

NEXTGEN BUILDING  
 SURVEYORS PTY  
 LTD  
 BUILDING PERMIT  
 ISSUED 02/11/2020  
 NUMBER BS-U 42299-9480826320306  
 RELEVANT BUILDING SURVEYOR  
 Bang Chien  
 BS-U 42299  
 THIS BUILDING PERMIT IS SUBJECT  
 TO CONDITIONS- REFER APPENDIX A  
 OF THE BUILDING PERMIT

# PROJECT TITLE

## PROPOSED MEDICAL CLINIC

### at No. 263, MILLERS ROAD, ALTONA NORTH, 3025, VIC

## LAND TITLE INFORMATION

STREET No: 263  
 LOT No: 11  
 STREET NAME: MILLERS ROAD  
 TOWN: ALTONA NORTH, 3025, VIC

VOLUME: 08257  
 FOLIO: 728

PARISH: CUT PAW PAW  
 SECTION: 4  
 CROWN ALLOTMENT:  
 P/SUBDIVISION No: LP34248

EASEMENT: Y/N YES  
 TYPE: SEWER  
 AUTHORITY:  
 LOCAL GOVT AREA: HOBSONS BAY

### CLASSIFICATION

building class; 5 (office)

### CAR PARKING

medical clinic  
5 spaces for the first practitioner

practitioners  
1 x 5 = 5

total = 5

### Area Summary

existing buildings	121.603	13.088
existing front verandah	10.684	1.150
existing hard surfaces	205.847	22.155

proposed carpark	146.798	15.800
proposed ramp	7.156	0.770

<b>Total</b>	<b>492.088</b>	<b>52.963</b>
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<b>Land Total (approx)</b>	<b>552.771</b>	<b>59.494</b>
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## ARCHITECTURAL DWGS:

DWG No.	Rev.	Title.	DWG No.	Rev.	Title.
A 1.0	-	COVER	A 7.0	-	PROPOSED FLOOR PLAN
A 2.0	-	GENENERAL NOTES	A 8.0	-	ELEVATIONS
A 3.0	-	EXISTING SITE PLAN	A 9.0	-	ELECTRICAL PLAN
A 4.0	-	PROPOSED SITE PLAN	A 10.0	-	INTERNAL PLANS
A 5.0	-	EXISTING FLOOR PLAN	A 11.0	-	INTERNAL PLAN
A 6.0	-	DEMOLITION PLAN	A 12.0	-	RAMP PLAN + DETAILS
			A 13.0	-	LANDSCAPE PLAN

FILE REFERENCE: PLOT DATE: 4:40 PM Wednesday, 28 October 2020 D:\Users\Gavin Trotto\Documents\dataacad\dwgs\191101\_CUFFE\WORKING DRAWING\191101\_CUFFE-ALTONA WD04.aec

ISSUE	DESCRIPTION	DATE
A	ADD BACKREST + DIMENSIONS	28/10/20
TP	TP ISSUE FOR CLIENT REVIEW	03/01/20

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Client  
**B. CUFFE**

Project.  
**MEDICAL CLINIC**  
**263, MILLERS RD,**  
**ALTONA NORTH**  
**VICTORIA.**

Drawing Title.  
**COVER SHEET**

**WORKING DRAWING**  
 ISSUED FOR CONSTRUCTION

File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No. <b>A1-00</b>	Revision -

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**GENERAL NOTES.**

All materials and work practices shall comply with but not limited to the building Regulations 2006, with Building Code of Australia 2019, and all relevant current Australian Standards (as amended) referred to therein.

Steps sizes (other than for spiral stairs) to be -  
Rises (R) 190mm maximum and 115mm minimum  
going (G) 355mm maximum and 250mm minimum for Public stairways and 355mm maximum and 240mm minimum for Private stairways  
2R+1G = 700mm maximum and 550mm minimum  
Constructed with a less than 125mm gap to open treads.

All treads, landings and the like to have non slip finish or suitable non-skid strip near edge of nosing.

Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be :-  
1000mm above finished surface level of balconies, landings or the like, and 1000mm min. above finished surface level of stair nosing or ramp, and  
Vertical with a less than 125mm gap between, and  
Sny horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

Hand rails to be 1000mm minimum above stair nosing and landings.

Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all round.

Where installed, provide an impervious substrate and select surface finish to floors within 1500mm of an unenclosed shower and same to walls at 1800mm above floors and 150mm above bath, sinks, basins, and trough splash backs and the like.

Preferred or approximate location of control and/or articulation joints to be determined in accordance with the Cement and Concrete Association's Note TN61 and in conjunction with any relevant structural engineering documentation.

For buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of AS3700-2001 Masonary structures.

All storm water to be taken to the legal point of discharge to the relevant authorities approval..

These drawings shall be read in conjunction with all architectural specifications, relevant structural and all other consultant's drawings / details and specifications and with any other written instructions issued in the course of the contract.

All measurements and levels in millimeters U.N.O. Figured dimensions take precedence over scaled dimensions.

All dimensions shall be checked on site. Any discrepancies are to be reported to Gavin Trotto Architects for immediate resolutions.. It is the Builder's responsibility in doing so.

The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures and all essential services to be maintained during all works.

The builder and subcontractors shall check and verify all dimensions, setbacks, levels, and specifications and all other relevant documents prior to the commencement of any works.  
Report all discrepancies to this office for clarification.

The builder/subcontractor shall verify the position of all existing services prior to commencement of work. Evidence of paperwork from 'Dial before you dig' is to be submitted to this office before signing contracts

All Title boundaries and easements shall be confirmed on site prior to commencement of construction and should include a Site Re-establishment survey to confirm exact locations.

Installations of all services shall comply with the respective Supply Authority requirements.

The builder and subcontractor shall ensure that all storm water 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 penetratin, dampness, weakening and undermining of any building and its footing system.

these plans have been prepared for the exclusive use by the client of Gavin Trotto Architect for the purpose expressly notified to the Architect. Any other person who uses or relies on these plans without the Architect's written consent does so at their own risk and no responsibility is accepted by the Architect for such use and / or reliance.

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its used or a contract variation. 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.

Electrical switchboards located in the path of travel to exits to be enclosed in a metal or other non combustable cabinet with smoke proof doors. Provide a 2A20B(E) Dry Chemical fire extinguisher complete with extinguisher identification signage all within 1.5m from the switchboard.

provide portable fire extinguisher as required and to be located and installed in accordance with A.S.2444.

**Project Consultant List:-**

Consulting Structural Engineer-  
Consulting Building Surveyor-  
Consulting Energy Consultant-

Pariden Consulting Engineers. M: 0417 153 124  
Bang Quach  
Nextgen Building Surveyors M: 0411 985 895  
George Kalajdzic  
Geokal Consulting M: 0431 631 535



**PROPOSED MEDICAL CLINIC LOCATION**

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Client  
**B. CUFFE**

Project.  
**MEDICAL CLINIC  
263, MILLERS RD,  
ALTONA NORTH  
VICTORIA.**

Drawing Title.  
**LOCALITY PLAN**  
  
**WORKING DRAWING  
ISSUED FOR CONSTRUCTION**

File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No. <b>A2-00</b>	Revision -

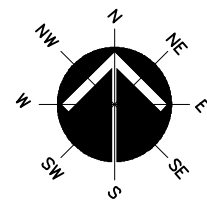
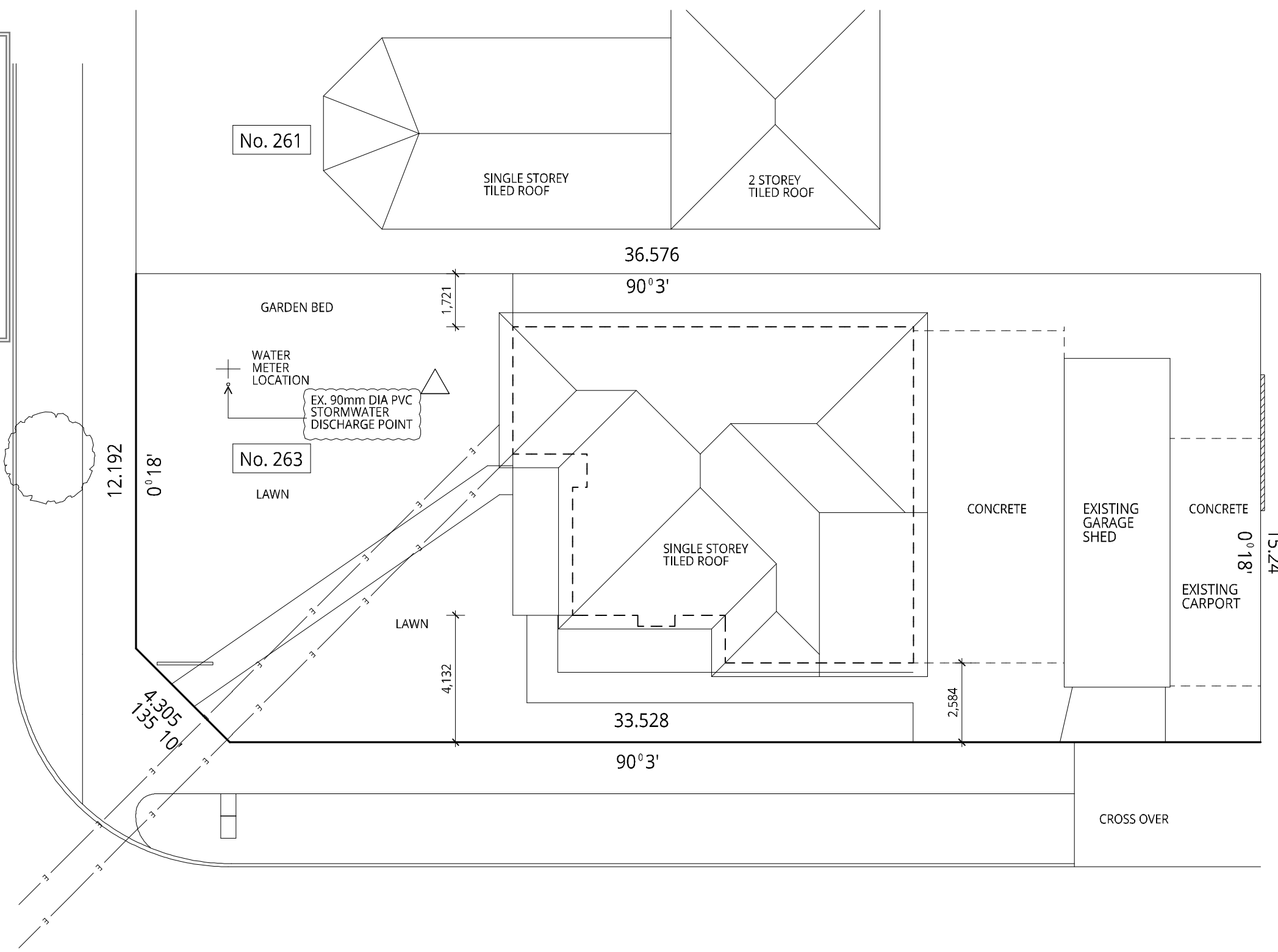
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**EXISTING SITE PLAN**  
A3-02 1:75 (A1) 1:150 (A3)

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Drawing Title.  
**SITE PLAN  
- EXISTING  
WORKING DRAWING  
ISSUED FOR CONSTRUCTION**

File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No. <b>A3-00</b>	Revision -

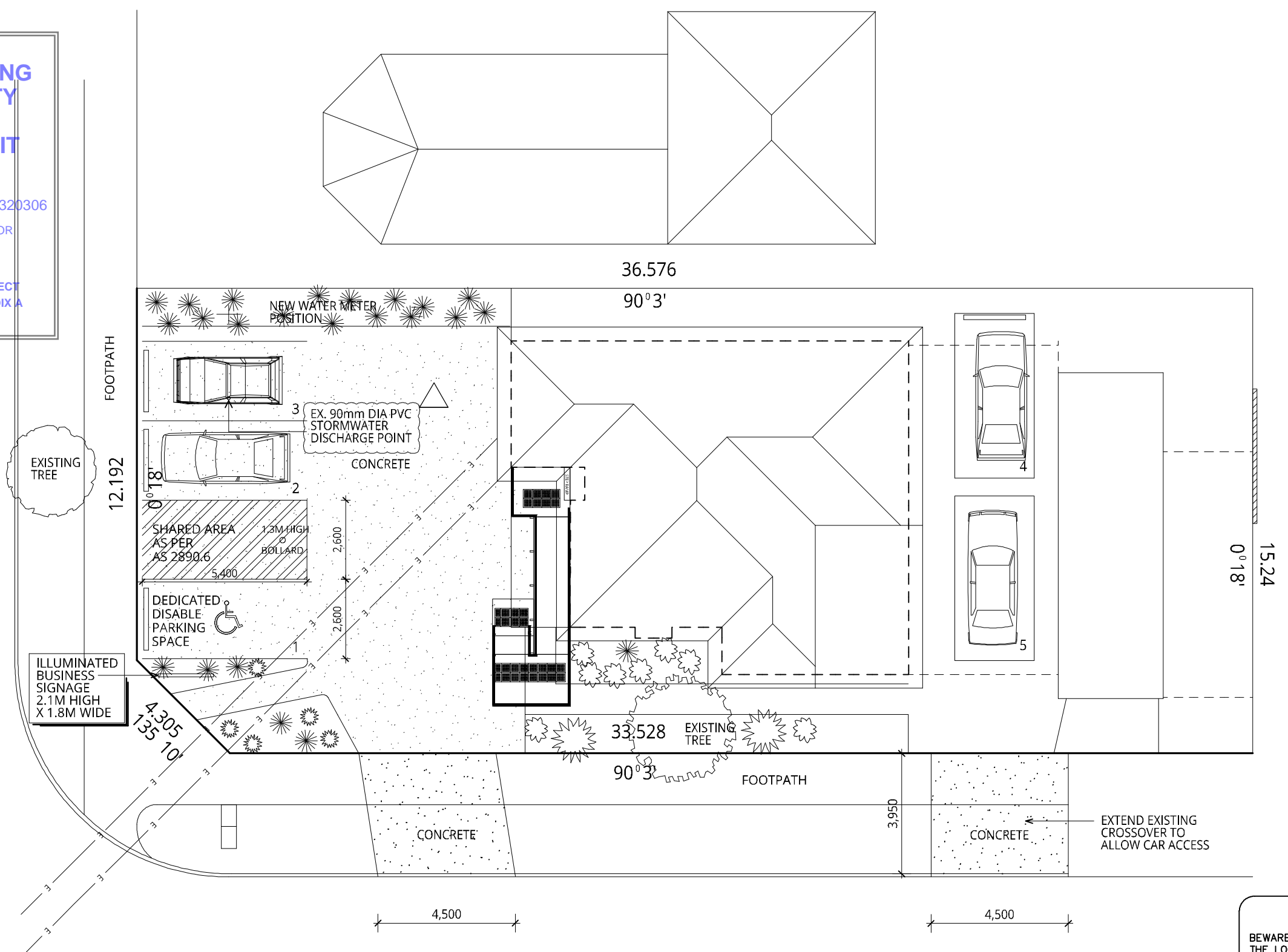
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CROSSOVER TO BE CONSTRUCTED IN ACORDANCE WITH SC STD DRAWINGS

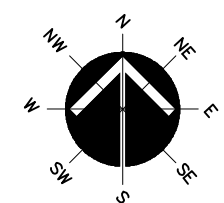
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION INCLUDING STRUCTURAL SERVICES, SURVEYING, ARCHITECTURAL AND LANDSCAPING. ALL POTENTIAL CLASHES OF SERVICES ETC ARE TO BE REPORTED TO THE ENGINEER FOR RESOLUTION.

**WARNING**  
OPTIC FIBRE CABLE WITHIN VICINITY OF EXCAVATIONS.

**Site Preparation Notes**  
Call '1100 Dial Before You Dig' prior to commencement of any works on site to locate assets. Beware of underground services and take care when excavating. The exact location of underground services shall be investigated on site by professional services that have been directly engaged by the Building Contractor. No guarantee is given that all existing service and/or their positions are shown on the plans.

OFF-STREET CAR PARKING FOR PEOPLE WITH DISABILITIES ARE TO BE REFERENCED AS PER AS/NZS 2890.6-2009. BOLLARD HEIGHT IS TO BE 1300mm.

**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.  
  
THE RELEVANT CONTRACTOR SHALL VERIFY AND CONFIRM LOCATION OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.



**PROPOSED SITE PLAN**  
A3-02 1:75 (A1) 1:150 (A3)

ISSUE	DESCRIPTION	DATE
A	ADD SIGNAGE AT ENTRY POINT	28/10/20
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VICTORIA.**

Drawing Title.  
**SITE PLAN  
- PROPOSED**  
  
**WORKING DRAWING**  
ISSUED FOR CONSTRUCTION

File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No. <b>A4-00</b>	Revision <b>A</b>

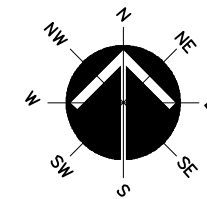
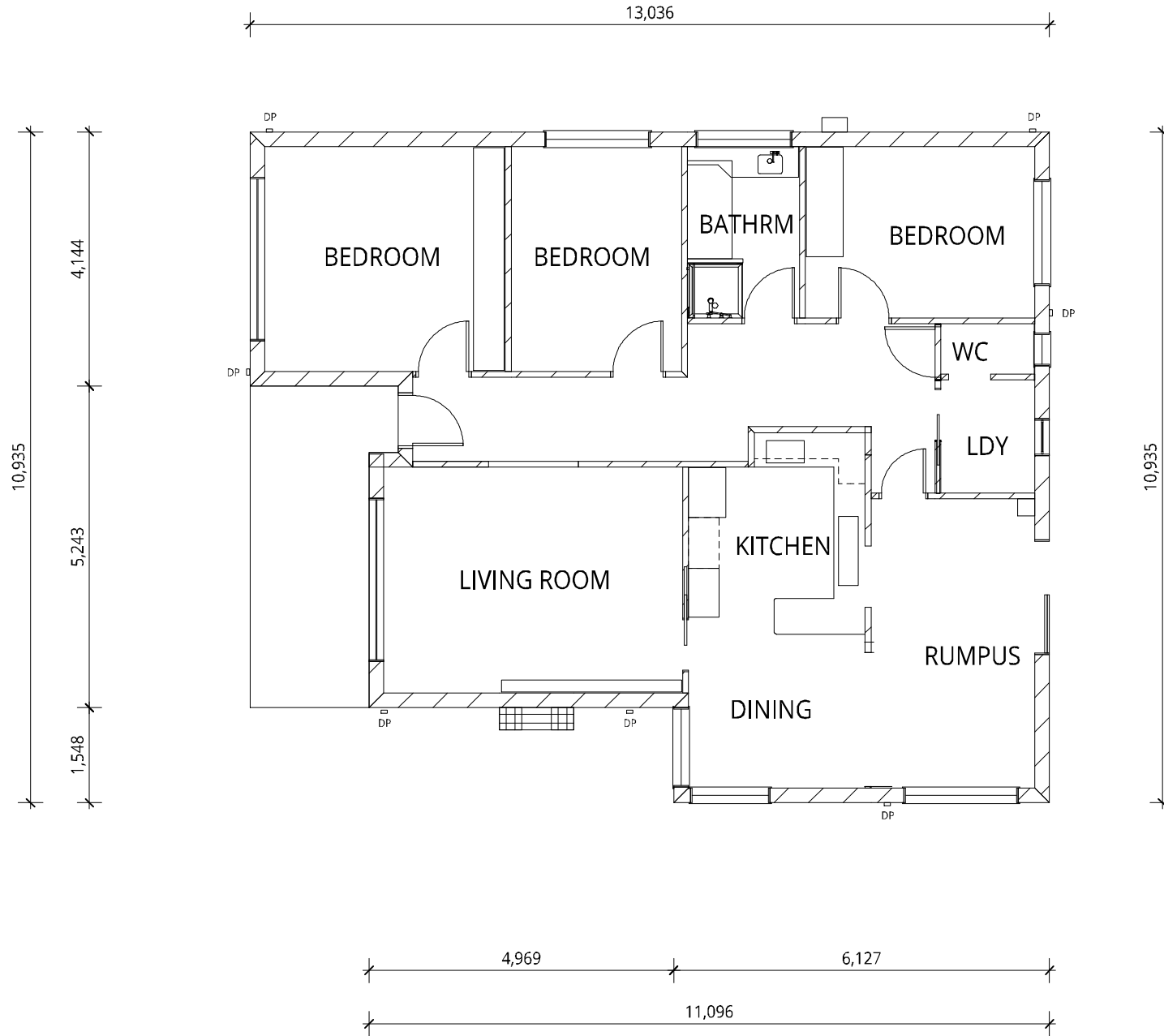
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**EXISTING FLOOR PLAN**  
A3-02 1:50 (A1) 1:100 (A3)

ISSUE	DESCRIPTION	DATE
A	ADD ROOM DIMENSIONS	28/10/20
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**MEDICAL CLINIC  
263, MILLERS RD,  
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VICTORIA.**

Drawing Title.  
**FLOOR PLAN  
- EXISTING  
WORKING DRAWING  
ISSUED FOR CONSTRUCTION**

File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No. <b>A5-00</b>	Revision <b>A</b>



**NEXTGEN BUILDING  
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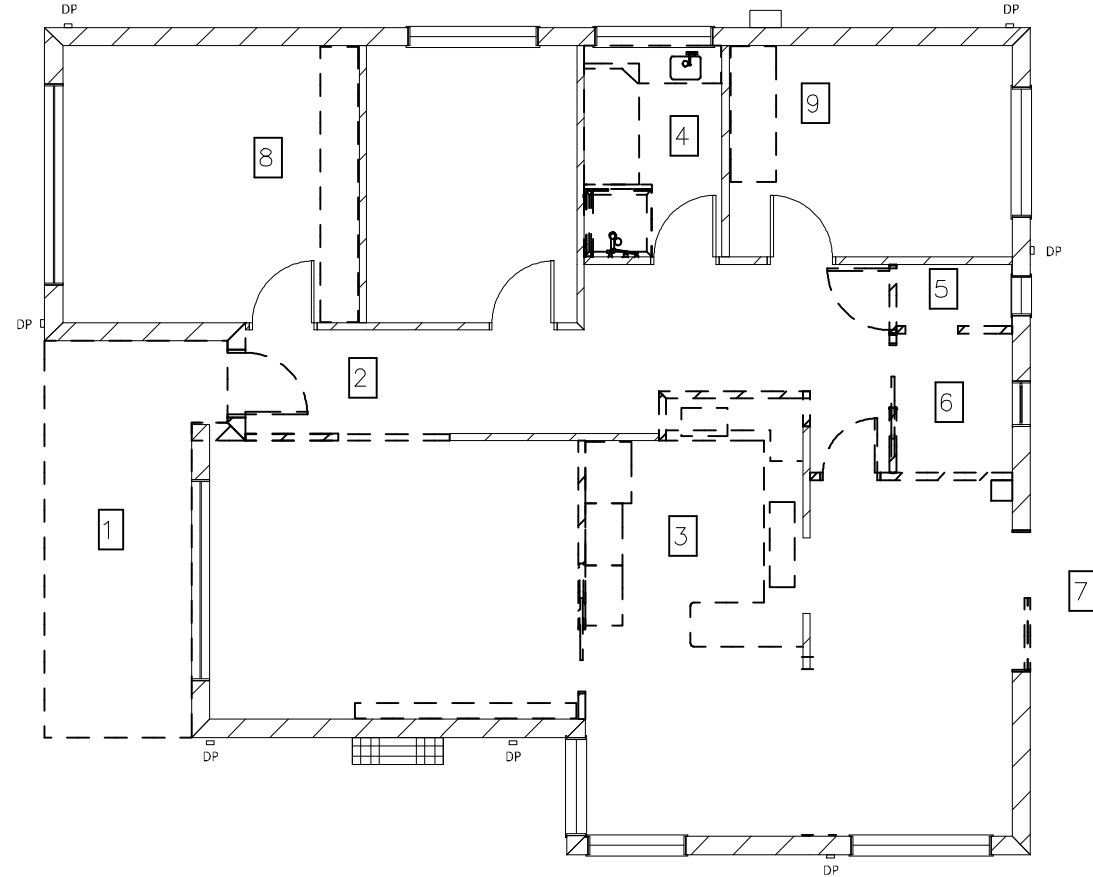
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**DEMOLITION LEGEND**

- 1 DEMOLISH VERANDAH ROOF ,  
STRUCTURE AND CONCRETE  
SLAB
- 2 REMOVE FRONT DOOR AND  
PART WALL. MAKE GOOD TO  
REMAINDER.
- 3 REMOVE KITCHEN JOINERY,  
WALLS AND LININGS.
- 4 REMOVE BATHROOM FITTINGS  
AND FIXTURES. PREPARE FOR  
NEW WORKS AS REQUIRED.
- 5 REMOVE TOILET PAN, CISTERN  
AND WALLS. GLAZE EX WINDOW  
ACCORDING TO A.S. 1288. -  
CURRENT EDITION.
- 6 DEMOLISH LAUNDRY AND  
PREPARE FOR NEW WORKS.
- 7 REMOVE EX. GLASS SLIDING  
DOOR UNIT AND INFILL.
- 8 REMOVE BEDROOM ROBE  
UNIT AND MAKE GOOD TO  
REMAINDER.
- 9 REMOVE BEDROOM ROBE  
UNIT AND MAKE GOOD TO  
REMAINDER.



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**MEDICAL CLINIC  
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VICTORIA.**

Drawing Title.  
**DEMOLITION PLAN**

**WORKING DRAWING**  
ISSUED FOR CONSTRUCTION

File Ref.  
191101

Plot Date  
28/10/2020

Dwg. No.  
**A6-00**

Scale at A1  
as shown

Drawn  
GJT

Revision  
-

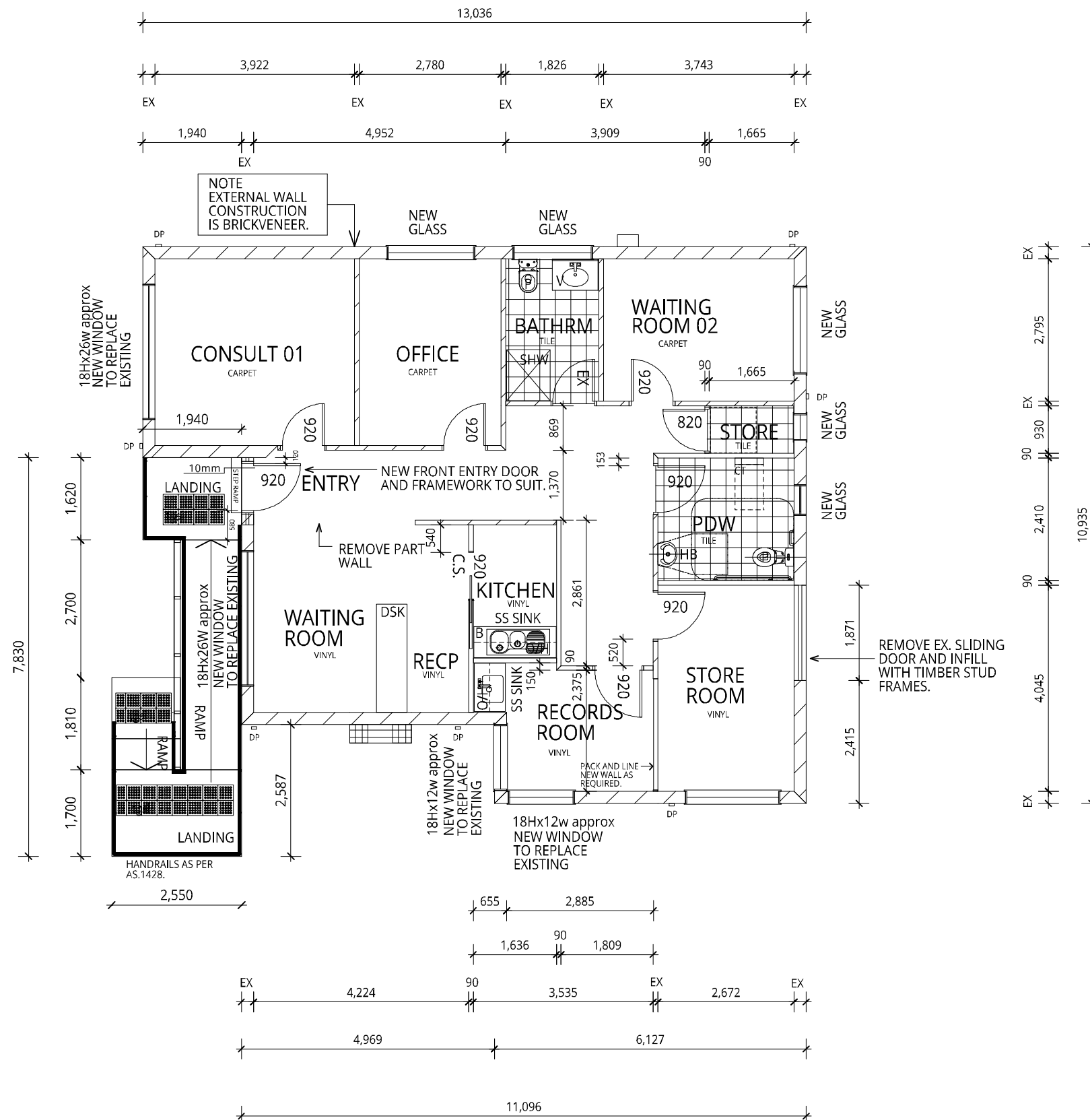
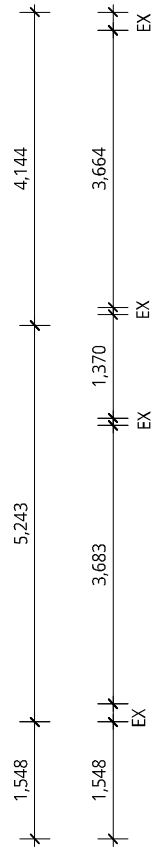
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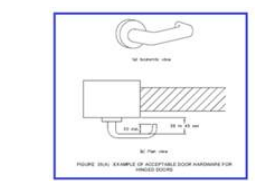
## LEGEND

- B BENCH
- DSK DESK
- HB HAND BASIN
- O/H OVERHEAD CUPBOARDS
- P TOILET PAN
- SHW SHOWER
- SS SINK STAINLESS STEEL SINK
- tgsi TACTILE SURFACE INDICATORS
- V VANITY

- EXISTING WALLS
- NEW STUD FRAMED WALLS

THE BUILDER IS TO CHECK AND CONFIRM WITH THIS OFFICE ALL DIMENSIONS PRIOR TO ANY WORKS.

THE OWNER IS TO PROVIDE AN ASBESTOS REPORT TO THE BUILDER. REPORT IS TO BE BY A QUALIFIED REMOVALIST.



ALL DOOR HARDWARE TO COMPLY WITH FIGURE ABOVE AND MUST BE SINGLE HANDED DOWNWARD ACTION. ENTRY DOOR MUST NOT HAVE A SNIB LOCK.

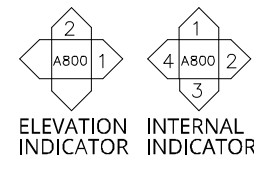
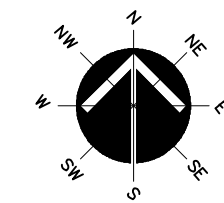
**Exit Ground**

BRILLE AND TACTILE SIGN TO EXIT AREA AS PER AS 1428.1



SYMBOL WITH BRILLE SIGN TO BE PLACED ON PWD DOOR A MIN 1200mm ABOVE FLOOR LEVEL AND A MAX 1600mm AS PER AS 1428.1

**PROPOSED FLOOR PLAN**  
1:50 (A1) 1:100 (A3)



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**PROPOSED FLOOR PLAN**  
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File Ref. 191101	Scale at A1 as shown
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Dwg. No. <b>A7-00</b>	Revision <b>A</b>

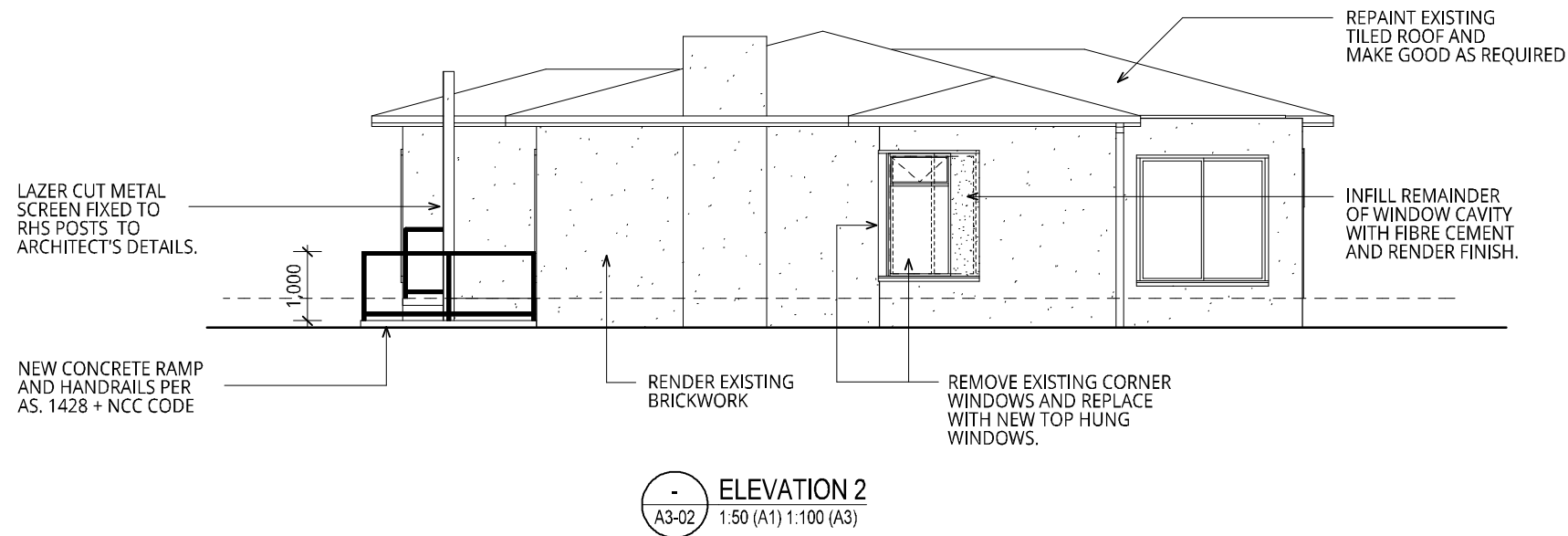
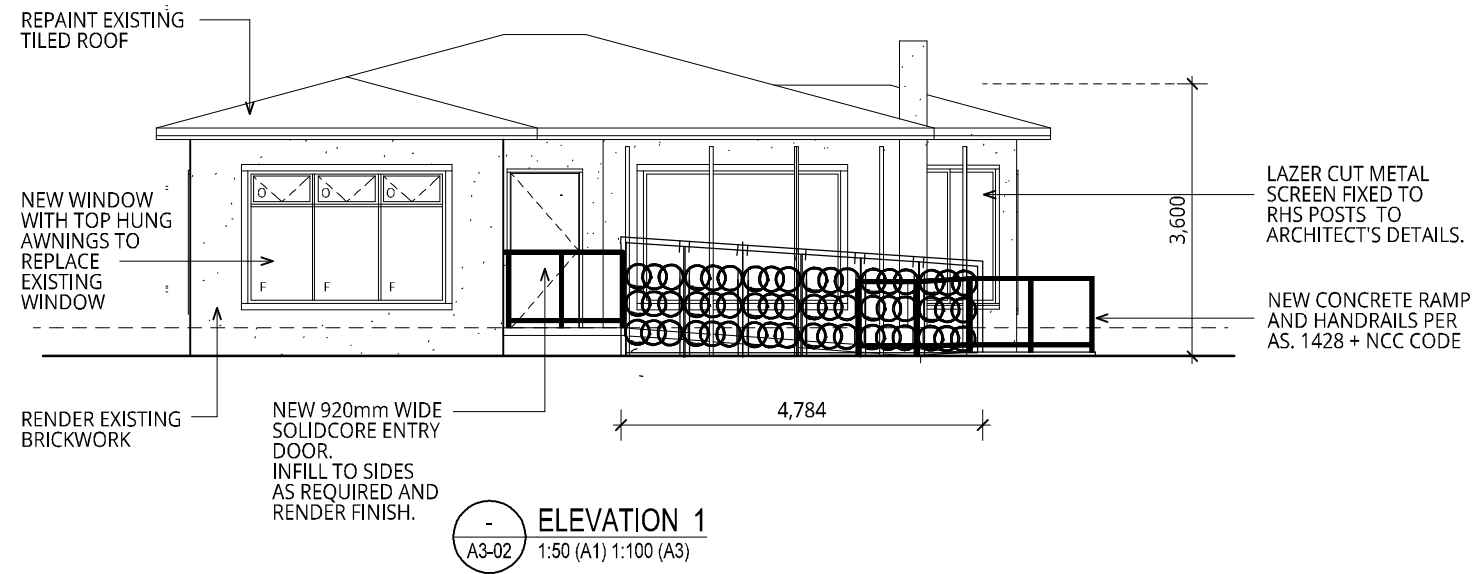
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Drawing Title.  
**ELEVATIONS**

**WORKING DRAWING**  
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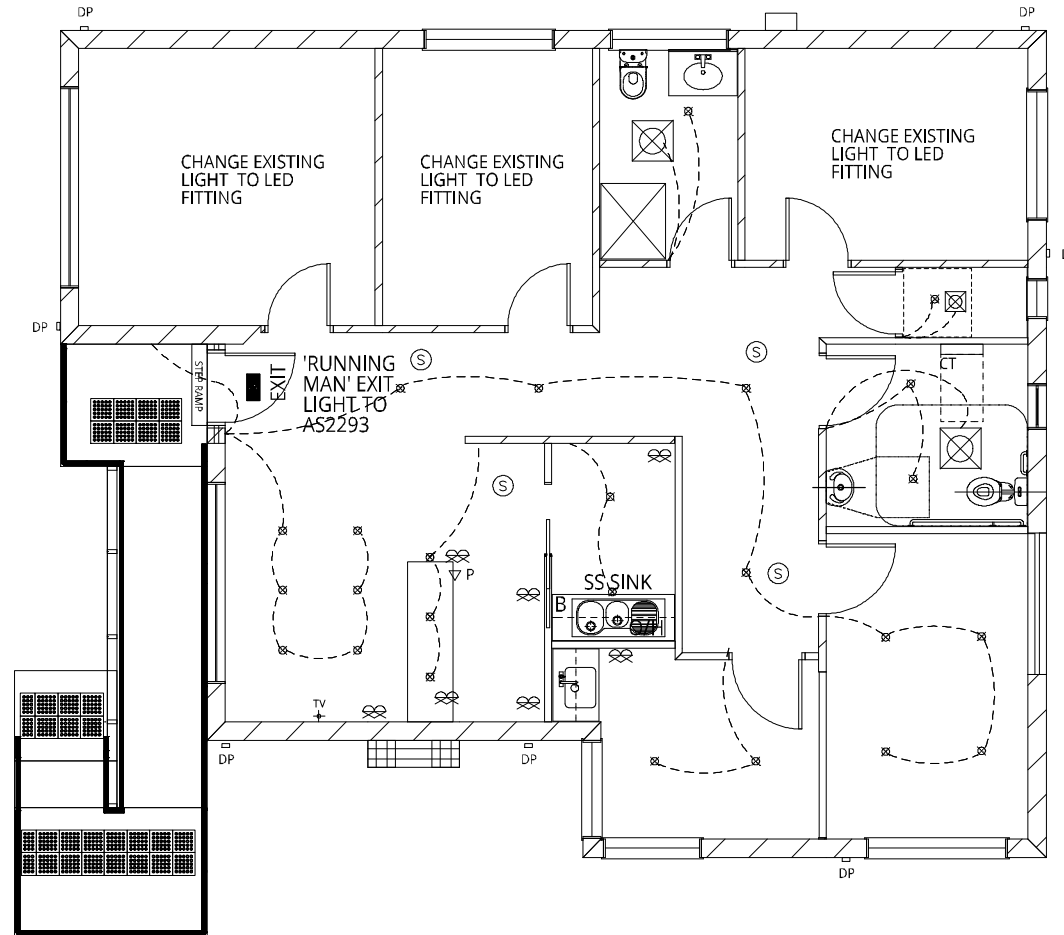
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TO CONDITIONS- REFER APPENDIX A  
OF THE BUILDING PERMIT

FILE REFERENCE: PLOT DATE: 4:41 PM Wednesday, 28 October 2020 D:\Users\Gavin Trotto\Documents\data\cad dwgs\191101 CUFFE\WORKING DRAWING\191101 CUFFE ALTONA WD04.aec



ISSUE	DESCRIPTION	DATE
A	ADD BACKREST + DIMENSIONS	28/10/20
TP	TP ISSUE FOR CLIENT REVIEW	03/01/20

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Client  
**B. CUFFE**

Project.  
**MEDICAL CLINIC  
263, MILLERS RD,  
ALTONA NORTH  
VICTORIA.**

Drawing Title.  
**PHOTOGRAPHS**

**WORKING DRAWING**  
ISSUED FOR CONSTRUCTION

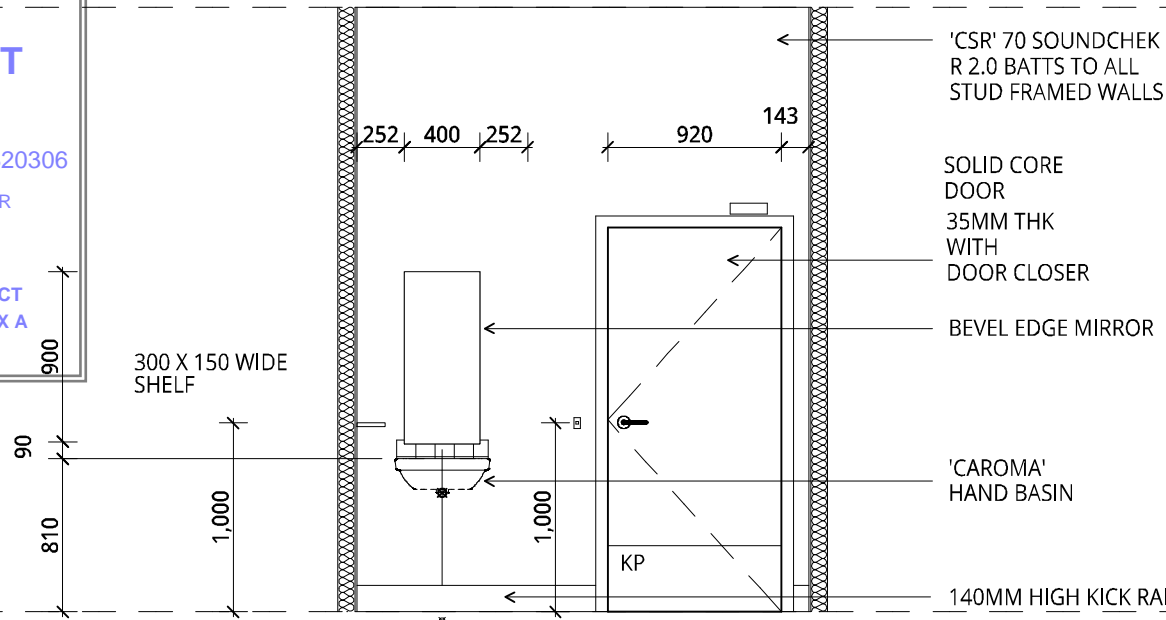
File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No. <b>A9-00</b>	Revision -

**NEXTGEN BUILDING SURVEYORS PTY LTD  
BUILDING PERMIT**

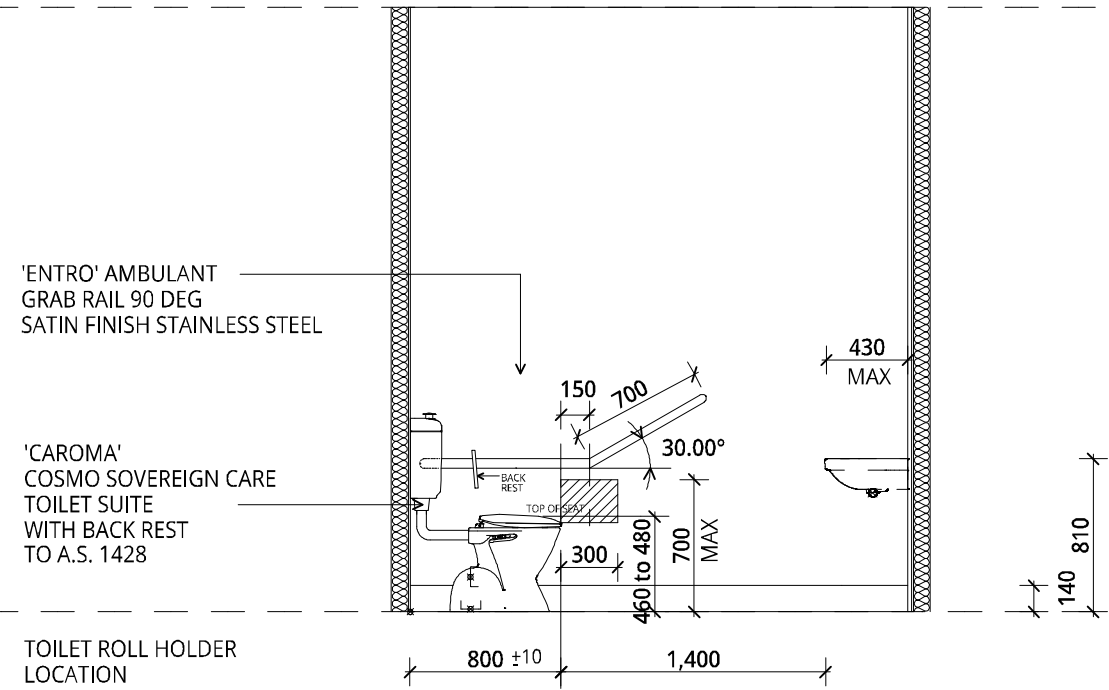
ISSUED 02/11/2020  
NUMBER BS-U 42299-9480826320306

RELEVANT BUILDING SURVEYOR  
**Bang Quach**  
BS-U 42299

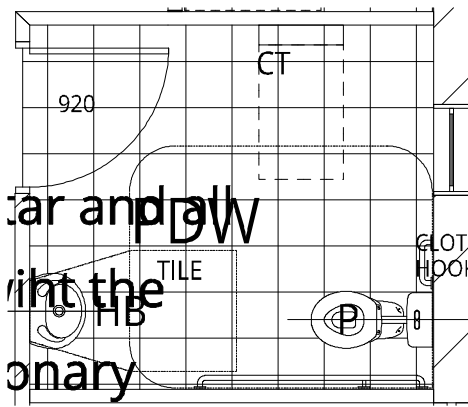
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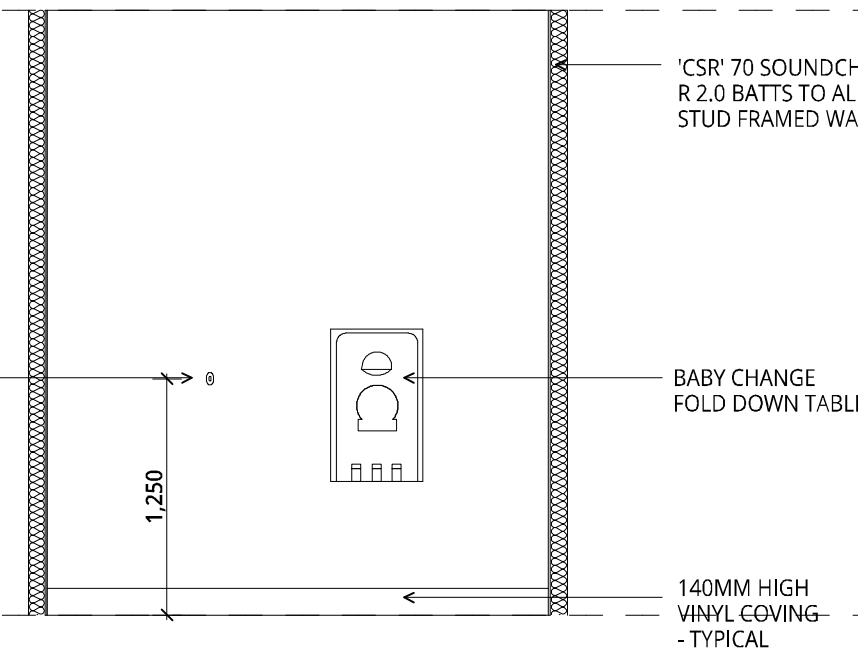
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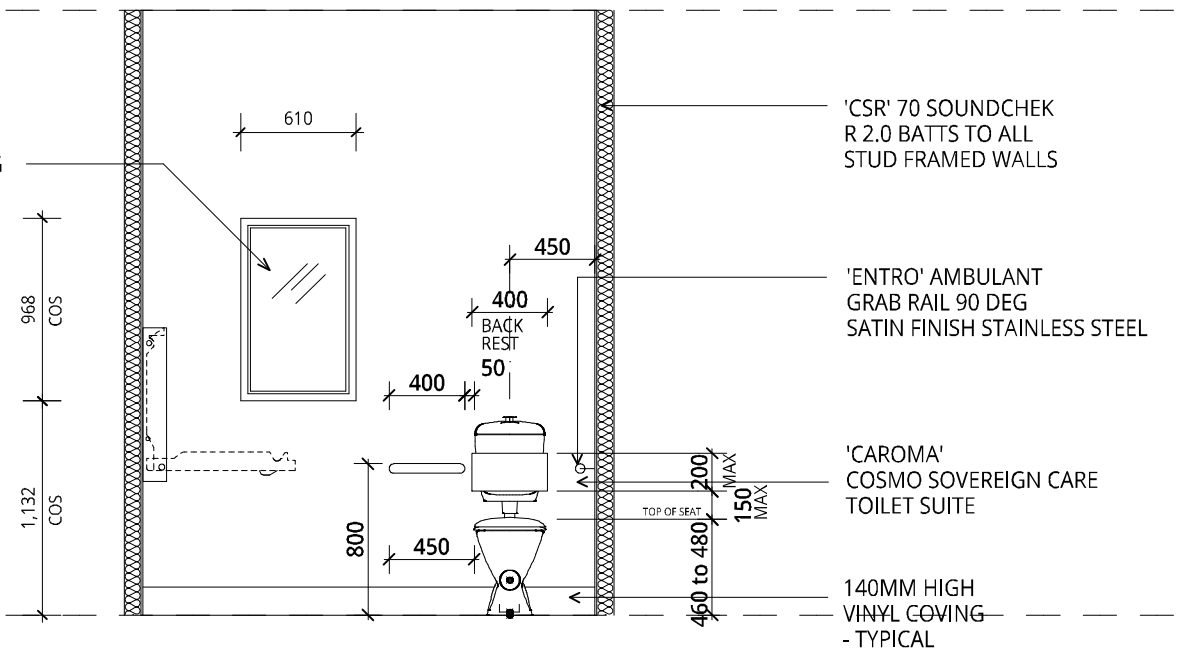
3



1



PROVIDE NEW SAFETY GLAZING TO ALL EXISTING WINDOWS TO MEET CURRENT CODES. A.S. 1288.



2

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Client  
**B. CUFFE**

Project.  
**MEDICAL CLINIC  
263, MILLERS RD,  
ALTONA NORTH  
VICTORIA.**

Drawing Title.  
**WPC PLAN**  
**WORKING DRAWING**  
ISSUED FOR CONSTRUCTION

File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No.	Revision
<b>A10-00 A</b>	

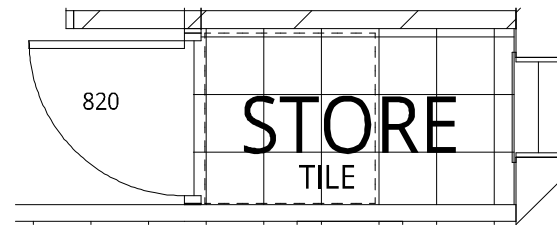
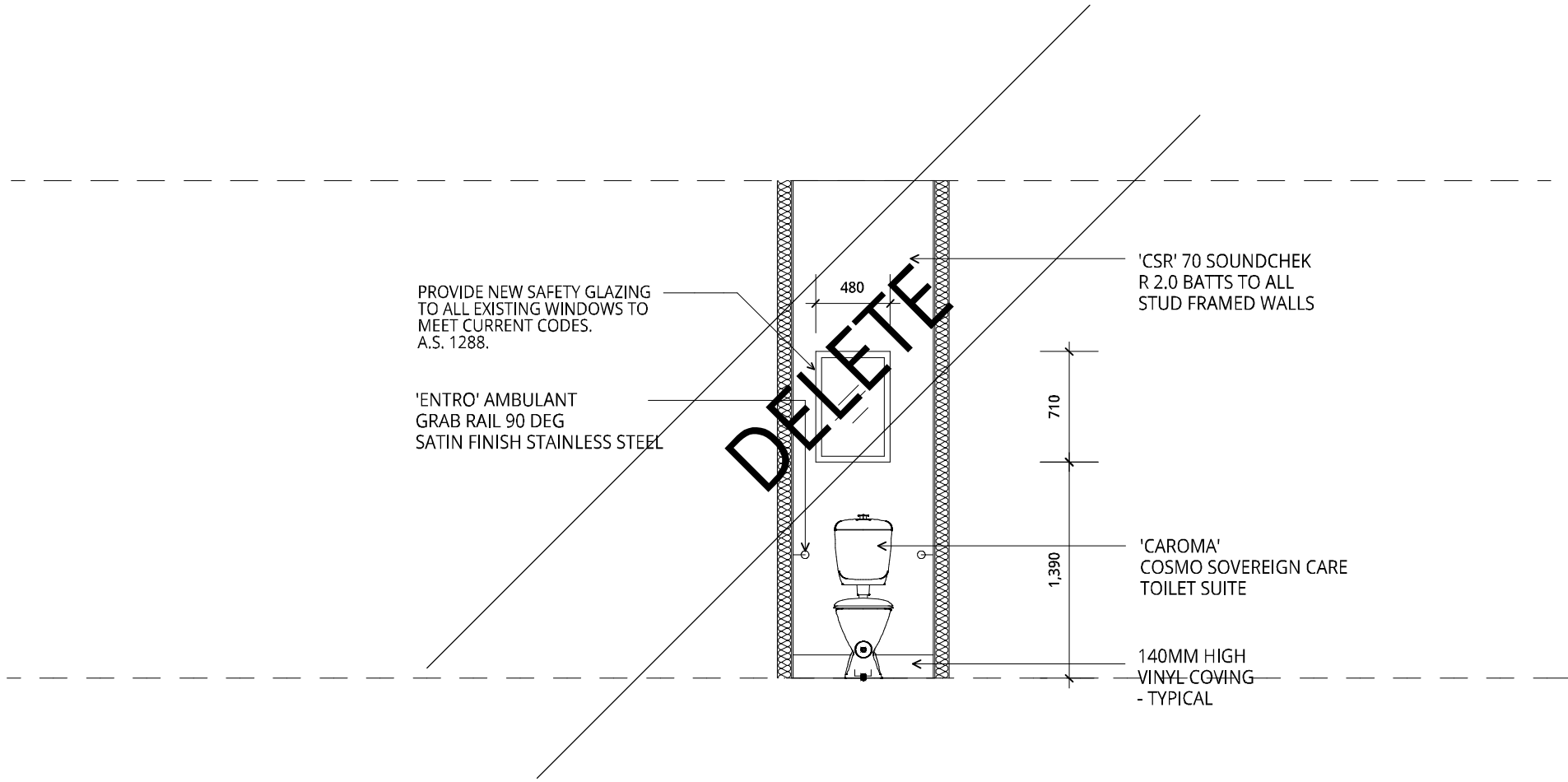
ISSUE	DESCRIPTION	DATE
A	ADD BACKREST + DIMENSIONS	28/10/20
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ISSUED 02/11/2020  
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RELEVANT BUILDING SURVEYOR  
**Bang Quach**  
BS-U 42299

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ISSUE	DESCRIPTION	DATE
A	ADD BACKREST + DIMENSIONS	28/10/20
X	XX	XXXXXX

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Client  
**B. CUFFE**

Project.  
**MEDICAL CLINIC  
263, MILLERS RD,  
ALTONA NORTH  
VICTORIA.**

Drawing Title.  
**AMC PLAN**

**WORKING DRAWING**  
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File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No.	Revision
<b>A11-00</b>	-

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RELEVANT BUILDING SURVEYOR  
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BS-U 42299

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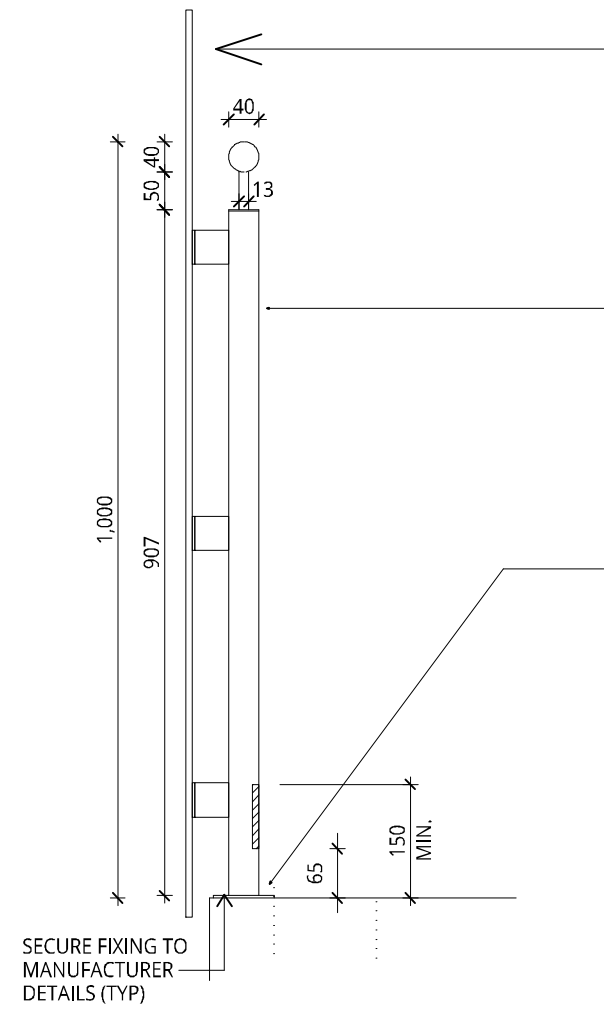
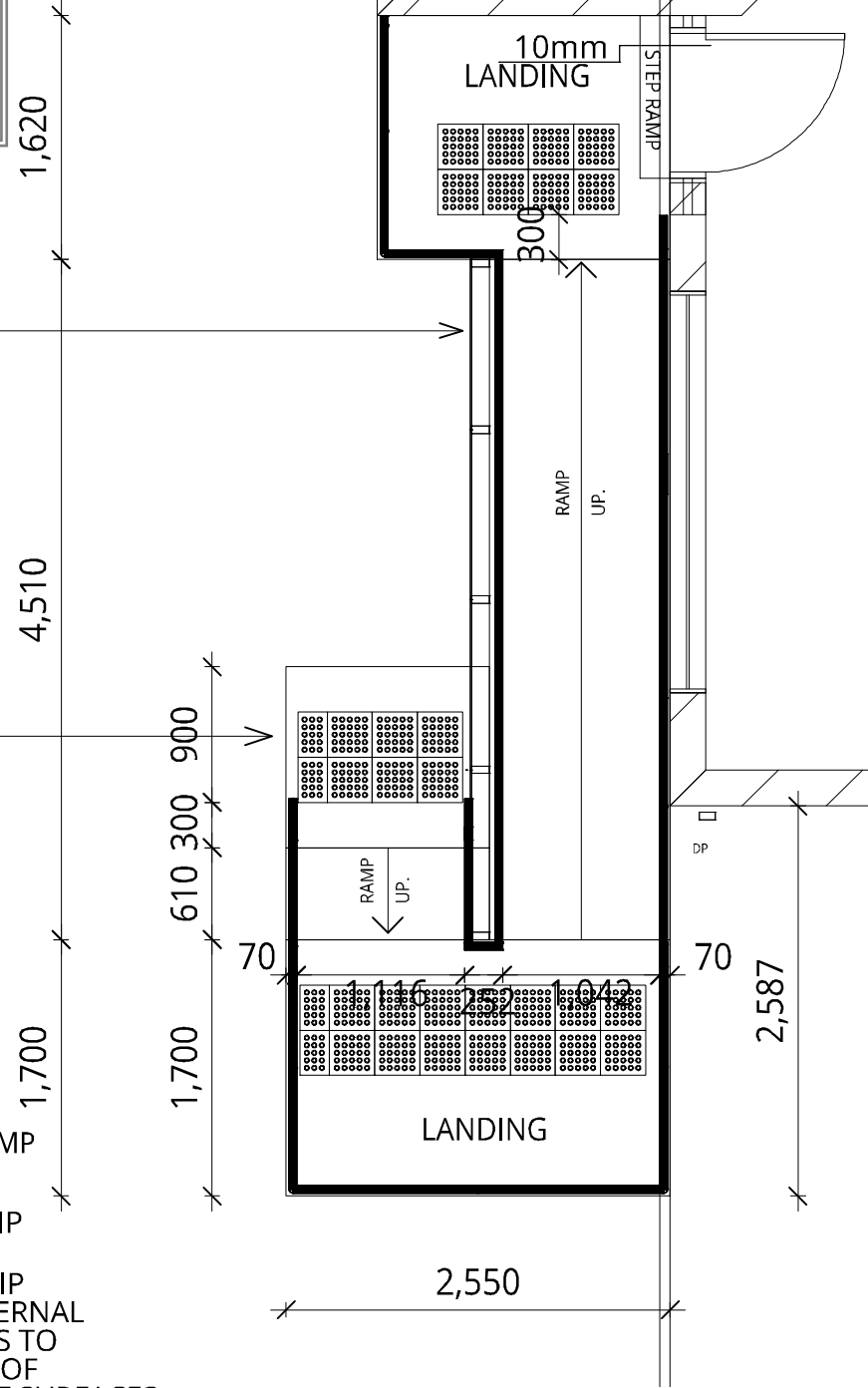
PATTERN LASER CUT METAL PANELS TO MS FRAME

HANDRAIL EXTENSION MIN. 300 PAST BASE OF RAMP

**NOTES:**

TGSI ON CONCRETE AT BASE OF EACH RAMP AND AS SHOWN

PROVIDE A NON SLIP FINISH TO  
PROVIDE A NON SLIP FINISH TO THE EXTERNAL RAMPS + LANDINGS TO ACHIEVE A RATING OF P5 OR R12 FOR WET SURFACES.

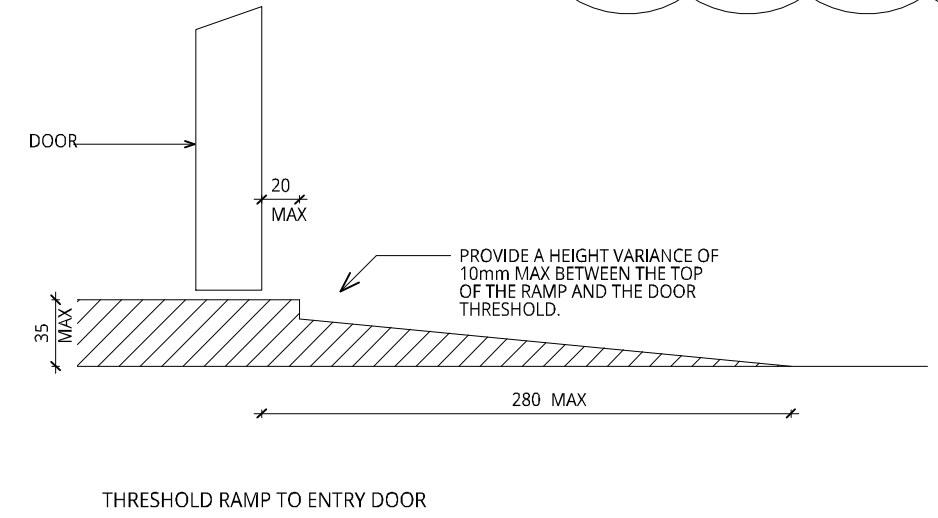
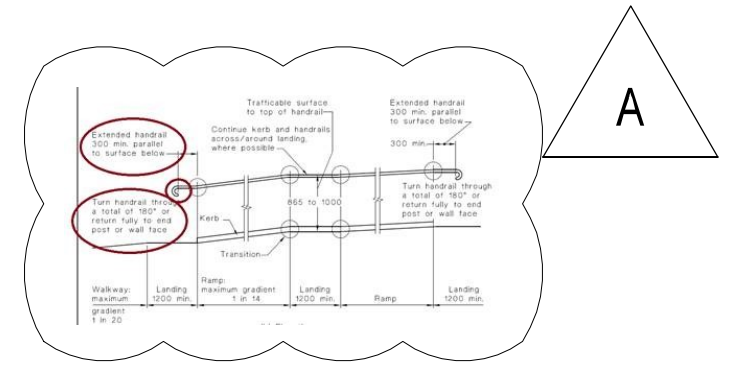


**TYP. HANDRAIL DETAIL**  
SK08 1:5 (A1) 1:10 (A3)

1200 HIGH METAL SCREEN PANEL  
FIXED TO STAINLESS STEEL UPRIGHTS  
AS PER MANUFACTURERS BRACKETS AND DETAILS.

NOM. 40 DIA STAINLESS STEEL UPRIGHTS AND HANDRAILS WITH CIRCULAR BASE PLATE FIXING INTO RAMP STRUCTURE

STAINLESS STEEL KERB RAIL TO AS 1428.1-2009 TO BOTH SIDES OF RAMP HANDRAILS AND LANDINGS



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X	XX	XX/XX/XX

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Client  
**B. CUFFE**

Project.  
**MEDICAL CLINIC  
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ALTONA NORTH  
VICTORIA.**

Drawing Title.  
**DETAILS**

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Dwg. No.	Revision
<b>A12-00 -</b>	

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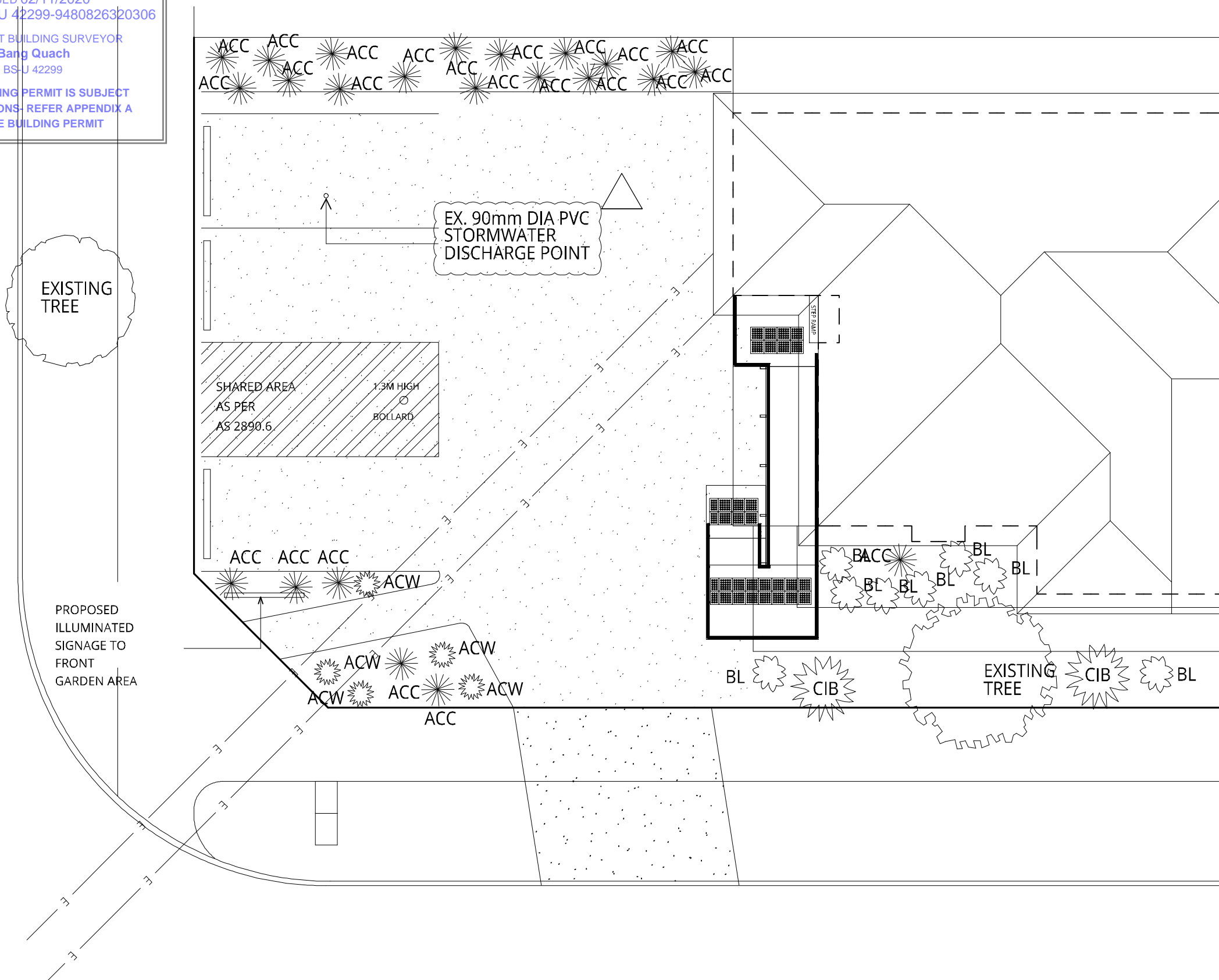
RELEVANT BUILDING SURVEYOR  
**Bang Quach**  
BS-U 42299

THIS BUILDING PERMIT IS SUBJECT  
TO CONDITIONS REFER APPENDIX A  
OF THE BUILDING PERMIT

**PLANTING SCHEDULE**

CODE	BIOLOGICAL NAME	SIZE (h x w)	No.
<u>GROUND COVERS</u>			
ACC	Acacia Cognata	0.2m x 1.8m	23
CW	Acacia Glaucoptera	varies	5
<u>SHRUBS</u>			
BL	Banksia Leptophylla	1.5m x 1.8m	8
CIB	Correa Ivory Bells	0.9m x 2.4m	2
CPS	Crowea Pink Star	0.6m x 0.9m	1

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Client  
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Project.  
**MEDICAL CLINIC  
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ALTONA NORTH  
VICTORIA.**

Drawing Title.  
**LANDSCAPE PLAN**  
  
**WORKING DRAWING  
ISSUED FOR CONSTRUCTION**

File Ref. 191101	Scale at A1 as shown
Plot Date 28/10/2020	Drawn GJT
Dwg. No.	Revision
<b>A13-00 -</b>	