

**LEGEND**

- 1- VEHICLE ACCESS & PARKING
- 2- SOLAR PANELS
- 3- BUILDING 1 (ADMINISTRATION & GEAR)
- 4- BUILDING 2 (AMENITIES, MAINTENANCE & GEAR)
- 5- WATER TANK
- 6- ALTUS COURSE LANDING
- 7- ZIPLINE START POINT
- 8- CONNECTION VALVE FROM MAIN WATER TANK (FOR CFA CONNECTION IN CASE OF FIRE)

**LOCALITY PLAN**

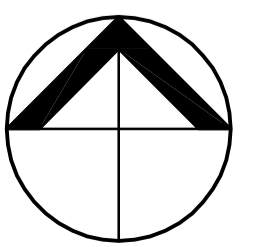
**VIBE DESIGN GROUP P/L**  
 T 1800 188 056 F 1800 188 293 E INFO@VIBEDESIGN.COM.AU  
 MELBOURNE OFFICE- 551 BURWOOD ROAD, HAWTHORN VIC 3122  
 POSTAL ADDRESS- PO BOX 3125, AUBURN VIC 3123

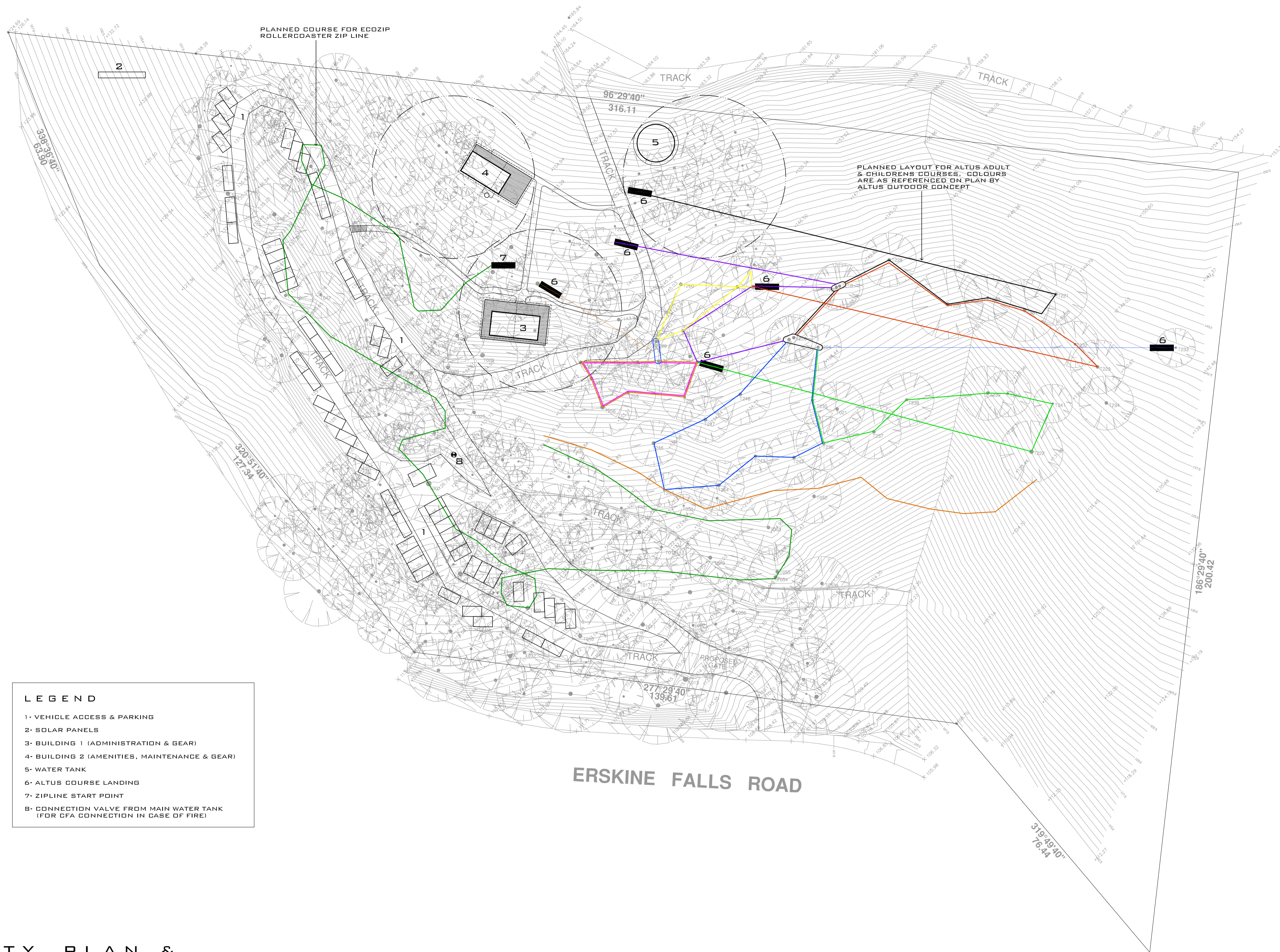
NOTE: THIS PLAN HAS BEEN PREPARED BY VIBE DESIGN GROUP P/L. ALL THE INTELLECTUAL RIGHTS IN IT REMAIN WITH VIBE DESIGN GROUP P/L. THE PLAN CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT. THE HOLDER OF THESE PLANS DOES NOT HAVE LICENCE TO REPRODUCE THEM IN ANY FORM WHATSOEVER.

**PROJECT**  
**180 ERSKINE FALLS ROAD,**  
**LORNE**

**DRAWING**  
**LOCALITY PLAN**

<b>TOWN PLANNING</b>		
PROJECT NO. V177		
DESIGNER MICHAEL O'SULLIVAN	SCALE 1:500	DATE JUN 15
ASSISTANT DESIGNER KATHRYN O'SULLIVAN	DRAWN K. REES	PLOT 31/03/16
	PAGE NO 1.05	REV. 00





**LEGEND**

- 1- VEHICLE ACCESS & PARKING
- 2- SOLAR PANELS
- 3- BUILDING 1 (ADMINISTRATION & GEAR)
- 4- BUILDING 2 (AMENITIES, MAINTENANCE & GEAR)
- 5- WATER TANK
- 6- ALTUS COURSE LANDING
- 7- ZIPLINE START POINT
- 8- CONNECTION VALVE FROM MAIN WATER TANK (FOR CFA CONNECTION IN CASE OF FIRE)

**LOCALITY PLAN & PLANNED COURSE LOCATION**

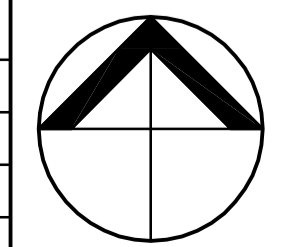
**VIBE DESIGN GROUP P/L**  
 T 1800 188 056 F 1800 188 293 E INFO@VIBEDESIGN.COM.AU  
 MELBOURNE OFFICE- 551 BURWOOD ROAD, HAWTHORN VIC 3122  
 POSTAL ADDRESS- PO BOX 3125, AUBURN VIC 3123

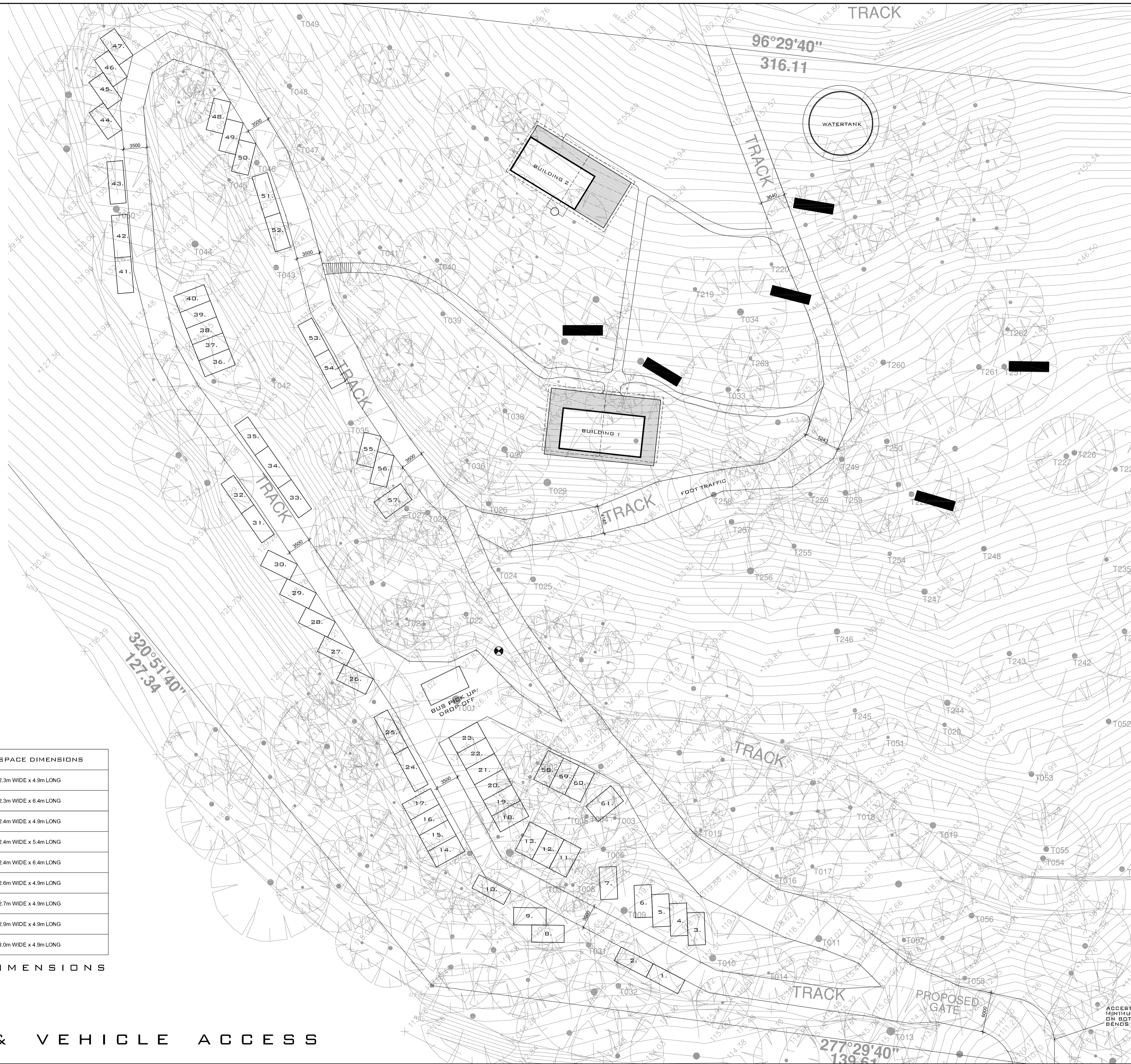
NOTE: THIS PLAN HAS BEEN PREPARED BY VIBE DESIGN GROUP P/L. ALL THE INTELLECTUAL RIGHTS IN IT REMAIN WITH VIBE DESIGN GROUP P/L. THE PLAN CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT. THE HOLDER OF THESE PLANS DOES NOT HAVE LICENCE TO REPRODUCE THEM IN ANY FORM WHATSOEVER.

**PROJECT**  
**180 ERSKINE FALLS ROAD, LORNE**

**DRAWING**  
**LOCALITY PLAN WITH PLANNED COURSE LOCATION**

<b>TOWN PLANNING</b>		
PROJECT NO. V177		
DESIGNER MICHAEL O'SULLIVAN	SCALE 1:500	DATE JUN 15
ASSISTANT DESIGNER KATHRYN O'SULLIVAN	DRAWN K. REES	PLOT 31/03/16
	PAGE NO 2.05	REV. 00





SPACE NO.	SPACE DIMENSIONS
1-2, 10, 31-32	2.3m WIDE x 4.9m LONG
24-25	2.3m WIDE x 6.4m LONG
33-35, 41-43	2.4m WIDE x 4.9m LONG
51, 53-54	2.4m WIDE x 5.4m LONG
52	2.4m WIDE x 6.4m LONG
3-9, 26-30, 36-40, 44-50, 55-56, 58-60	2.6m WIDE x 4.9m LONG
14-23	2.7m WIDE x 4.9m LONG
11-13	2.9m WIDE x 4.9m LONG
57, 61	3.0m WIDE x 4.9m LONG

CAR SPACE DIMENSIONS

CARPARKING & VEHICLE ACCESS

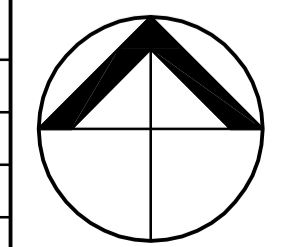
**VIBE DESIGN GROUP P/L**  
 T 1800 188 056 F 1800 188 293 E INFO@VIBEDSIGN.COM.AU  
 MELBOURNE OFFICE- 551 BURWOOD ROAD, HAWTHORN VIC 3122  
 POSTAL ADDRESS- PO BOX 3125, AUBURN VIC 3123

NOTE: THIS PLAN HAS BEEN PREPARED BY VIBE DESIGN GROUP P/L. ALL THE INTELLECTUAL RIGHTS IN IT REMAIN WITH VIBE DESIGN GROUP P/L. THE PLAN CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT. THE HOLDER OF THESE PLANS DOES NOT HAVE LICENCE TO REPRODUCE THEM IN ANY FORM WHATSOEVER.

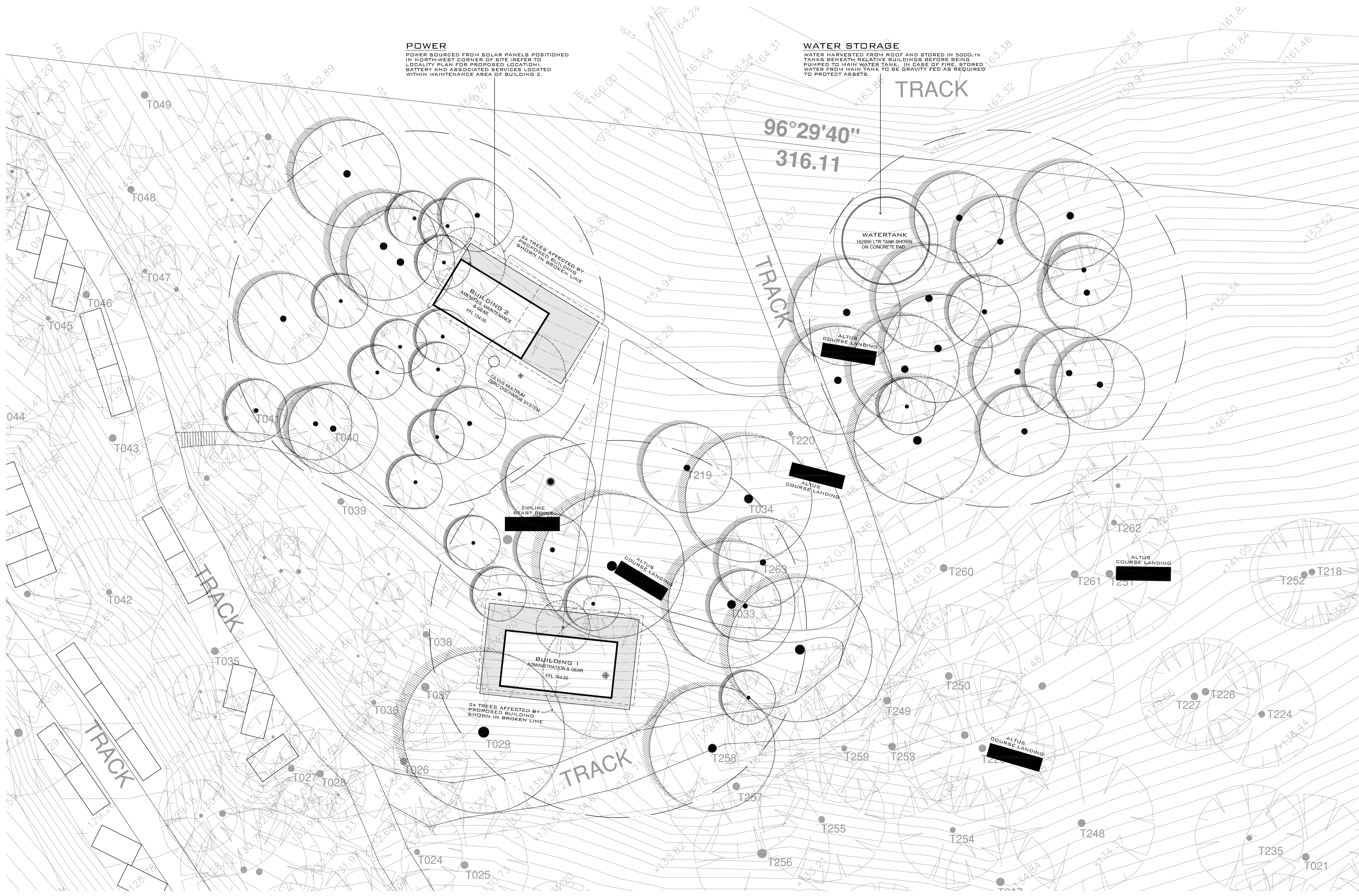
PROJECT  
**180 ERSKINE FALLS ROAD,  
 LORNE**

DRAWING  
**CARPARKING & VEHICLE  
 ACCESS**

TOWN PLANNING		
PROJECT NO.	V177	
DESIGNER	SCALE	DATE
MICHAEL O'SULLIVAN	1:300	JUN 15
ASSISTANT DESIGNER	DRAWN	PLOT
KATHRYN O'SULLIVAN	K.REES	31/03/16
	PAGE NO	REV.
	3.05	00



ACCESSWAY 6 METRES WIDE, WITH MINIMUM RADIUS OF 7 METRES ON BOTH INSIDE & OUTSIDE BENCH.



**POWER**  
 POWER SOURCED FROM SOLAR PANELS POSITIONED IN NORTH-WEST CORNER OF SITE (REFER TO LOCALITY PLAN FOR PROPOSED LOCATION). BATTERY AND ASSOCIATED SERVICES LOCATED WITHIN MAINTENANCE AREA OF BUILDING 2.

**WATER STORAGE**  
 WATER HARVESTED FROM ROOF AND STORED IN 5000L TANKS BENEATH RELATIVE BUILDINGS BEFORE BEING PUMPED TO MAIN WATER TANK. IN CASE OF FIRE, STORED WATER FROM MAIN TANK TO BE GRAVITY FED AS REQUIRED TO PROTECT ASSETS.

**DETAILED SITE PLAN**

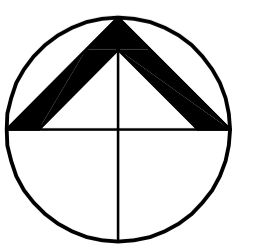
**VIBE DESIGN GROUP P/L**  
 T 1800 188 056 F 1800 188 293 E INFO@VIBEDESIGN.COM.AU  
 MELBOURNE OFFICE- 551 BURWOOD ROAD, HAWTHORN VIC 3122  
 POSTAL ADDRESS- PO BOX 3125, AUBURN VIC 3123

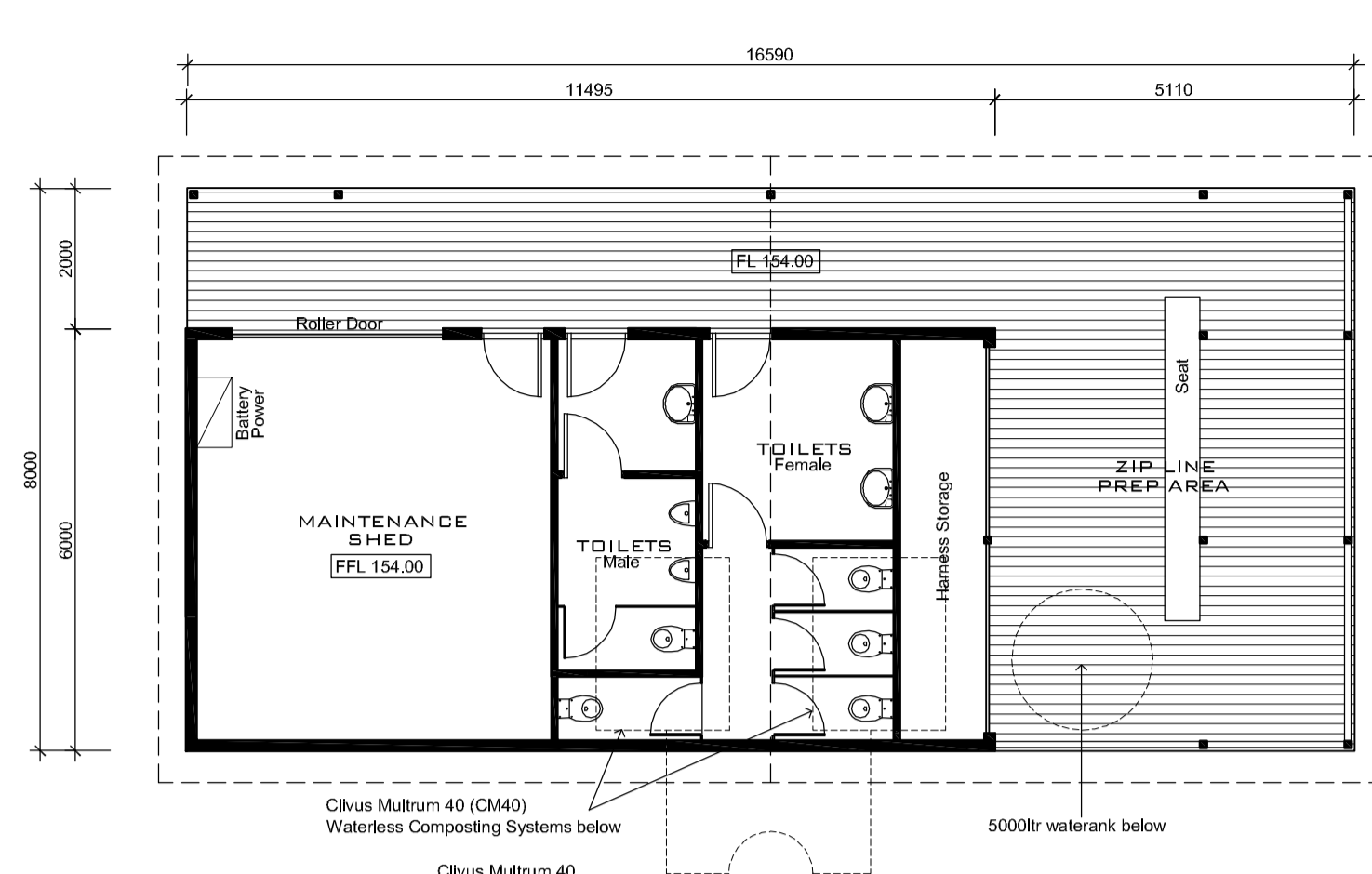
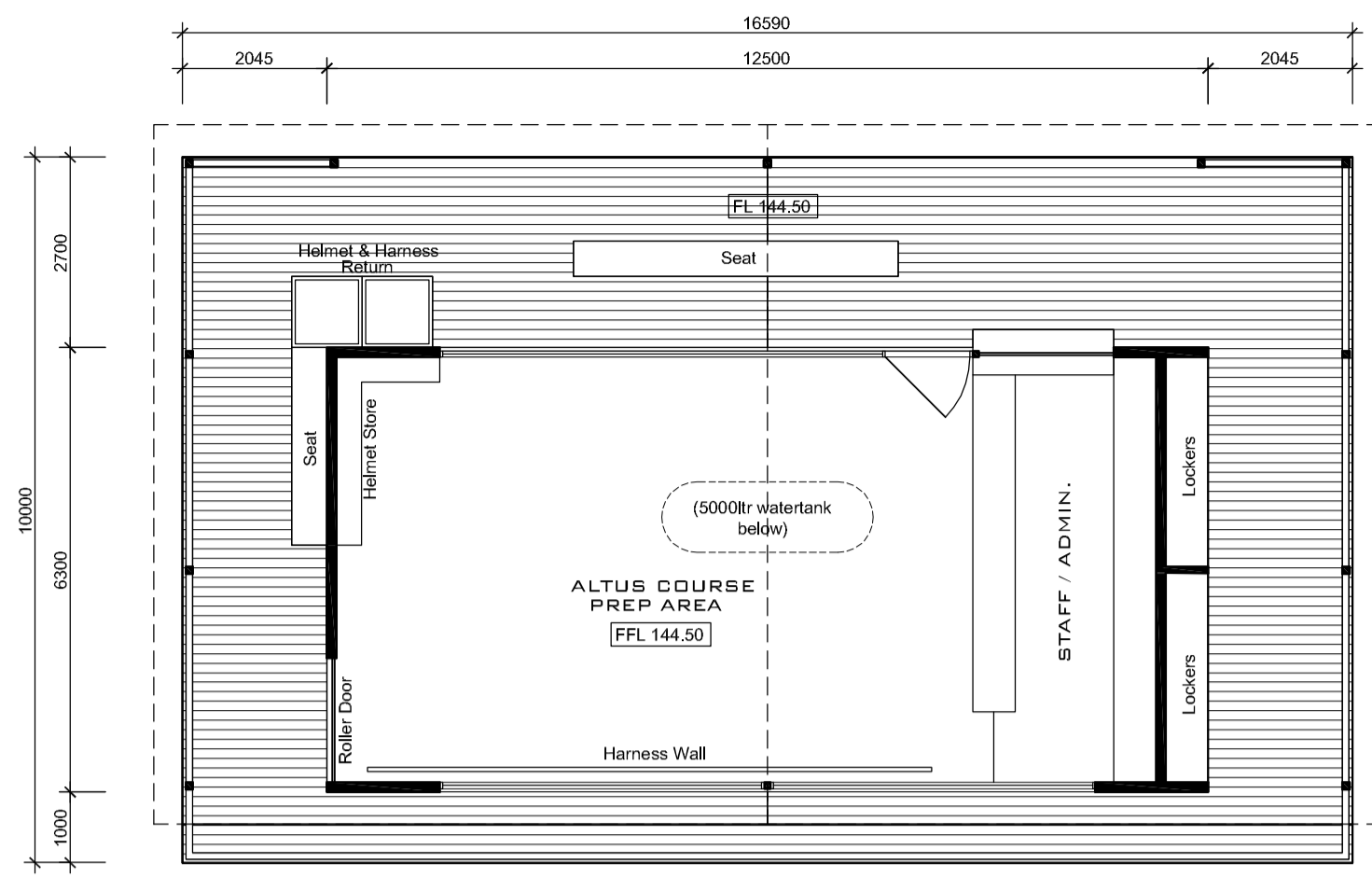
NOTE: THIS PLAN HAS BEEN PREPARED BY VIBE DESIGN GROUP P/L. ALL THE INTELLECTUAL RIGHTS IN IT REMAIN WITH VIBE DESIGN GROUP P/L. THE PLAN CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT. THE HOLDER OF THESE PLANS DOES NOT HAVE LICENCE TO REPRODUCE THEM IN ANY FORM WHATSOEVER.

**PROJECT**  
 180 ERSKINE FALLS ROAD,  
 LORNE

**DRAWING**  
 DETAILED SITE PLAN

<b>TOWN PLANNING</b>		
PROJECT NO. V177		
DESIGNER MICHAEL O'SULLIVAN	SCALE 1:200	DATE JUN 15
ASSISTANT DESIGNER KATHRYN O'SULLIVAN	DRAWN K. REES	PLOT 31/03/16
	PAGE NO 4.05	REV. 00



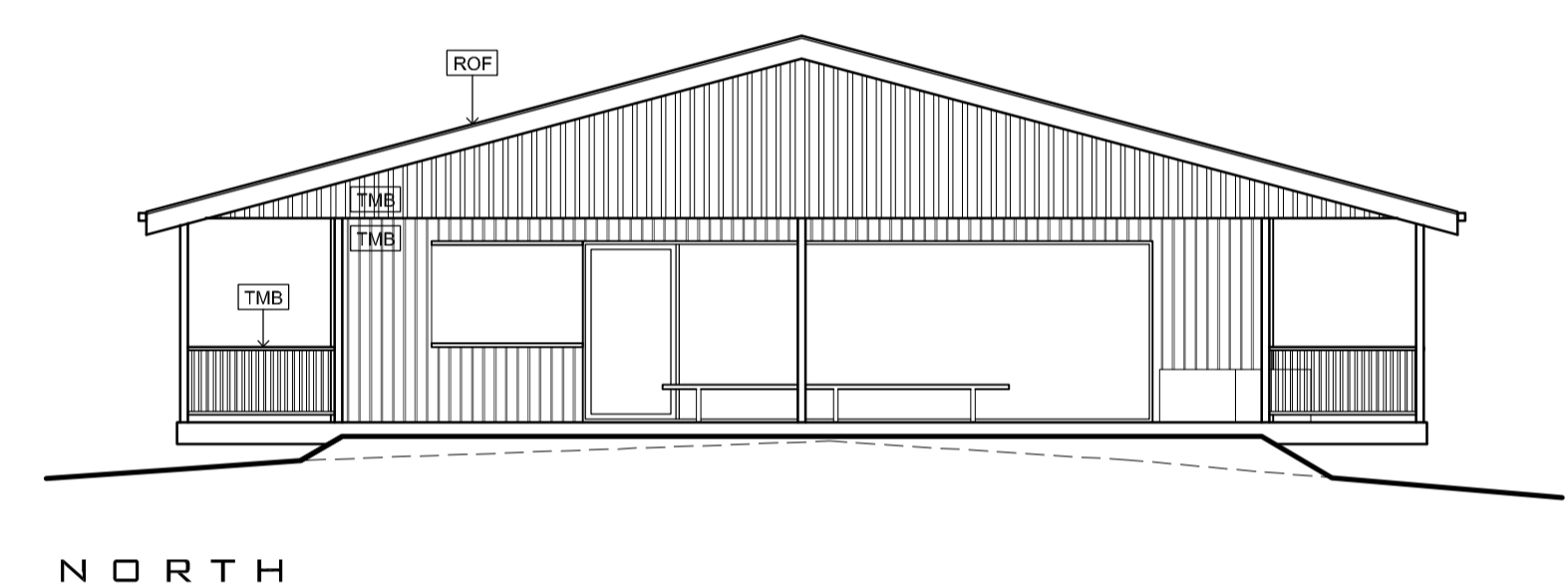
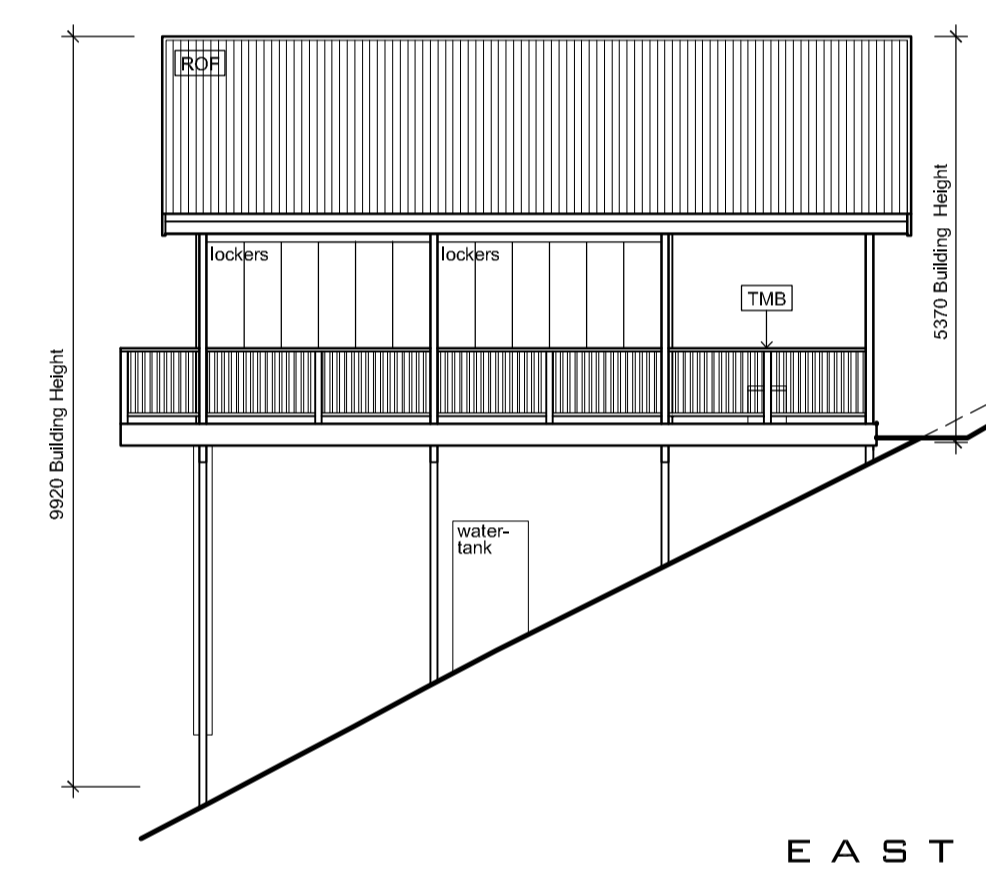
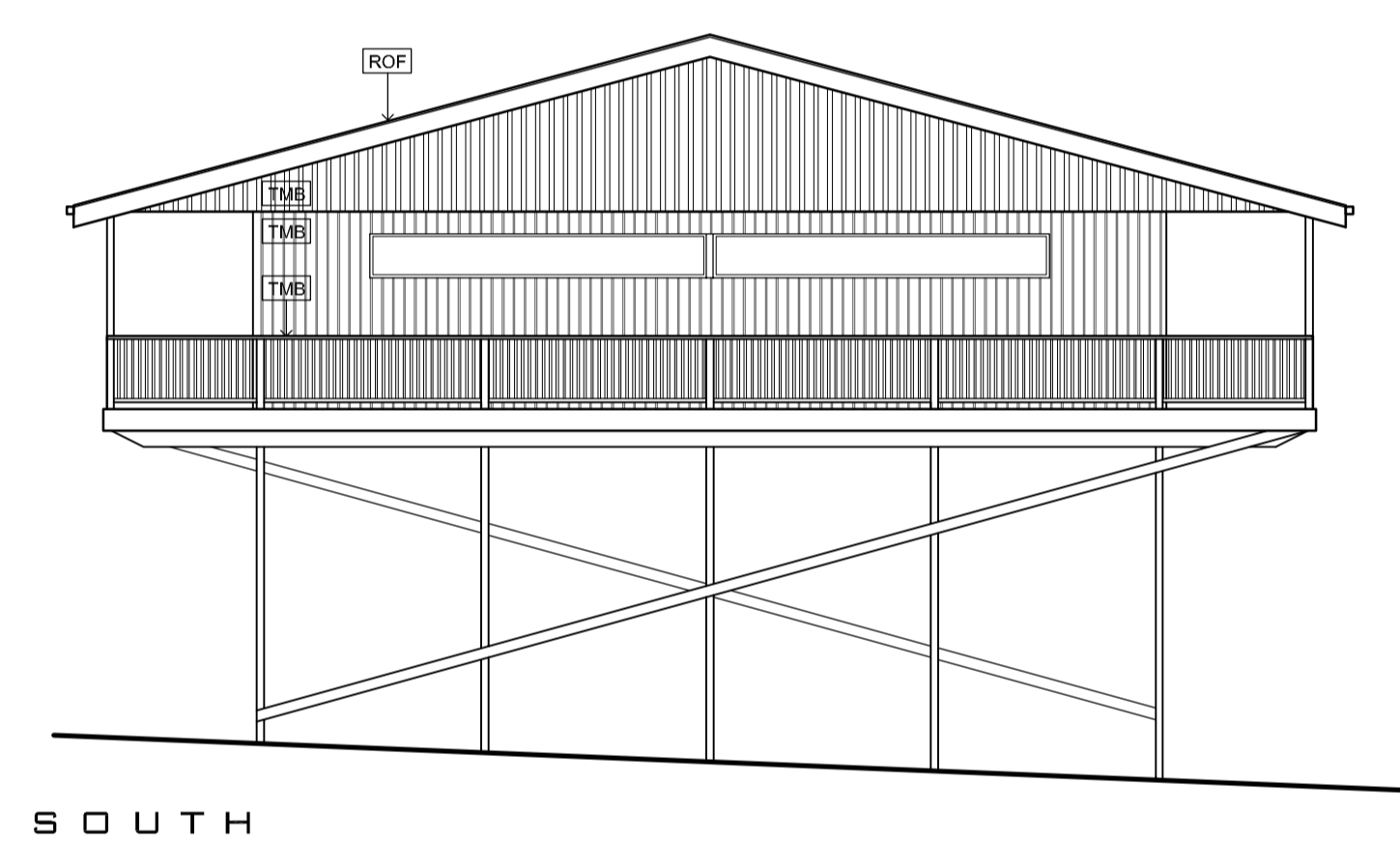
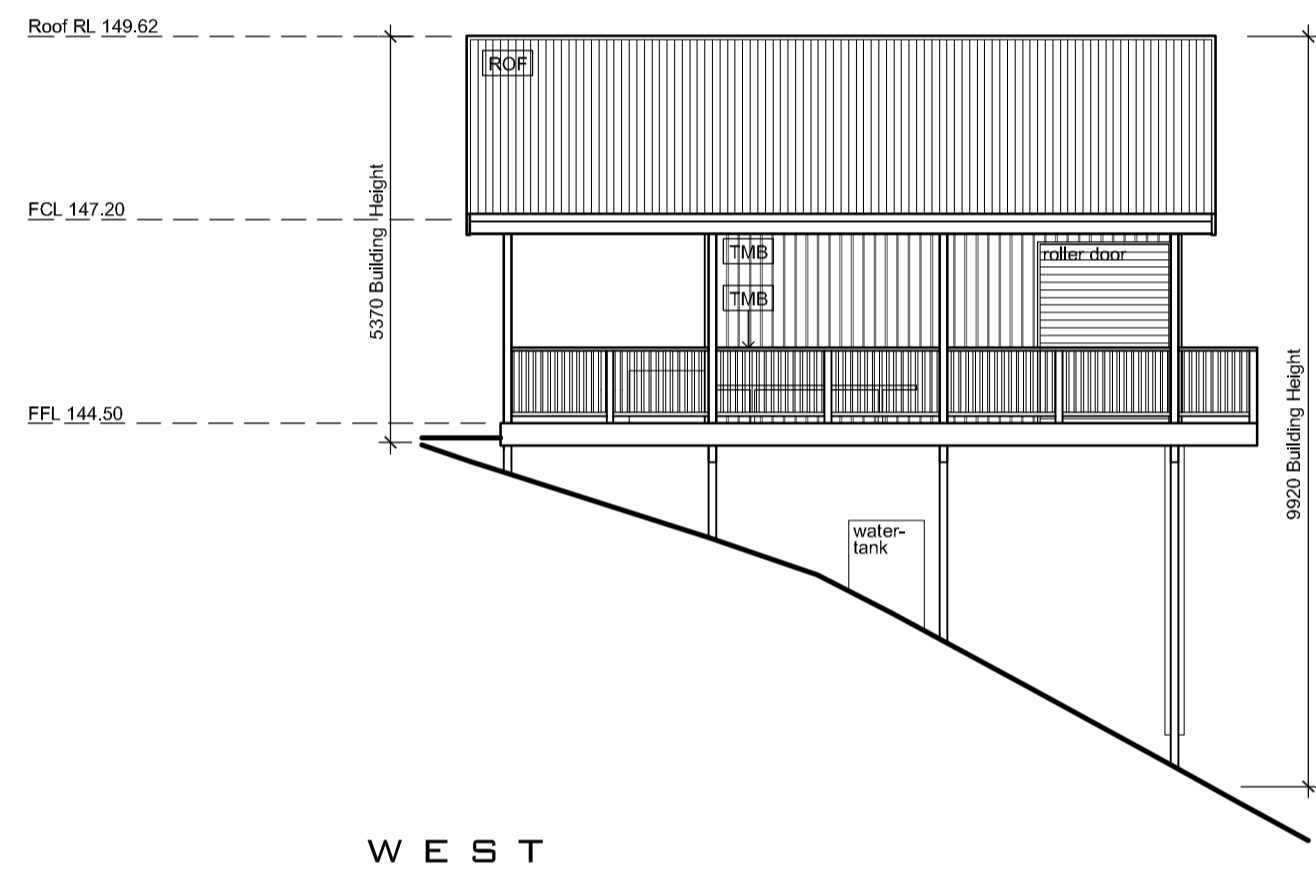


CONSTRUCTION: BAL-12.5 AS 3959-2009 CONSTRUCTION REQUIREMENTS MET AS FOLLOWS.	
FLOORS & SUB-FLOOR SUPPORTS:	NO REQUIREMENTS GIVEN FOR SUB-FLOOR SUPPORT POSTS, COLUMNS, PIERS, POLES, BEARERS, JOISTS AND FLOORINGS.
EXTERNAL WALLS:	WALL TYPE: TIMBER FRAME SARKED ON OUTSIDE WITH BUSHFIRE RESISTING TIMBER or TIMBER SPECIES WITH A DENSITY OF 750 kg/m <sup>3</sup> OR GREATER AS DETAILED IN AS3959-2009. JOINTS: ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm. VENTS: SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL OR ALUMINIUM.
WINDOWS/DOORS:	SCREENS FOR WINDOWS AND DOORS: WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3mm. THE FRAME SUPPORTING THE MESH SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBER. WINDOWS: WINDOW FRAMES SHALL BE MADE FROM ALUMINIUM OR BUSHFIRE RESISTING TIMBER. EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTION OF OPENING & CLOSING SHALL BE METAL. GLAZING SHALL BE GRADE A SAFETY GLASS MINIMUM 4mm WHERE LESS THAN 400mm FROM DECK. ANNEALED GLASS MAY BE USED WHERE GLAZING IS GREATER THAN 400mm FROM DECK. THE OPENABLE PORTIONS OF THE WINDOW SHALL BE SCREENED INTERNALLY OR EXTERNALLY SIDE HUNG EXTERNAL DOOR: BUILDING 1 FULLY FRAMED GLASS DOOR: GLAZING SHALL COMPLY WITH THE GLAZING REQUIREMENTS FOR WINDOWS & DOOR SURROUND TO BE OF ALUMINIUM OR BUSHFIRE RESISTING TIMBER. BUILDING 2: SOLID TIMBER HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD. DOOR FRAMES SHALL BE OF ALUMINIUM OR BUSHFIRE RESISTING TIMBER. DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS. GARAGE DOORS (ROLLER DOORS): SHALL BE MADE FROM METAL OR SIMILAR NON-COMBUSTIBLE MATERIAL. SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS CONTACT WITH THE DOOR. SHALL NOT INCLUDE VENTILATION SLOTS.
ROOFS:	GENERAL: ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE. ROOF WALL JUNCTION SHALL BE SEALED, TO PREVENT ANY OPENINGS GREATER THAN 3mm. ROOF VENTILATION OPENINGS SHALL BE FITTED WITH EMER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL OR ALUMINIUM. SHEET ROOFS: SHALL BE FULLY SARKED WITH SARKED HAVING A FLAMMABILITY INDEX OF NOT MORE THAN 5. SHALL BE LOCATED DIRECTLY BELOW ROOF BATTENS, COVER THE ENTIRE ROOF AREA INCLUDING THE RIDGE AND BE INSTALLED SO THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS OR: HAVE ANY GAPS GREATER THAN 3mm (SUCH AS UNDER CORRUGATIONS OR RISBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE BY A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL OR BRONZE OR MINERAL WOOL OR OTHER NON-COMBUSTIBLE MATERIAL. VERANDA ROOFS: CONSTRUCTION SHALL MEET THE GENERAL AND SHEET ROOF REQUIREMENTS DETAILED ABOVE. PENETRATIONS: ANY ROOF PENETRATION SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED TO FLASH THE PENETRATION SHALL BE NON-COMBUSTIBLE. VENT PIPES MADE OF PVC ARE PERMITTED. EAVE LININGS & GABLES: GABLES SHALL COMPLY WITH THE REQUIREMENTS FOR 'EXTERNAL WALLS'. EAVE PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS. VENTILATION OPENINGS GREATER THAN 3mm SHALL BE FITTED WITH AN EMER GUARDS MADE FROM NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR FASCIAS AND EAVE LININGS. GUTTERS & DOWNPIPES: THERE ARE NO REQUIREMENTS FOR GUTTERS & DOWNPIPES.
DECKS & BALUSTRADES:	UNENJOINED DECK: DECKING MAY BE SPACED. THERE ARE NO CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS OR FRAMING OF DECKS. DECKING LESS THAN 300mm MEASURED HORIZONTALLY AT DECK LEVEL FROM GLAZED ELEMENTS SHALL BE OF BUSHFIRE RESISTING TIMBER. BALUSTRADES, HANDRAILS AND OTHER BARRIERS: THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BALUSTRADES.
UTILITY SUPPLY:	ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.

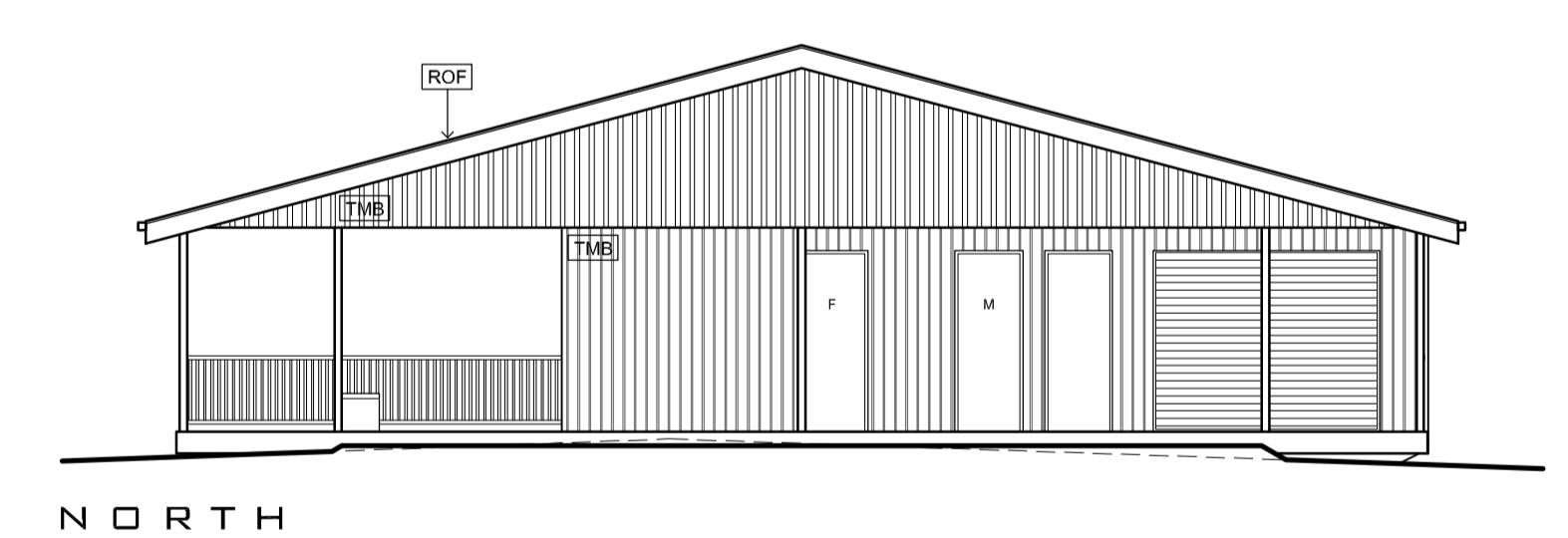
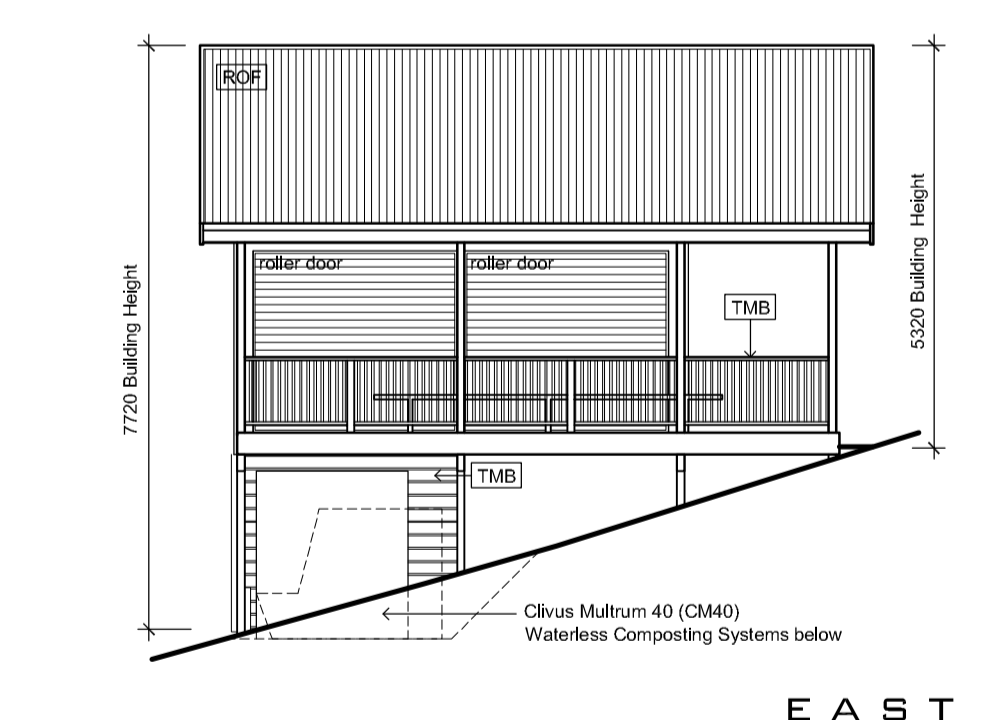
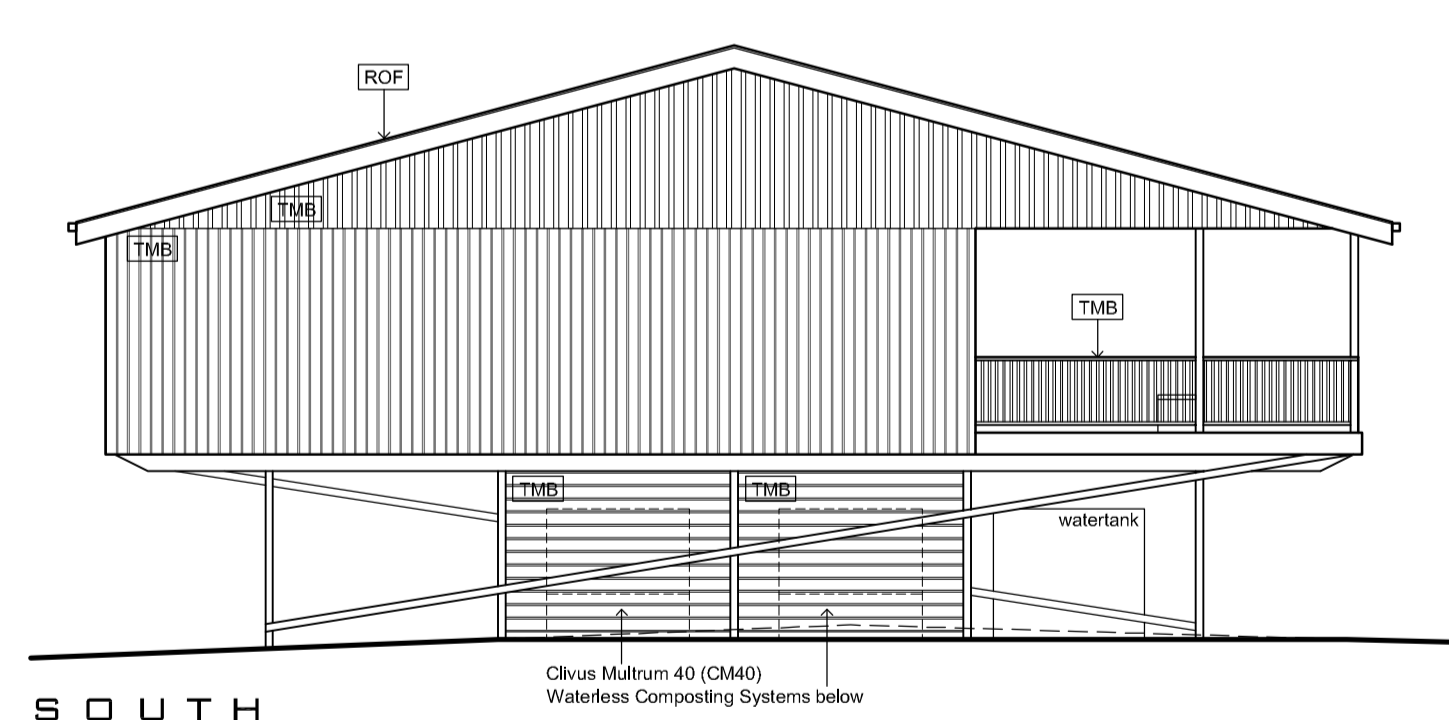
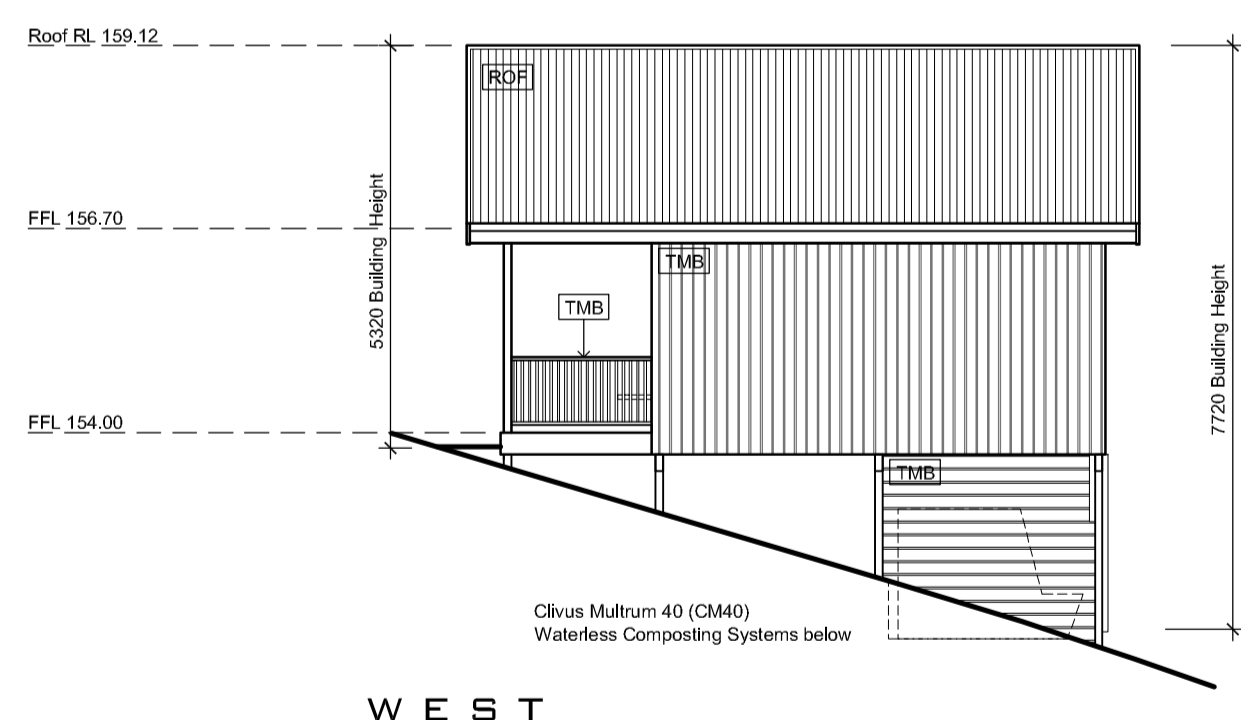


FLOOR PLANS

NOTE: THE BUSHFIRE CONSTRUCTION REQUIREMENTS ABOVE SHOULD BE READ IN CONJUNCTION WITH THE TERRAMATRIX BUSHFIRE STATEMENT & AS3959-2009  
BAL 12.5 CONSTRUCTION



BUILDING 1



BUILDING 2

ABBREV.	DESCRIPTION
ROF	COLORBOND CORRUGATED ROOFING AND ASSOCIATED GUTTERS, DOWNPIPE etc. IN 'MONUMENT' FINISH
TMB	RECYCLED or SUSTAINABLY SOURCED AUSTRALIAN HARDWOOD; BLACKBUTT OR SILVERTOP ASH INCLUDING: • GABLE IN BATTENED FINISH • VERTICAL WALL CLADDING SYSTEM WITH SHIPLAP JOIN • PLINTH BOARDS CONCEALING TOILET OPERATING SYSTEMS • COLUMNS & DECK SURROUND

SCHEDULE OF FINISHES

ELEVATIONS

VIBE DESIGN GROUP P/L  
T 1800 188 056 F 1800 188 293 E INFO@VIBEDESIGN.COM.AU  
MELBOURNE OFFICE- 551 BURWOOD ROAD, HAWTHORN VIC 3122  
POSTAL ADDRESS- PO BOX 3125, AUBURN VIC 3123

NOTE: THIS PLAN HAS BEEN PREPARED BY VIBE DESIGN GROUP P/L. ALL THE INTELLECTUAL RIGHTS IN IT REMAIN WITH VIBE DESIGN GROUP P/L. THE PLAN CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT. THE HOLDER OF THESE PLANS DOES NOT HAVE LICENCE TO REPRODUCE THEM IN ANY FORM WHATSOEVER.

PROJECT  
180 ERSKINE FALLS ROAD,  
LORNE

DRAWING  
BUILDING DESIGN

TOWN PLANNING			
PROJECT NO.	V177		
DESIGNER	SCALE	DATE	
MICHAEL O'SULLIVAN	1:100	JUN 15	
ASSISTANT DESIGNER	DRAWN	PLOT	
KATHRYN O'SULLIVAN	K.REES	31/03/16	
	PAGE NO	REV.	
	5.05	00	