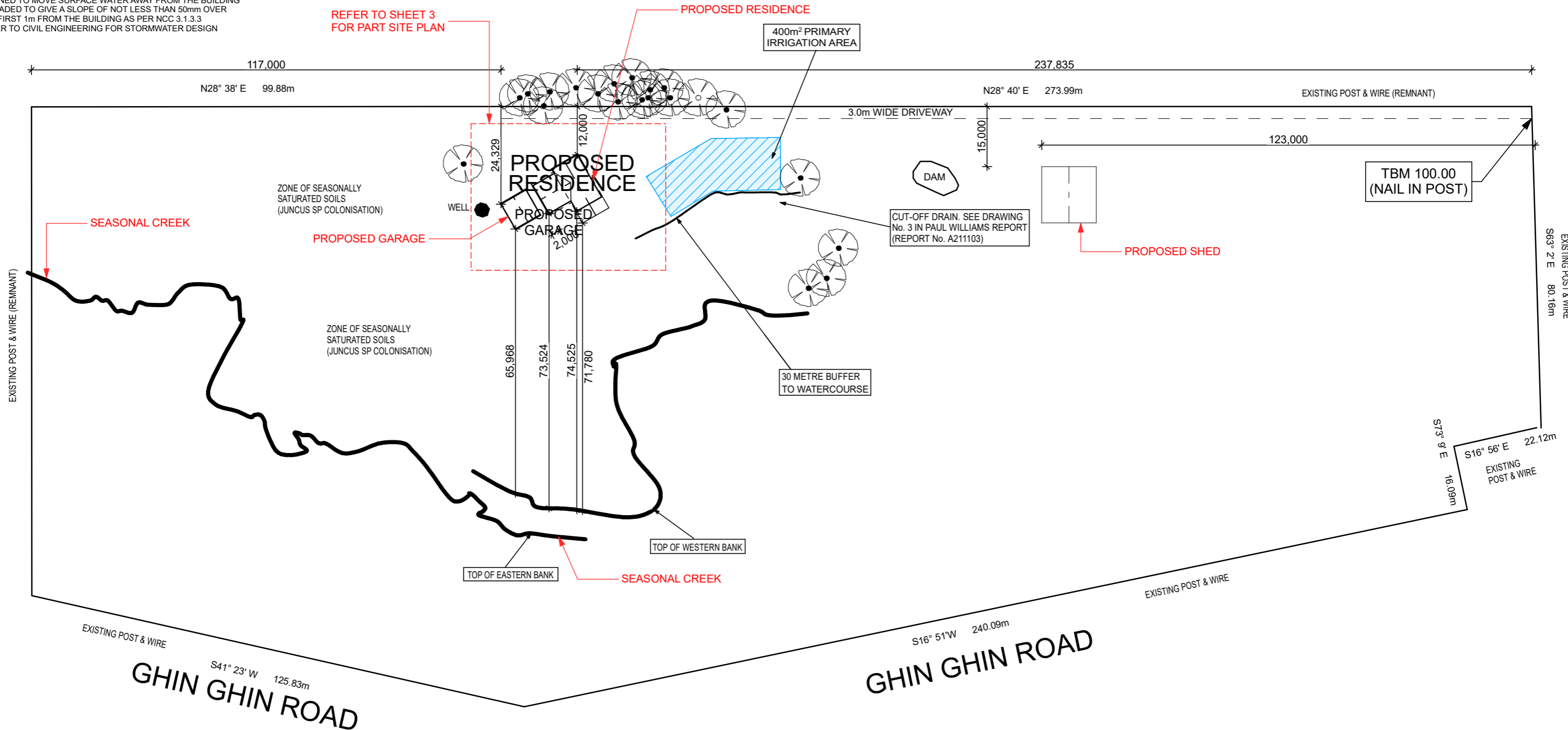
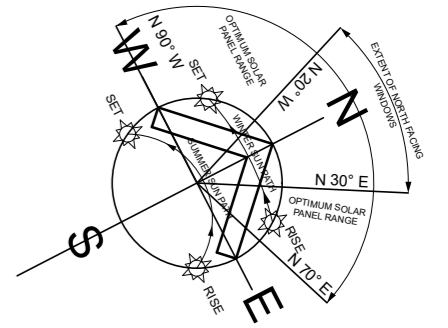


**SITE GENERAL NOTES**

- LEVELS RELATING TO GROUND LEVELS ARE APPROXIMATE ONLY & ARE TO BE CHECKED & VERIFIED ON SITE BY THE BUILDER AFTER COMPLETION OF ANY SITE WORK AND / OR PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- STORMWATER DRAINAGE TO COMPLY WITH AS3500
- TEMPORARY DOWNPIPES TO BE USED DURING CONSTRUCTION
- STORM WATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTORY OF THE LOCAL AUTHORITIES. DISCHARGE RATE TO BE DETERMINED BY COUNCIL.
- ALL WORKS INCLUDING BRICKS, BRICKWORK, CONCRETE SLABS & FOOTINGS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.
- SITE SERVICES (POWER, WATER, GAS etc) SHALL BE EXCAVATED, LAID AND BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.
- REQUIRED FILL AND COMPACTION TO BE IN ACCORDANCE WITH A.S. 2870 - 2011
- EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING & GRADED TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1m FROM THE BUILDING AS PER NCC 3.1.3.3
- REFER TO CIVIL ENGINEERING FOR STORMWATER DESIGN



**FULL SITE PLAN** SCALE 1:1000

**FULL SITE PLAN** SCALE 1:1000

**NOT FOR CONSTRUCTIONS**

DATE	AMENDMENT	DRAWN
28/01/21	DRAFT PLANS COMPLETED	R.C
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C
05/09/21	AMENDED PLANS AS REQUESTED	R.C
11/10/21	AMENDED PLANS AS REQUESTED	R.C

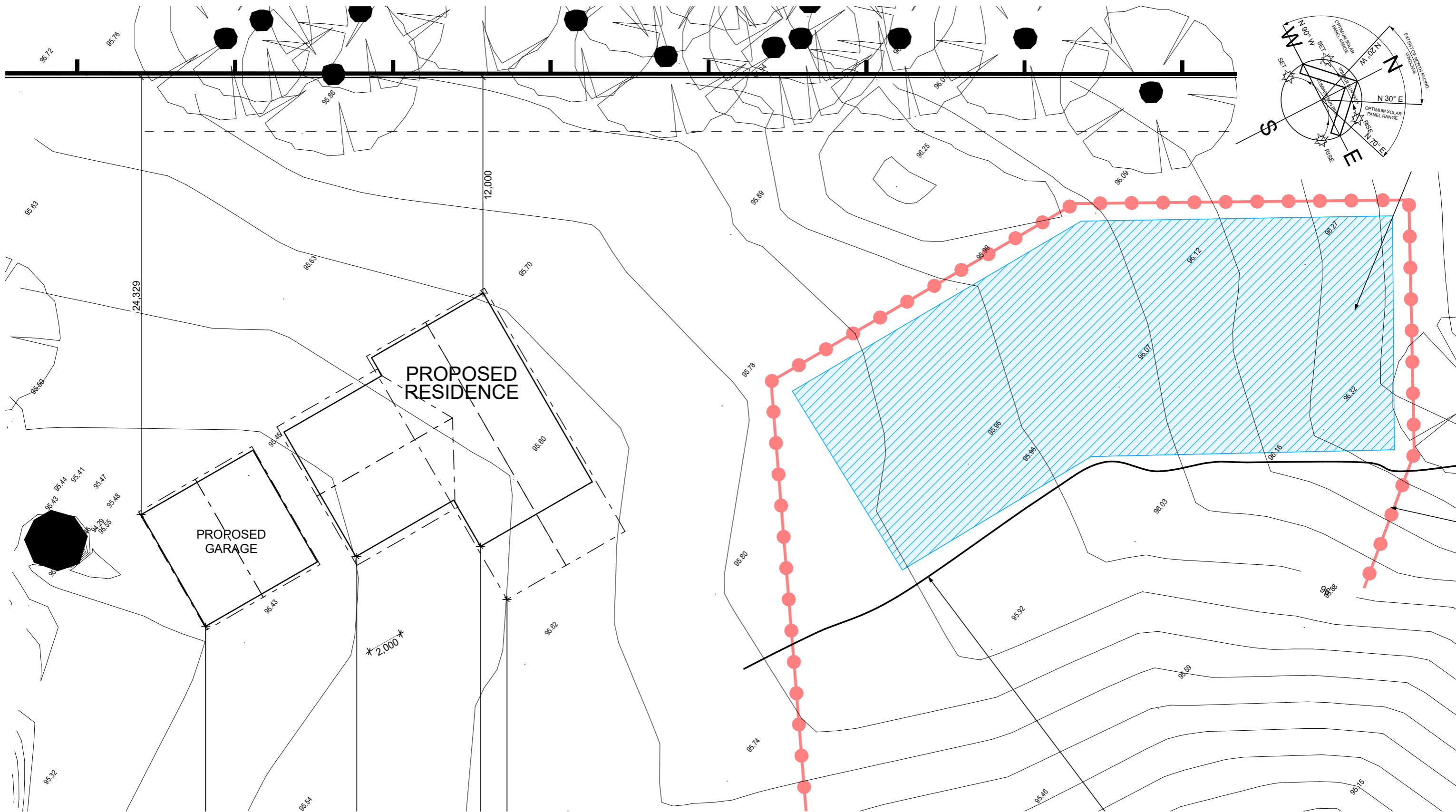
AREAS	
FLOOD PRONE AREA:	T.B.C
TERMITE PRONE AREA:	T.B.C
BUSHFIRE PRONE AREA:	YES
B.A.L. REQUIREMENTS:	T.B.C
WIND SPEED IF AVAILABLE:	T.B.C
ALPINE AREA:	NO

**BRUCE TANNER**  
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 A PO BOX 1143, Box Hill, Vic 3128  
 E info@blusteelhomes.com.au  
 W www.blusteelhomes.com.au

PROPOSED RESIDENCE			
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DRAWN:	DATE:	CHECKED:	DATE:
RC	#####	###	#####

PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No.517 GHIN GHIN ROAD YEA, VIC 3717	
JOB NUMBER:	<b>01211BD188</b>
SHEET:	2 of 10

ORIGINAL PAPER SIZE: A3

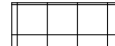
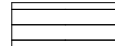
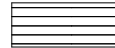


**PART SITE PLAN** SCALE 1:200

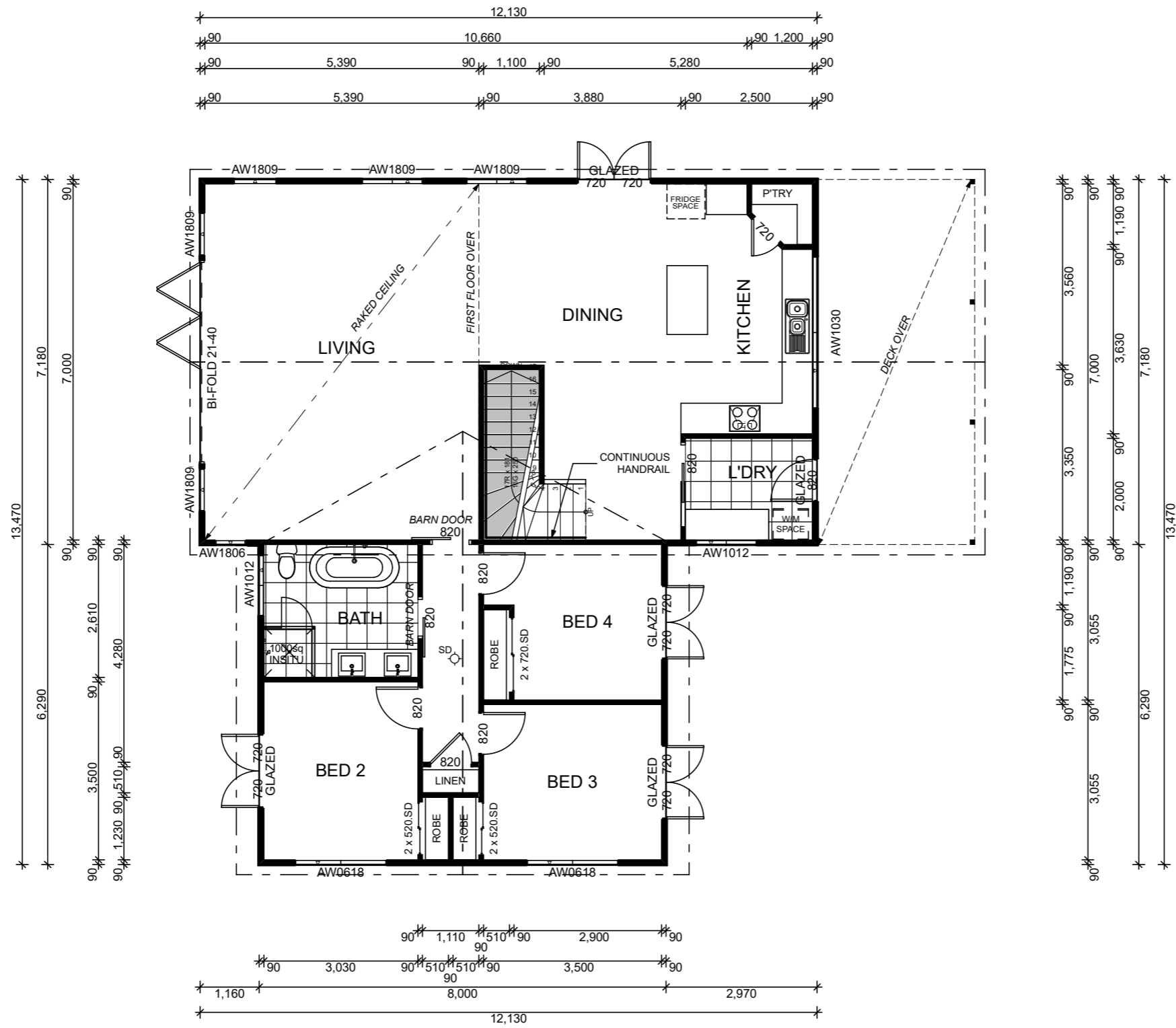
**NOT FOR CONSTRUCTIONS**

DATE	AMENDMENT	DRAWN	AREAS		 <b>BRUCE TANNER</b> PH 03 9898 0017 A PO BOX 1143, Box Hill, Vic 3128 E info@blusteelhomes.com.au W www.blusteelhomes.com.au	PROPOSED RESIDENCE		PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No. 517 GHIN GHIN ROAD YEA, VIC 3717			
28/01/21	DRAFT PLANS COMPLETED	R.C	FLOOD PRONE AREA:	T.B.C		DECK:	22.26	© - Copyright 2021 Blusteel Homes.		JOB NUMBER: <b>01211BD188</b>	SHEET: 3 of 10 <small>ORIGINAL PAPER SIZE: A3</small>
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C	TERMITE PRONE AREA:	T.B.C	GARAGE:	51.55	DRAWN:	DATE:	CHECKED:		
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C	BUSHFIRE PRONE AREA:	YES	FIRST FLOOR:	87.09	RC	#####	###	#####	
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C	B.A.L. REQUIREMENTS:	T.B.C	GROUND FLOOR:	137.41					
05/09/21	AMENDED PLANS AS REQUESTED	R.C	WIND SPEED IF AVAILABLE:	T.B.C	TOTAL	298.31 m <sup>2</sup>					
11/10/21	AMENDED PLANS AS REQUESTED	R.C	ALPINE AREA:	NO	SITE AREA	4.7ha					

**LEGEND - FLOOR COVERINGS**

-  DENOTES FLOOR TILES (INDICATIVE ONLY)
-  DENOTES LAMINATE / VINYL FLOOR (INDICATIVE ONLY)
-  DENOTES TIMBER FLOATING FLOOR (INDICATIVE ONLY)

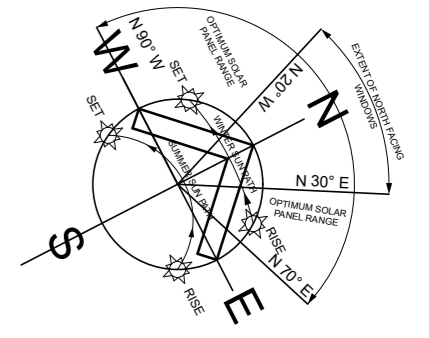
CERAMIC TILED AREAS SHOWN SUPPLIED AND INSTALLED BY BUILDER.  
 CARPET TO REMAINDER OF RESIDENCE SUPPLIED AND INSTALLED BY OWNER / BUILDER.



**FLOOR PLAN** SCALE 1:100

**GENERAL NOTES**

- DIMENSIONED SIZES OF MATERIALS ARE NOMINAL ONLY AND MAY DIFFER SLIGHTLY TO ON SITE MEASUREMENTS DUE TO VARIANCES IN MANUFACTURING PROCESSES.
- ALL WET AREAS TO BE COVERED BY IMPERVIOUS FLOOR & WALL AS PER AS3740 WATERPROOFING OF DOMESTIC WET AREAS
- WALL SARKING MATERIAL TO COMPLY WITH AS/NZS 4200.1 & NCC VOL.2 CLAUSE 3.8.7.2 (a) (iii) AND IS TO BE INSTALLED IN ACCORDANCE WITH AS.NZS 4200.2
- SMOKE ALARMS TO BE INSTALLED ADJACENT TO BEDROOM AREAS IN ACCORDANCE WITH NCC / BCA PART 3.7.2.2
- BE INTERCONNECTED AND CONNECTED TO CONSUMER MAINS POWER, WHERE CONSUMER MAINS POWER IS SUPPLIED TO THE BUILDING.
- SMOKE ALARMS MUST COMPLY WITH AS 3786
- BUILDING SEALING & PENETRATION SEALING TO COMPLY WITH NCC BUILDING CODE OF AUSTRALIA PART 3.12.3
- COLORBOND SHEET ROOFING @ 25/38° PITCH STEEL TRUSSES @ 900 CTRS. MAX. REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS
- DOWNPIPES TO BE PROVIDED AT 1 PER 60m<sup>2</sup> OF ROOF AREA, EXCLUDING BOX GUTTER AND RAINHEADS.
- SLOTTED GUTTERS TO BE INSTALLED TO COMPLY WITH NCC PART 3.5.2.1 REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS
- STORMWATER DRAINAGE TO COMPLY WITH AS3500 TEMPORARY DOWNPIPES TO BE USED DURING CONSTRUCTION
- CEILING & WALL INSULATION TO BE INSTALLED AS PER NCC BUILDING CODE OF AUSTRALIA PART 3.12.1.1. INSULATION SPECS AS PER THERMAL PERFORMANCE ASSESSMENT. REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS
- ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SLIDING SASHES. (AWNING MOCK CASEMENT WHERE SHOWN)
- ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS THERMALLY IMPROVED
- WINDOWS WITHIN 1200mm OF A CORNER TO HAVE N3/N4 RATED GLAZING
- 450 EAVE FROM FRAME REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS
- ARTICULATION JOINTS AS PER ENGINEER'S SPECIFICATION. WHERE ARTICULATION IS NOMINATED ADJACENT TO ANY EXTERNAL WINDOW OR DOOR A CONTINUOUS FLEXIBLE JOINT IS TO BE PROVIDED FOR THE FULL HEIGHT OF THE WALL
- SOLAR PANEL LOCATION NOMINAL ONLY. INSTALLERS TO LOCATE (EXCLUDING FRONT ELEVATION) TO COMPLY WITH MANUFACTURERS REQUIREMENTS & AS/NZS 3500 PLUMBING AND DRAINAGE
- ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- VERANDAH ROOFS ARE DESIGNED TO CARRY ROOFING MATERIALS ONLY AND ARE NOT TO BE WALKED ON AT ANY TIME.
- LOCATION OF MANHOLE IS INDICATIVE ONLY AND IS TO BE CONFIRMED BY BUILDING SUPERVISOR IN CONJUNCTION WITH PLACEMENT OF CENTRAL HEATING UNIT.



**NOT FOR CONSTRUCTIONS**

DATE	AMENDMENT	DRAWN
28/01/21	DRAFT PLANS COMPLETED	R.C
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C
05/09/21	AMENDED PLANS AS REQUESTED	R.C
11/10/21	AMENDED PLANS AS REQUESTED	R.C

AREAS	
FLOOD PRONE AREA:	T.B.C
TERMITE PRONE AREA:	T.B.C
BUSHFIRE PRONE AREA:	YES
B.A.L. REQUIREMENTS:	T.B.C
WIND SPEED IF AVAILABLE:	T.B.C
ALPINE AREA:	NO
DECK:	22.26
GARAGE:	51.55
FIRST FLOOR:	87.09
GROUND FLOOR:	137.41
TOTAL	298.31 m <sup>2</sup>
SITE AREA	4.7ha

**blusteel HOMES**

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 E info@blusteelhomes.com.au  
 W www.blusteelhomes.com.au

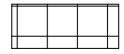

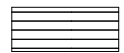


PROPOSED RESIDENCE			
© - Copyright 2021 Blusteel Homes.			
DRAWN:	DATE:	CHECKED:	DATE:
RC	#####	###	#####

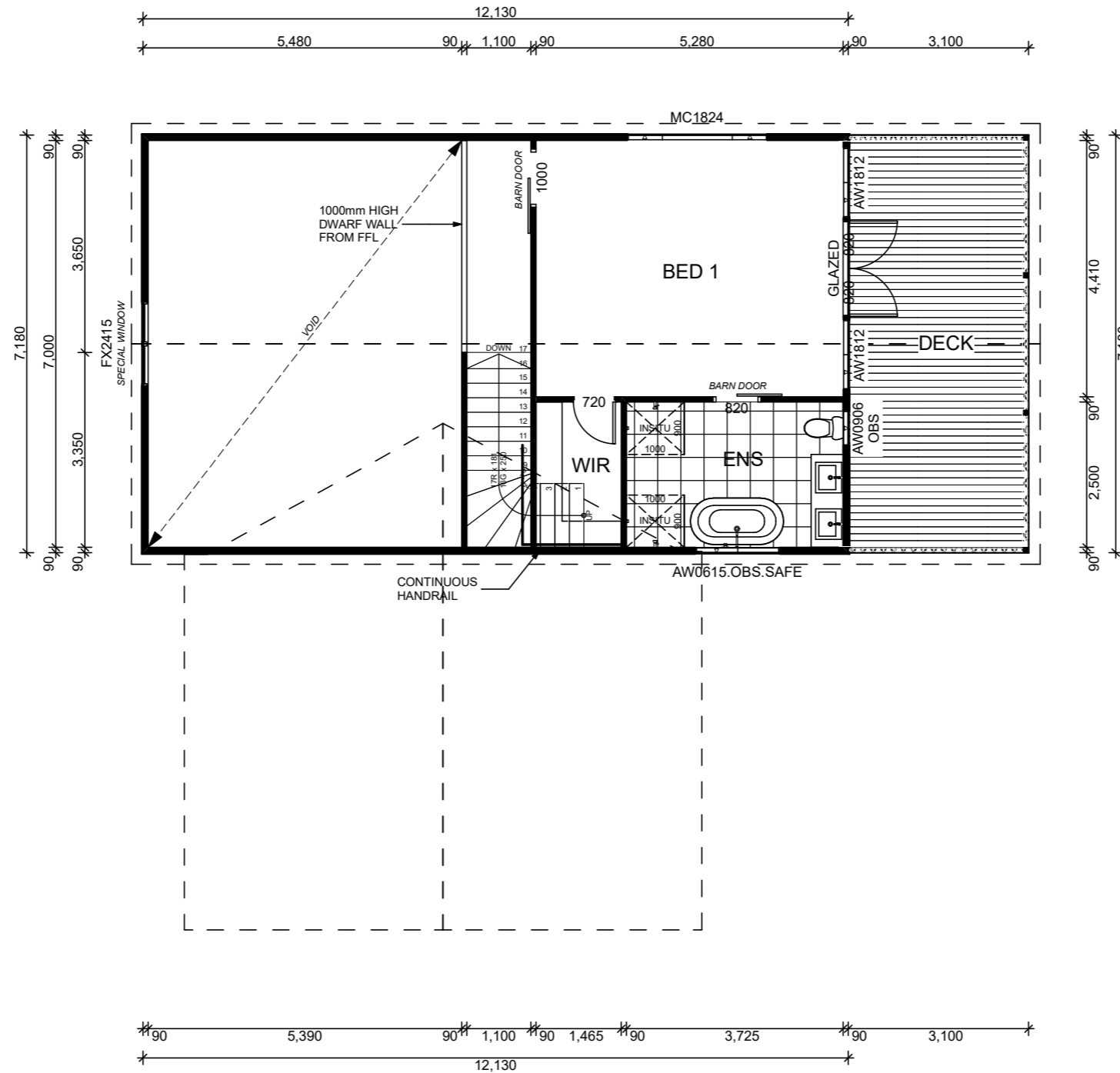
PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No.517 GHIN GHIN ROAD YEA, VIC 3717	
JOB NUMBER:	01211BD188
SHEET:	4 of 10
ORIGINAL PAPER SIZE: A3	

OPENABLE BEDROOM WINDOWS WITH A SILL LEVEL LOWER THAN 1.7m FROM FFL OR THE OUTSIDE SURFACE BELOW IS 2m OR GREATER THE OPENING MUST BE RESTRICTED SO THAT A 125mm SPHERE CANNOT PASS THROUGH

**LEGEND - FLOOR COVERINGS**

-  DENOTES FLOOR TILES (INDICATIVE ONLY)
-  DENOTES LAMINATE / VINYL FLOOR (INDICATIVE ONLY)
-  DENOTES TIMBER FLOATING FLOOR (INDICATIVE ONLY)

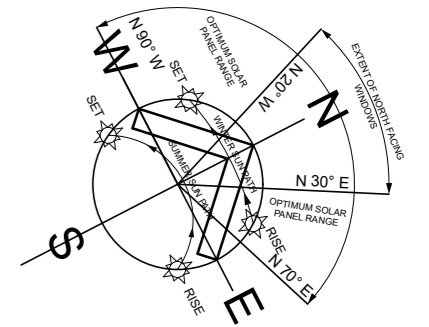
CERAMIC TILED AREAS SHOWN SUPPLIED AND INSTALLED BY BUILDER.  
 CARPET TO REMAINDER OF RESIDENCE SUPPLIED AND INSTALLED BY OWNER / BUILDER.



**FIRST FLOOR PLAN** SCALE:1:100

**GENERAL NOTES**

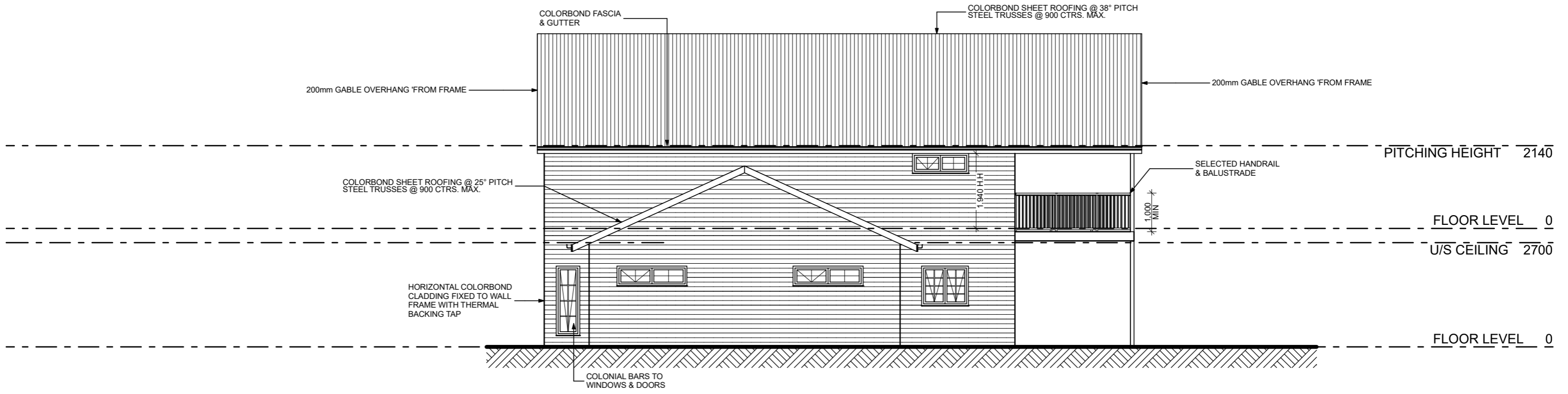
- DIMENSIONED SIZES OF MATERIALS ARE NOMINAL ONLY AND MAY DIFFER SLIGHTLY TO ON SITE MEASUREMENTS DUE TO VARIANCES IN MANUFACTURING PROCESSES.
- ALL WET AREAS TO BE COVERED BY IMPERVIOUS FLOOR & WALL AS PER AS3740 WATERPROOFING OF DOMESTIC WET AREAS
- WALL SARKING MATERIAL TO COMPLY WITH AS/NZS 4200.1 & NCC VOL.2 CLAUSE 3.8.7.2 (a) (iii) AND IS TO BE INSTALLED IN ACCORDANCE WITH AS.NZS 4200.2
- SMOKE ALARMS TO BE INSTALLED ADJACENT TO BEDROOM AREAS IN ACCORDANCE WITH NCC / BCA PART 3.7.2.2  
 BE INTERCONNECTED AND CONNECTED TO CONSUMER MAINS POWER, WHERE CONSUMER MAINS POWER IS SUPPLIED TO THE BUILDING.  
 SMOKE ALARMS MUST COMPLY WITH AS 3786
- BUILDING SEALING & PENETRATION SEALING TO COMPLY WITH NCC BUILDING CODE OF AUSTRALIA PART 3.12.3
- COLORBOND SHEET ROOFING @ 25/38° PITCH STEEL TRUSSES @ 900 CTRS. MAX. REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS
- DOWNPIPES TO BE PROVIDED AT 1 PER 60m<sup>2</sup> OF ROOF AREA, EXCLUDING BOX GUTTER AND RAINHEADS.  
 SLOTTED GUTTERS TO BE INSTALLED TO COMPLY WITH NCC PART 3.5.2.1 REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS
- STORMWATER DRAINAGE TO COMPLY WITH AS3500 TEMPORARY DOWNPIPES TO BE USED DURING CONSTRUCTION
- CEILING & WALL INSULATION TO BE INSTALLED AS PER NCC BUILDING CODE OF AUSTRALIA PART 3.12.1.1. INSULATION SPECS AS PER THERMAL PERFORMANCE ASSESSMENT. REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS
- ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SLIDING SASHES (AWNING MOCK CASEMENT WHERE SHOWN)  
 ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS THERMALLY IMPROVED WINDOWS WITHIN 1200mm OF A CORNER TO HAVE N3/N4 RATED GLAZING
- 450 EAVE FROM FRAME REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS
- ARTICULATION JOINTS AS PER ENGINEER'S SPECIFICATION. WHERE ARTICULATION IS NOMINATED ADJACENT TO ANY EXTERNAL WINDOW OR DOOR A CONTINUOUS FLEXIBLE JOINT IS TO BE PROVIDED FOR THE FULL HEIGHT OF THE WALL
- SOLAR PANEL LOCATION NOMINAL ONLY. INSTALLERS TO LOCATE (EXCLUDING FRONT ELEVATION) TO COMPLY WITH MANUFACTURERS REQUIREMENTS & AS/NZS 3500 PLUMBING AND DRAINAGE
- ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- VERANDAH ROOFS ARE DESIGNED TO CARRY ROOFING MATERIALS ONLY AND ARE NOT TO BE WALKED ON AT ANY TIME.
- LOCATION OF MANHOLE IS INDICATIVE ONLY AND IS TO BE CONFIRMED BY BUILDING SUPERVISOR IN CONJUNCTION WITH PLACEMENT OF CENTRAL HEATING UNIT.



**NOT FOR CONSTRUCTIONS**

DATE	AMENDMENT	DRAWN	AREAS		 <b>BRUCE TANNER</b> PH 03 9898 0017 A PO BOX 1143, Box Hill, Vic 3128 E info@blusteelhomes.com.au W www.blusteelhomes.com.au	PROPOSED RESIDENCE			PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No.517 GHIN GHIN ROAD YEA, VIC 3717	
28/01/21	DRAFT PLANS COMPLETED	R.C	FLOOD PRONE AREA:	T.B.C		DECK:	© - Copyright 2021 Blusteel Homes.			JOB NUMBER: <b>01211BD188</b>
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C	TERMITE PRONE AREA:	T.B.C	GARAGE:	DRAWN:	DATE:	CHECKED:	DATE:	
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C	BUSHFIRE PRONE AREA:	YES	FIRST FLOOR:	RC	#####	###	#####	5 of 10
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C	B.A.L. REQUIREMENTS:	T.B.C	GROUND FLOOR:					
05/09/21	AMENDED PLANS AS REQUESTED	R.C	WIND SPEED IF AVAILABLE:	T.B.C	TOTAL					
11/10/21	AMENDED PLANS AS REQUESTED	R.C	ALPINE AREA:	NO	SITE AREA					





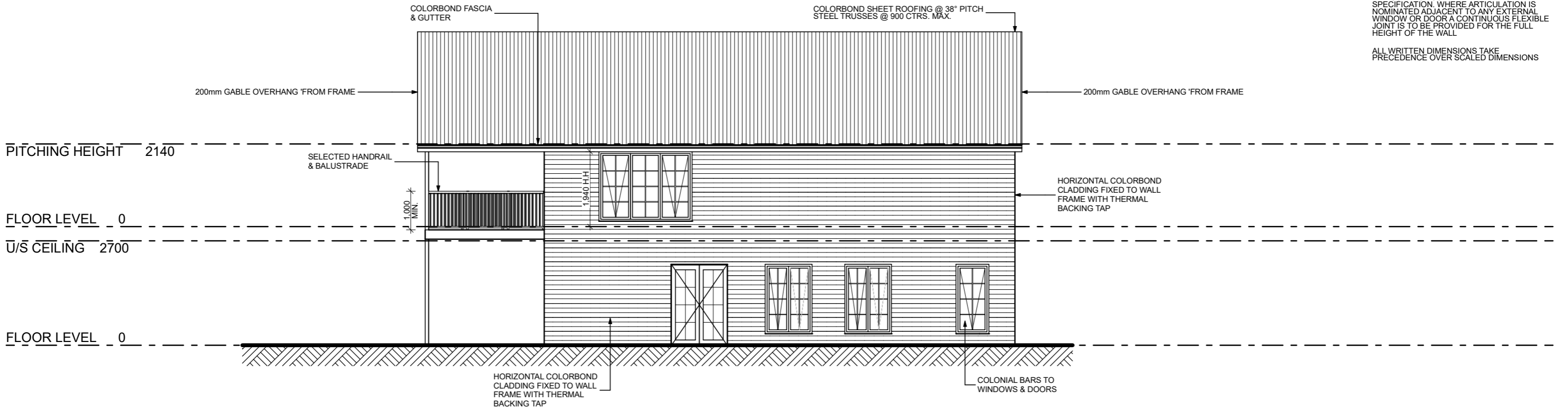
**FRONT ELEVATION**  
EAST SOUTH EAST

SCALE 1:100

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SLIDING SASHES (AWNING MOCK CASEMENT WHERE SHOWN)  
ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS THERMALLY IMPROVED  
WINDOWS WITHIN 1200mm OF A CORNER TO HAVE N3/N4 RATED GLAZING

ARTICULATION JOINTS AS PER ENGINEER'S SPECIFICATION, WHERE ARTICULATION IS NOMINATED ADJACENT TO ANY EXTERNAL WINDOW OR DOOR A CONTINUOUS FLEXIBLE JOINT IS TO BE PROVIDED FOR THE FULL HEIGHT OF THE WALL

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



**REAR ELEVATION**  
WEST NORTH WEST

SCALE 1:100

**NOT FOR CONSTRUCTIONS**

DATE	AMENDMENT	DRAWN
28/01/21	DRAFT PLANS COMPLETED	R.C
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C
05/09/21	AMENDED PLANS AS REQUESTED	R.C
11/10/21	AMENDED PLANS AS REQUESTED	R.C

AREAS	
FLOOD PRONE AREA:	T.B.C
TERMITE PRONE AREA:	T.B.C
BUSHFIRE PRONE AREA:	YES
B.A.L. REQUIREMENTS:	T.B.C
WIND SPEED IF AVAILABLE:	T.B.C
ALPINE AREA:	NO
SITE AREA	4.7ha

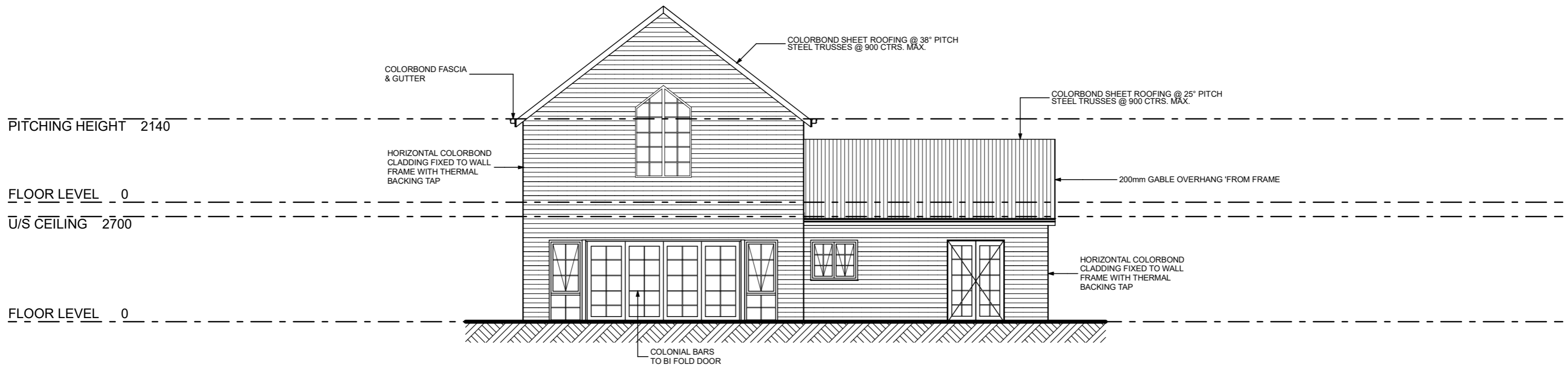
DECK:	22.26
GARAGE:	51.55
FIRST FLOOR:	87.09
GROUND FLOOR:	137.41
TOTAL	298.31 m <sup>2</sup>



**BRUCE TANNER**  
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E info@blusteelhomes.com.au  
W www.blusteelhomes.com.au



PROPOSED RESIDENCE				PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No. 517 GHIN GHIN ROAD YEA, VIC 3717	
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DRAWN:	DATE:	CHECKED:	DATE:	JOB NUMBER:	01211BD188
RC	#####	###	#####		
					SHEET: 6 of 10



**LEFT ELEVATION**  
SOUTH SOUTH WEST

SCALE 1:100

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SLIDING SASHES (AWNING MOCK CASEMENT WHERE SHOWN)  
ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS THERMALLY IMPROVED  
WINDOWS WITHIN 1200mm OF A CORNER TO HAVE N3/N4 RATED GLAZING

ARTICULATION JOINTS AS PER ENGINEER'S SPECIFICATION. WHERE ARTICULATION IS NOMINATED ADJACENT TO ANY EXTERNAL WINDOW OR DOOR A CONTINUOUS FLEXIBLE JOINT IS TO BE PROVIDED FOR THE FULL HEIGHT OF THE WALL

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS



**RIGHT ELEVATION**  
NORTH NORTH EAST

SCALE 1:100

**NOT FOR CONSTRUCTIONS**

DATE	AMENDMENT	DRAWN
28/01/21	DRAFT PLANS COMPLETED	R.C
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C
05/09/21	AMENDED PLANS AS REQUESTED	R.C
11/10/21	AMENDED PLANS AS REQUESTED	R.C

AREAS	
FLOOD PRONE AREA:	T.B.C
TERMITE PRONE AREA:	T.B.C
BUSHFIRE PRONE AREA:	YES
B.A.L. REQUIREMENTS:	T.B.C
WIND SPEED IF AVAILABLE:	T.B.C
ALPINE AREA:	NO

AREAS	
DECK:	22.26
GARAGE:	51.55
FIRST FLOOR:	87.09
GROUND FLOOR:	137.41
TOTAL	298.31 m <sup>2</sup>
SITE AREA	4.7ha



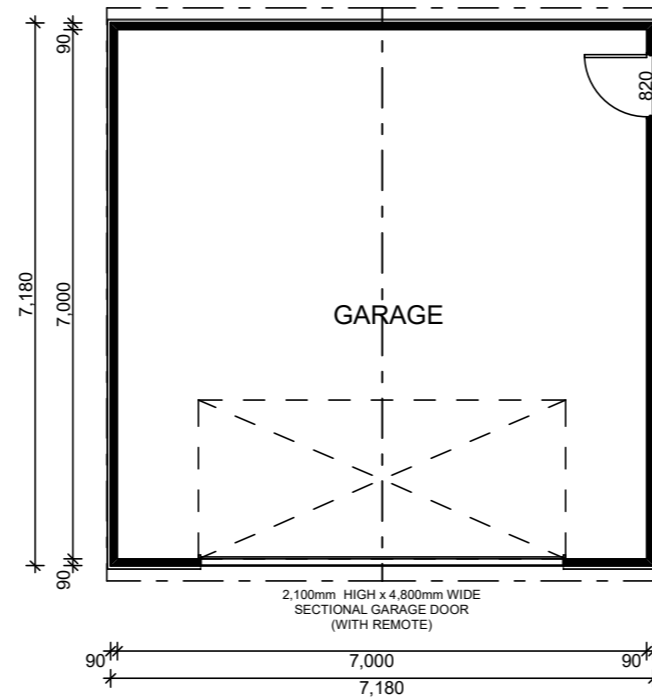
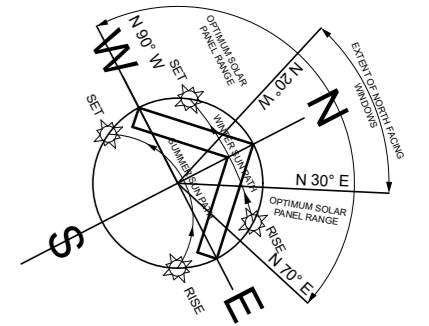
**BRUCE TANNER**  
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W www.blusteelhomes.com.au



PROPOSED RESIDENCE			
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DRAWN:	DATE:	CHECKED:	DATE:
RC	#####	###	#####

PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No.517 GHIN GHIN ROAD YEA, VIC 3717	
JOB NUMBER:	01211BD188
SHEET:	7 of 10

ORIGINAL PAPER SIZE: A3



**FLOOR PLAN** SCALE 1:100

**NOT FOR CONSTRUCTIONS**

DATE	AMENDMENT	DRAWN
28/01/21	DRAFT PLANS COMPLETED	R.C
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C
05/09/21	AMENDED PLANS AS REQUESTED	R.C
11/10/21	AMENDED PLANS AS REQUESTED	R.C

AREAS	
FLOOD PRONE AREA:	T.B.C
TERMITE PRONE AREA:	T.B.C
BUSHFIRE PRONE AREA:	YES
B.A.L. REQUIREMENTS:	T.B.C
WIND SPEED IF AVAILABLE:	T.B.C
ALPINE AREA:	NO
SITE AREA	4.7ha

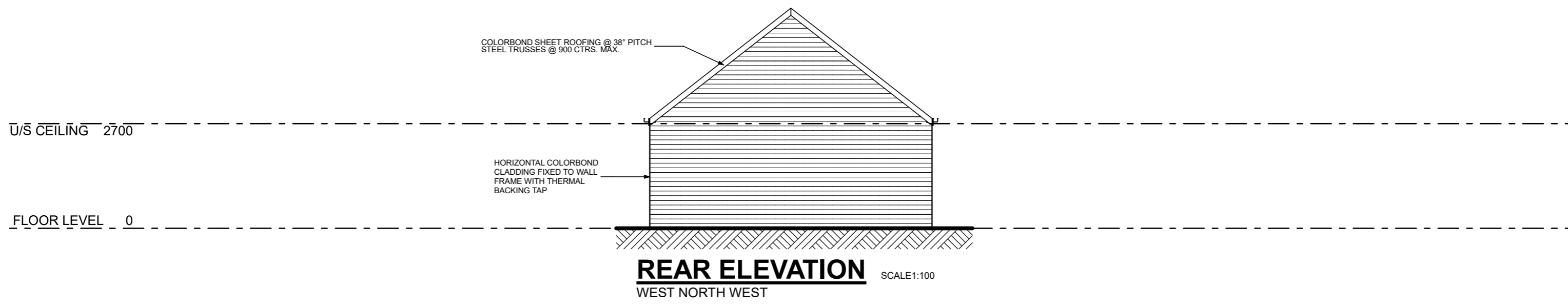
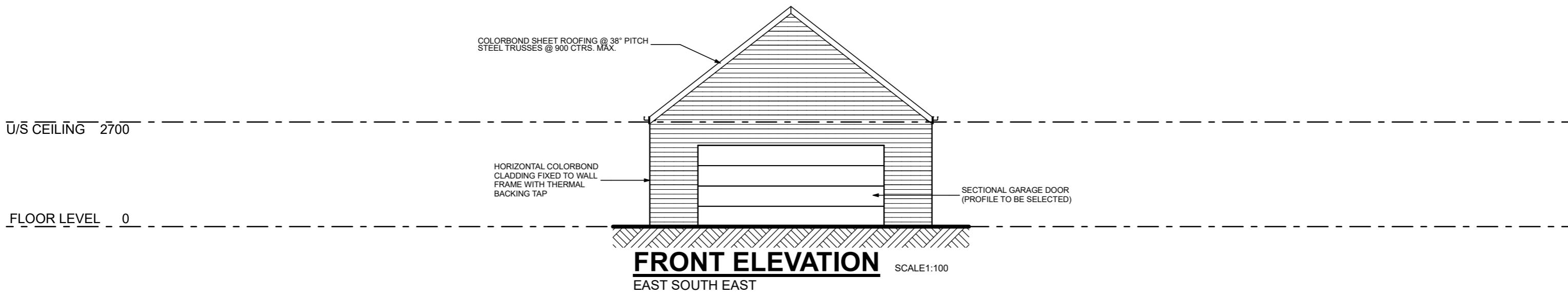
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**BRUCE TANNER**  
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 A PO BOX 1143, Box Hill, Vic 3128  
 E info@blusteelhomes.com.au  
 W www.blusteelhomes.com.au

REGISTERED Building Practitioner

PROPOSED RESIDENCE			
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DRAWN:	DATE:	CHECKED:	DATE:
RC	#####	###	#####

PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No.517 GHIN GHIN ROAD YEA, VIC 3717	
JOB NUMBER:	01211BD188
SHEET:	8 of 10




**NOT FOR CONSTRUCTIONS**


DATE	AMENDMENT	DRAWN
28/01/21	DRAFT PLANS COMPLETED	R.C
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C
05/09/21	AMENDED PLANS AS REQUESTED	R.C
11/10/21	AMENDED PLANS AS REQUESTED	R.C

AREAS	
FLOOD PRONE AREA:	T.B.C
TERMITE PRONE AREA:	T.B.C
BUSHFIRE PRONE AREA:	YES
B.A.L. REQUIREMENTS:	T.B.C
WIND SPEED IF AVAILABLE:	T.B.C
ALPINE AREA:	NO

AREAS	
DECK:	22.26
GARAGE:	51.55
FIRST FLOOR:	87.09
GROUND FLOOR:	137.41
TOTAL	298.31 m <sup>2</sup>
SITE AREA	4.7ha



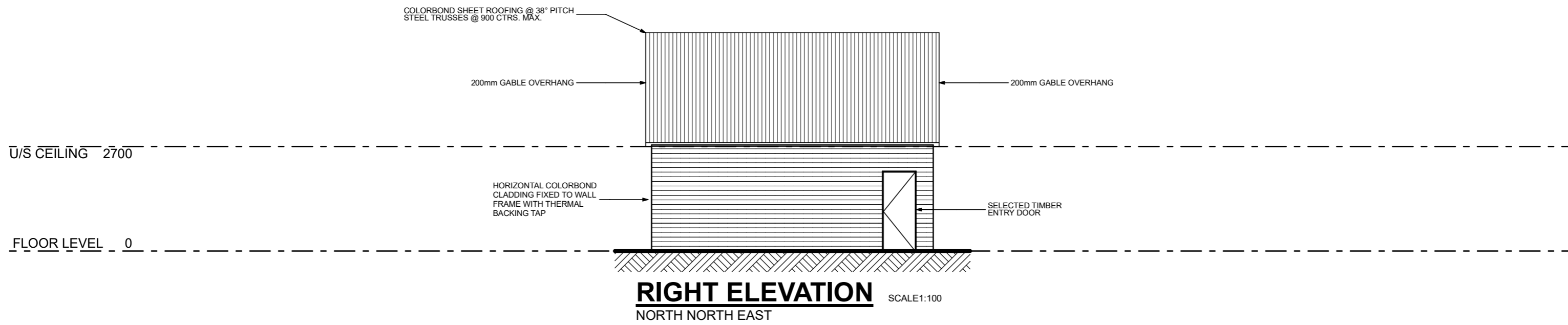
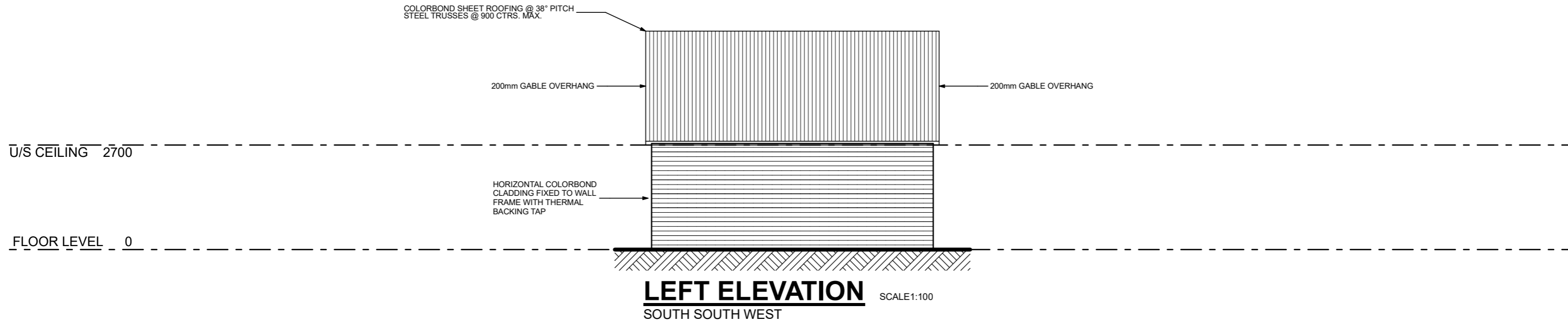
**BRUCE TANNER**  
 PH 03 9898 0017  
 A PO BOX 1143, Box Hill, Vic 3128  
 E info@blusteelhomes.com.au  
 W www.blusteelhomes.com.au



PROPOSED RESIDENCE			
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DRAWN:	DATE:	CHECKED:	DATE:
RC	#####	###	#####

PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No.517 GHIN GHIN ROAD YEA, VIC 3717	
JOB NUMBER:	01211BD188
SHEET:	9 of 10





**NOT FOR CONSTRUCTIONS**

DATE	AMENDMENT	DRAWN
28/01/21	DRAFT PLANS COMPLETED	R.C
01/02/21	AMENDED DRAFT PLANS COMPLETED	R.C
17/06/21	AMENDED SITE PLAN AS REQUESTED	R.C
30/08/21	AMENDED SITE PLAN AS REQUESTED	R.C
05/09/21	AMENDED PLANS AS REQUESTED	R.C
11/10/21	AMENDED PLANS AS REQUESTED	R.C

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WIND SPEED IF AVAILABLE:	T.B.C
ALPINE AREA:	NO

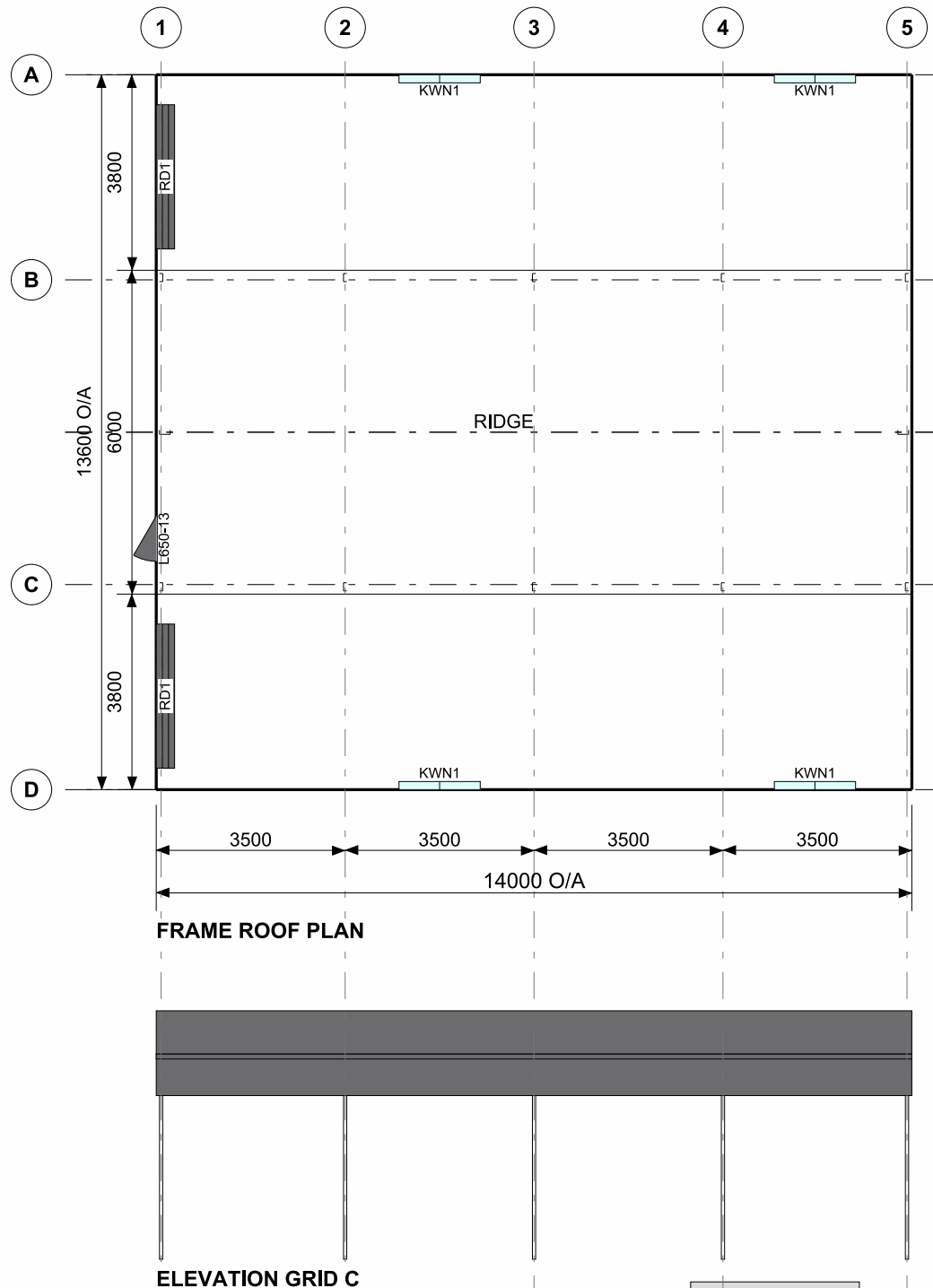
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PROPOSED RESIDENCE				PROPOSED RESIDENCE FOR CLINT & MARIANNE MULLIN AT LOT 8, No. 517 GHIN GHIN ROAD YEA, VIC 3717	
© - Copyright 2021 Blusteel Homes.					
DRAWN:	DATE:	CHECKED:	DATE:	JOB NUMBER:	SHEET:
RC	#####	###	#####	01211BD188	10 of 10



**WALL "X" BRACING IS  
REQUIRED IN ANY 2 OPEN  
BAYS ON GRIDS B OR C.**



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**CLADDING**

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	BY
WALLS	TRIMDEK 0.35 BMT	CB	BY
CORNERS	-	CB	BY
BARGE	-	CB	BY
GUTTER	HI-QUAD	CB	BY
DOWNPIPE	90x90	PV	WT

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

**ACCESSORY SCHEDULE & LEGEND**

QTY	MARK	DESCRIPTION
2	RD1	B&D, Firmadoor, R.D, "R1F-W/Lock", 2225 high x 2670 wide Clear Opening width
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/ Bond
4	KWN1	AMI - Reg A & B, 790x1505 CLR, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

**WIND DESIGN**

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2	1.0

CLIENT  
**Clinton Mullin**

SITE  
**517 Ghin Ghin Rd  
YEA VIC 3717**

BUILDING  
**SUNDOWN DELUXE  
6000 SPAN x 3800 EAVE x 14000 LONG  
PLUS 3800 ANNEXE AND 3800 ANNEXE**

TITLE  
**GENERAL ARRANGEMENT**

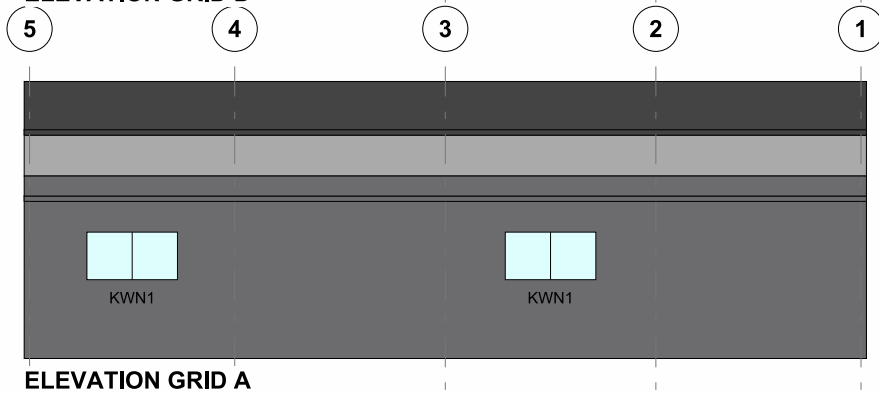
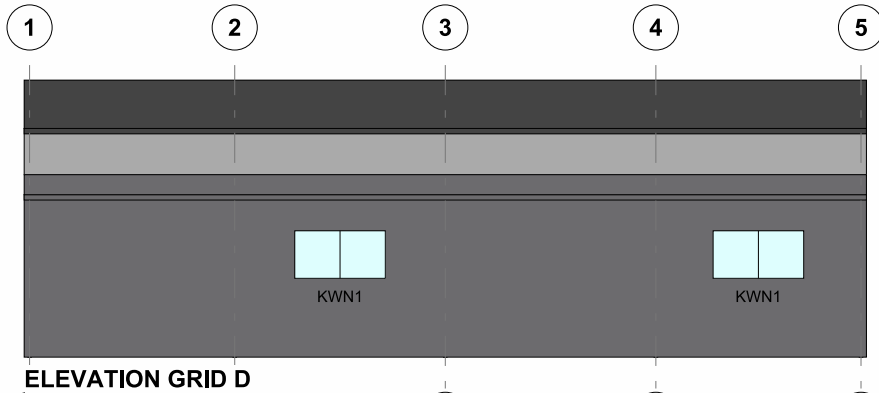
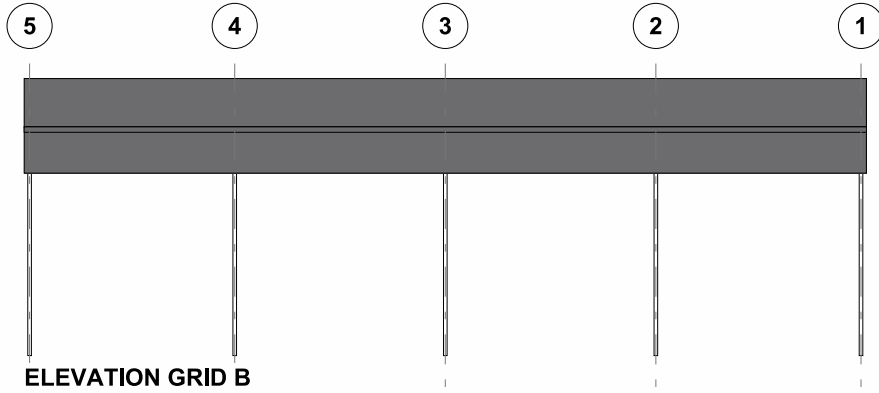
SCALE A4 SHEET 1:125	DRAWING NUMBER <b>KILM02-2419</b>	REV <b>A</b>	PAGE <b>1/3</b>
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Better sheds. Bigger choice.

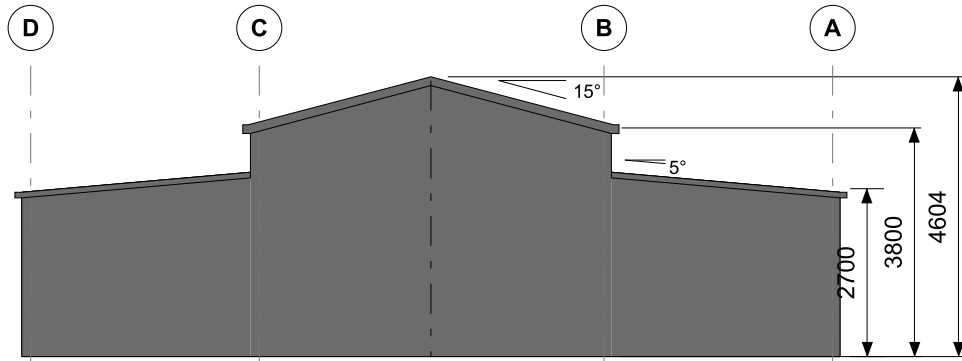
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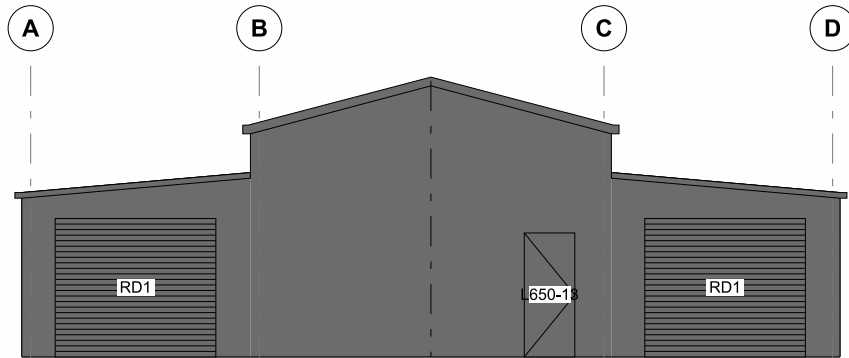


Better sheds. Bigger choice.

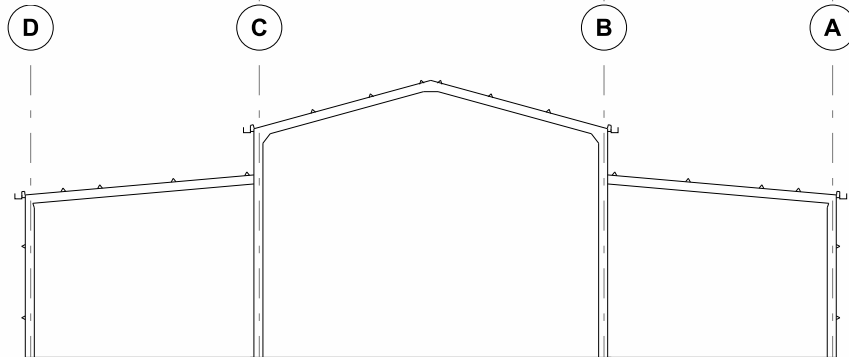
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ELEVATION GRID 5



ELEVATION GRID 1



SECTION GRID 2, 3, 4

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**KILM02-2419**

PAGE  
**3/3**



# 517 GHIN GHIN RD FARM MANAGEMENT PLAN (V6)

517 GHIN GHIN RD, GHIN GHIN VIC 3717

## RISING STAR FRIESIANS

Dedicated to breeding and  
showing quality Friesian  
Horses in Australia

# FARM MANAGEMENT PLAN

517 Ghin Ghin Rd, Ghin Ghin VIC 3717

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Address the impact on the native vegetation .....	5
Address the impact on water courses and drainage lines.....	5
Address the impact on the rural landscape.....	6
Have regard to the topography .....	6
How the land is managed and what the land is being used for.....	6
The type of agricultural activity being undertaken currently and what is proposed for the future .....	6
Pest plant and animal control.....	7
The importance of the dwelling required for the ongoing management of the land and stock.....	7
How the dwelling will be provided with the following:.....	8
Conclusion.....	8

## Introduction

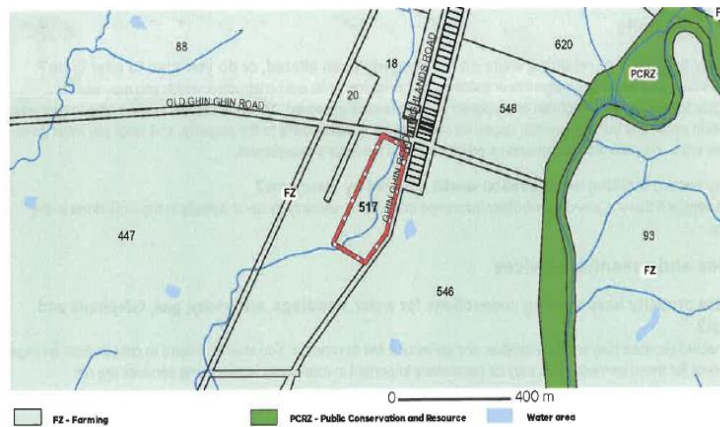
This document has been prepared with extensive input from Rising Star Friesians Horse Stud to outline the necessity to construct a dwelling on the property at 517 Ghin Ghin Rd, Ghin Ghin in order to be present for the day to day running of a Friesian Horse Stud.

Rising Star Friesians has been a registered horse stud for over 14 years and in that time has imported Friesian horses from Holland. Rising Star Friesians has been instrumental in the breeding and exhibiting of the Friesian horse in Australia since its establishment.

This is a documentary report for the planning application to be lodged with Murrindindi Shire Council on behalf of the applicant who seeks approval for the use and development of a dwelling in order to support the use of the land for Rising Star Friesians.

## The Property and Surrounds





The property has access via both Ghin Ghin Road (bitumen) and Old Ghin Ghin Road (gravel). The existing access from Old Ghin Ghin Road will be utilised to access the dwelling and a new driveway will be constructed from this access to the dwelling along the western boundary. See Diagram 1. The site comprises pasture grass with scattered mature River Red Gum trees throughout the property.

This property also includes an existing dam along with a seasonal waterway running through the middle of the property.

The current fencing is made up of post and wire but is in a state of disrepair as much of the fencing is lying on the ground. All external fencing will be replaced by new post and rail and/or wire fencing. There are currently no dividing paddocks on the property. The applicant plans to divide the land into no more than eight paddocks to allow for rotation grazing, resting of vegetation and regrowth. See Diagram 2 for the proposed paddock layout.

The topography of the land is gently undulating with the lowest point being the seasonal waterway which runs through the centre of the property, from north to south. The highest point is along the Old Ghin Ghin Road boundary.

The site has previously been used for cattle grazing but is no longer required by the current owner and as such Rising Star Friesians Horse Stud is seeking to purchase the land to continue to breed and promote the Friesian horse in Australia.

See below photographs of the Subject Land.





## Benefits on the land and neighbouring properties in terms of ongoing agricultural activity

The benefits of establishing a residence on the Subject Land include:

- Comprehensive property maintenance and land management resulting in weed reduction and fire risk reduction by keeping the potential fuel loads at safe levels.
- Improved pasture management: the property is currently in poor condition due to the lack of ongoing land and pasture management.
- Maintenance and repair of rural infrastructure, including external fencing, and the establishment of internal paddock fences to maximise agricultural benefits of the land.
- Improved capitalisation of the property enabling growth in municipal income.

## Address the impact on the native vegetation

The impact on the current native vegetation will be very low.

- Existing trees will be utilised for natural shade and shelter for horses. There is no intention to remove any trees as the applicant does not intend to alter the natural beauty of the landscape but rather blend in with it.
- Dividing paddocks will be established to enable grazing rotation of the horses and native regeneration.

See Diagram 3 showing the existing trees and proposed planting of vegetation along the driveway.

## Address the impact on water courses and drainage lines

The impact on the seasonal waterway will be very low.

- The seasonal waterway that runs through the centre of the property will not be impacted and will continue to be one of the property's natural attributes.
- The dwelling site will be at the back of the property where the original homestead was situated. This area has been chosen to minimise any adverse impact on the environment.
- The proposed dwelling location will have no impact on the waterway and will not impede the natural flow of the water through the property.
- The proposed fencing will have no impact on the natural water course as the applicants intend to use the creek as a guide for fencing. i.e. fences will be erected two metres from the edge of the creek along both sides of the creek
- Each paddock will have water troughs to water the stock rather than allowing the stock access to the creek, thereby minimising any damage to the banks of the creek and vegetation.

See Diagram 2 for the proposed fencing layout and location of water troughs.

## Address the impact on the rural landscape

The impact on the rural landscape will be very low.

- The construction of an average sized dwelling will be reinstated at the back of the property where the original homestead was situated. The area is naturally clear of any native trees and as a result there will be minimal impact to the current landscape.
- The proposed use of the land fits in to the rural character as horses are grazing animals and the land and surrounding properties are predominantly used for the grazing of livestock.
- The proposed dwelling, required for the use of the land for the Rising Star Friesians horse stud, is in keeping with the general character of the area where farming properties support agricultural activities along with a dwelling and farm buildings.

## Have regard to the topography

The impact on topography will be very low.

- The proposed dwelling will be established on an area that is naturally on a higher level of land and clear of any trees.
- The proposed dwelling site will require minimal cut-and-fill excavation. The dwelling will be set out in a way to minimise any disturbance to the existing topography whilst also enabling the applicant to oversee the property.

## How the land is managed and what the land is being used for

- Horses will be rotated regularly throughout the property's proposed various paddocks ensuring ongoing rest, regrowth and regeneration opportunities are maximised.
- No harmful substances will be used on the property as the applicants believe in putting back into the land what has been removed. Therefore, horse manure is mulched back into the soil, which also promotes new growth whilst manicuring the land.
- Soil will be conditioned as needed.
- Fertilising will be performed when needed using organic/natural products causing no harm to wildlife and waterways.

## The type of agricultural activity being undertaken currently and what is proposed for the future

- The current agricultural activity on the land is occasional cattle grazing by the neighbouring property.
- The applicants propose to move Rising Star Friesian Horse Stud to 517 Ghin Ghin Road to maintain and further develop and expand their existing breeding and training program.
- Rising Star Friesian Horse Stud currently consists of one imported breeding stallion and four mares used for both riding and breeding. It is the applicants' intention to continue to breed up to two foals per year on the property depending on sale demand.

- The horses of Rising Star Friesians have competed in dressage competitions, have been showed and used as exhibits of the breed at Royal Agricultural shows as well as at Equitana attracting crowds Australia wide.
- Management and maintenance of the property will be undertaken by the applicants.

Refer to the Rising Star Friesians 5 Year Plan.

## Pest plant and animal control

- With the presence of the owners on the land, regular monitoring of pest plants will enable appropriate treatment in a timely manner.
- The applicant will continue to use a natural chemical free herbicide that is animal safe to control pest plants. This procedure will be carried out on the property as needed to minimise the risk of pest plant spread on the property and to neighbouring properties.
- Pest animals include rabbits, cats, deer, foxes and other declared pest animals. Pest animals degrade land quality and agricultural productivity.
- The management principles for pest animals are to reduce numbers, destroy burrow and harbor, and prevent invasion.
- Regular monitoring for pest animals will assist in their control and reduction in numbers.
- A registered professional pest animal contractor will be engaged as necessary if and when required for the control and removal of pest animals.

## The importance of the dwelling required for the ongoing management of the land and stock

The proposed dwelling is required for the ongoing management of the land. This will enable the following:

- Monitoring and removal of pest plants and animals.
- Removal of fuel loads by ensuring vegetation is kept at safe levels.
- Reduce impact of over grazing by regular rotation of stock.
- Monitoring of stock.
- Mares need to be closely monitored when approaching time of foaling, to ensure safe arrival of foal and minimal risk to the mare. Should complications arise during foaling there is only a small window to engage the services of a vet. This could mean life or death of the mare and/or foal.
- Horses require regular monitoring and assistance in the case of sickness or injury to administer medication or treatment.
- Horses are fed twice daily to keep them in optimal condition. This also reduces over eating and damage to the land.
- Supply and accessibility to clean water is checked daily.
- Manure management to ensure a high level of hygiene.
- Rugging and fly masks as per weather and insect conditions.

## How the dwelling will be provided with the following:

- **Water supply** – This will be provided from rainwater harvested from the roof areas of the dwelling and garage and stored in water storage tanks.
- **Power supply** – This will be provided by an off-grid solar power system.
- **Effluent disposal** – This will be provided by a wastewater treatment system in accordance with the Land Capability Assessment and Council's regulations and requirements.
- **Road and driveway access** – This will be via an existing access point from Old Ghin Ghin Road. There will be no change to the existing driveway cross-overs. A new driveway will be constructed along the western boundary of the land to the dwelling site.

## Conclusion

The land is clearly suited to continue being used for agricultural purposes and the introduction of a Friesian Horse Stud should be encouraged. The land is of an ideal size for the Friesian Horse Stud and the proposed dwelling is required for the management and monitoring of the stud and ongoing maintenance of the land. The Murrindindi Shire has a significant active equestrian base which makes this site ideal for the proposed use.

The applicant has extensive experience with horses, horse husbandry and property management in a regional/rural setting. It is essential that they reside on the property to maintain vigilant surveillance of the stock, the environment and to undertake all the activities required to make it successful. The dwelling is appropriately sited to maximise the productive capacity of the land and to minimise any potential impact on the rural amenity of the area. The proposed dwelling will support, and is required for, the agricultural use of the land, and will provide further benefits to the management of pest plant and animals and the improvements to the rural infrastructure.

Diagram 1. Proposed all weather access driveway's

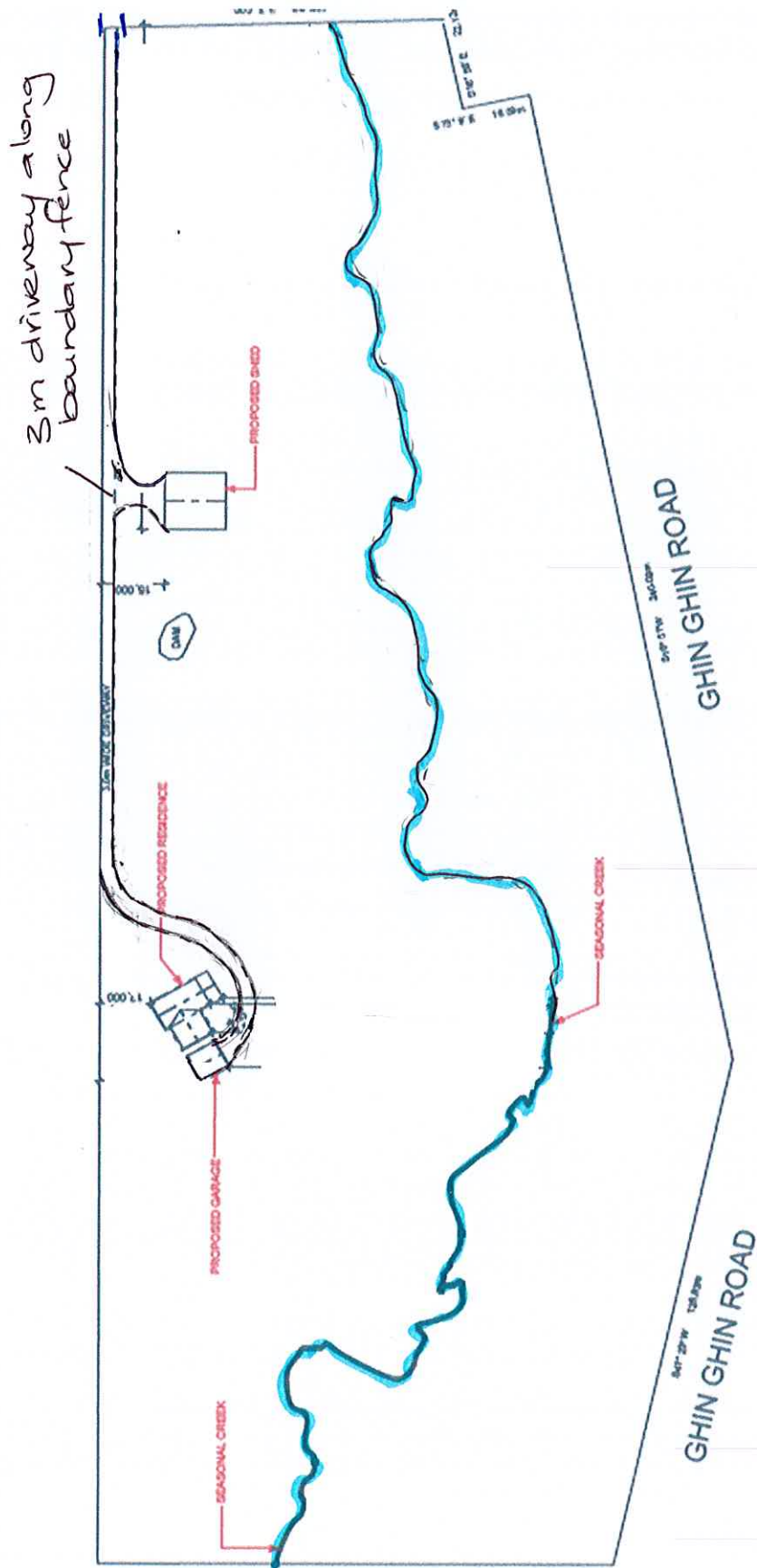


Diagram 2. Proposed fencing layout and stock watering stations

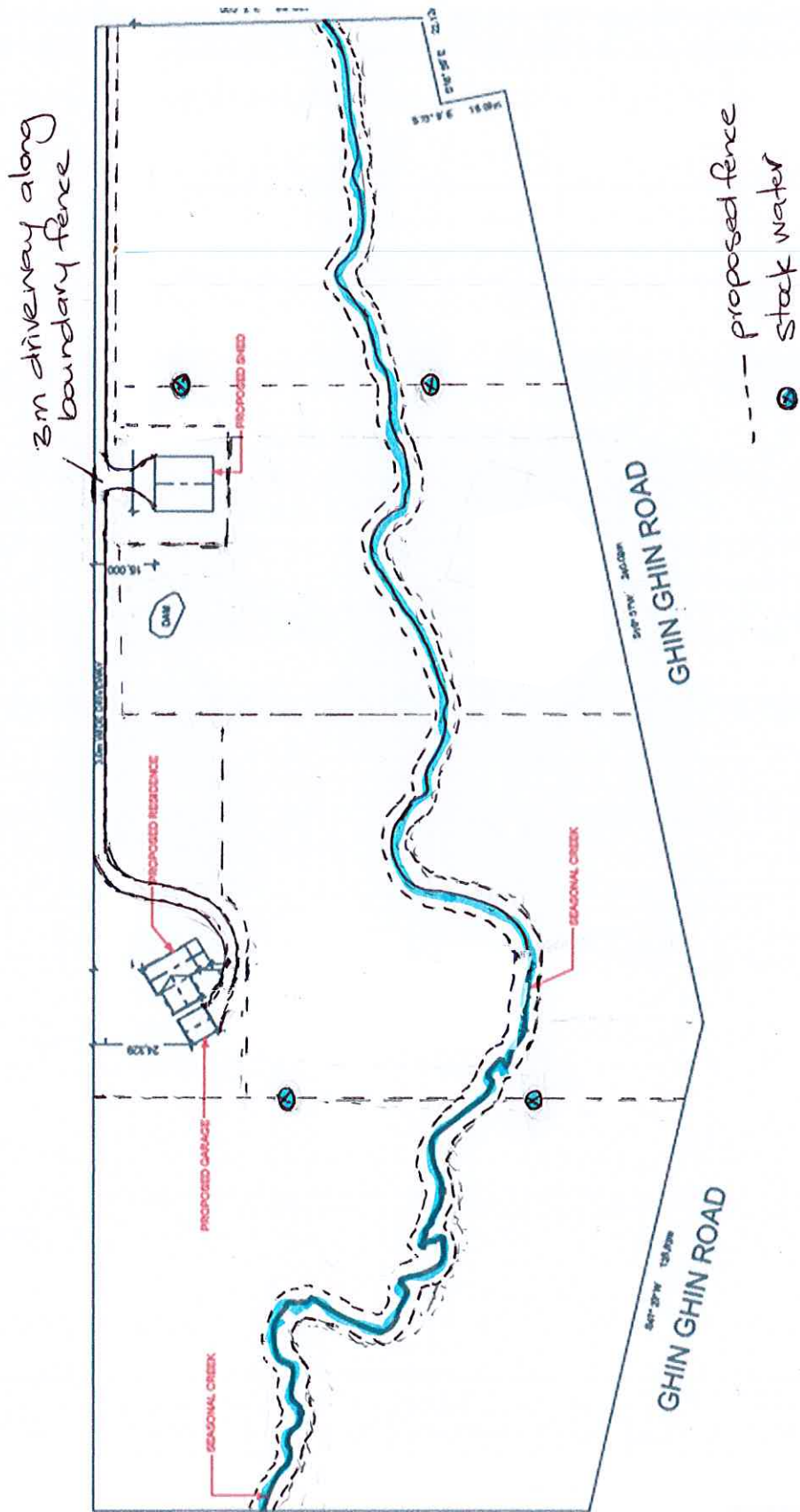
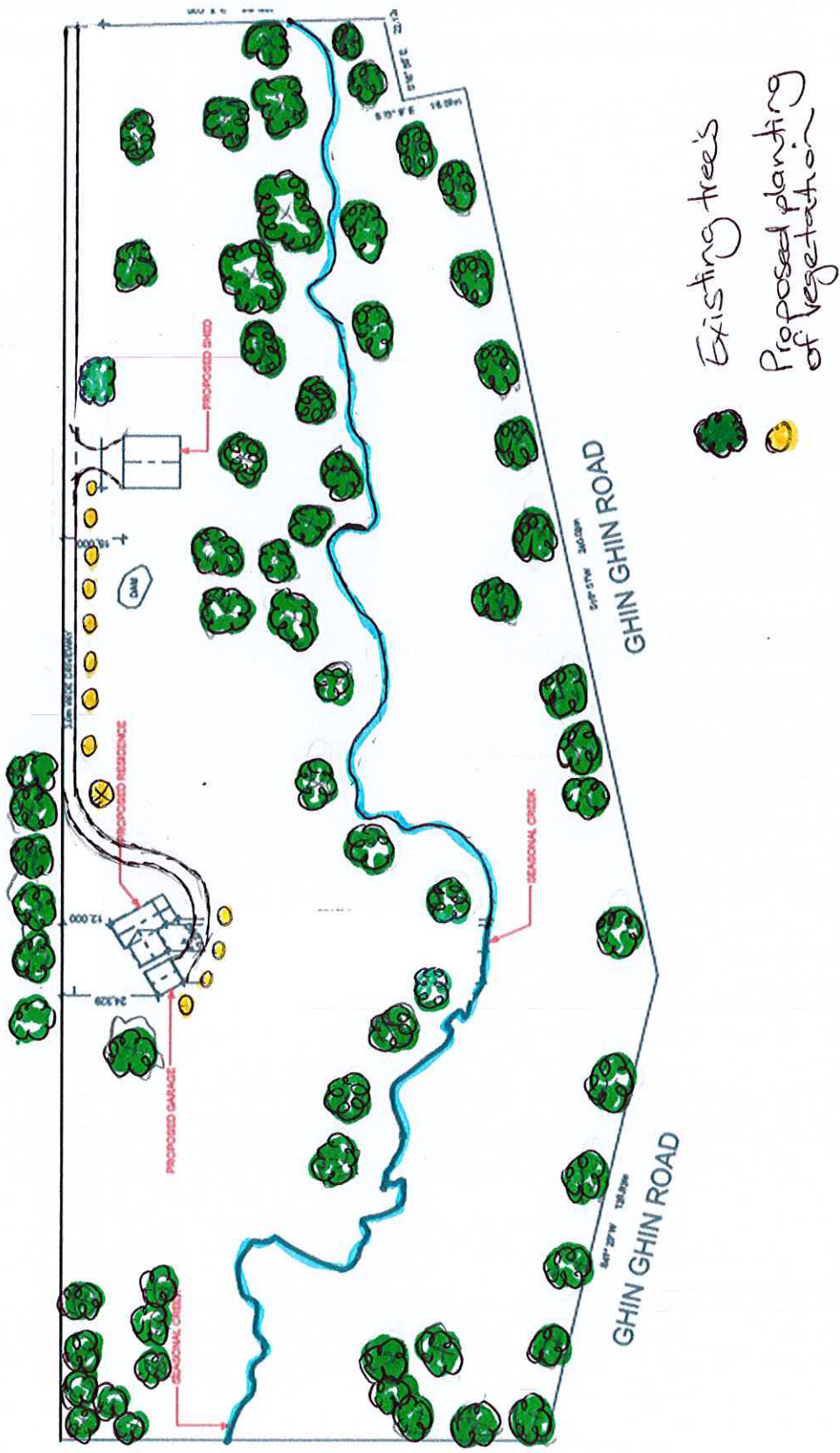


Diagram 3. Existing native trees and proposed planting of vegetation along driveway





# **RISING STAR FRIESIANS 5 YEAR PLAN**

## **517 GHIN GHIN RD, GHIN GHIN**

### **2021 – 2022**

- Construction of House and Farm Sheds.
- Completion of fencing paddocks as per attached farm plan.
- Identify and plant native vegetation along waterways and between paddocks to link significant trees already present.
- Transfer all horses onto farm.
- Continue with planned horse mating's over the 2021 – 2023 period.
- Commence construction of horse training facilities.

### **2023 – 2024**

- Complete construction of horse training facilities.
- Increase number of clients requiring their horses to be prepared and training for local, state, and national competitions.
- Develop the breeding opportunities for Stallions located at Rising Star Friesians' locally, interstate and overseas.
- Engage with the local community to raise the profile of the Friesian breed through workshops focusing on animal health and wellbeing.
- Commence organic registration for farm.
- Discover methodologies to reduce the Carbon footprint of the farm; proceeding towards a carbon neutral goal.

### **2025 – 2026**

- Identify areas of vegetation that had a poor success rate on first planting; identify the species affected and replant those areas with local species potentially more suited to the farm.
- Gain Organic certification for the farm.
- Continue to increase the native bio-diversity of the farm.
- Implement findings of carbon neutral goal to deliver improved environmental outcomes for the local area.