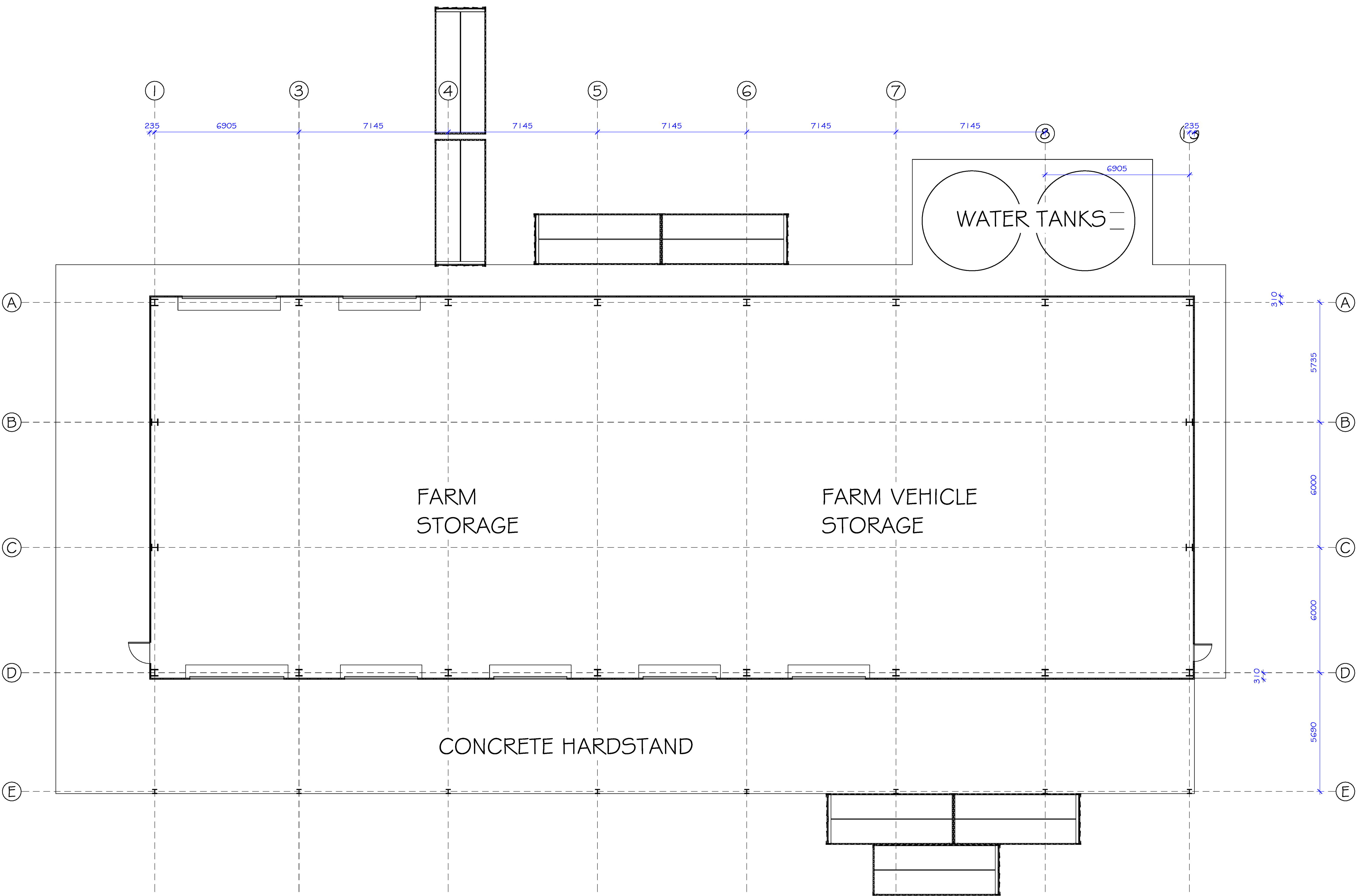
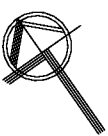




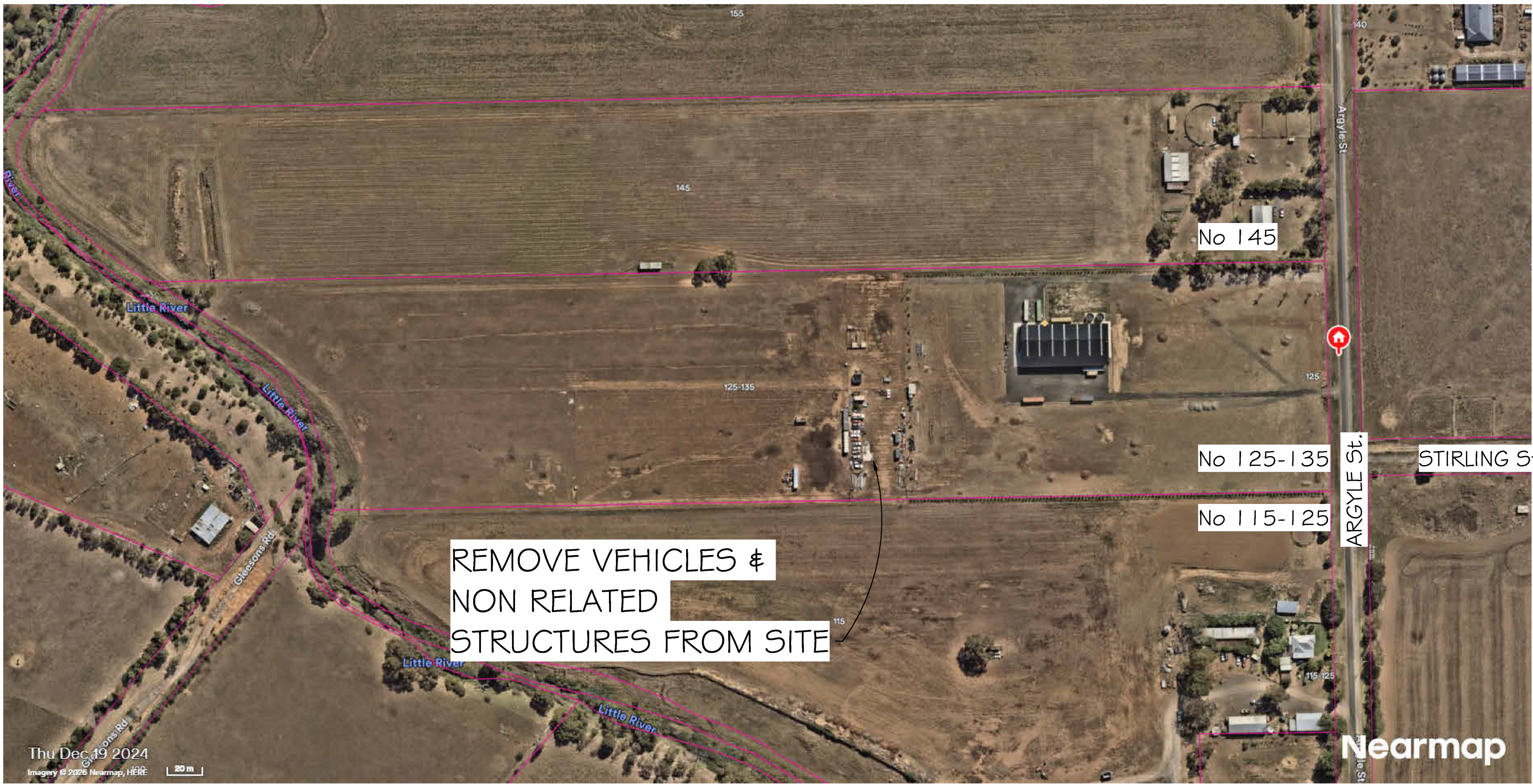
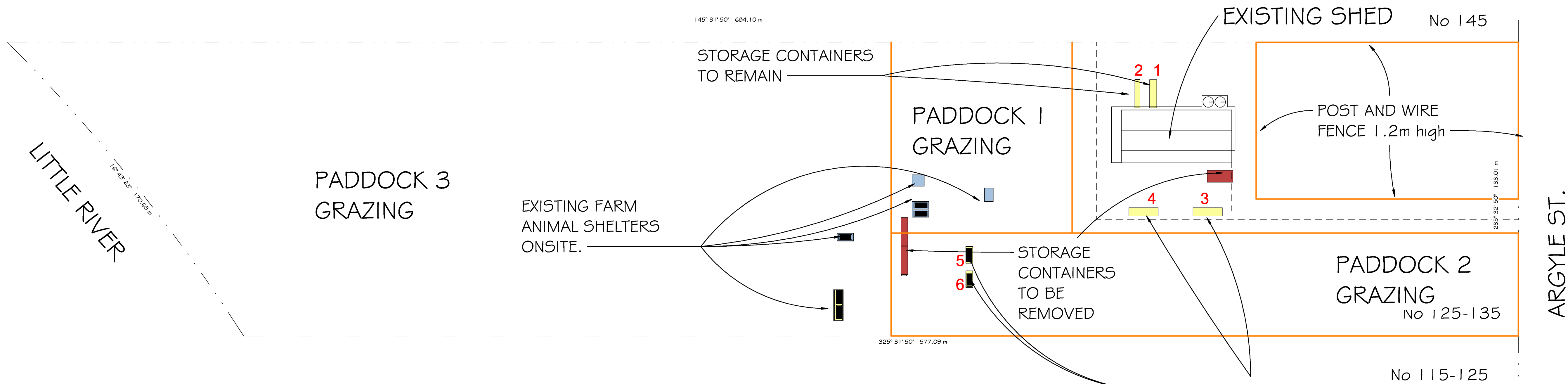
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Project: [REDACTED]
125 - 135 Argyll St Little River
[REDACTED]
Drawing Title:
GF EXISTING CONDITIONS PLAN

DATE:	OCT 2025	
DRAWN:	Author	CHK: C.S
SCALE		
BAT:	1 : 100	
JOB NUMBER:	25071	
Drawing Number: Revision:		
A005	SK0	



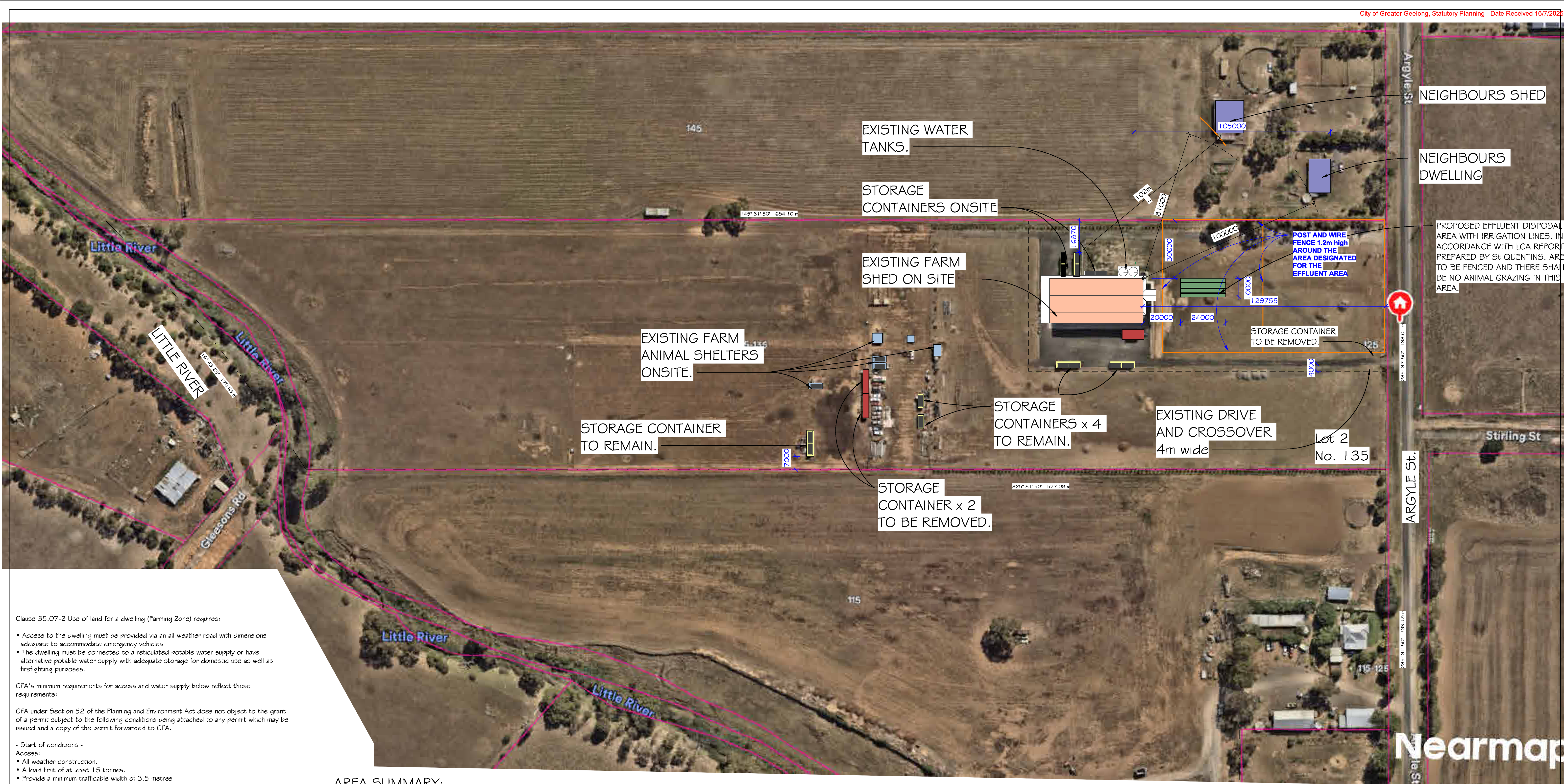
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NORTH



Project	Author	DATE	OCT 2025
Drawing Title	Author	Author	C.S
Scale	1 : 1000	Scale	1 : 1000
Job Number	25071	Job Number	25071
Drawing Number	AO 11	Drawing Number	SK05



Clause 35.07-2 Use of land for a dwelling (Farming Zone) requires:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles
- The dwelling must be connected to a reticulated potable water supply or have alternative potable water supply with adequate storage for domestic use as well as firefighting purposes.

CFA's minimum requirements for access and water supply below reflect these requirements:

CFA under Section 52 of the Planning and Environment Act does not object to the grant of a permit subject to the following conditions being attached to any permit which may be issued and a copy of the permit forwarded to CFA.

- Start of conditions -
- Access:
 - All weather construction.
 - A load limit of at least 15 tonnes.
 - Provide a minimum trafficable width of 3.5 metres
 - Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically.
 - Curves must have a minimum inner radius of 10m.
 - The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
 - Incorporate a turning area for fire fighting vehicles close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle

- Water Supply (firefighting):
- Minimum 20,000 litres of effective water supply for fire fighting purposes
 - Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
 - Include a separate outlet for occupant use.
 - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
 - Be located within 60 metres of the outer edge of the approved building.
 - The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

AREA SUMMARY:

SITE:	83,355m ²
EXISTING FARM SHED:	930m ²
EXISTING SHED VERANDAH:	281m ²
PROPOSED DWELLING GF:	114m ²
PROPOSED DWELLING FF:	127m ²
PROPOSED VERANDAH / CARPORT:	70m ²
PROPOSED GARAGE:	265m ²
PROPOSED FARM SHED:	521m ²
PROPOSED ENTRY / EXIT FOYER:	13m ²
TOTAL O/A BUILDING AREA:	1281m ²

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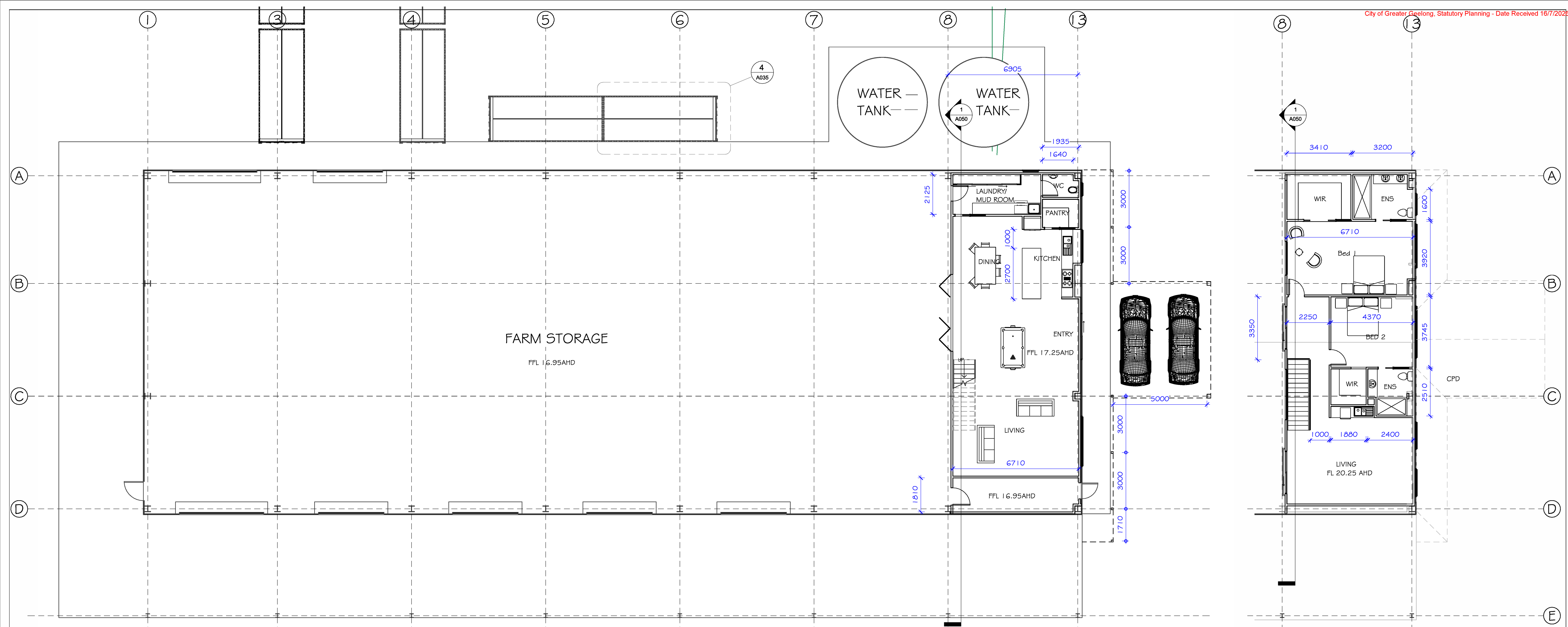
NORTH



PROPOSED SITE PLAN

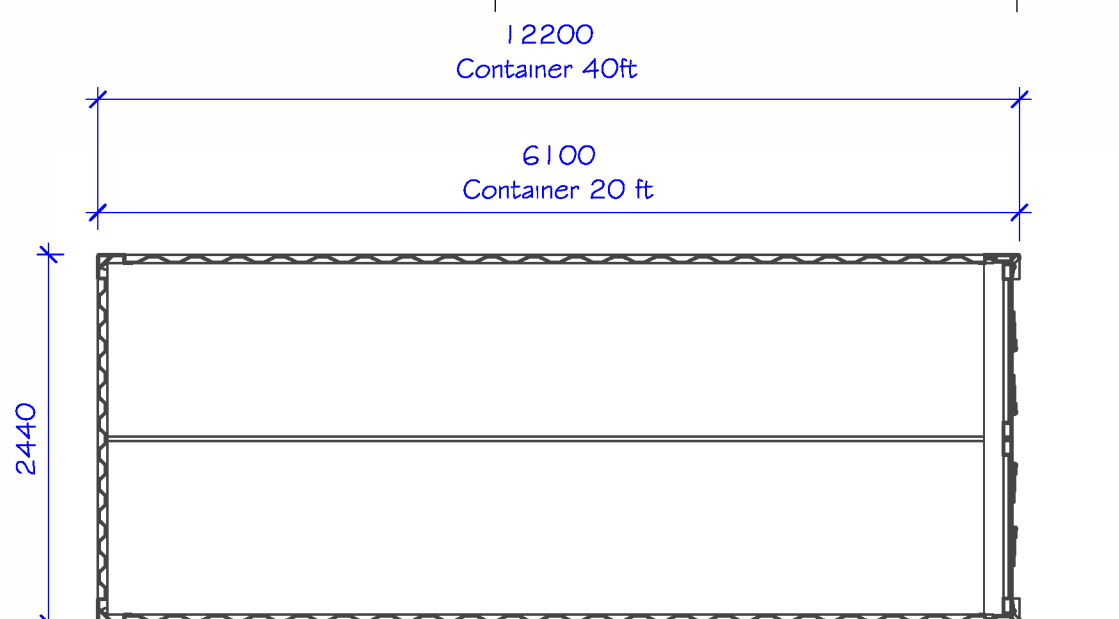
DATE:	OCT 2025
DRAWN:	Author
CHECKED:	CS
SCALE:	1 : 1,000
JOB NUMBER:	25071
Drawing Number: Revision:	A030 SKOS

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1 GROUND FLOOR PLAN
1:100

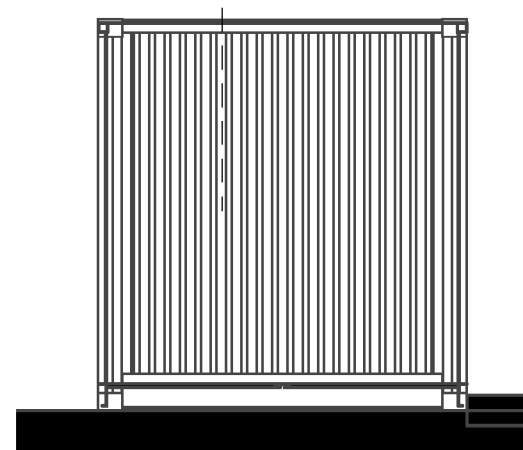
2 LEVEL 1 FLOOR PLAN
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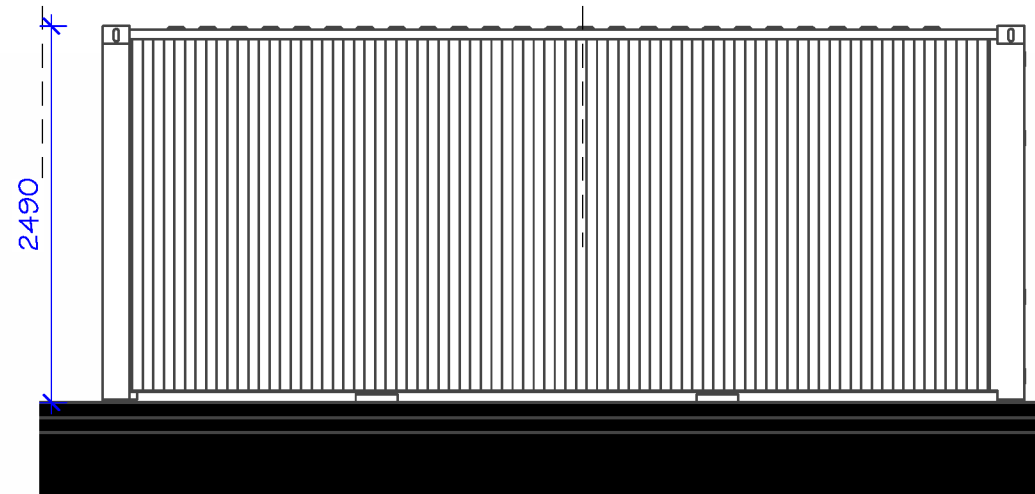
4 GF Shipping Container Plan
1:50

SHIPPING CONTAINERS FOR STORAGE;

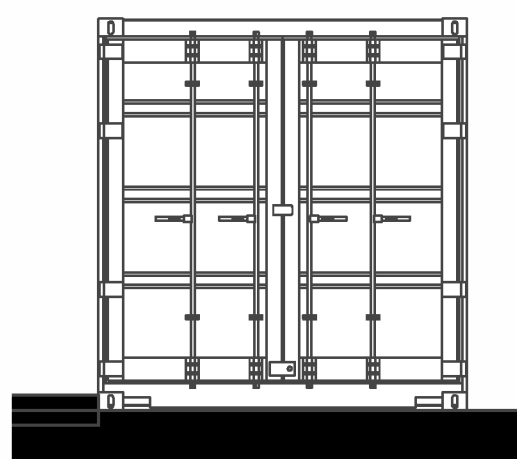
- No. 1 40ft Container
- No. 2 40ft Container
- No. 3 2 x 20ft Containers
- No. 4 40ft Container
- No. 5 20ft Container
- No. 6 20ft Container



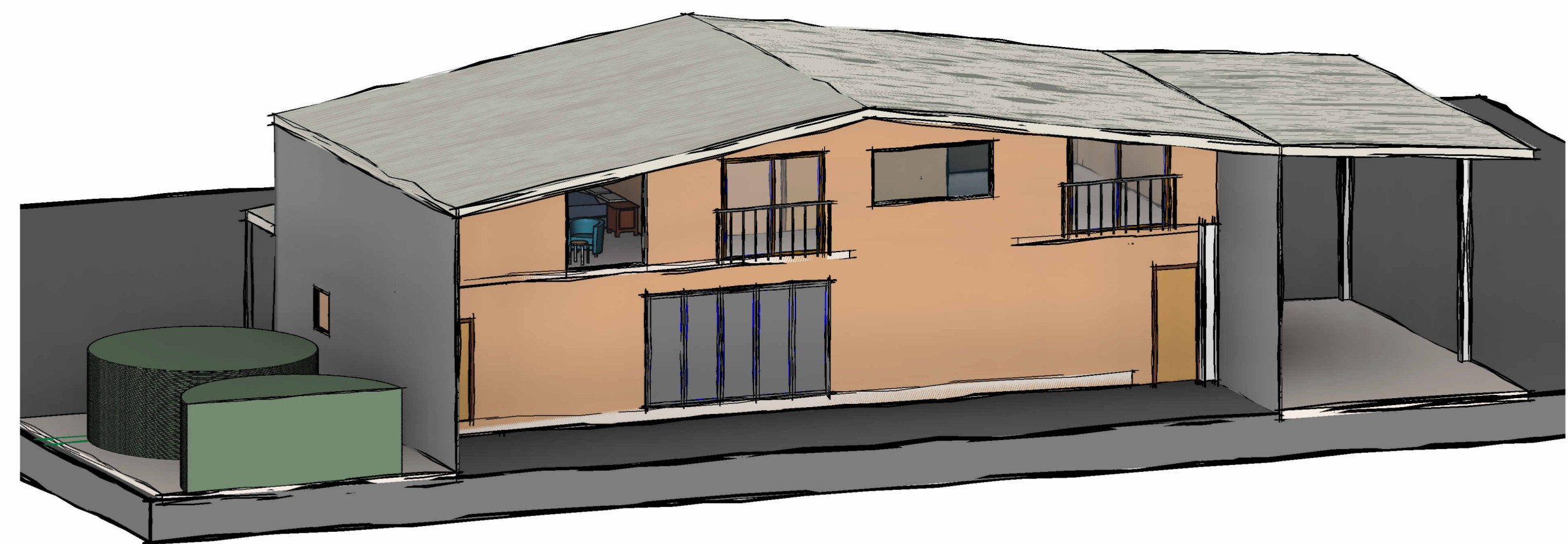
5 Elevation End Typ
1:50



8 Elevation Side Typ
1:50



6 Elevation Door End Typ
1:50



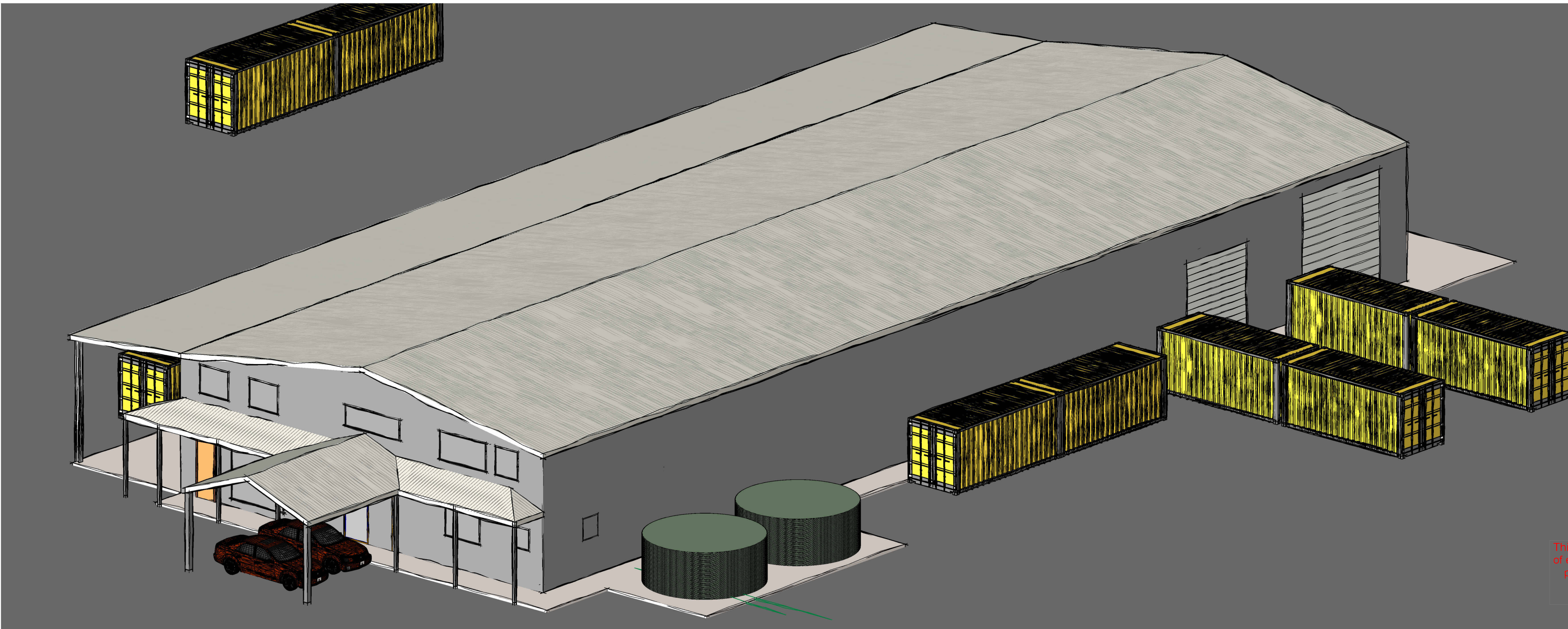
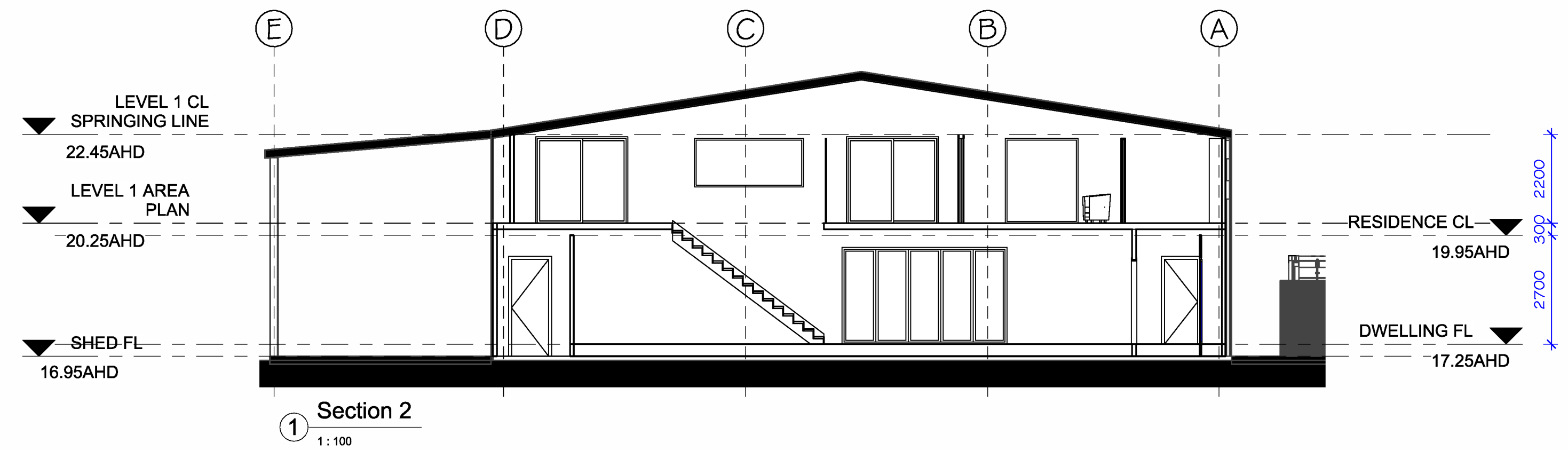
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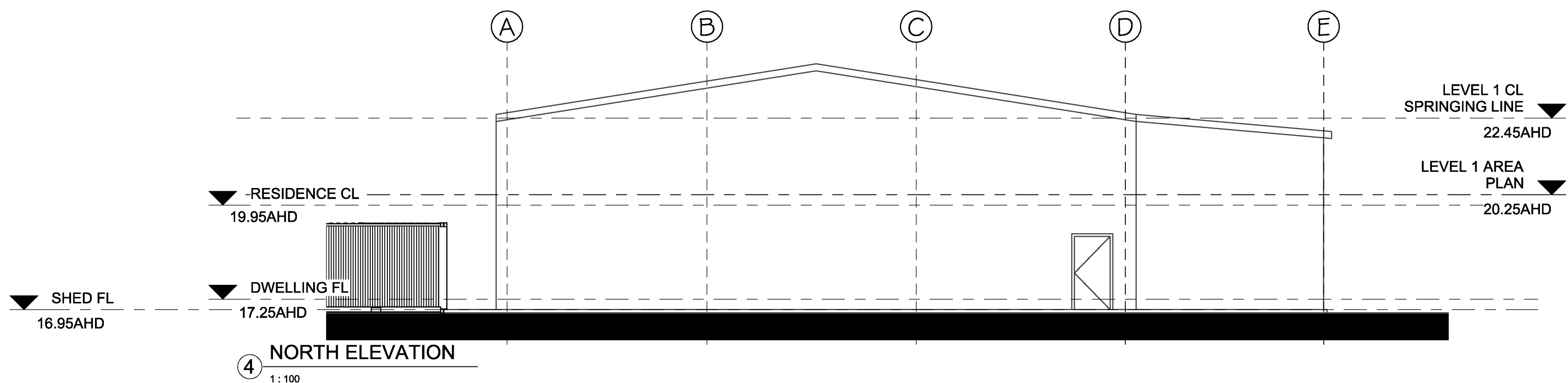
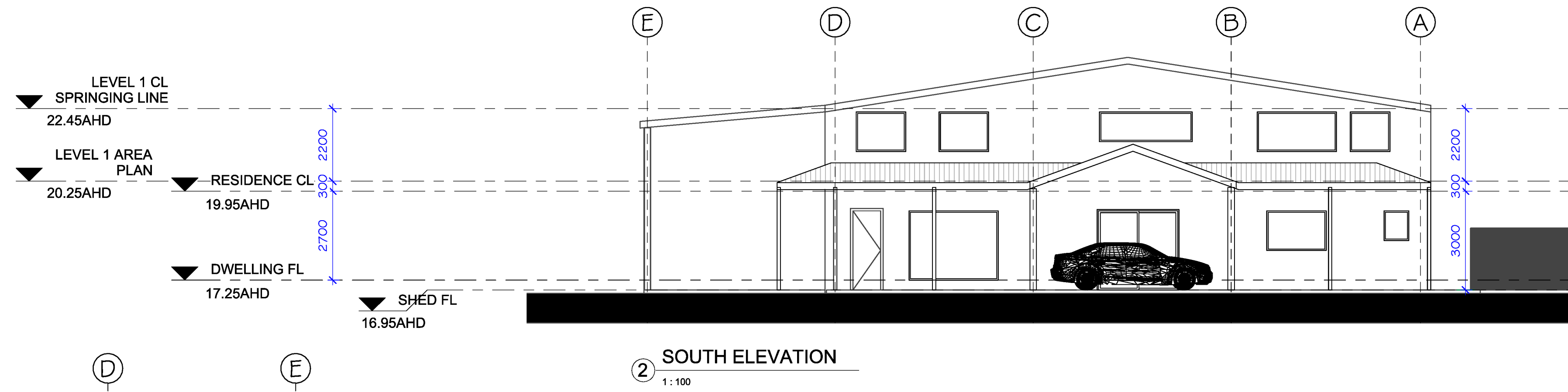
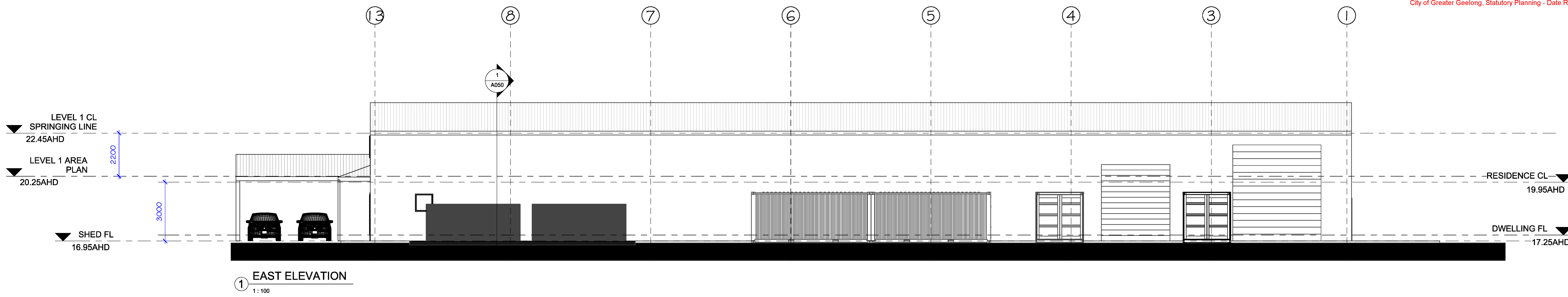
PROPOSED FLOOR PLAN

DATE: OCT 2025
DRAWN: Author
SCALE: As indicated
JOB NUMBER: 25071
Drawing Number: Revision: A035 SK05



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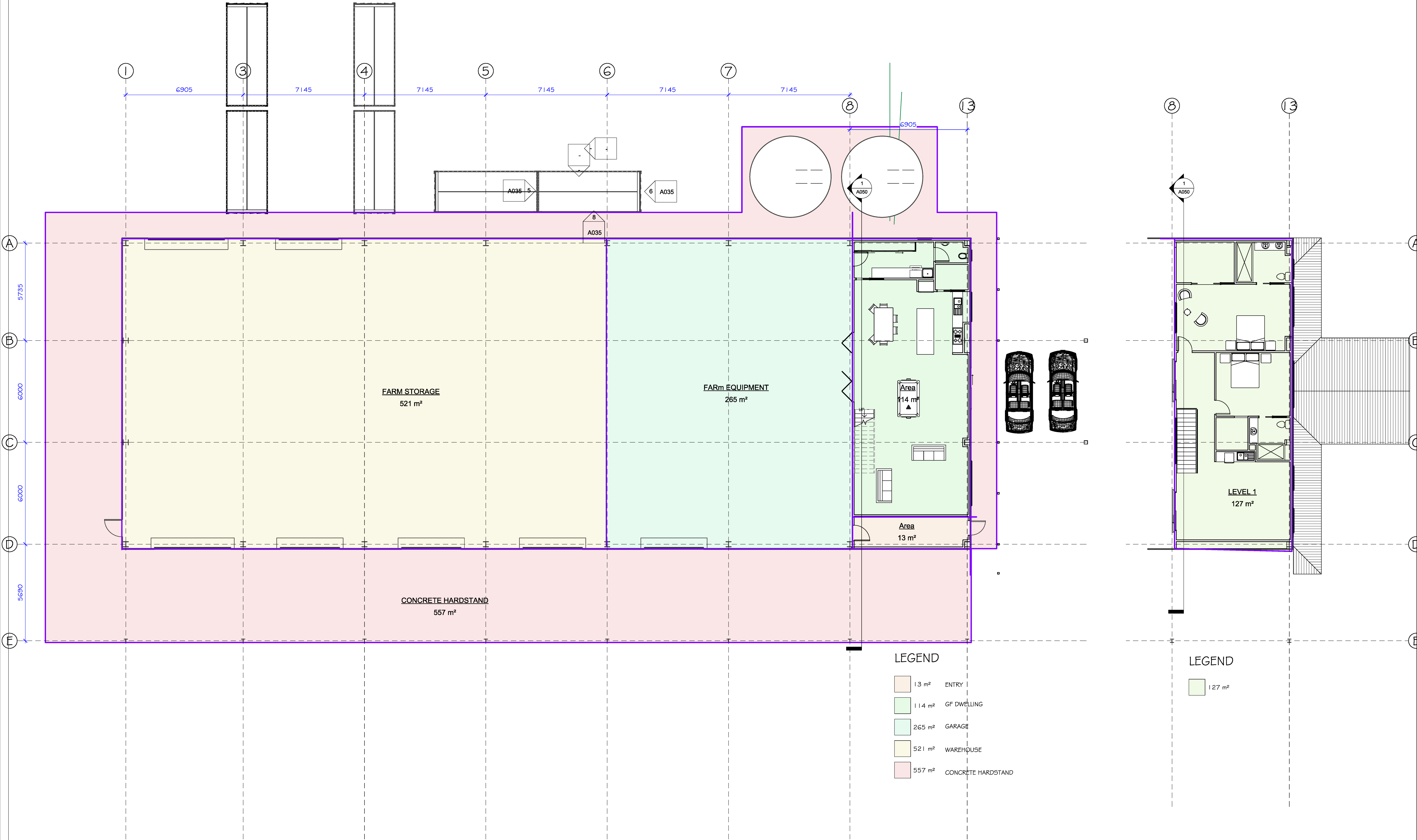


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PROPOSED ELEVATIONS

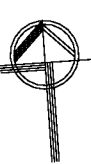
DATE: OCT 2025
DRAWN: Author: C.S.
SCALE: 1:100
JOB NUMBER: 25071
Drawing Number: Revision: A055 SK05



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AREA PLAN

DATE: OCT 2025
DRAWN: Author: C.S.
SCALE: 1 : 100
JOB NUMBER: 25071
Drawing Number: Revision: A070 SKOS