1,000	SINGLE GLAZED
EW02	ALUMINIUM	1,200	1,000	SINGLE GLAZED
EW03	ALUMINIUM	1,200	2,000	SINGLE GLAZED
EW04	ALUMINIUM	750	2,100	SINGLE GLAZED
EW05	ALUMINIUM	2,100	2,000	SINGLE GLAZED
EW06	ALUMINIUM	2,100	1,200	SINGLE GLAZED
EW07	ALUMINIUM	2,100	2,000	SINGLE GLAZED
EW08	ALUMINIUM	1,200	1,500	SINGLE GLAZED
EW09	ALUMINIUM	400	1,800	SINGLE GLAZED
EW10	ALUMINIUM	1,800	2,000	SINGLE GLAZED
EW11	ALUMINIUM	600	2,800	SINGLE GLAZED

No.	FRAME TYPE	HEIGHT (h)	WIDTH (w)	GLAZING TYPE
ED01	TIMBER	2,100	1,500	SINGLE GLAZED
ED02	ALUMINIUM	2,100	1,800	SINGLE GLAZED
ED03	TIMBER	2,000	820	SINGLE GLAZED

PLAN LEGEND	
SYMBOL	DESCRIPTION
DP ○	90mm <sup>Ø</sup> PVC DOWNPIPES, CONNECTED TO STORMWATER LAYOUT SYSTEM @ MAX. 12M CTRS.
(COS)	CONFIRM ON SITE
---	SEWER LINE
---	EASEMENT
---	90mm <sup>Ø</sup> UPVC @ 1:100 STORMWATER SYSTEM
---	SITE CONTOURS (REFER TO SITE SURVEY)
□	EXISTING FENCE (REFER TO SITE SURVEY)
SWD	STORMWATER DRAIN
LPD	LEGAL POINT OF DISCHARGE TO BE ON-SITE SOAKAGE PITS TO THE SATISFACTION OF REGULATORY AUTHORITY
S	SEWERAGE PIT
(SP)	STORMWATER SOAKAGE PITS
COL	DENOTES 100 x 100 OREGON TIMBER POST
LB	LETTER BOX
MB	ELECTRICAL METER BOX
GAS	GAS POINT (CONNECTED BY PLUMBER)
T	WATER TAP CONNECTED TO MAINS
HWU	HOT WATER UNIT
RWT	2,000 Lt. RAINWATER STORAGE TANK CONNECTED TO SANITARY FLUSHING
CL	CLOTHES LINE
35.40	SURFACE SPOT LEVELS
□	EXISTING SURROUNDING FEATURES
EF	MECHANICAL CEILING EXHAUST FANS TO DISCHARGE AIR AT A RATE OF MIN. 25 L/S LAUNDRY TO BE MIN. 40 L/S
SD	SMOKE DETECTOR TO COMPLY W/ AS.3786. HARDWIRED TO ELECTRICAL MAINS W/ BATTERY BACK-UP. WHERE THERE IS MORE THAN ONE, SMOKE DETECTORS ARE TO BE INTERCONNECTED TO COMPLY W/ NCC 2022
⊙	EXISTING TREES TO BE RETAINED
⊙	EXISTING TREES TO BE REMOVED

**NOTE: ALL EXTERNAL TIMBER TO BE A MINIMUM DURABILITY OF H3 & A MINIMUM DURABILITY OF H4 IN GROUND.**  
**NOTE: THIS SITE IS WITHIN A TERMITE DESIGNATED AREA. REFER TO TERMITE NOTES FOR DETAILS.**  
**NOTE: THIS SITE IS WITHIN A BUSHFIRE DESIGNATED AREA. BAL 29 MINIMUM CONSTRUCTION / MATERIALS APPLY. REFER TO BUSHFIRE NOTES FOR DETAILS.**

NO TREES ARE TO BE REMOVED OR LOPPED, NO CUT & OR FILL FORMS PART OF THIS PROPOSAL.  
 ALL PROPOSED MATERIALS & FINISHES WITHIN THIS PROPOSAL ARE TO CONSIST OF RENDERED BRICK, RENDERED MASONRY, TIMBER, SIMULATED WEATHERBOARD THAT ARE APPROVED BY THE RESPONSIBLE AUTHORITY. ALL CLADDING & TRIMS ARE TO BE COLOURED AND MAINTAINED IN MUTED TONES OF GREEN, BROWN, BEIGE OR COLOURS APPROVED BY THE RESPONSIBLE AUTHORITY WITH LESS THAN 40% REFLECTIVITY TO MINIMISE GLARE.  
**NOTE: NO PROPOSED WALL HEIGHT TO EXCEED 5.5M FROM N.G.L. & NO PROPOSED OVERALL HEIGHT TO EXCEED 6M FROM N.G.L.**



- ### DEMOLITION NOTES
- All demolition works to be in accordance with relevant Australian Standards. works must comply with the requirements of the BCA & local council requirements.
  - Builder to allow to demolish all structures & terminate all services above & below ground that are not required for future works.
  - Confirm all documentation / set-out dimensions on site prior to commencement of construction.
  - Builder to confirm locations of all existing in-ground services prior to commencement of works.
  - Make good to original condition any damage to structures to be retained and/or adjacent to property which results from demolition operations. all restoration works to be performed at no expense to the proprietor.
  - Any damage to footpaths, naturestrip, garden beds etc. to be made good.
  - Removal of trees to include grubbing of roots.

### WALL LEGEND TYPE

—	EXISTING WALLS (TO BE RETAINED)
----	EXISTING WALLS (& OR STRUCTURE) TO BE REMOVED

**03 EXISTING LOWER LEVEL / DEMOLITION PLAN**  
 TP06 1:100

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TERMINATION & ADDITION  
 ALEX DRIVE ST ANDREWS BEACH VIC 3941

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. HEKK DESIGN PTY LTD ACCEPTS NO RESPONSIBILITY FOR WORK DONE AFTER ACCEPTANCE OF A PLAN BY ANOTHER PARTY. THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT  
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client  
 drawing title  
**EXISTING LOWER LEVEL / DEMOLITION PLAN**  
 scale AS SHOWN  
 date MAY 2026

sheet size **A3**  
 designed & drawn by  
 project no. **22014**  
 rev. **B**  
 dwg no. **TP06** of TP17

alex.dve.pln

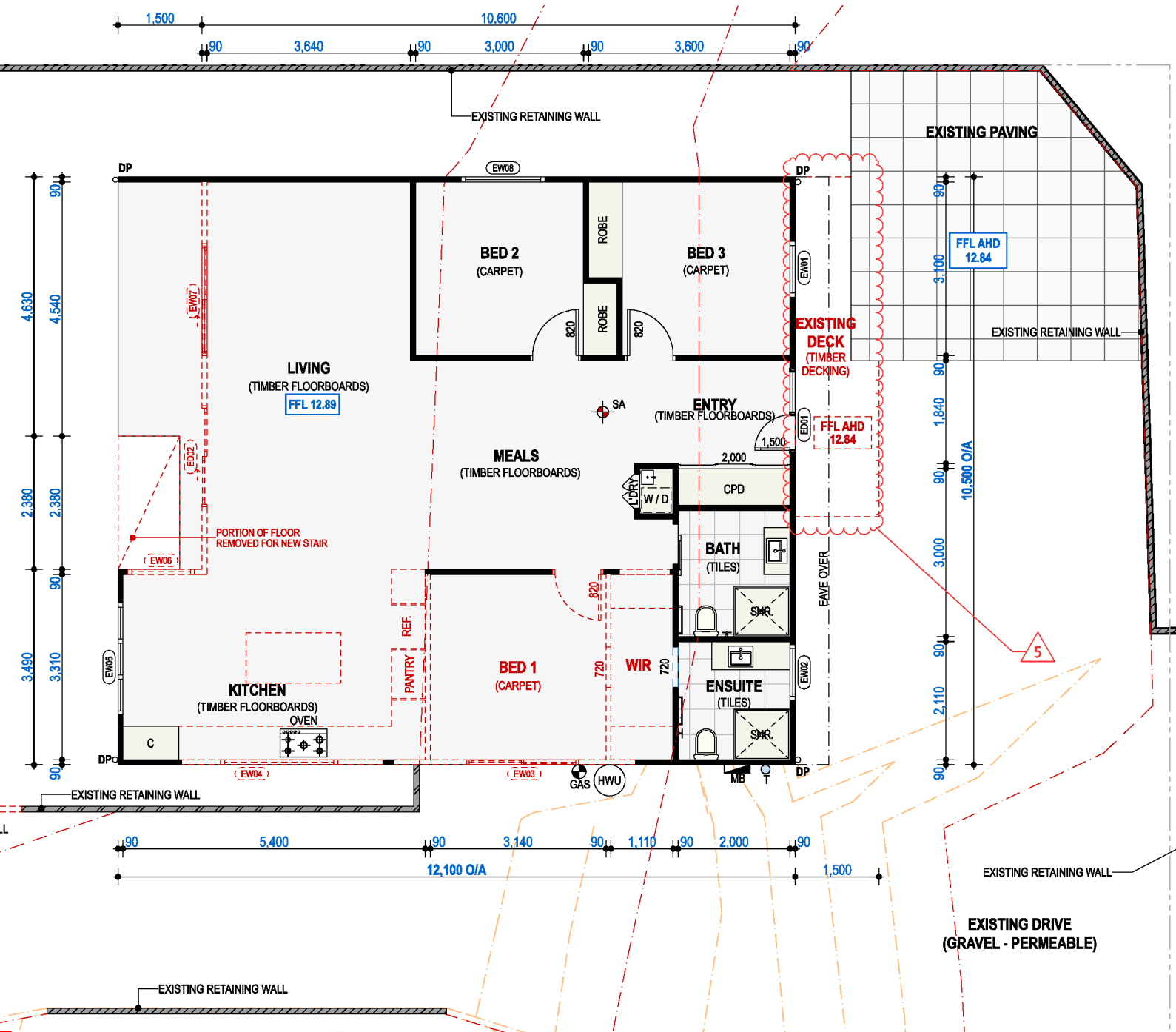
EXISTING WINDOW SCHEDULE				
No.	FRAME TYPE	HEIGHT (h)	WIDTH (w)	GLAZING TYPE
EW01	ALUMINIUM	1,200	1,000	SINGLE GLAZED
EW02	ALUMINIUM	1,200	1,000	SINGLE GLAZED
EW03	ALUMINIUM	1,200	2,000	SINGLE GLAZED
EW04	ALUMINIUM	750	2,100	SINGLE GLAZED
EW05	ALUMINIUM	2,100	2,000	SINGLE GLAZED
EW06	ALUMINIUM	2,100	1,200	SINGLE GLAZED
EW07	ALUMINIUM	2,100	2,000	SINGLE GLAZED
EW08	ALUMINIUM	1,200	1,500	SINGLE GLAZED
EW09	ALUMINIUM	400	1,800	SINGLE GLAZED
EW10	ALUMINIUM	1,800	2,000	SINGLE GLAZED
EW11	ALUMINIUM	600	2,800	SINGLE GLAZED

EXISTING DOOR SCHEDULE				
No.	FRAME TYPE	HEIGHT (h)	WIDTH (w)	GLAZING TYPE
ED01	TIMBER	2,100	1,500	SINGLE GLAZED
ED02	ALUMINIUM	2,100	1,800	SINGLE GLAZED
ED03	TIMBER	2,000	820	SINGLE GLAZED

PLAN LEGEND	
SYMBOL	DESCRIPTION
DP ○	90mm <sup>Ø</sup> PVC DOWNPIPES, CONNECTED TO STORMWATER LAYOUT SYSTEM @ MAX. 12M CTRS.
(COS)	CONFIRM ON SITE
---	SEWER LINE
- - -	EASEMENT
---	90mm <sup>Ø</sup> UPVC @ 1:100 STORMWATER SYSTEM
---	SITE CONTOURS (REFER TO SITE SURVEY)
□	EXISTING FENCE (REFER TO SITE SURVEY)
SWD	STORMWATER DRAIN
LPD	LEGAL POINT OF DISCHARGE TO BE ON-SITE SOAKAGE PITS TO THE SATISFACTION OF REGULATORY AUTHORITY
S	SEWERAGE PIT
(SP)	STORMWATER SOAKAGE PITS
COL	DENOTES 100 x 100 OREGON TIMBER POST
LB	LETTER BOX
MB	ELECTRICAL METER BOX
GAS	GAS POINT (CONNECTED BY PLUMBER)
T	WATER TAP CONNECTED TO MAINS
HWU	HOT WATER UNIT
RWT	2,000 LIT. RAINWATER STORAGE TANK CONNECTED TO SANITARY FLUSHING
CL	CLOTHES LINE
35.40	SURFACE SPOT LEVELS
□	EXISTING SURROUNDING FEATURES
EF	MECHANICAL CEILING EXHAUST FANS TO DISCHARGE AIR AT A RATE OF MIN. 25 L/S LAUNDRY TO BE MIN. 40 L/S
SD	SMOKE DETECTOR TO COMPLY W/ AS.3786. HARDWIRED TO ELECTRICAL MAINS W/ BATTERY BACK-UP. WHERE THERE IS MORE THAN ONE, SMOKE DETECTORS ARE TO BE INTERCONNECTED TO COMPLY W/ NCC 2022
⊙	EXISTING TREES TO BE RETAINED
⊙	EXISTING TREES TO BE REMOVED

**NOTE: ALL EXTERNAL TIMBER TO BE A MINIMUM DURABILITY OF H3 & A MINIMUM DURABILITY OF H4 IN GROUND.**  
**NOTE: THIS SITE IS WITHIN A TERMITE DESIGNATED AREA. REFER TO TERMITE NOTES FOR DETAILS.**  
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**NOTE: NO PROPOSED WALL HEIGHT TO EXCEED 5.5M FROM N.G.L. & NO PROPOSED OVERALL HEIGHT TO EXCEED 6M FROM N.G.L.**



- ### DEMOLITION NOTES
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  - Confirm all documentation / set-out dimensions on site prior to commencement of construction.
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  - Removal of trees to include grubbing of roots.

### WALL LEGEND TYPE

—	EXISTING WALLS (TO BE RETAINED)
----	EXISTING WALLS (& OR STRUCTURE) TO BE REMOVED

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**04 EXISTING UPPER LEVEL / DEMOLITION PLAN**  
 TP07 1:100

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**ITERATION & CONDITION**  
**ALEX DRIVE ST ANDREWS BEACH VIC 3941**

drawing title **EXISTING UPPER LEVEL / DEMOLITION PLAN** sheet size **A3**  
 scale **AS SHOWN** designed & drawn by **alex dve.pln**  
 date **MAY 2026** project no. **22014** rev. **B** dwg no. **TP07** of TP17

PLAN LEGEND	
SYMBOL	DESCRIPTION
DP	90mm <sup>Ø</sup> PVC DOWNPIPES, CONNECTED TO STORMWATER LAYOUT SYSTEM @ MAX. 12M CTRS.
(COS)	CONFIRM ON SITE
---	SEWER LINE
---	EASEMENT
---	90mm <sup>Ø</sup> UPVC @ 1:100 STORMWATER SYSTEM
---	SITE CONTOURS (REFER TO SITE SURVEY)
---	EXISTING FENCE (REFER TO SITE SURVEY)
SWD	STORMWATER DRAIN
LPD	LEGAL POINT OF DISCHARGE TO BE ON-SITE SOAKAGE PITS TO THE SATISFACTION OF REGULATORY AUTHORITY
S	SEWERAGE PIT
(SP)	STORMWATER SOAKAGE PITS
COL	DENOTES 100 x 100 OREGON TIMBER POST
LB	LETTER BOX
MB	ELECTRICAL METER BOX
GAS	GAS POINT (CONNECTED BY PLUMBER)
T	WATER TAP CONNECTED TO MAINS
HWU	HOT WATER UNIT
RWT	2,000 LIT. RAINWATER STORAGE TANK CONNECTED TO SANITARY FLUSHING
CL	CLOTHES LINE
35.40	SURFACE SPOT LEVELS
---	EXISTING SURROUNDING FEATURES
EF	MECHANICAL CEILING EXHAUST FANS TO DISCHARGE AIR AT A RATE OF MIN. 25 L/S LAUNDRY TO BE MIN. 40 L/S
SD	SMOKE DETECTOR TO COMPLY W/ AS.3786. HARDWIRED TO ELECTRICAL MAINS W/ BATTERY BACK-UP. WHERE THERE IS MORE THAN ONE, SMOKE DETECTORS ARE TO BE INTERCONNECTED TO COMPLY W/ NCC 2022
---	EXISTING TREES TO BE RETAINED
---	EXISTING TREES TO BE REMOVED

NO TREES ARE TO BE REMOVED OR LOPPED, NO CUT & OR FILL FORMS PART OF THIS PROPOSAL.

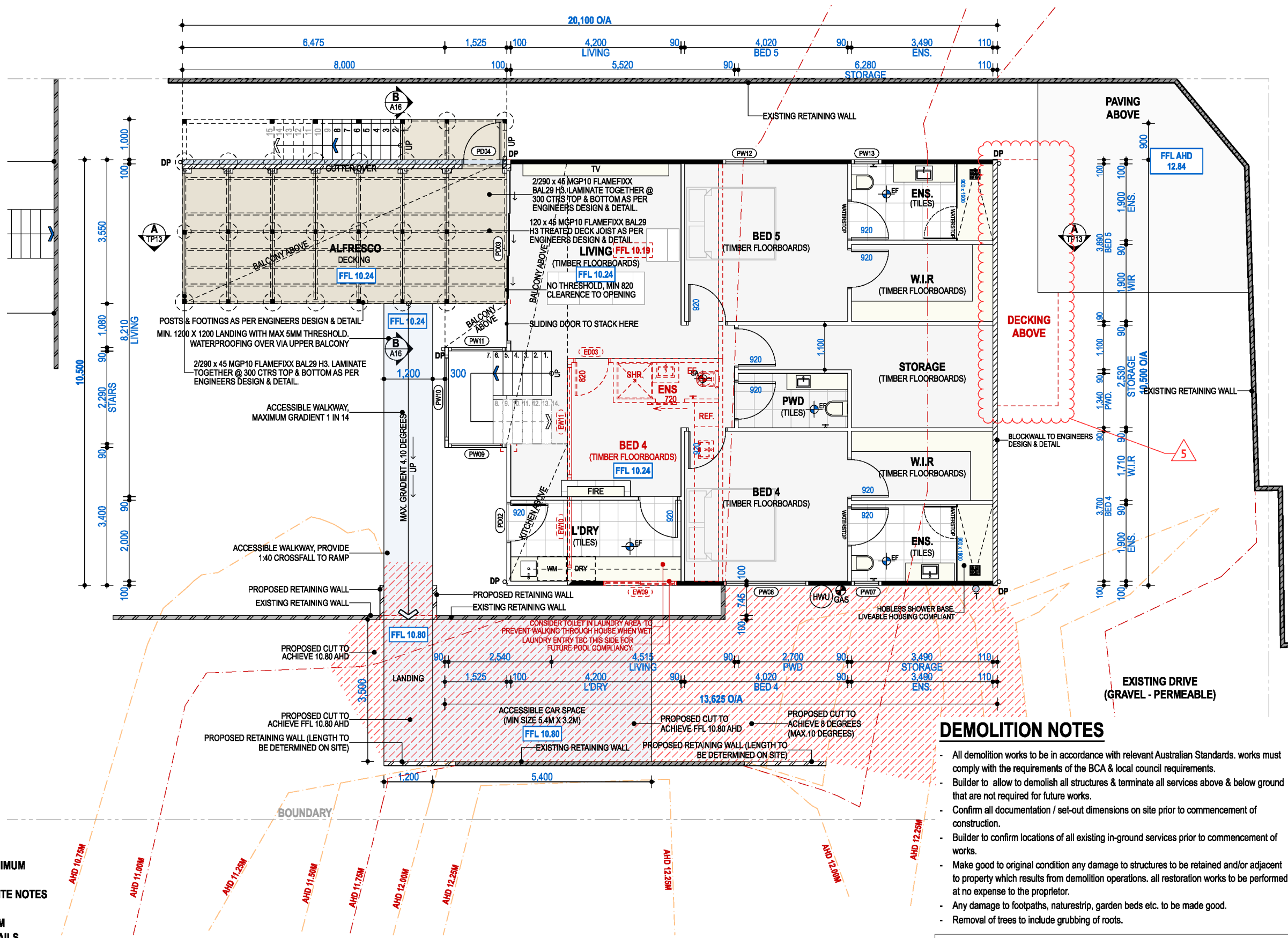
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NOTE: ALL EXTERNAL TIMBER TO BE A MINIMUM DURABILITY OF H3 & A MINIMUM DURABILITY OF H4 IN GROUND.

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### DEMOLITION NOTES

- All demolition works to be in accordance with relevant Australian Standards. works must comply with the requirements of the BCA & local council requirements.
- Builder to allow to demolish all structures & terminate all services above & below ground that are not required for future works.
- Confirm all documentation / set-out dimensions on site prior to commencement of construction.
- Builder to confirm locations of all existing in-ground services prior to commencement of works.
- Make good to original condition any damage to structures to be retained and/or adjacent to property which results from demolition operations. all restoration works to be performed at no expense to the proprietor.
- Any damage to footpaths, naturestrip, garden beds etc. to be made good.
- Removal of trees to include grubbing of roots.

### WALL LEGEND TYPE

- EXISTING WALLS (TO BE RETAINED)
- EXISTING WALLS (& OR STRUCTURE) TO BE REMOVED

**05** PROPOSED LOWER FLOOR PLAN  
TP08 1:100

**Mornington Peninsula Shire**  
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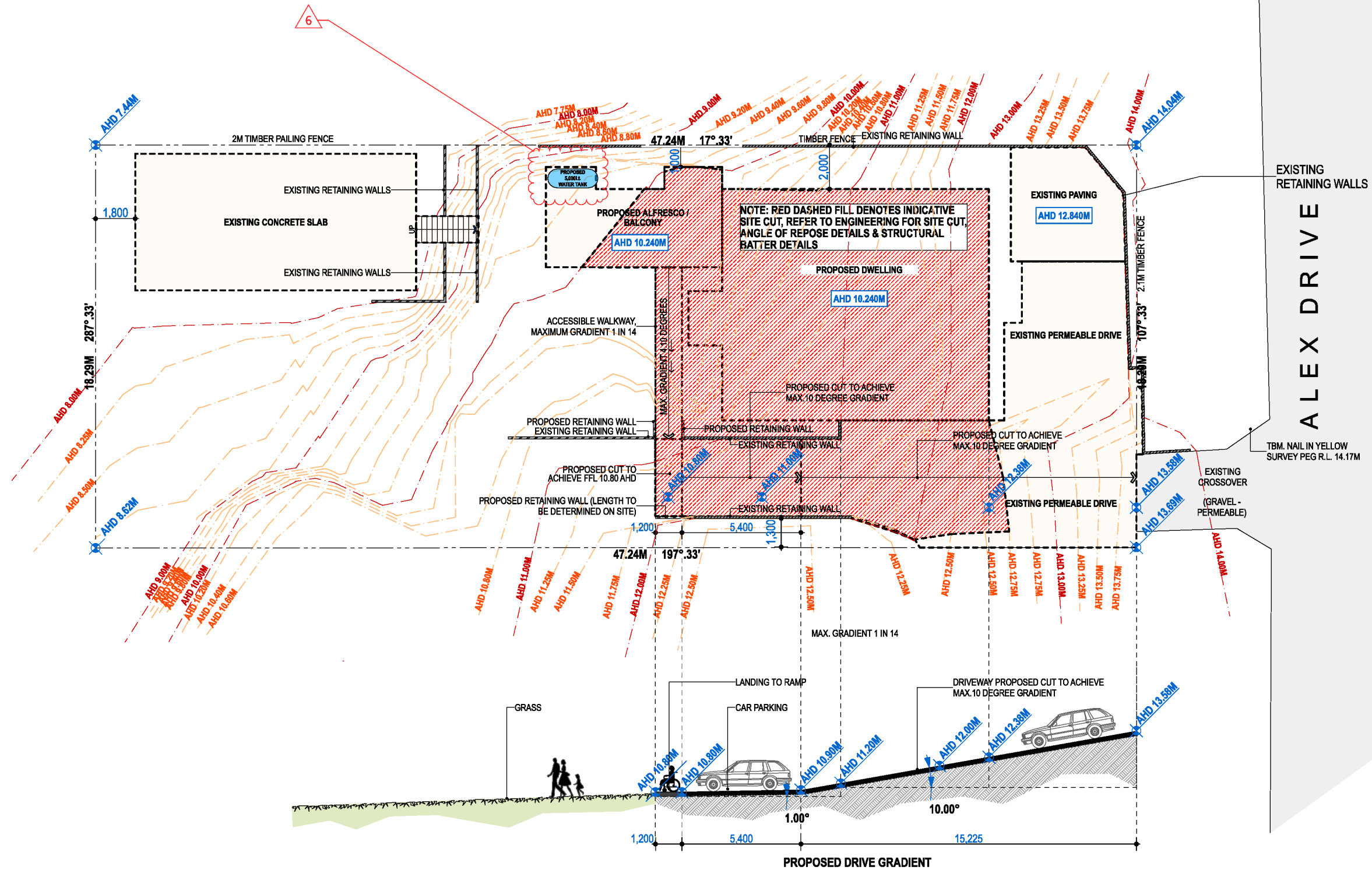
OPERATION & MAINTENANCE  
ALEX DRIVE ST ANDREWS BEACH VIC 3941

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drawing title **PROPOSED LOWER FLOOR PLAN** sheet size **A3**

scale **AS SHOWN** designed & drawn by **alex dve.pln**

date **MAY 2026** project no. **22014** rev. **B** dwg no. **TP08** of TP17



**06** PROPOSED SITE CUT/ FILL PLAN  
TP09

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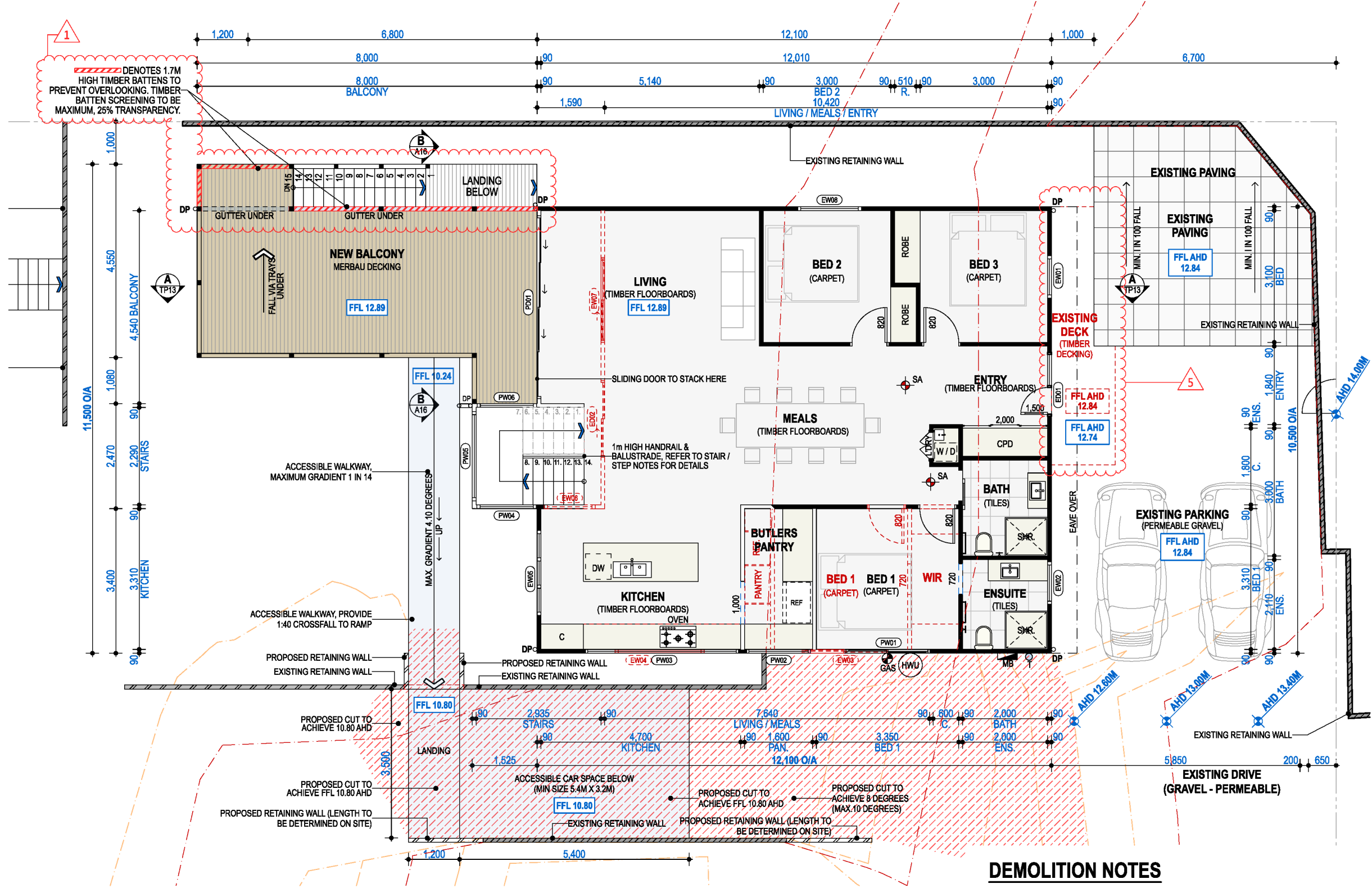
Iteration & Addition  
ALEX DRIVE ST ANDREWS BEACH VIC 3941

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drawing title	sheet size	
PROPOSED SITE CUT / FILL PLAN	A3	
scale	designed & drawn by	dwg no
AS SHOWN		TP09 of TP17
date	project no.	rev.
MAY 2026	22014	B

alex.dve.pln

PLAN LEGEND	
SYMBOL	DESCRIPTION
DP	90mm <sup>Ø</sup> PVC DOWNPIPES, CONNECTED TO STORMWATER LAYOUT SYSTEM @ MAX. 12M CTRS.
(COS)	CONFIRM ON SITE
---	SEWER LINE
---	EASEMENT
---	90mm <sup>Ø</sup> UPVC @ 1:100 STORMWATER SYSTEM
---	SITE CONTOURS (REFER TO SITE SURVEY)
---	EXISTING FENCE (REFER TO SITE SURVEY)
SWD	STORMWATER DRAIN
LPD	LEGAL POINT OF DISCHARGE TO BE ON-SITE SOAKAGE PITS TO THE SATISFACTION OF REGULATORY AUTHORITY
S	SEWERAGE PIT
(SP)	STORMWATER SOAKAGE PITS
COL	DENOTES 100 x 100 OREGON TIMBER POST
LB	LETTER BOX
MB	ELECTRICAL METER BOX
GAS	GAS POINT (CONNECTED BY PLUMBER)
T	WATER TAP CONNECTED TO MAINS
(HWU)	HOT WATER UNIT
RWT	2,000 LIT. RAINWATER STORAGE TANK CONNECTED TO SANITARY FLUSHING
CL	CLOTHES LINE
35.40	SURFACE SPOT LEVELS
---	EXISTING SURROUNDING FEATURES
EF	MECHANICAL CEILING EXHAUST FANS TO DISCHARGE AIR AT A RATE OF MIN. 25 L/S LAUNDRY TO BE MIN. 40 L/S
SD	SMOKE DETECTOR TO COMPLY W/ AS.3786. HARDWIRED TO ELECTRICAL MAINS W/ BATTERY BACK-UP. WHERE THERE IS MORE THAN ONE, SMOKE DETECTORS ARE TO BE INTERCONNECTED TO COMPLY W/ NCC 2022
---	EXISTING TREES TO BE RETAINED
---	EXISTING TREES TO BE REMOVED



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WALL LEGEND TYPE	
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2 ALEX DRIVE ST ANDREWS BEACH VIC 3941

client

drawing title: PROPOSED UPPER LEVEL FLOOR PLAN

sheet size: A3

scale: AS SHOWN

date: MAY 2026

designed & drawn by: alex dve.pln

project no.: 22014

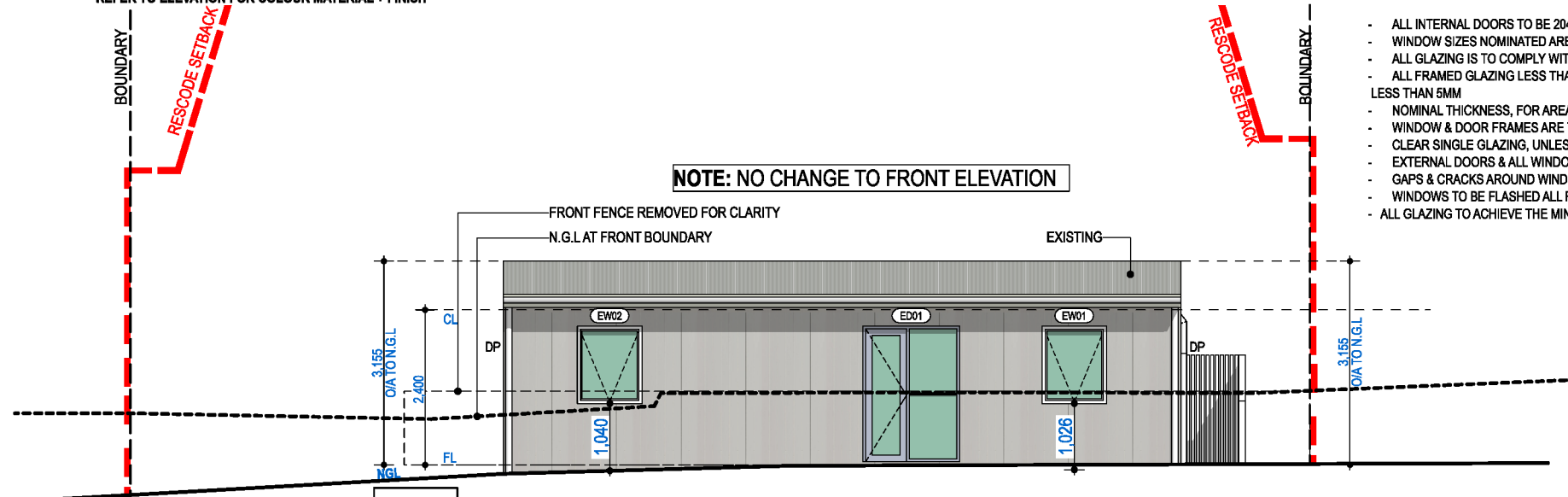
rev.: B

dwg no.: TP10 of TP17

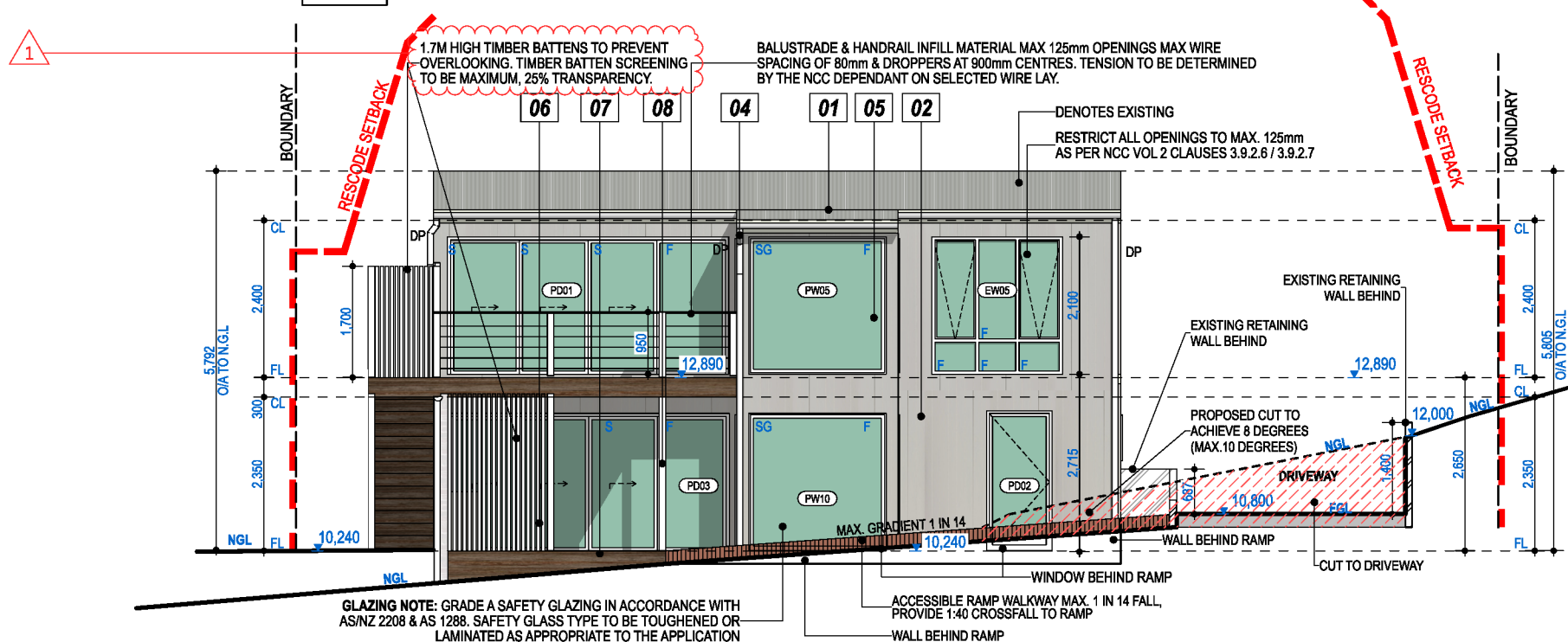
ELEVATION LEGEND:	
SG	SAFETY GLAZING
F	FIXED WINDOW
→	SLIDING WINDOW
☑	AWNING WINDOW
☑	CASEMENT WINDOW / DOOR
C.L	CEILING LEVEL
FL	FLOOR LEVEL
F.F.L	FINISHED FLOOR LEVEL
N.G.L	NATURAL GROUND LEVEL
D.P	DOWNPIPE
R.H	RAINHEAD

EXTERNAL FINISHES SCHEDULE:				
TAG No.	DESCRIPTION	PROPRIETRY NAME	TYPE / COMMENTS	
01	PROPOSED SHEET METAL ROOFING	BLUESCOPE STEEL	CUSTOM ORB PROFILE 16mm THK 0.48 BMT, SHALE GREY. LRV: 63%	
02	HORIZONTAL HARDIE OBLIQUE CLADDING	FIBRE CEMENT	LIGHT GREY. LRV: 37%	
03	ALUMINIUM GUTTERS	LYSAGHT GUTTERS	QUAD GUTTER PROFILE, ALUMINIUM, WHITE. LRV:100%	
04	90mm <sup>Ø</sup> DOWNPIPES, CONNECTED TO STORMWATER SYSTEM	LYSAGHT DOWNPIPES	90mm <sup>Ø</sup> , ALUMINIUM, WHITE. LRV: 100%	
05	PROPOSED ALUMINIUM WINDOW / DOOR FRAMES	ALUMINIUM	WHITE POWDERCOATED FINISH. LRV:100%	
06	TIMBER BATTENS	TIMBER	WHITE PAINTED FINISH. LRV:100%	
07	PAVERS	CONCRETE	GREY CEMENT. LRV: 37.1%	
08	PROPOSED TIMBER POSTS / BEAMS	MERBAU	WHITE PAINTED FINISH. LRV:100%	
09	BRICK	BRICK	GREY. LRV: 47%	

REFER TO ELEVATION FOR COLOUR MATERIAL + FINISH



**08 NORTH ELEVATION**  
TP11 1:100



**09 SOUTH ELEVATION**  
TP11 1:100

**WINDOW + DOOR NOTE:**

WINDOW/ DOOR SIZES NOMINATED ARE NOMINAL ONLY, THE ACTUAL SIZE MAY VARY ACCORDING TO THE MANUFACTURER. THE BULDER OR OWNER BUILDER IS TO VERIFY ALL WINDOWS & DOOR SPRIOR TO ORDERING / FABRICATION.

**WINDOW + DOOR NOTE:**

ALL PROPOSED WINDOWS/ DOORS TO BE ALUMINIUM FRAMED WITH SINGLE GLAZING

**NOTE:** OPENABLE WINDOWS WHERE FLOOR BELOW IS 2M OR MORE ABOVE THE SURFACE BENEATH TO COMPLY WITH NCC VOL 2 CLAUSES 3.9.2.6 / 3.9.2.7: RESTRICT OPENINGS SO 125mm SPHERE CANNOT PASS; OR PROVIDE BARRIER MIN. 865mm ABOVE FFL; RESTRICTOR DEVICE MUST RESIST 250 N HORIZONTAL FORCE.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES: AS.1288

- I. ALL ROOMS - WITHIN 500MM VERT. FLOOR LEVEL.
- II. BATHROOMS - INCLUDING SHOWER DOORS / SCREENS, BATH ENCLOSURES AND ASSOCIATED WINDOWS, WHERE THE GLAZING IS LESS THAN 2000MM ABOVE FINISHED FLOOR LEVEL.
- III. LAUNDRY - WITHIN 1200MM VERT. FROM FLOOR LEVEL AND/OR WITHIN 300MM VERT. OF TROUGH
- IV. DOORWAY - WITHIN 300MM HORIZONTAL FROM ALL DOORS
- V. ENSUITE'S, SPA ROOMS OR THE LIKE - AS FOR II.

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- NOMINAL THICKNESS, FOR AREAS OF GLAZING LESS THAN 1.2M<sup>2</sup>.
- WINDOW & DOOR FRAMES ARE TO BE TIMBER, UNLESS NOTED OTHERWISE
- CLEAR SINGLE GLAZING, UNLESS NOTED OTHERWISE, REFER TO ENERGY RATING REPORT.
- EXTERNAL DOORS & ALL WINDOWS TO BE FITTED WITH SEALS &/OR WEATHERSTRIP, REFER TO NCC 2019 BCA VOL. 2 PART 3.12.3
- GAPS & CRACKS AROUND WINDOWS, DOORS & SERVICE OPENINGS TO BE SEALED, REFER TO NCC 2019 VOL. 2 BCA PART 3.12.3 - BUILDING SEALING.
- WINDOWS TO BE FLASHED ALL ROUND (TYP.)
- ALL GLAZING TO ACHIEVE THE MINIMUM U-VALUES & SHGC VALUES STATED IN THE ENERGY RATING REPORT.

**PROPOSED WINDOW SCHEDULE**

No.	FRAME TYPE	HEIGHT (h)	WIDTH (w)	GLAZING TYPE
PW01	ALUMINIUM	1,200	2,000	DOUBLE GLAZED
PW02	ALUMINIUM	750	1,500	DOUBLE GLAZED
PW03	ALUMINIUM	750	3,600	DOUBLE GLAZED
PW04	ALUMINIUM	2,100	1,400	DOUBLE GLAZED
PW05	ALUMINIUM	2,100	2,100	DOUBLE GLAZED
PW06	ALUMINIUM	2,100	1,400	DOUBLE GLAZED
PW07	ALUMINIUM	750	750	DOUBLE GLAZED
PW08	ALUMINIUM	750	2,100	DOUBLE GLAZED
PW09	ALUMINIUM	2,100	1,400	DOUBLE GLAZED
PW10	ALUMINIUM	2,100	2,100	DOUBLE GLAZED
PW11	ALUMINIUM	2,100	1,400	DOUBLE GLAZED
PW12	ALUMINIUM	1,050	1,090	DOUBLE GLAZED
PW13	ALUMINIUM	600	750	DOUBLE GLAZED

**PROPOSED DOOR SCHEDULE**

No.	FRAME TYPE	HEIGHT (h)	WIDTH (w)	GLAZING TYPE
PD01	ALUMINIUM	2,100	4,300	DOUBLE GLAZED
PD02	ALUMINIUM	2,100	920	DOUBLE GLAZED
PD03	ALUMINIUM	2,100	4,300	DOUBLE GLAZED
PD04	ALUMINIUM	2,100	920	N/A

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drawing title **ELEVATIONS** sheet size **A3**  
scale **AS SHOWN** designed & drawn by **alex dve.pln**  
date **MAY 2026** project no. **22014** rev. **B** dwg no. **TP11** of TP17

ELEVATION LEGEND:	
SG	SAFETY GLAZING
F	FIXED WINDOW
→	SLIDING WINDOW
☒	AWNING WINDOW
☒	CASEMENT WINDOW / DOOR
C.L	CEILING LEVEL
FL	FLOOR LEVEL
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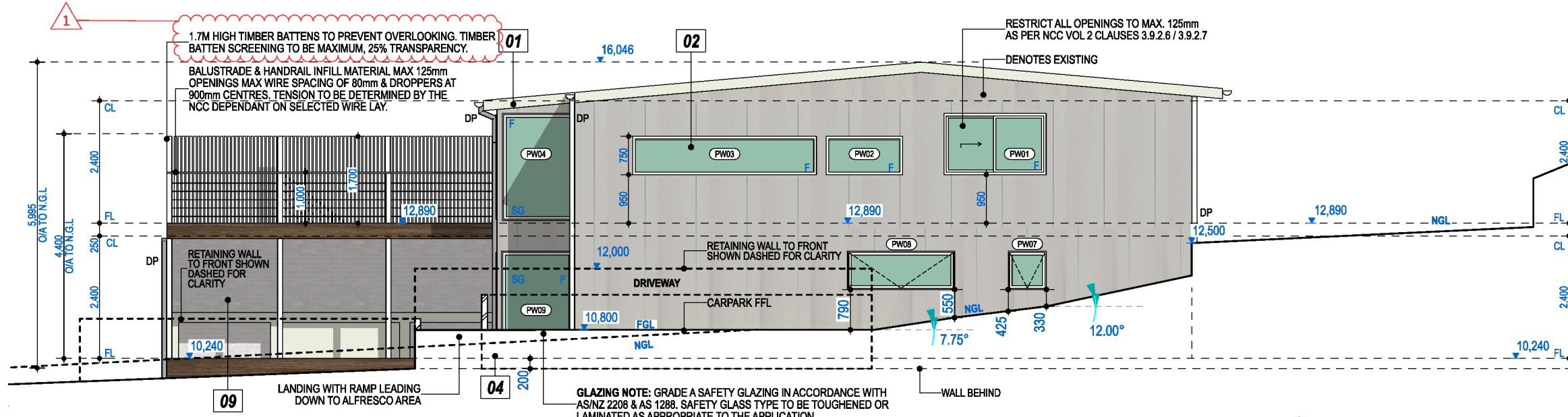
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PW05	ALUMINIUM	2,100	2,100	DOUBLE GLAZED
PW06	ALUMINIUM	2,100	1,400	DOUBLE GLAZED
PW07	ALUMINIUM	750	750	DOUBLE GLAZED
PW08	ALUMINIUM	750	2,100	DOUBLE GLAZED
PW09	ALUMINIUM	2,100	1,400	DOUBLE GLAZED
PW10	ALUMINIUM	2,100	2,100	DOUBLE GLAZED
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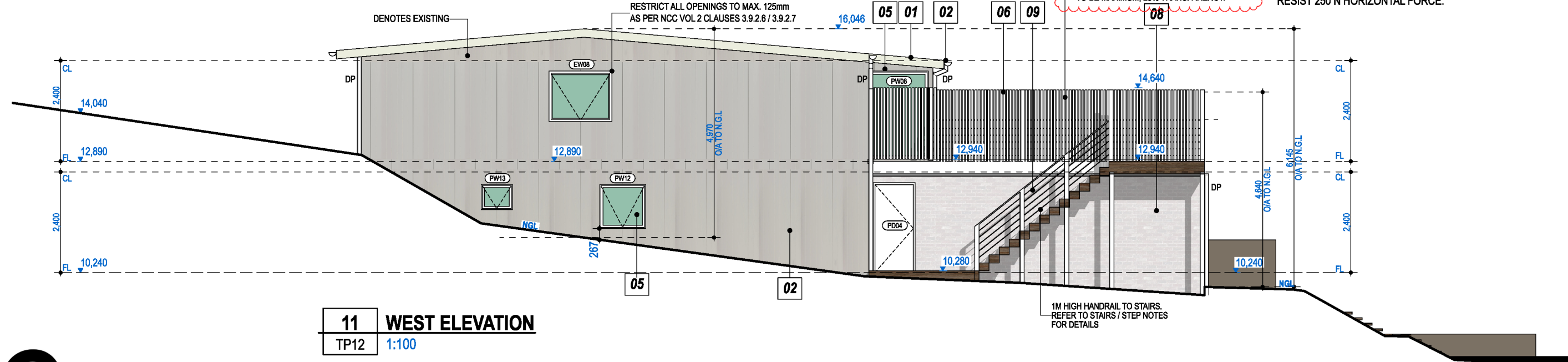
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**10 EAST ELEVATION**  
 TP12 1:100



**11 WEST ELEVATION**  
 TP12 1:100

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**ITERATION & DITION**  
**ALEX DRIVE ST ANDREWS BEACH VIC 3941**

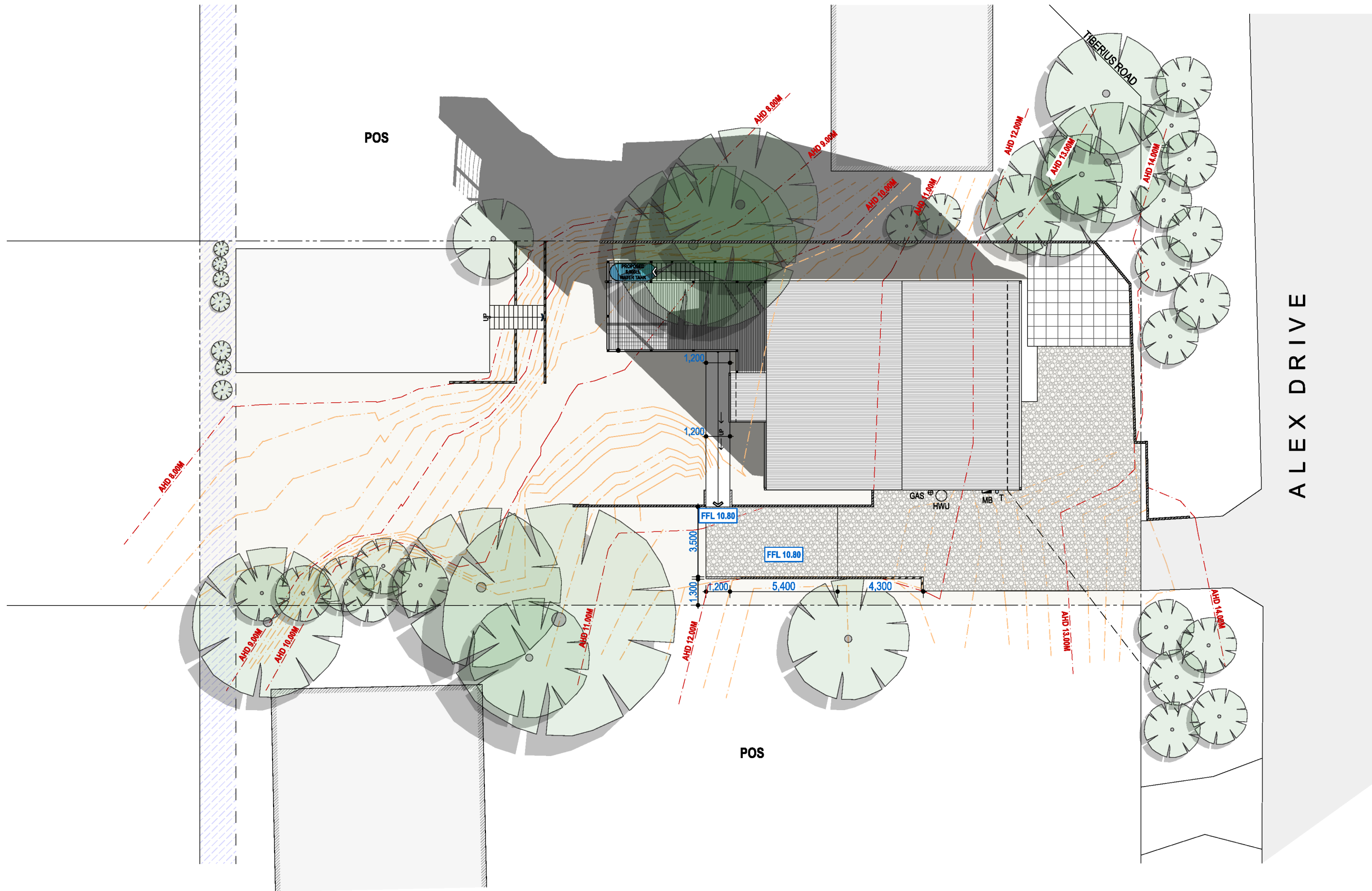
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drawing title	sheet size	<b>A3</b>
<b>ELEVATIONS</b>	designed & drawn by	
scale	project no.	<b>22014</b>
AS SHOWN	rev.	<b>B</b>
date	dwg no.	<b>TP12 of TP17</b>
MAY 2026		

alex.dve.pln







**14 9AM SHADOW DIAGRAM**  
1:200

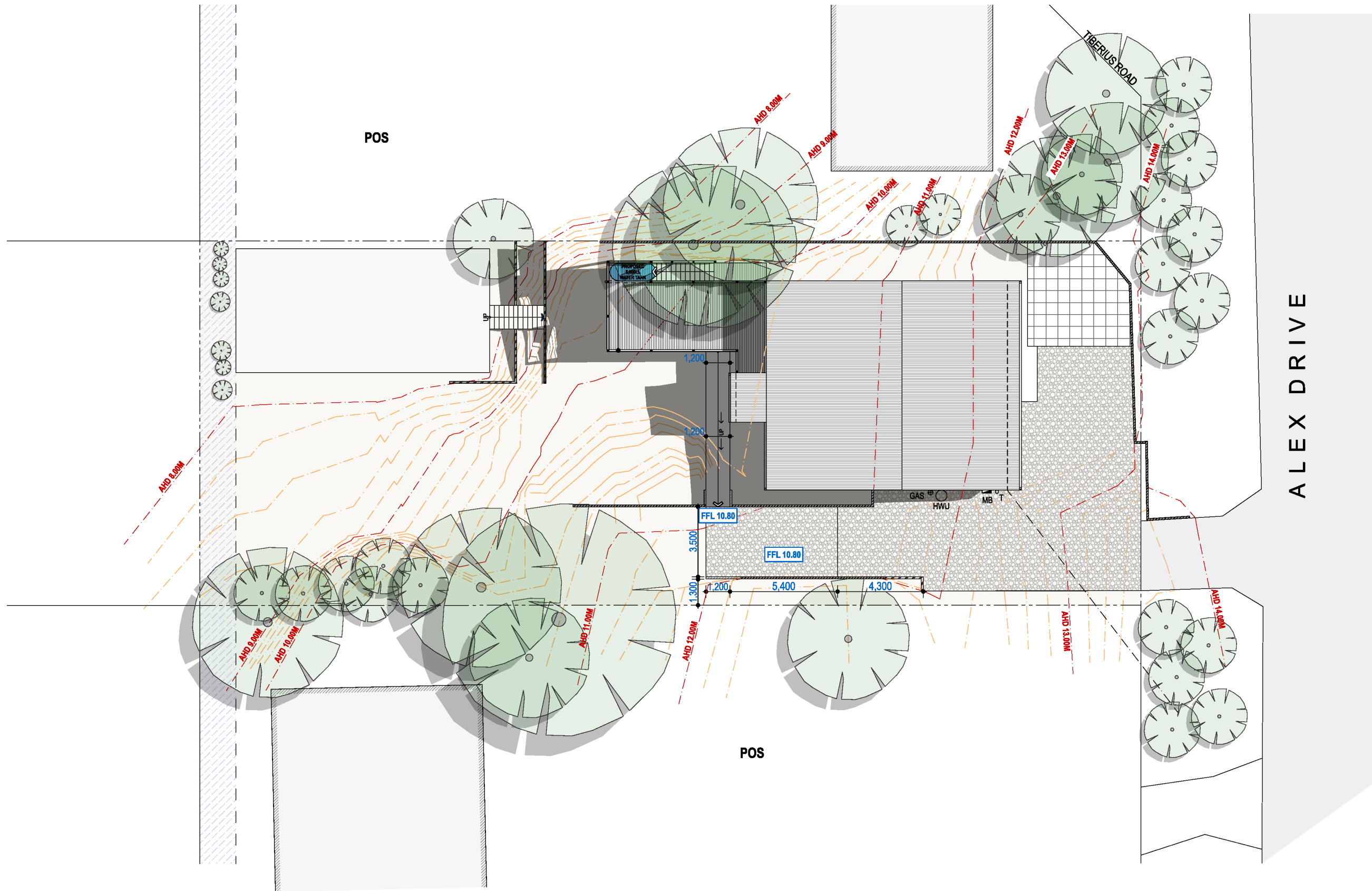
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**ITERATION & ADDITION**  
**ALEX DRIVE ST ANDREWS BEACH VIC 3941**

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drawing title	sheet size <b>A3</b>
<b>9AM SHADOW DIAGRAM</b>	designed & drawn by
scale <b>AS SHOWN</b>	project no. <b>22014</b>
date <b>MAY 2026</b>	rev. <b>B</b> <b>TP15</b> of TP17

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15 12PM SHADOW DIAGRAM  
 P16 1:200

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Proposed  
**ALTERATION & ADDITION**

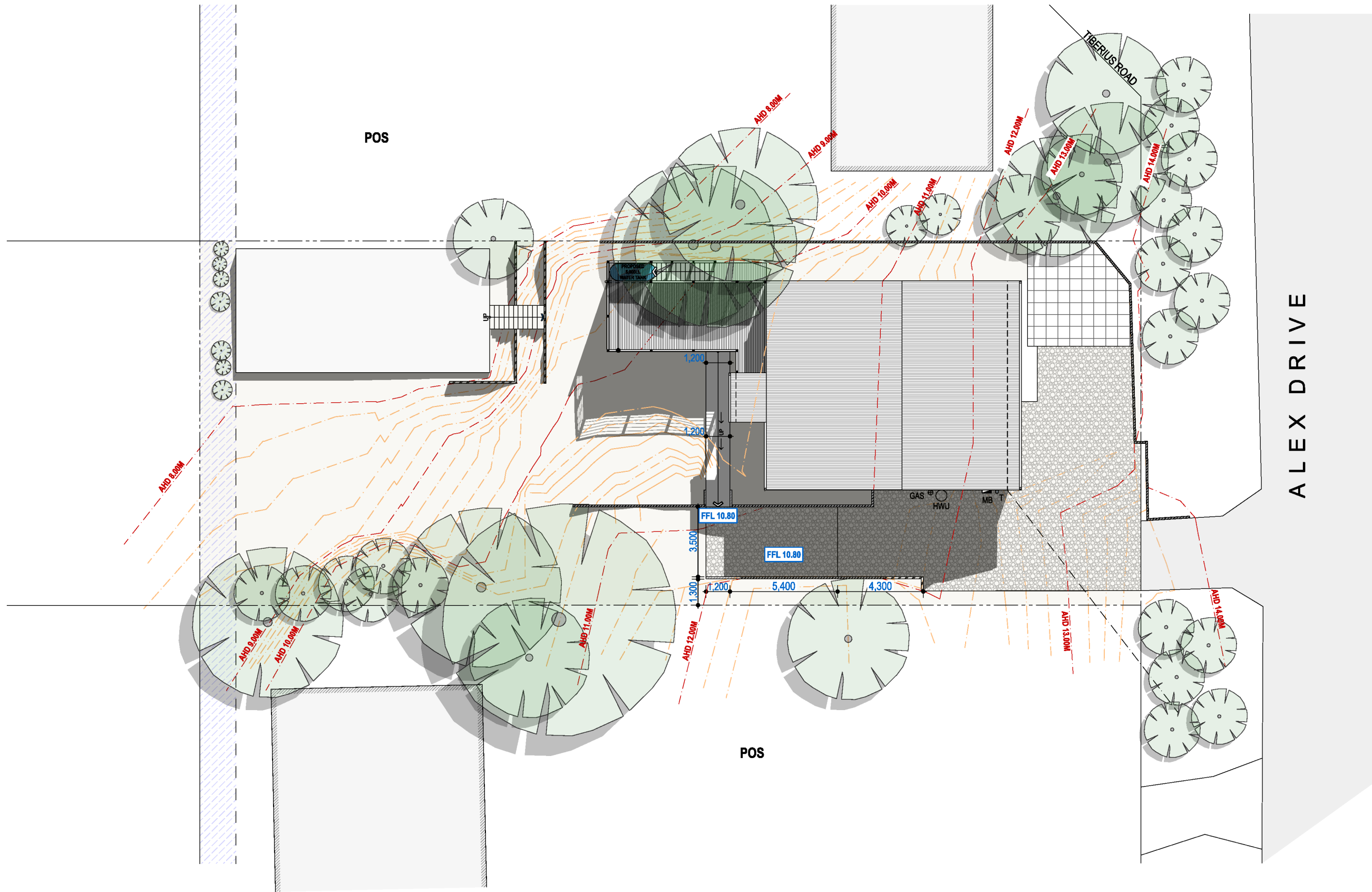
2 ALEX DRIVE ST ANDREWS BEACH VIC 3941

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<b>12PM SHADOW DIAGRAM</b>	designed & drawn by
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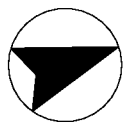
**16 3PM SHADOW DIAGRAM**  
17 1:200

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drawing title **3PM SHADOW DIAGRAM** sheet size **A3**  
scale **AS SHOWN**  
date **MAY 2026**  
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