City of Greater Geelong, Date Received 15/10/2026

PROJECT SPECIFICATION

[BE ADVISED: SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT]

1.0 GENERAL

1.1 DO NOT SCALE DRAWINGS; FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS.

1.2 ALL DIMENSIONS, LEVELS & EXISTING CONDITIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION OR FABRICATION OF ANY MEMBERS.

1.3 ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS AND SUITABLE FOR THEIR INTENDED PURPOSES.

1.4 ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES.

1.5 ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.

1.6 THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORMS PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".

1.7 SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF RESPECTIVE WORKS.

1.8 PROGRESSIVELY CLEAN UP AFTER THE COMPLETION OF RESPECTIVE WORKS.

2.0 VARIATION TO PLANS

2.1 ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

3.0 STORMWATER

3.1 ALL STORMWATER TO BE TAKEN TO EXISTING STORMWATER SYSTEM OR DIRECTED TO A LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

4.0 TIMBER FRAMED CONSTRUCTION

4.1 ALL TIMBER STRUCTURAL MEMBERS SHALL COMPLY WITH AS1684.2-2021 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MANUAL AND SUPPLEMENTARY TABLES OR AS SHOWN ON ENGINEER'S DRAWINGS.

4.2 ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS, THE BUILDING CODE OF AUSTRALIA 2025 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

4.3 USE TREATED TIMBER FOR ALL EXTERNAL USE. ALL FOOTINGS AS PER BCA 2025 PART 3.2.

4.4 BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

4.5 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

4.6 FIGURED SET OUT DIMENSIONS ARE TAKEN TO THE TITLE BOUNDARIES.

5.0 STEEL FRAMED CONSTRUCTION

5.1 ALL STEEL FRAMING MEMBERS AS PER MANUFACTURERS. SPAN TABLE OR ENGINEERS DESIGN AND INSTALLED STRICTLY TO MANUFACTURERS INSTRUCTIONS.

5.2 STEEL SHALL COMPLY WITH AS 4100.

6.0 NEW HANDRAILS.

6.1 ALL HANDRAILS & BALUSTRADES TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH BCA Part 11.3.4.
HANDRAILS ARE REQUIRED ON ALL EXPOSED FLOOR & DECK PERIMETERS OF 1000mm HIGH OR GREATER.
HANDRAILS ARE CONSTRUCTED WITH A MINIMUM HEIGHT OF 1000mm ABOVE FLOOR LEVEL & 865mm VERTICALLY ABOVE STAIR NOSINGS.
STUMPS CAN BE EXTENDED VERTICALLY TO BE USED FOR HANDRAIL POSTS.

BALUSTRADES MUST BE CONTINUOUS, CAPABLE OF PREVENTING A PERSON FALLING THROUGH THE BALUSTRADE & CAPABLE OF RESTRICTING THE PASSAGE OF CHILDREN.
OPENINGS IN BALUSTRADES SHOULD BE CONSTRUCTED SO THEY DO NOT ALLOW A 125mm SPHERE TO BE PASSED THROUGH.
WHERE IT IS POSSIBLE TO FALL 4.0m, ANY HORIZONTAL ELEMENTS WITHIN THE BARRIER BETWEEN 150mm & 760mm ABOVE FLOOR LEVEL MUST NOT FACILITATE CLIMBING.

6.2 WIRE BARRIERS
MAXIMUM CLEAR DISTANCE BETWEEN POSTS TO BE 1800m.
SELECTED 3.0mm DIA. STAINLESS STEEL WIRE BALUSTRADE TO BE AT 80mm MAXIMUM SPACING TENSIONED TO A MAXIMUM 125mm SPHERE PASS THROUGH (1370 Newtons tension).
A VERTICAL SPACER IS REQUIRED @ 900 CENTERS.

6.3 GLASS BARRIERS
ALL GLAZED BARRIERS TO BE TOUGHENED GLASS SELECTED STRICTLY IN ACCORDANCE WITH THE STRUCTURAL OR INFILL REQUIREMENTS OF AS.1288

7.0 NEW STAIRS AND SURFACES

7.1 STAIR CONSTRUCTION 240mm MIN. TREADS AND 190mm MAX. RISERS.

7.2 PEDESTRIAN SURFACES INCLUDING NOSINGS TO HAVE A NON-SLIP RESISTANCE VALUE OF R11 TO AZ/NZS 4586 IN ACCORDANCE WITH BCA 2025 VOL. 2.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

IMPORTANT

ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2025 (NCC) INCLUDING RELEVANT DEEMED-TO SATISFY PROVISIONS & CURRENT AUSTRALIAN STANDARDS.

NO WORKS TO BE CONDUCTED ON EXISTING DWELLING WITHOUT PRIOR INSPECTION BY OWNER, INSTALLER, BUILDER OR CONTRACTOR TO DETERMINE THE ADEQUATE SOUNDNESS & CONDITION OF THE EXISTINGSTRUCTURE PRIOR TO ATTACHING, FASTENING, ANCHORING OR BOLTING ANY NEW STRUCTURE TO IT.

CONSTRUCTION NOTES:

- ALL TIMBER STRUCTURAL MEMBERS SHALL COMPLY WITH AS1684.4-2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MANUAL AND SUPPLEMENTARY TABLES OR AS SHOWN ON ENGINEER'S DRAWINGS.
- ALL STEEL FRAMING MEMBERS AS PER MANUFACTURERS SPAN TABLE OR ENGINEERS DESIGN AND INSTALLED STRICTLY TO MANUFACTURERS INSTRUCTIONS.
- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS, THE BUILDING CODE OF AUSTRALIA 2025 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- BUILDER SHALL CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES, CABLES & VENT PIPES & RELOCATE SAME IF PROHIBITED TO BE UNDER THE PROPOSED WORKS.
- BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

MANUFACTURED PRODUCTS & MATERIALS

INSTALLATIONS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & RECOMMENDATIONS.

THE OWNER, INSTALLER OR BUILDER IS TO MAKE THEMSELVES FULLY AWARE OF THE MANUFACTURERS FOUNDATION, CONNECTION & INSTALLATION REQUIREMENTS THAT MAY BE ENCOUNTERED UNDER THESE PROPOSED WORKS.

ONLY EXPERIENCED AND COMPETENT INSTALLERS ARE TO BE ENGAGED FOR THESE PROPOSED INSTALLATIONS. CORRECT INSTALLATION IS CRITICAL TO PRODUCT PERFORMANCE.

THE EXPERTISE OF HAVEN DESIGN DOES NOT EXTEND TO KNOWLEDGE OF FOUNDATION, CONNECTION & INSTALL REQUIREMENTS OF MANUFACTURED PRODUCTS.

DESIGN

© DESIGN COPYRIGHT OWNED BY HAVEN DESIGN

THE DESIGN AND DRAWING IS THE PROPERTY OF HAVEN DESIGN AND MAY NOT BE ALTERED OR COPIED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

THE BUILDER SHALL CHECK AND VERIFY ALL BOUNDARIES, LEVELS, DATUM & DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION.

PROJECT DETAILS:
PROPOSED SHED

107 COPPARDS ROAD, MOOLAP

ISSUED BY:
HAVEN DESIGN

DRAWN BY: [redacted]

CHECKED: [redacted]

CLIENT NAME: [redacted]

PAGE Nº. 01/05

SCALE 0:000 (A3)

REV	ISSUE DESCRIPTION	DATE
0	PLANS ISSUED FOR BUILDING PERMIT	11/08/2026

City of Greater Geelong, Date Received 15/10/2026

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

SITE INFORMATION

SITE AREA:	2803	m²
EXISTING BUILDING AREA:	191.7	m²
EXISTING TO BE REMOVED:	-67.5	m²
PROPOSED STRUCTURE:	200.0	m²
TOTAL BUILDING FOOTPRINT:	324.2	m²
PROPOSED SITE COVERAGE:	11.6	%
PERMEABLE AREA:	88.4	%
GARDEN AREA:	88.4	%

ZONING: Farming Zone (FZ)
OVERLAY: Special Building (SBO)

THIS PROPERTY IS IN A BUSHFIRE PRONE AREA:
All works are to be built in accordance with AS3959

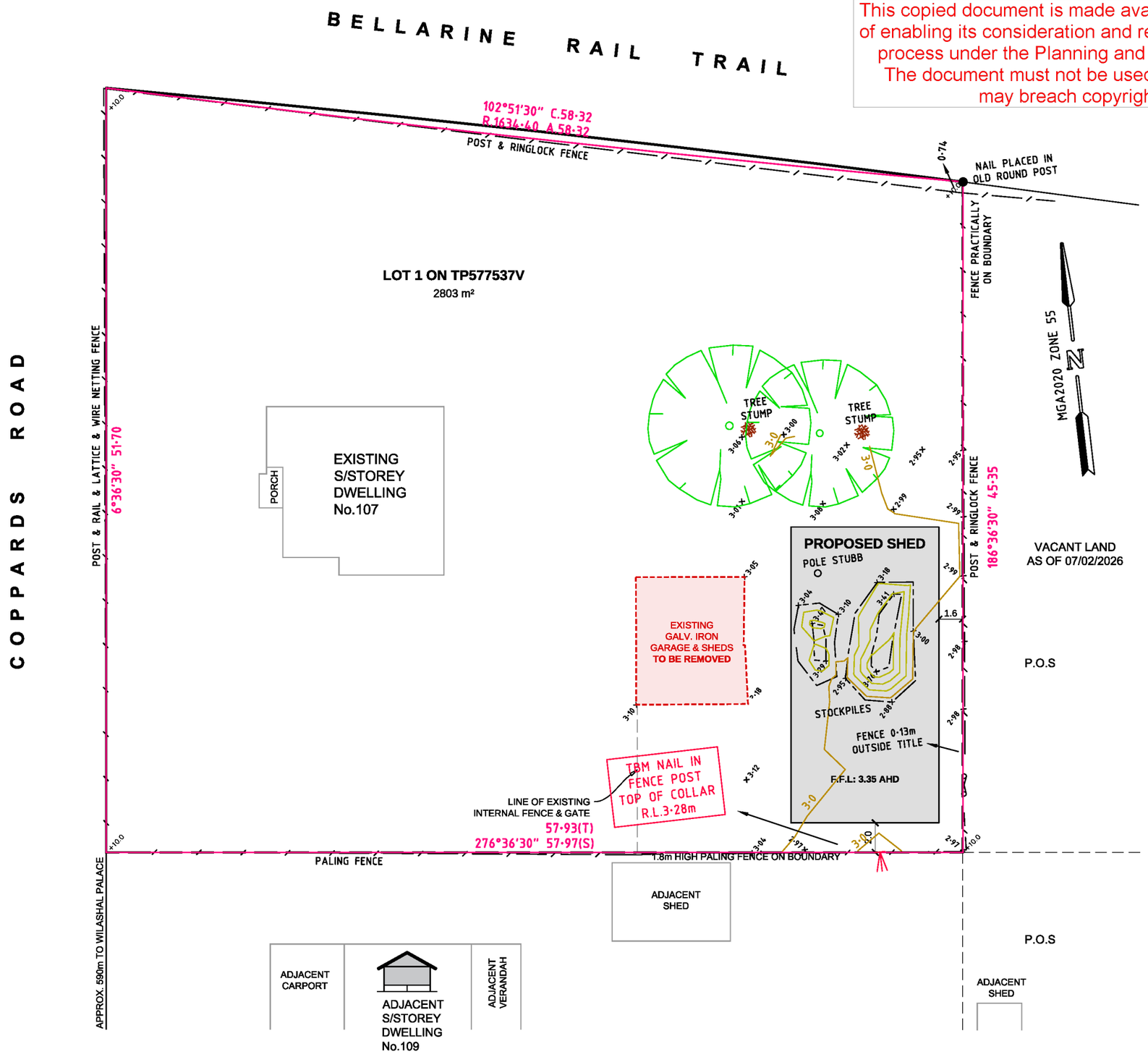
WIND CATEGORY: N2

LEGAL POINT OF DISCHARGE
LPOD TO BE CONFIRMED ON SITE PRIOR TO WORKS COMMENCING. PLUMBER & BUILDER TO CONFIRM EXISTING RUNS & CONNECT NEW DOWNPIPE INTO EXISTING STORM WATER SYSTEM TO AUSTRALIAN STANDARDS

SURVEY INFORMATION
TITLE BOUNDARIES, FENCES, TREES, LEVELS & SITE FEATURES PER RE-ESTABLISHMENT & PARTIAL FEATURE SURVEY BY L.F. MACRAE, LICENSED SURVEYOR (JOB 26083, VERSION A, DATED 02/09/2026).

TITLE: LOT 1 ON TP577537V, VOL. 9503 FOL. 855
LEVELS TO AHD (GNSS). CONTOURS AT 0.2m.
TBM: NAIL IN FENCE POST, TOP OF COLLAR R.L. 3.28 (AHD).
BEARINGS TO MGA2020 ZONE 55.
FEATURE SURVEY LIMITED TO AREA OF THE PROPOSED SHED.

- TITLE BOUNDARY
- FENCE
- TREE (CANOPY TRUE TO SCALE)
- CONTOUR (0.2m INTERVAL, AHD)
- SPOT LEVEL (AHD)
- EXISTING STRUCTURE TO BE REMOVED



SITE PLAN

REV	ISSUE DESCRIPTION	DATE
0	PLANS ISSUED FOR BUILDING PERMIT	11/08/2026
1	SURVEY ADDED / EX. SHEDS REMOVED	15/10/2026
2	FFL 3.35 AHD / SHED 0.1m WEST / NGL	15/10/2026

DESIGN

© DESIGN COPYRIGHT OWNED BY HAVEN DESIGN

THE DESIGN AND DRAWING IS THE PROPERTY OF HAVEN DESIGN AND MAY NOT BE ALTERED OR COPIED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

THE BUILDER SHALL CHECK AND VERIFY ALL BOUNDARIES, LEVELS, DATUM & DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION.

PROJECT DETAILS:
PROPOSED SHED

107 COPPARDS ROAD, MOOLAP

ISSUED BY:
HAVEN DESIGN

DRAWN BY: [redacted]

CLIENT NAME: [redacted]

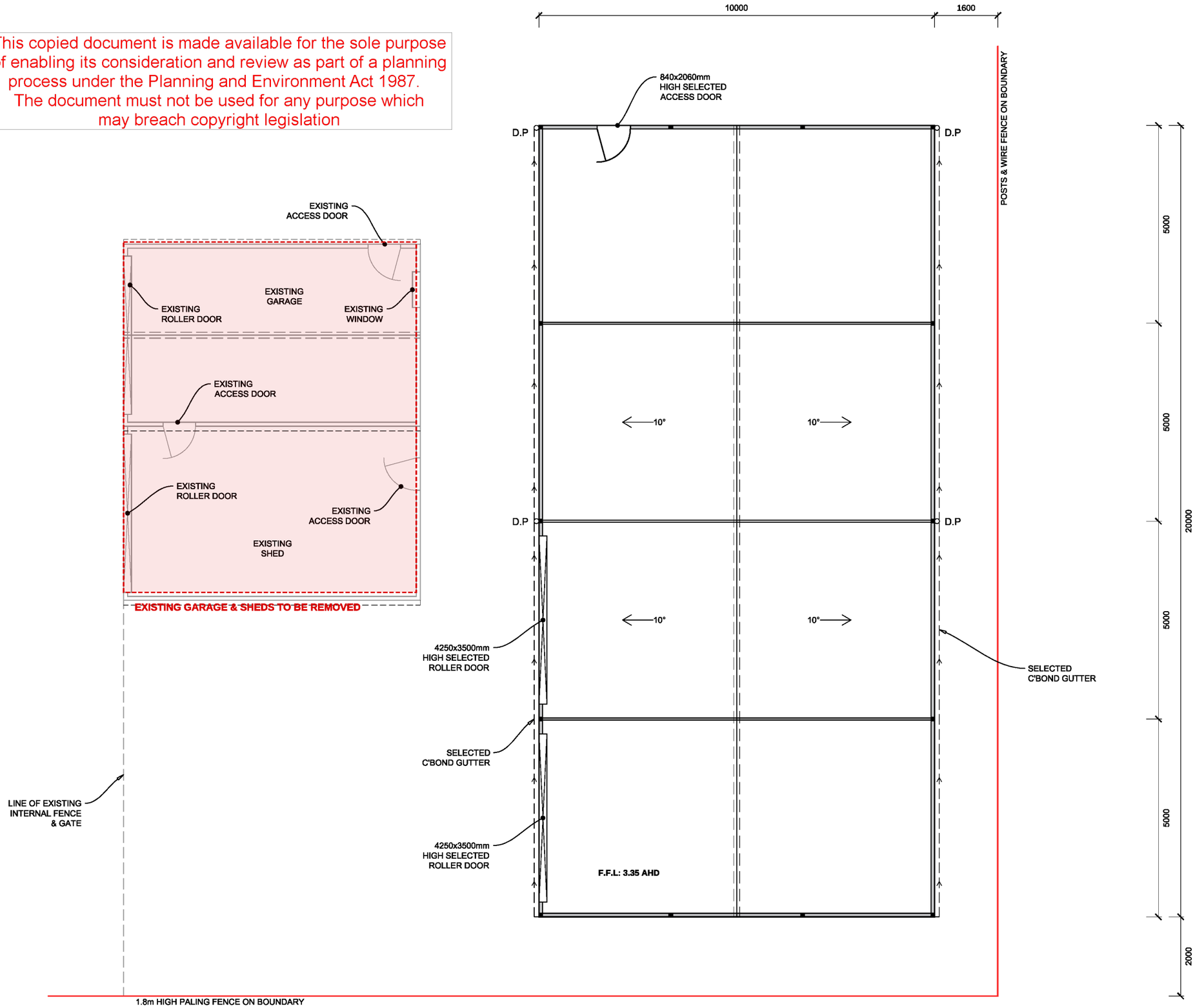
CHECKED: [redacted]

PAGE Nº. 02/05

SCALE 1:300 (A3)

City of Greater Geelong, Date Received 15/10/2026

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation



SHED INFORMATION

PROPOSED FRAME MEMBERS	ALL STEEL FRAMING MEMBERS AS PER MANUFACTURERS SPAN TABLE OR ENGINEERS DESIGN AND INSTALLED STRICTLY TO MANUFACTURERS INSTRUCTION MANUAL. REFER SEPARATE SPECIFICATION. STEEL SHALL COMPLY WITH AS.4100.	
ROOFING & WALLS	SELECTED C'BOND STEEL ROOF @ 10-DEGREES	INSTALLED TO MANUFACTURERS INSTRUCTIONS
STORMWATER	SELECTED C'BOND GUTTER. 90mm DIA. PVC OR 100x50mm C'BOND DOWNPIPES TO NCC 3.5.2.	DOWNPIPES TO BE CONNECTED TO NEAREST EXISTING STORMWATER DRAINAGE SYSTEM (L.P.D.) WITH MIN. 90mm PVC PIPE IN A GRADE OF 1:100 AS PER AS.3500
GENERAL	• WHERE APPLICABLE NEW STRUCTURE IS TO BE CONNECTED TO EXISTING DWELLING VIA MANUFACTURERS RECOMMENDED METHOD. • BUILDER TO ENSURE STEEL FRAME INSTALLATION AS PER MANUFACTURERS SPECIFICATION MANUAL AT ALL TIMES. • FLASH BETWEEN PROPOSED & EXISTING AS REQUIRED	

SHED LAYOUT

DESIGN

© DESIGN COPYRIGHT OWNED BY HAVEN DESIGN

THE DESIGN AND DRAWING IS THE PROPERTY OF HAVEN DESIGN AND MAY NOT BE ALTERED OR COPIED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

THE BUILDER SHALL CHECK AND VERIFY ALL BOUNDARIES, LEVELS, DATUM & DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION.

PROJECT DETAILS:
PROPOSED SHED

107 COPPARDS ROAD, MOOLAP

ISSUED BY:
HAVEN DESIGN

DRAWN BY: [redacted]

CLIENT NAME: [redacted]

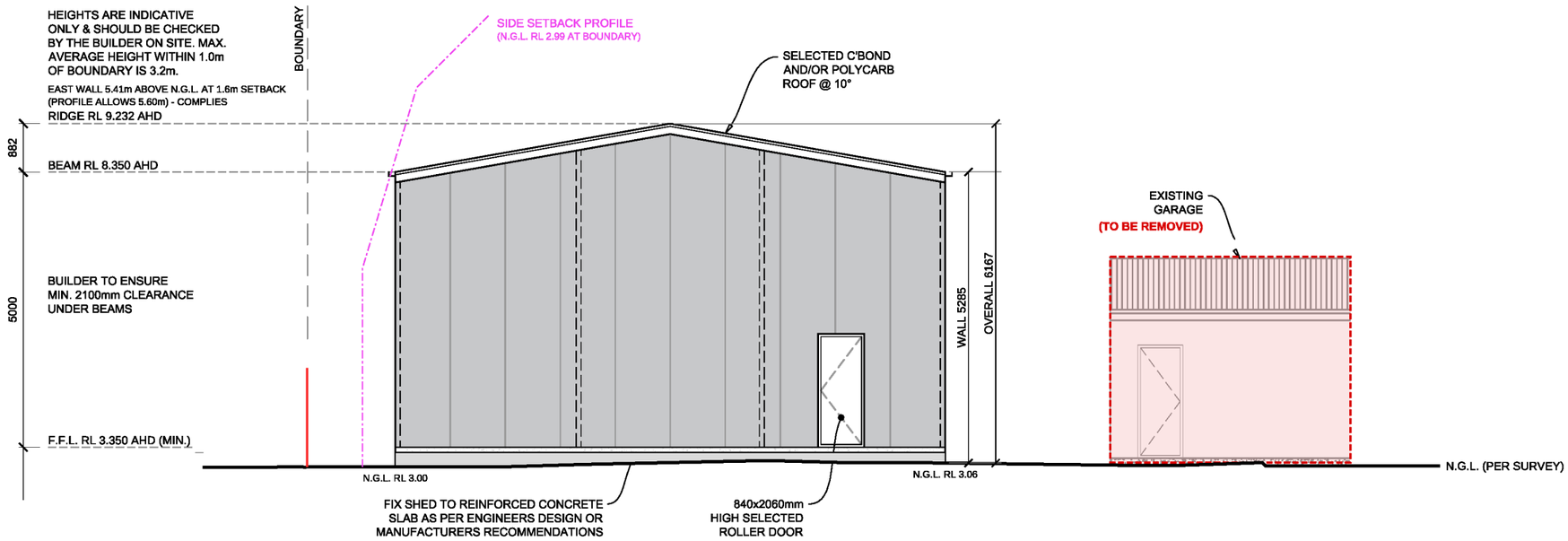
CHECKED: [redacted]

PAGE Nº. 03/05

SCALE 1:100 (A3)

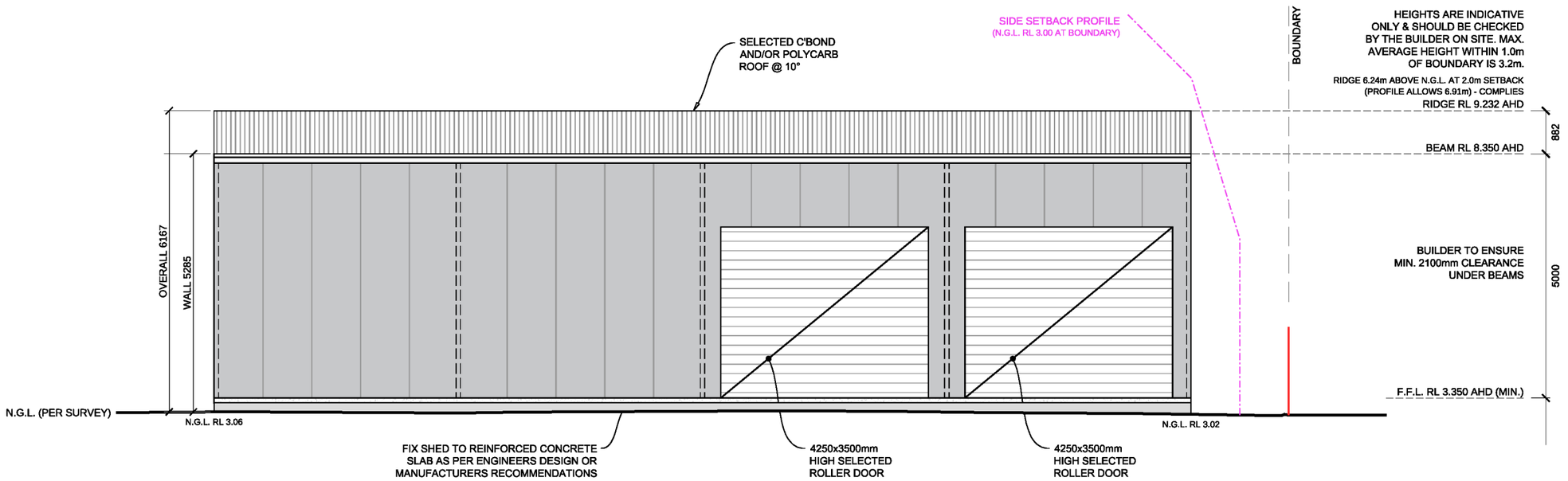
REV	ISSUE DESCRIPTION	DATE
0	PLANS ISSUED FOR BUILDING PERMIT	11/08/2026
1	SURVEY ADDED / EX. SHEDS REMOVED	15/10/2026
2	FFL 3.35 AHD / SHED 0.1m WEST / NGL	15/10/2026

City of Greater Geelong, Date Received 15/10/2026



NORTH ELEVATION

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation



WEST ELEVATION

DESIGN

© DESIGN COPYRIGHT OWNED BY HAVEN DESIGN

THE DESIGN AND DRAWING IS THE PROPERTY OF HAVEN DESIGN AND MAY NOT BE ALTERED OR COPIED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

THE BUILDER SHALL CHECK AND VERIFY ALL BOUNDARIES, LEVELS, DATUM & DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION.

PROJECT DETAILS:
PROPOSED SHED

107 COPPARDS ROAD, MOOLAP

ISSUED BY:
HAVEN DESIGN

DRAWN BY:

CHECKED:

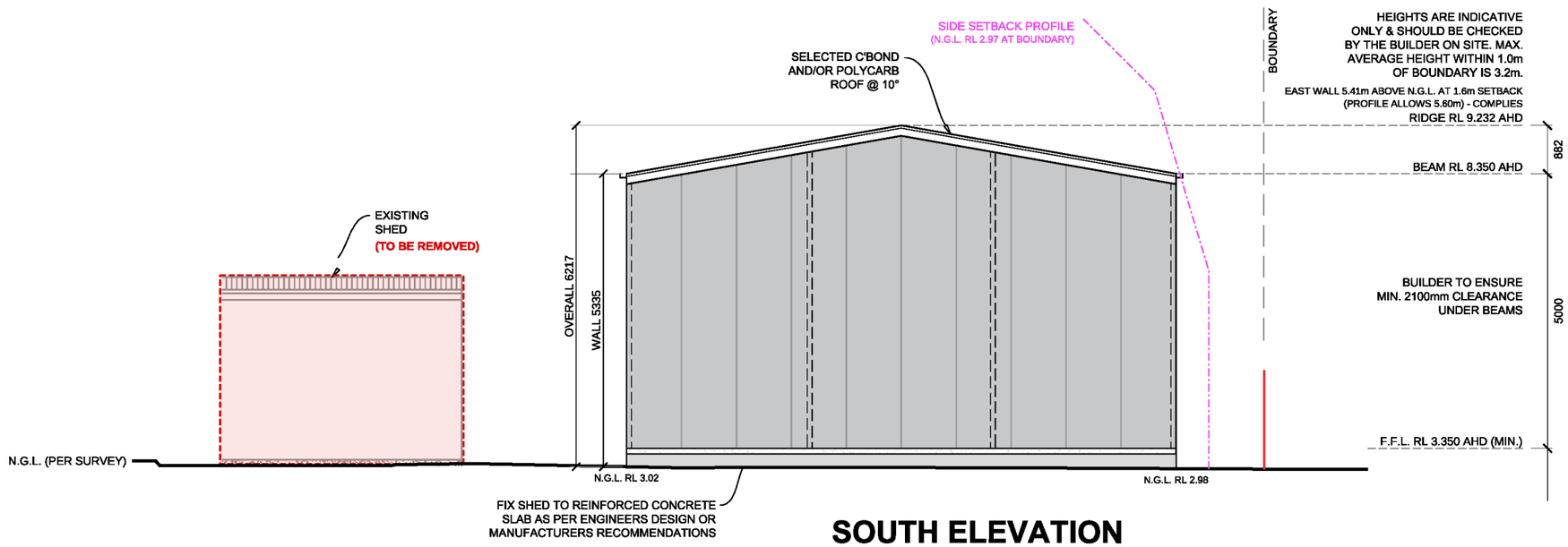
CLIENT NAME:

PAGE Nº. 04/05

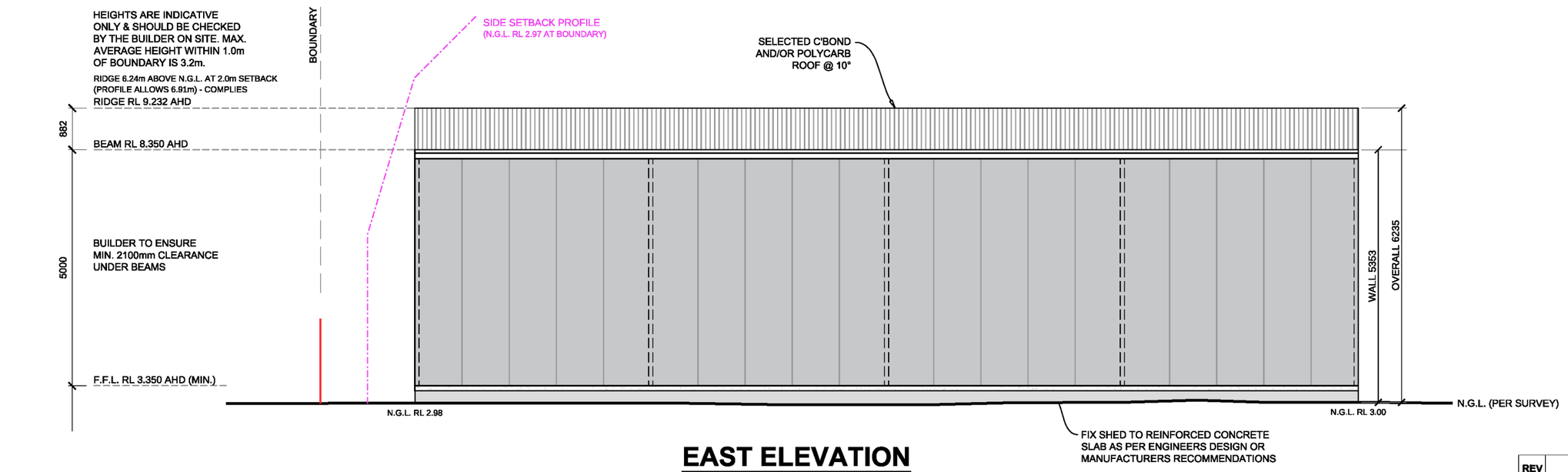
SCALE 1:100 (A3)

REV	ISSUE DESCRIPTION	DATE
0	PLANS ISSUED FOR BUILDING PERMIT	11/08/2026
1	SURVEY ADDED / EX. SHEDS REMOVED	15/10/2026
2	FFL 3.35 AHD / SHED 0.1m WEST / NGL	15/10/2026

City of Greater Geelong, Date Received 15/10/2026



SOUTH ELEVATION



EAST ELEVATION

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

REV	ISSUE DESCRIPTION	DATE
0	PLANS ISSUED FOR BUILDING PERMIT	11/08/2026
1	SURVEY ADDED / EX. SHEDS REMOVED	15/10/2026
2	FFL 3.35 AHD / SHED 0.1m WEST / NGL	15/10/2026

DESIGN

© DESIGN COPYRIGHT OWNED BY HAVEN DESIGN

THE DESIGN AND DRAWING IS THE PROPERTY OF HAVEN DESIGN AND MAY NOT BE ALTERED OR COPIED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

THE BUILDER SHALL CHECK AND VERIFY ALL BOUNDARIES, LEVELS, DATUM & DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION.

PROJECT DETAILS:
PROPOSED SHED

107 COPPARDS ROAD, MOOLAP

ISSUED BY:
HAVEN DESIGN

DRAWN BY: [redacted]

CHECKED: [redacted]

CLIENT NAME: [redacted]

PAGE Nº. 05/05

SCALE 1:100 (A3)