

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	5 Point Road KALIMNA 3909 Lot: 578 LP: 54626
The application is for a permit to:	Buildings and Works for a Dwelling and Shed
The applicant for the permit is:	K P Harris
The application reference number is:	5.2023.202.1
You may look at the application and any documents that support the application on the website of the responsible authority.	COVID-19 Omnibus (Emergency Measures) Bill 2020 now modifies the requirement of Form 2 so that <i>Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.</i>

This can be done anytime by visiting the following website:

<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ♦ be made to the Responsible Authority in writing,
- ♦ include the reasons for the objection, and
- ♦ state how the objector would be affected.

The Responsible Authority will not decide on the application before:	Subject to applicant giving notice
--	------------------------------------

If you object, the Responsible Authority will tell you its decision.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

2 June 2023

ACN 006 197 235
ABN 38 006 197 235
Sale Office
PO Box 47
Sale VIC 3850
Tel: (03) 5144 3877

beveridgewilliams.com.au

**RE: APPLICATION FOR A PLANNING PERMIT
CONSTRUCTION OF A DWELLING AND SHED – 5 POINT ROAD, KALIMNA, 3909
LOT 578 ON PLAN OF SUBDIVISION 54626
(VOLUME: 08326, FOLIO: 737)**

The provisions of the Erosion Management Overlay and the Design and Development Overlay trigger the need for a planning permit given the site cut required in the northeast portion of the site and the overall height of the proposed dwelling. Hence, Jack has instructed Beveridge Williams & Co. Pty. Ltd. to seek a planning permit that will allow the construction of a dwelling and a shed on the land at 5 Point Road, Kalimna in line with the attached development plans provided at **Figures 1-4**.



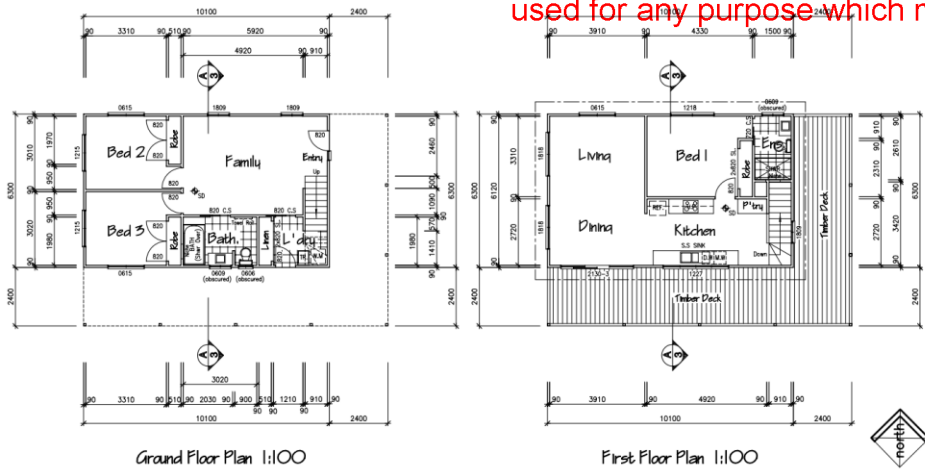


Figure 2: Proposed Floorplan

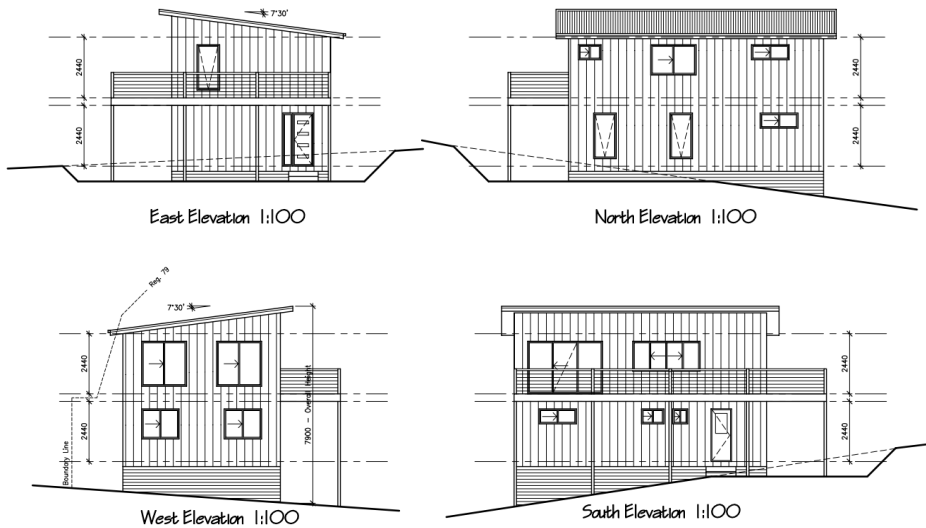


Figure 3: Proposed Elevations

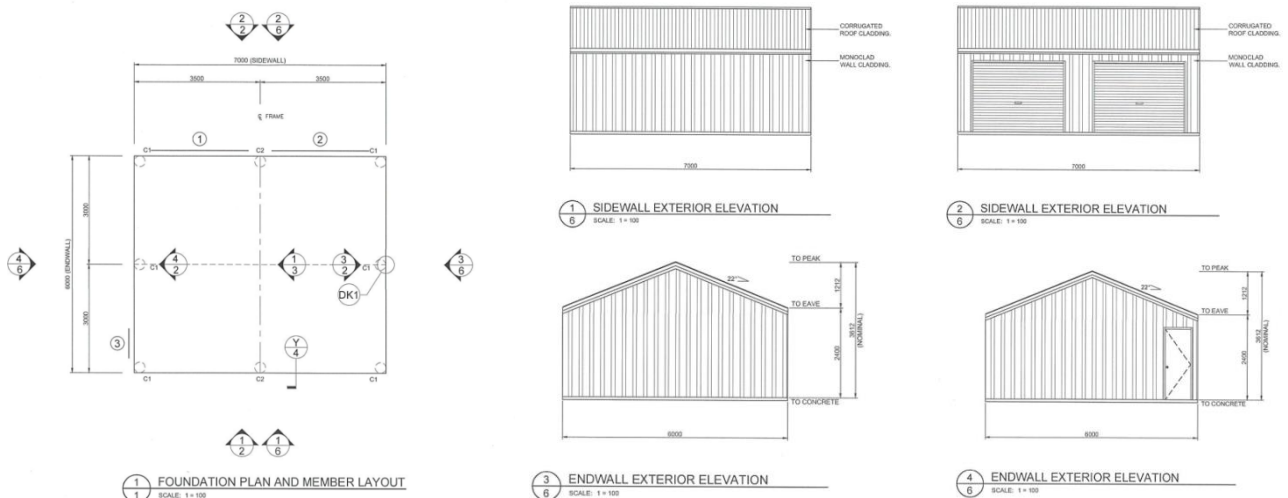


Figure 4: Proposed Shed Floorplan and Elevations

A review of the East Gippsland Planning Scheme reveals that the following Clauses are relevant to this proposal:

- **Clause 11.03-4S** (Coastal Settlement);
- **Clause 13.04-2S** (Erosion & Landslip);
- **Clause 15.01-2S** (Building Design);
- **Clause 15.03-2S** (Aboriginal Heritage). It is noted that all or part of this property is an area of potential cultural heritage sensitivity. However, under the Aboriginal Heritage Regulations 2018, a single dwelling is not considered to be a high impact activity and therefore a cultural heritage management plan has not been prepared prior to the lodgement of this application;
- **Clause 16.01-1S** (Housing Supply);
- **Clause 32.08** (General Residential Zone), noting that the proposed development does not trigger the need for a planning permit under the zoning provisions;
- **Clause 43.02** (Design and Development Overlay), noting that the overall height of the proposed dwelling triggers the need for a planning permit under the provisions of **Schedule 13** to this Overlay;
- **Clause 44.01** (Erosion Management Overlay) noting that the site cut proposed in the northeast portion of the site, as shown at **Figure 1**, triggers the need for a planning permit under the provisions of **Point 3.0** of the Schedule to this Overlay; and
- **Clause 65** (Decision Guidelines).

The following documents have been included with this letter in support of the proposal:

- A Title search statement and title plan for the subject site;
- A Planning Property report for the subject site, which demonstrates the applicable zoning and overlay controls;
- A Site Context Analysis that discusses the nature of land use and development across the subject site, its immediate surrounds and the applicable planning policies;
- A Planning Assessment that discusses the proposal in light of the provisions of the applicable clauses listed above;
- A Geotechnical Risk Assessment prepared by Simon Anderson Consultants addressing the erosion risk posed by the development; and,
- A suite of development plans, including site plan, floor plan and elevations, for the proposed dwelling and shed.

A cheque in the amount of **\$1,330.20** will be presented to East Gippsland Shire Council to cover the applicable fee for an application made under Class 4.

If you require any further information prior to making a decision on this application, please do not hesitate to call me on 03 5144 3877.

Yours Sincerely,



Chris Curnow
Principal Planner
BEVERIDGE WILLIAMS

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08326 FOLIO 737

Security no : 124106506906B
Produced 31/05/2023 01:40 PM

LAND DESCRIPTION

Lot 578 on Plan of Subdivision 054626.

PARENT TITLES :

Volume 07008 Folio 416 Volume 08305 Folio 586

Created by instrument B258853 15/12/1961

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

XE LU THI

KEVIN PATRICK HARRIS both of 4 MCPHEE STREET BUFFALO VIC 3958

AT824737P 02/12/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP054626 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5 POINT ROAD KALIMNA VIC 3909

DOCUMENT END

ADVERTISED
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purpose of information and review as
part of a planning process under the Planning and
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PLAN OF SUBDIVISION

PART OF CROWN ALLOTMENTS 90 & 30B

PARISH OF COLQUHOUN

LP 54626
EDITION 3
PLAN MAY BE LODGED 30-10-61.

V 7008 F 416 V 8305 F 586

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

DEPTH LIMITATION: 50 FEET (CA 90)

COLOUR CODE

E-1 = BLUE
R1, R2, R3 & R4 = BROWN
E-3 = GREEN

APPROPRIATIONS

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

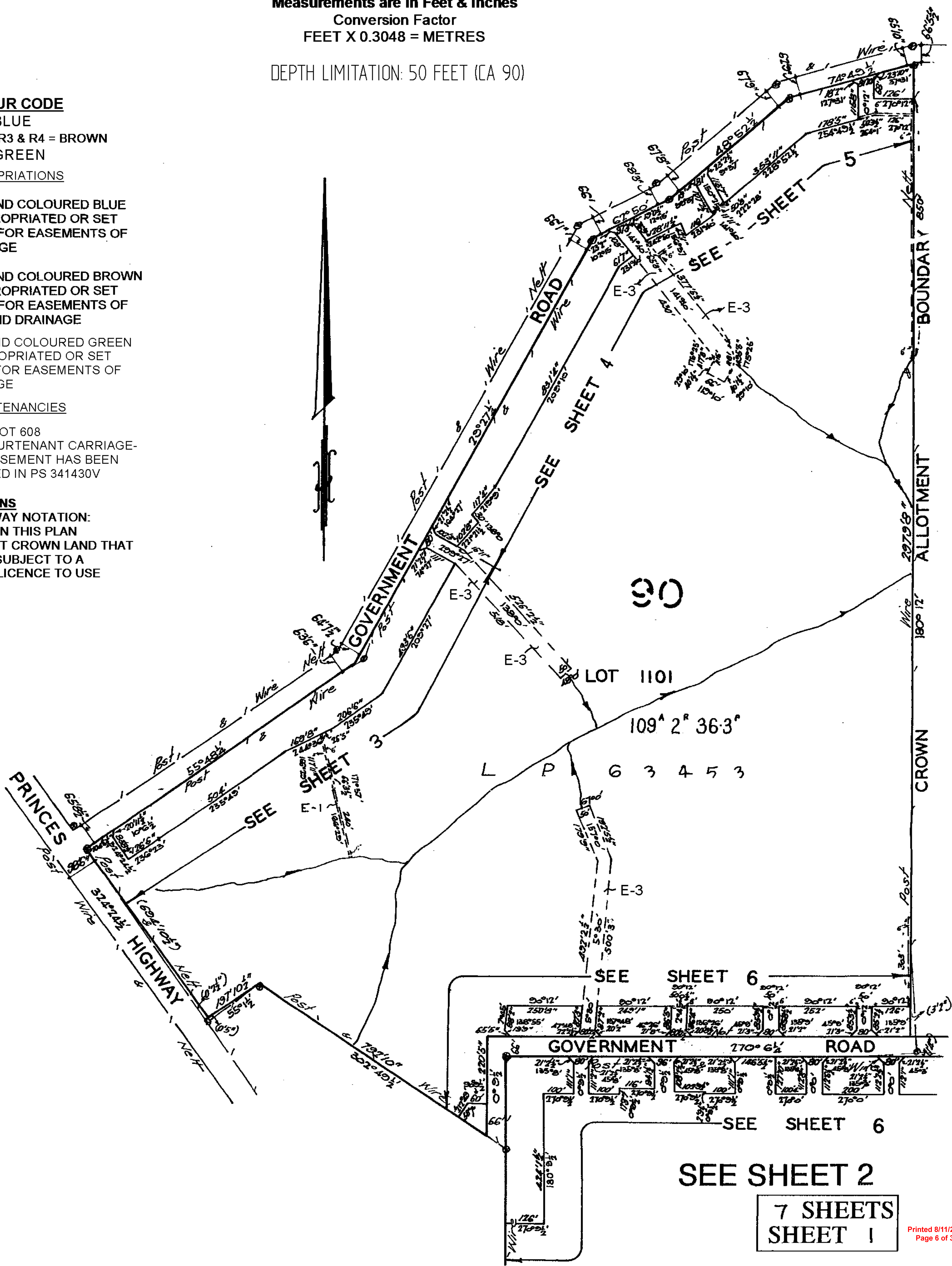
THE LAND COLOURED GREEN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE

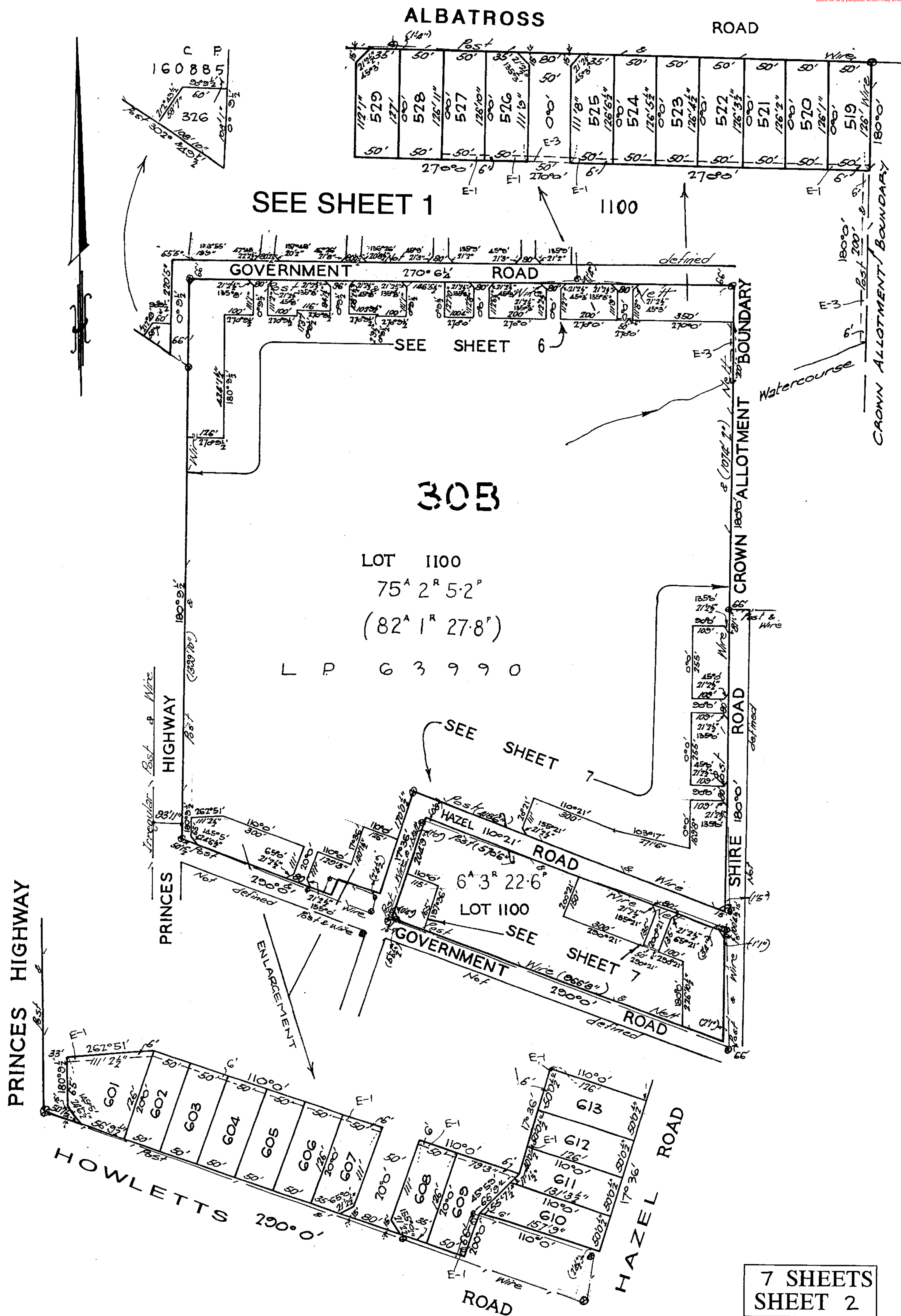
APPURTENANCIES

AS TO LOT 608
AN APPURTENANT CARRIAGE-
WAY EASEMENT HAS BEEN
CREATED IN PS 341430V

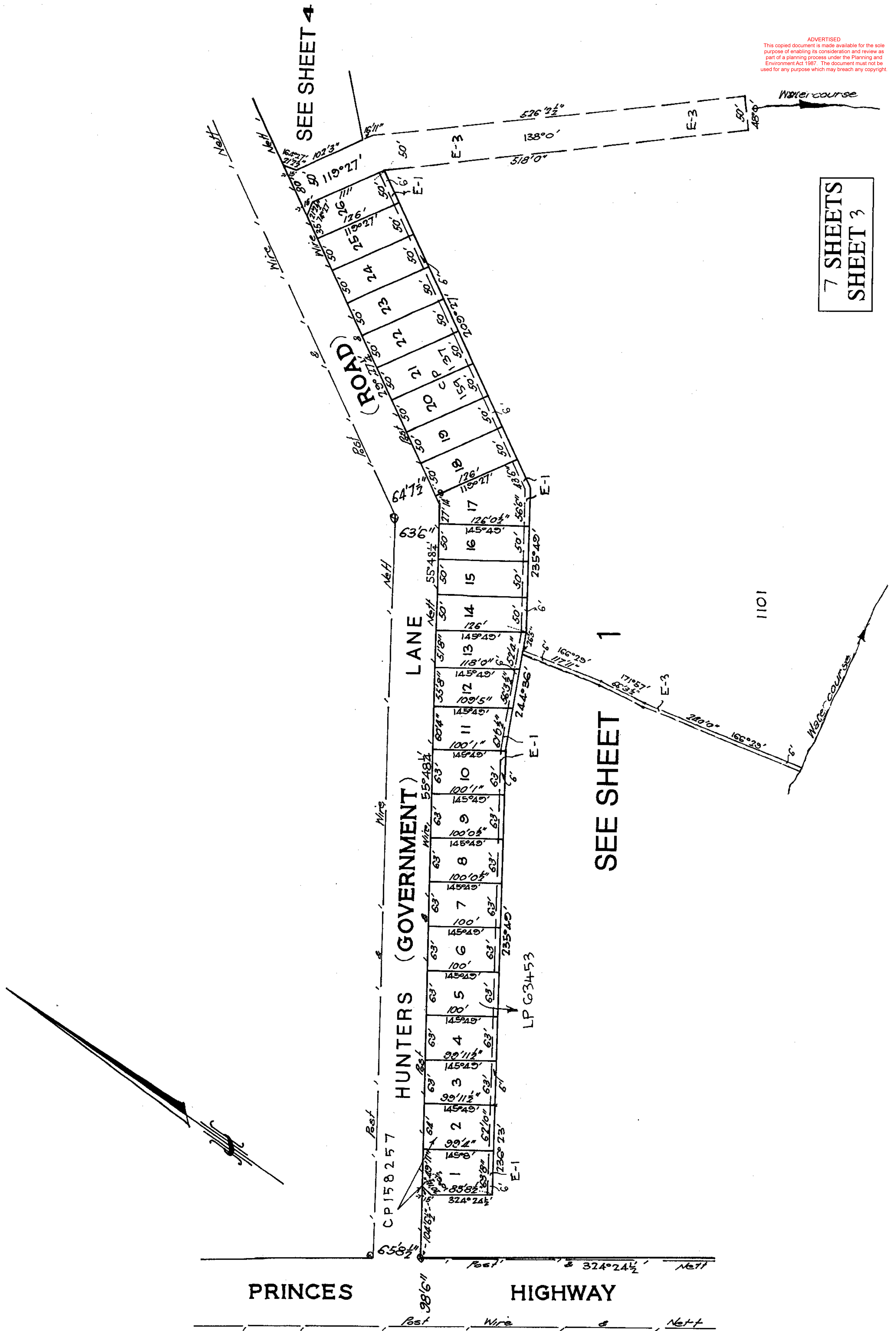
NOTATIONS

WATERWAY NOTATION:
LOT 580 IN THIS PLAN
MAY ABUT CROWN LAND THAT
MAY BE SUBJECT TO A
CROWN LICENCE TO USE





LP 54626



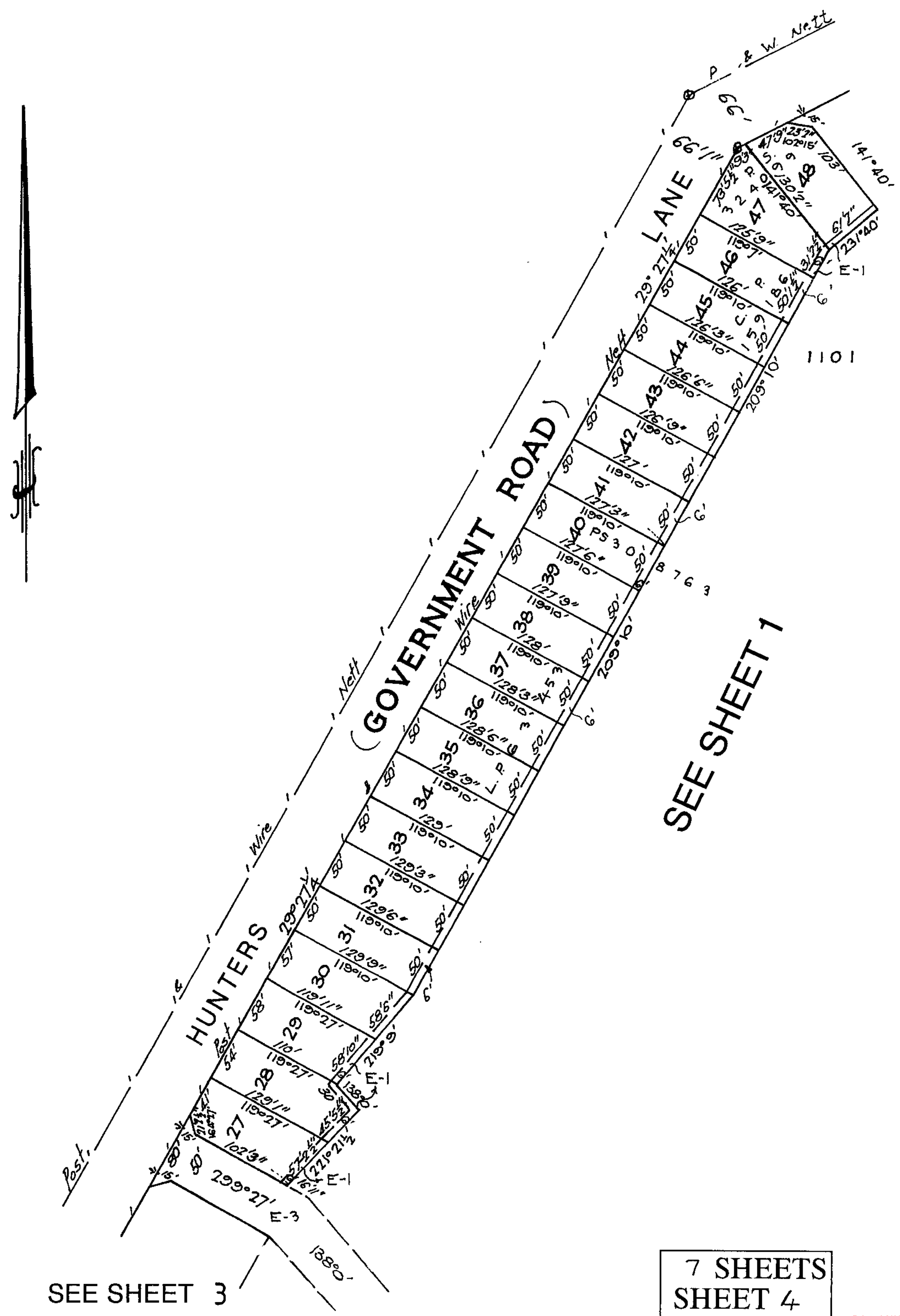
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7 SHEETS
SHEET 3

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LP54626

SEE SHEET 5



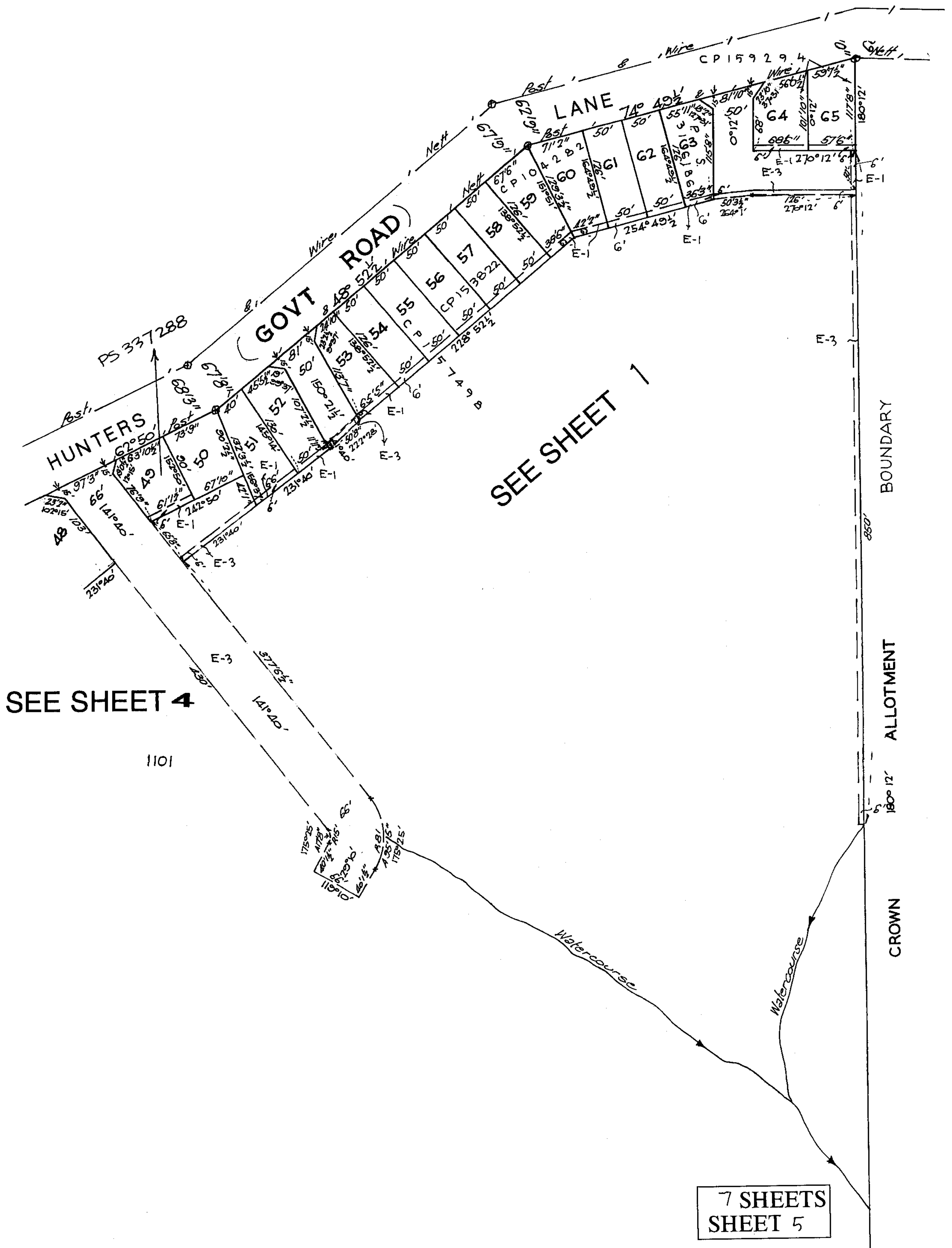
SEE SHEET 1

SEE SHEET 3

7 SHEETS
SHEET 4

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LP54026



7 SHEETS
SHEET 6

LP54626

SEE SHEET 1

1101

ALBATROSS(GOVERNMENT) ROAD

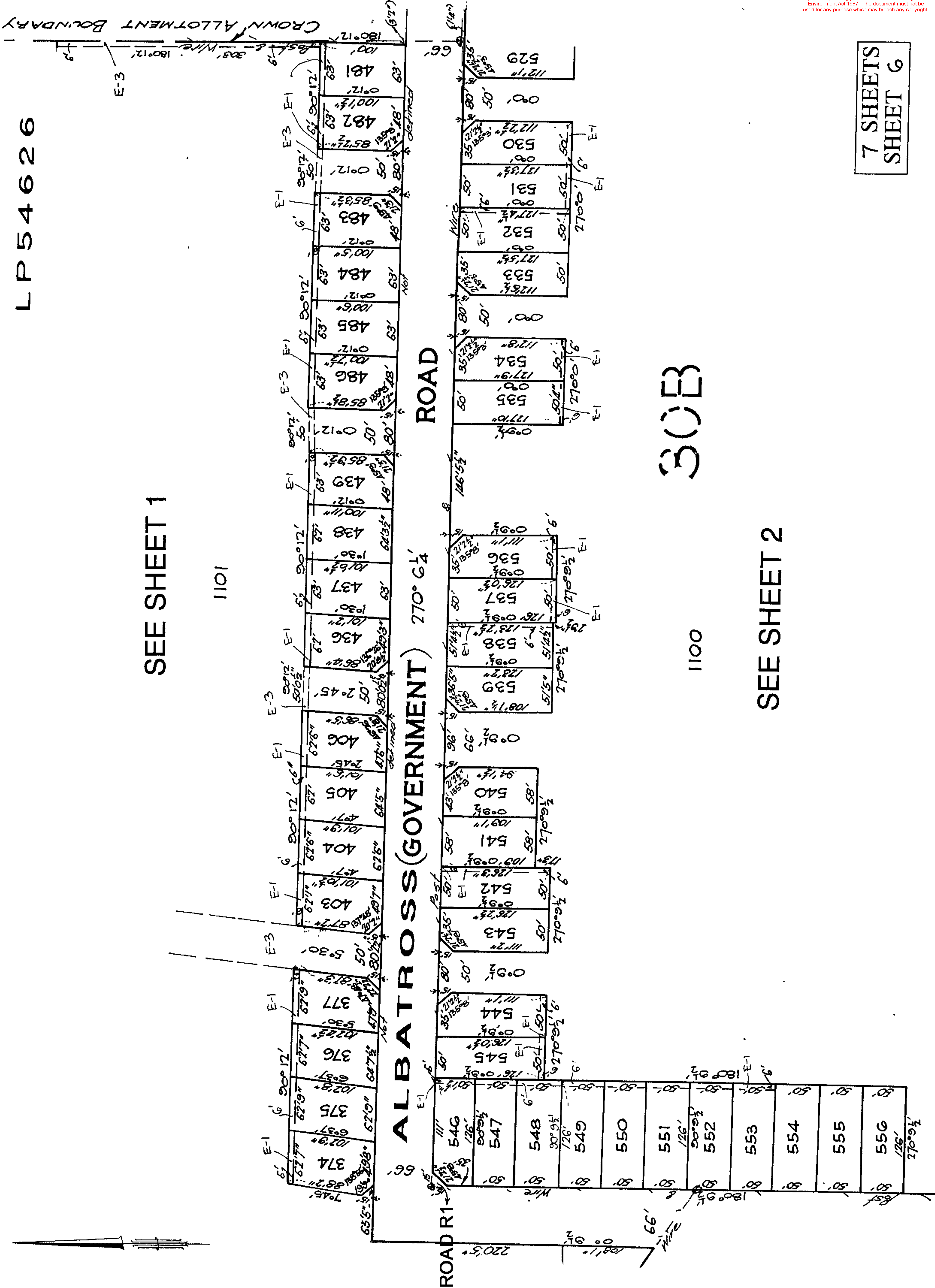
77° 06'

ROAD

30E3

1100

SEE SHEET 2



LP 54626

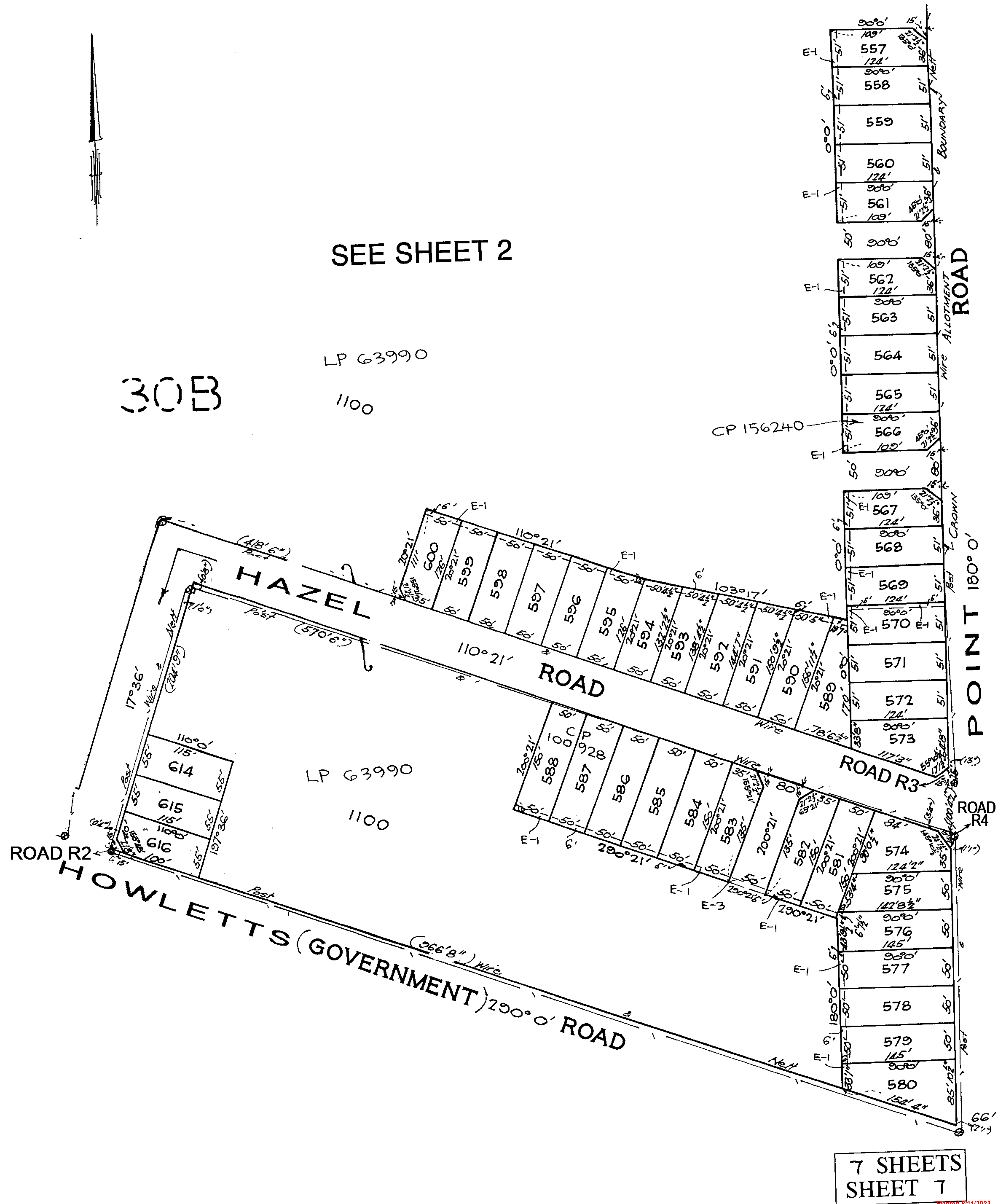
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SEE SHEET 2

LP 63990

1100

30B



7 SHEETS
SHEET 7

PLANNING PROPERTY REPORT

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From www.planning.vic.gov.au at 19 April 2023 11:54 AM

PROPERTY DETAILS

Address: **5 POINT ROAD KALIMNA 3909**
 Lot and Plan Number: **Lot 578 LP54626**
 Standard Parcel Identifier (SPI): **578\LP54626**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **82208**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 686 C5**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters
 Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

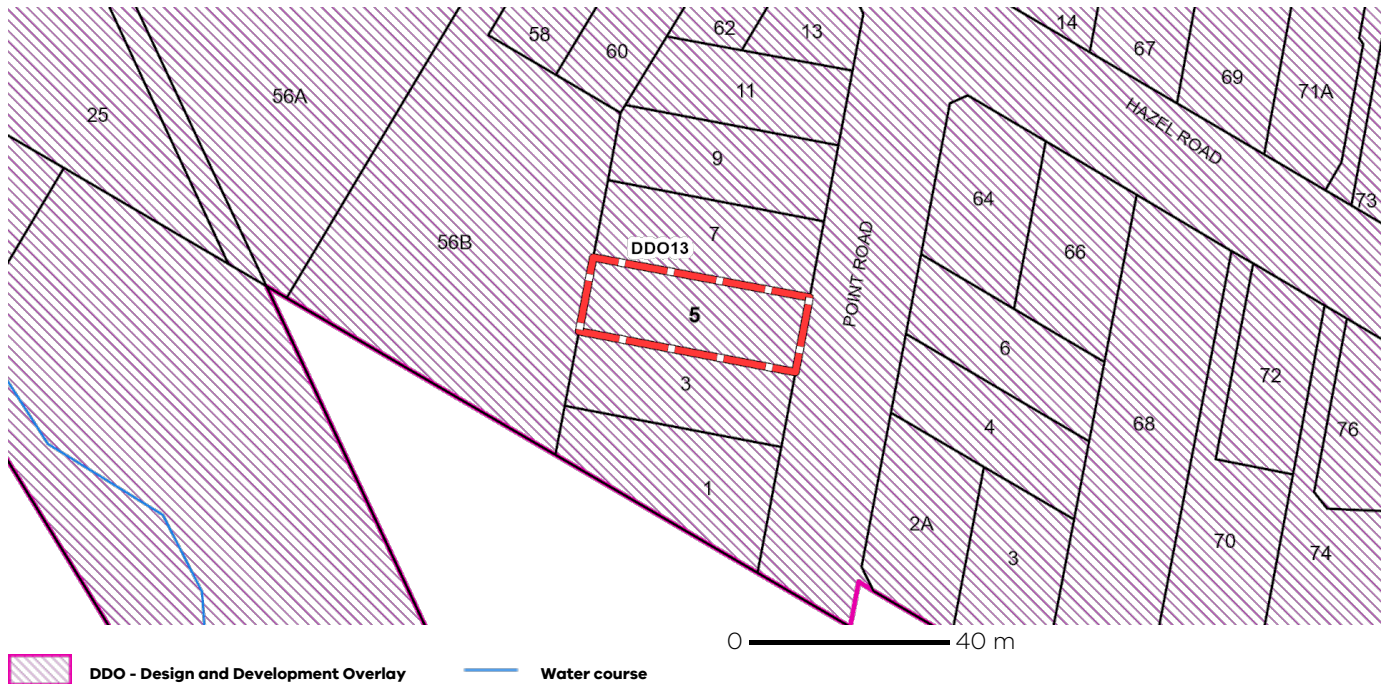
PLANNING PROPERTY REPORT

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Planning Overlays

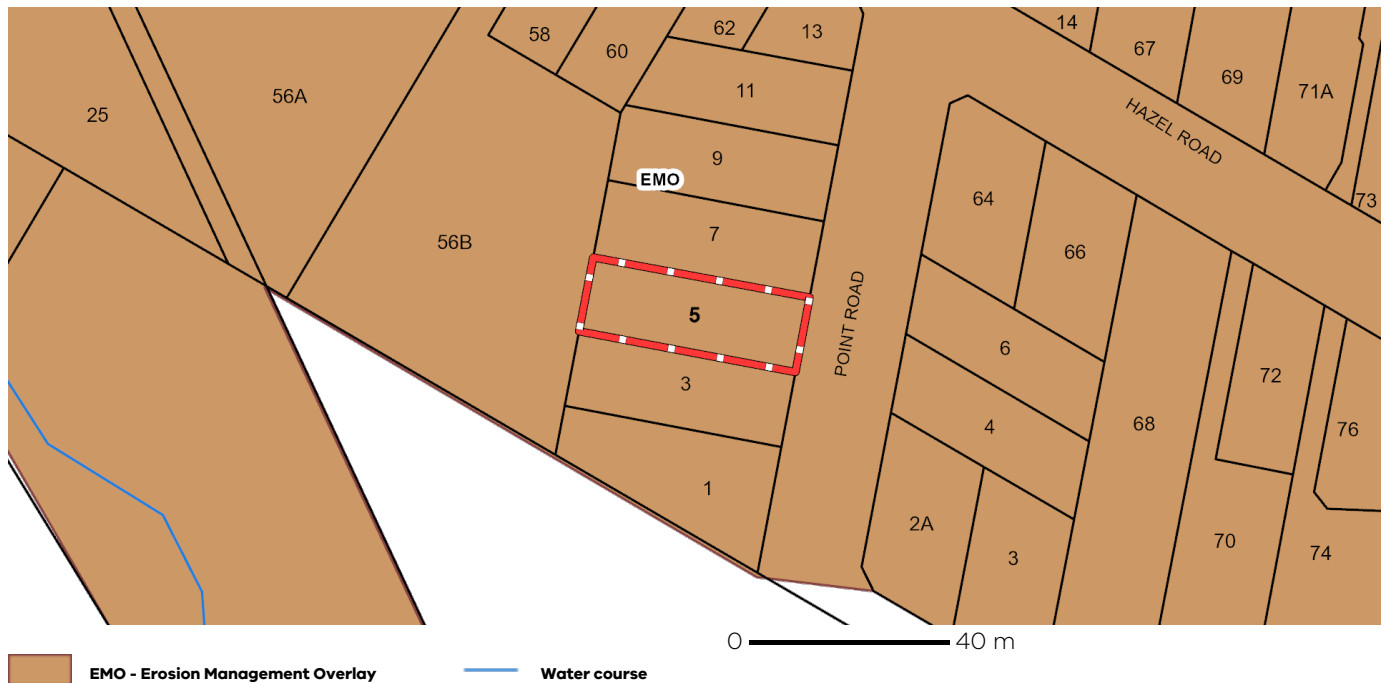
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 \(DDO13\)](#)



[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)



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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT

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Further Planning Information

Planning scheme data last updated on 13 April 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.


Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Harris Residence 5 Point Road Kalimna	Date: 20 April 2023 Designed: SJA
	Client: Beveridge Williams	Job No.: 428015
	Checked:	Page No.: 1 of 5

GEOTECHNICAL RISK ASSESSMENT



5 Point Road, Kalimna

INTRODUCTION

This report is designed to demonstrate the level of geotechnical risk involved in relation to the proposed dwelling at 5 Point Road, Kalimna, during and after construction of associated works.

Note that in accordance with “Guidelines for Landslide Susceptibility” Section 5: Landslide Zoning; the subject site would not be considered in a landslide hazard zone.

SITE DESCRIPTION

This General Residential Zoned allotment (673m²) is located on the west side of Point Road, downslope of the road reserve. Point Road is bitumen sealed with concrete rollover kerb and channel and kerbside drainage.


The subject site is situated upper slope (linear planar) on a rolling low hill system. The site has excellent grass coverage and displays a moderate fall (15% grade) south west, towards the rear of the block. An existing shed with concrete block retaining walls is located at the rear of the property.

The subject site is infill development, with well-established two-storey brick veneer dwellings on either side of the subject site. Adjacent properties display landscaped gardens and manicured lawns.

PROJECT DETAILS

A residential dwelling is proposed for the site. The construction details are as follows;

- Due to the sloping nature of the site the proposed dwelling is to be light framed construction with timber floors, concrete stumps & footings. This will result in the least amount of disturbance to the sites topsoils.
- The construction of the proposed two-storey dwelling will result in the diversion of a small amount of rainfall from the site. Roof catchment water will be collected by a system of gutters/downpipes and connected to a system of subsurface pipes. All stormwater will be diverted to and disposed of at a local Council nominated point of discharge. (or alternatively stored on site in a rain water tank)
- It is anticipated that all building and drainage works will be completed within 12 months from their commencement. A further 12 months may be required for completion of the landscaping works.
- A stabilised vehicle access point is to be provided during and after construction.
- All cut batters (no steeper than 1 in 2) to be re-sod and sown with local grasses.

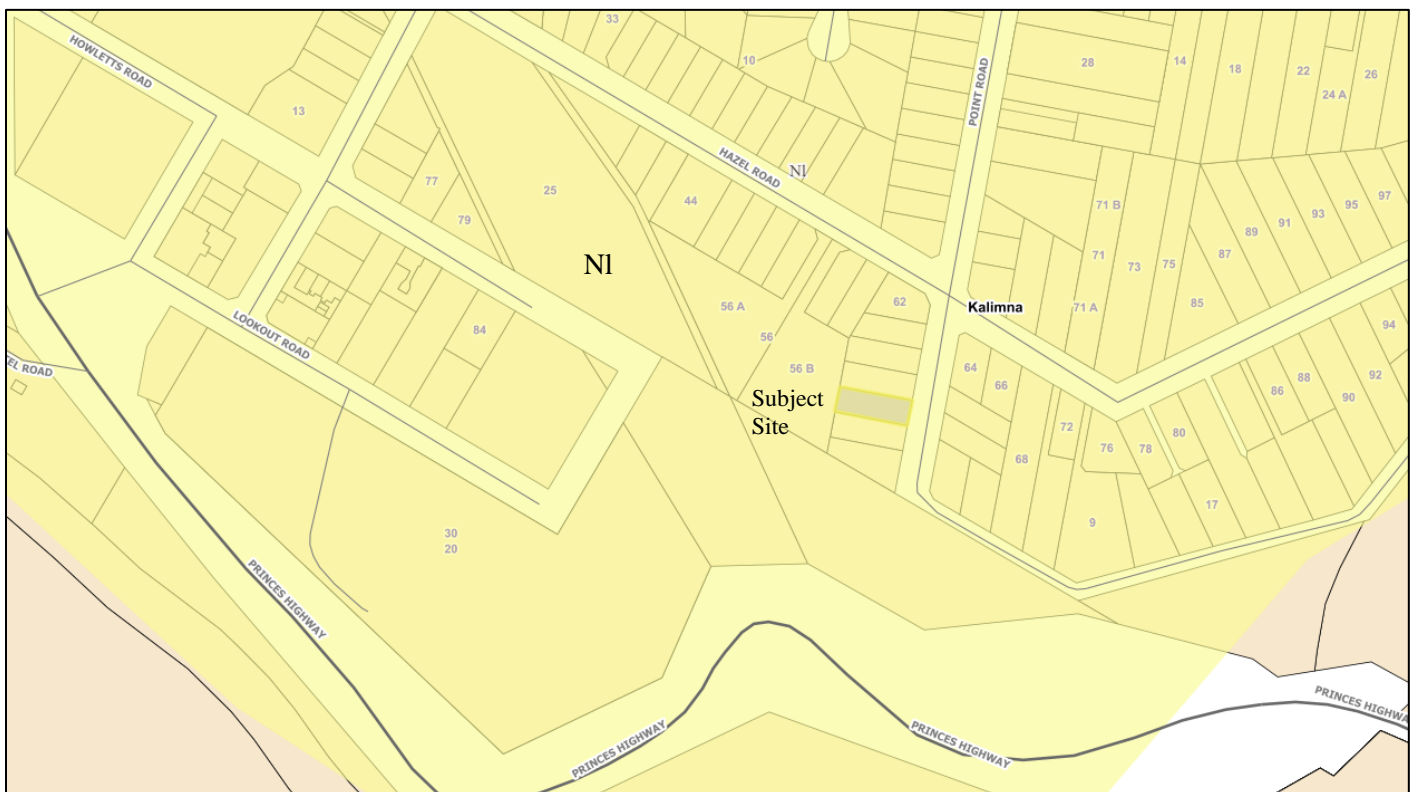
 Simon Anderson Consultants <small>CIVIL STRUCTURAL PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266	Job: Harris Residence 5 Point Road Kalimna	Date: 20 April 2023 Designed: SJA
	Client: Beveridge Williams	Job No.: 428015
P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Checked:	Page No.: 2 of 5

METHODOLOGY

1.DESKTOP INVESTIGATION


A desktop investigation of the subject site was carried out using DSE and GeoVIC mapping of published soil survey information and noted watercourse locations.

Soils of the site have been mapped and described in Sustainable Soil Management “*A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions*”, and are described as belonging to the Stockdale (Sd) map unit. This unit occurs on rolling low hills and is comprised of Tertiary sediments. The surface soils are mostly fine textured soils, with a sandy loam to fine sandy loam sharply separated from a medium clay subsoil occurring at around 30-40cm, although some subsoils are clayey sands and sandy clays. Most of the land has been cleared of native vegetation (formerly grassy woodland) and is now used for grazing.



REF: VANDENBERG, A.H.M., 1997. BAIRNSDALE SJ 55-7 Edition 2, 1:250 000 Geological Map (Series 1:250,000 geological maps. Geological Survey of Victoria.)

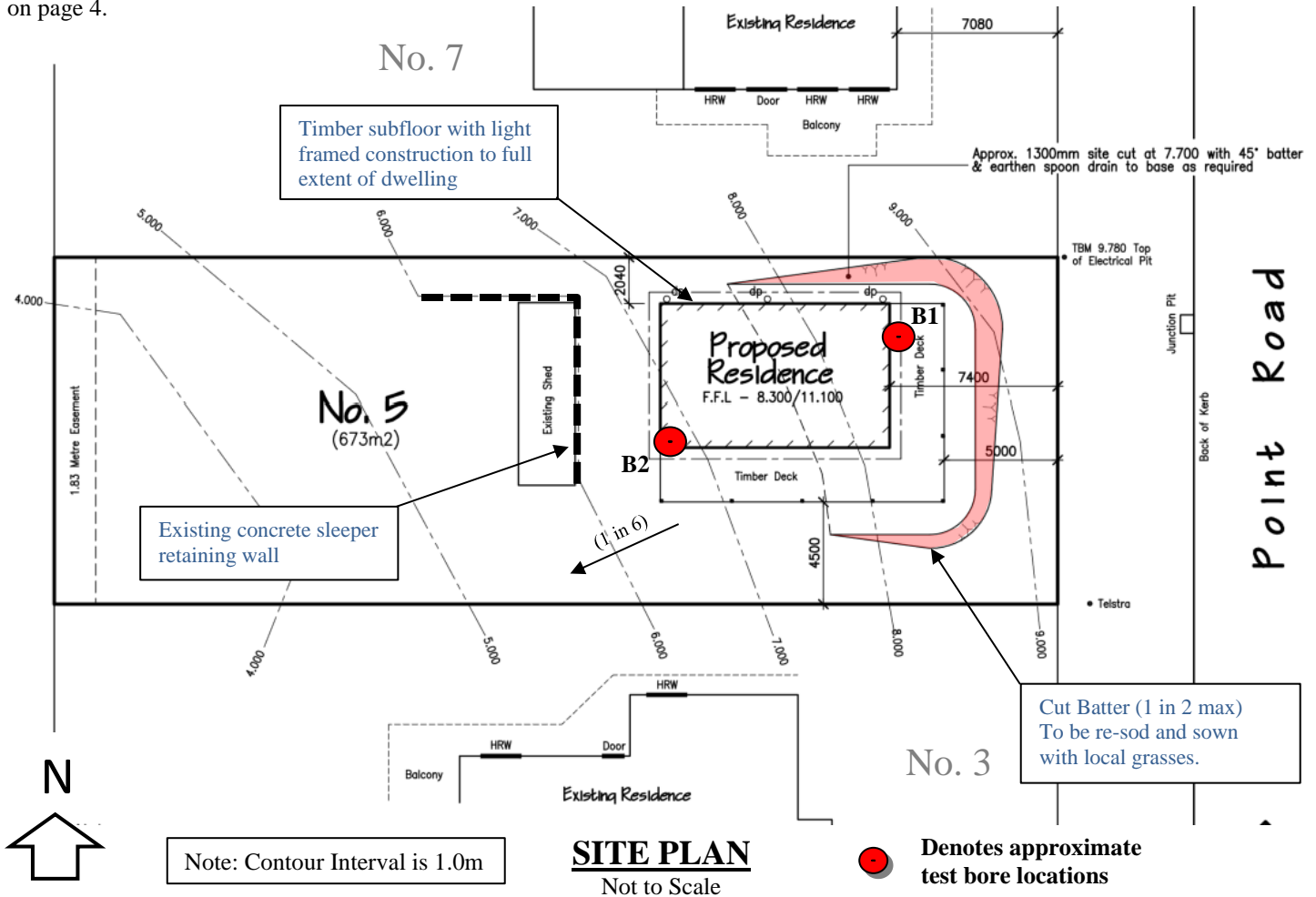
Geological Unit	Geological Description	Mapping Unit
NI (<i>Tm-p</i>)	Tertiary Marine, non-marine deposits consisting of gravel, sand, silt.	Stockdale (Sd)


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	Page No.: 3 of 5	

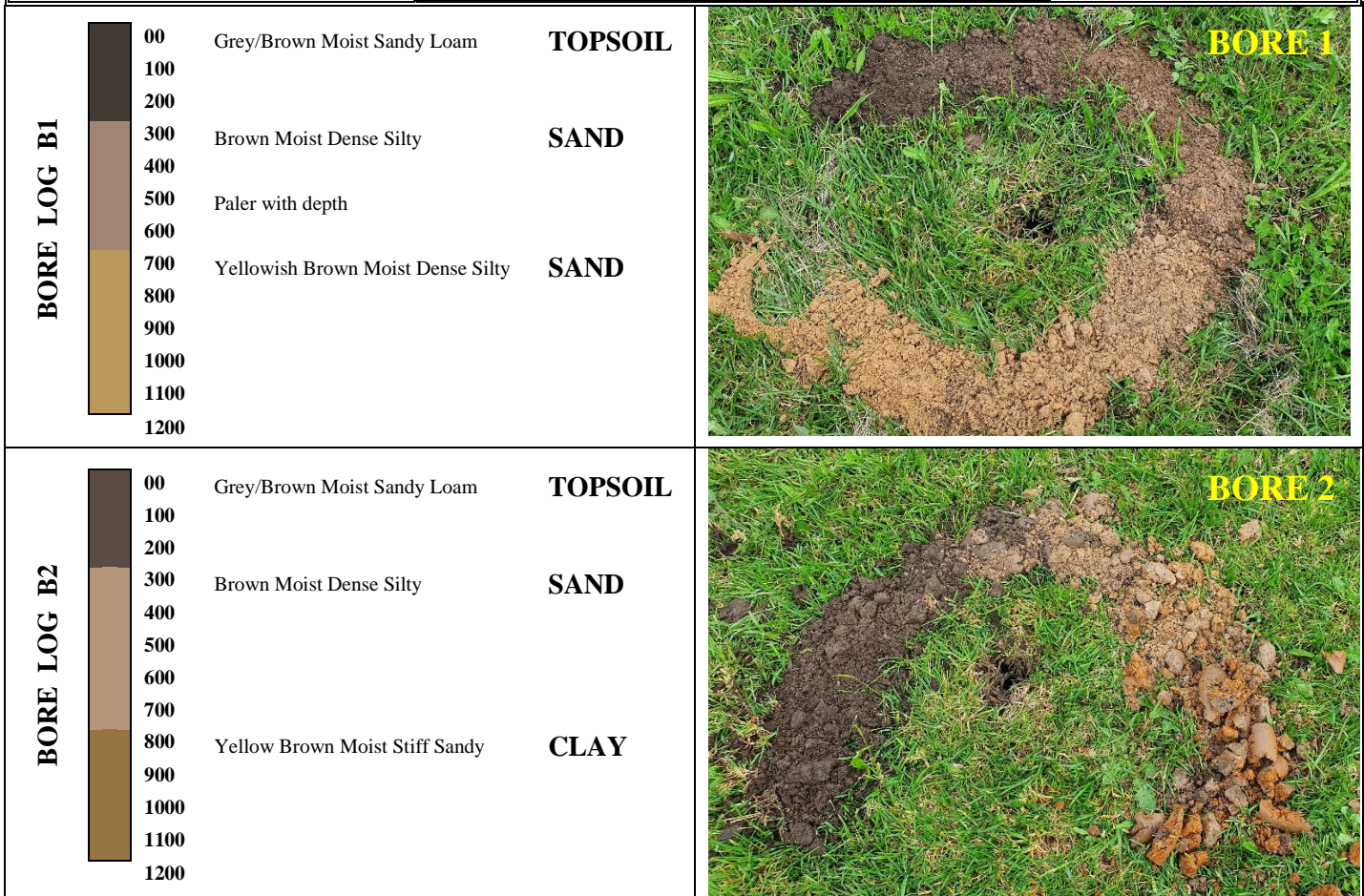
METHODOLOGY cont'd...

2. FIELD INVESTIGATION


A site visit was carried out with an inspection of the area of the proposed dwelling and of nearby landforms, features and developments. Soil investigation bores were taken on the site (B1-B2) as shown on site plan below. The bore logs of these are shown on page 4.



 Simon Anderson Consultants <small>CIVIL STRUCTURAL PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266	Job: Harris Residence 5 Point Road Kalimna	Date: 20 April 2023 Designed: SJA
	Client: Beveridge Williams	Job No.: 428015
Checked:		Page No.: 4 of 5



Note: Depths noted may vary if the site is cut and/or filled.

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Harris Residence 5 Point Road Kalimna	Date: 20 April 2023 Designed: SJA
	Client: Beveridge Williams	Job No.: 428015
	Checked:	Page No.: 5 of 5

SUMMARY OF RISK

LANDSLIDE	LOW
SHEET/RILL EROSION	MODERATE[#]
TUNNEL EROSION	LOW

- Moderate grades (15%) over the proposed house site.
- Excellent grass coverage over the site, preventing topsoils from being washed away.
- There is no evidence of soil erosion or landslip on the subject site or adjoining residential properties.
- Natural soils of the site (dense, silty sands overlying stiff sandy clay) will have adequate strength and stability for residential slabs and footings.
- Use of timber sub-floor to the dwelling minimises the cut/fill required and retains the sites natural contours.
- Use of decking around house for recreation areas minimises the cut required and retains the natural contours of the site.
- An Erosion Management Plan will need to be implemented during and after construction of the two storey dwelling if cut/fill batters were adopted. For example;
 - i. The form, bulk, scale and location of cut and fill is to be controlled to ensure that there are no adverse impacts on Ephemeral Watercourses or neighbouring properties. (i.e. diversion banks and spoon drains)
 - ii. Appropriate sub-soil drainage to be provided to effectively divert groundwater away from any foundation work.
 - iii. Identify a suitable storage area for stockpiles, with appropriate erosion control measures (i.e. diversion banks and sediment fences)
 - iv. A stabilised vehicle access point to be provided during and after construction.
 - v. Where vegetation (natural grass cover) needs to be removed, leave it in place as long as possible.
 - vi. All erosion and sediment control measures to be inspected and maintained daily by site manager.
 - vii. Cut/Fill batters (1 in 2 max) and any cleared areas to be re-sod and stabilised with grass at end of construction works.
 - viii. The condition of any retaining walls should be inspected annually to ensure there continued structural and drainage/erosion management adequacy. Any defective components should be removed and replaced immediately
- All construction works associated with the dwelling will be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements and normal construction practice.

Based on findings from both the Desktop and Site investigations the site is suitable for development as proposed and further intensive investigation would not be necessary to confirm the above findings.

VERIFICATION

I, the author of this document, declare that I am suitably qualified and experienced to carry out this site assessment.



Simon Anderson BE (Civil)CPEng MIEAust No 930355
BCC Registration No EC-1711
Date 20 April 2023

[#] Sheet/Rill erosion risks can be alleviated with an appropriate Erosion Management Plan implemented (as noted above).

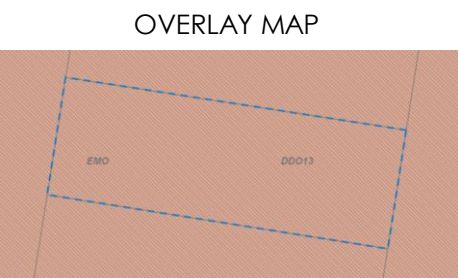
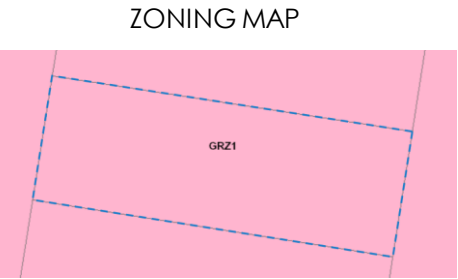
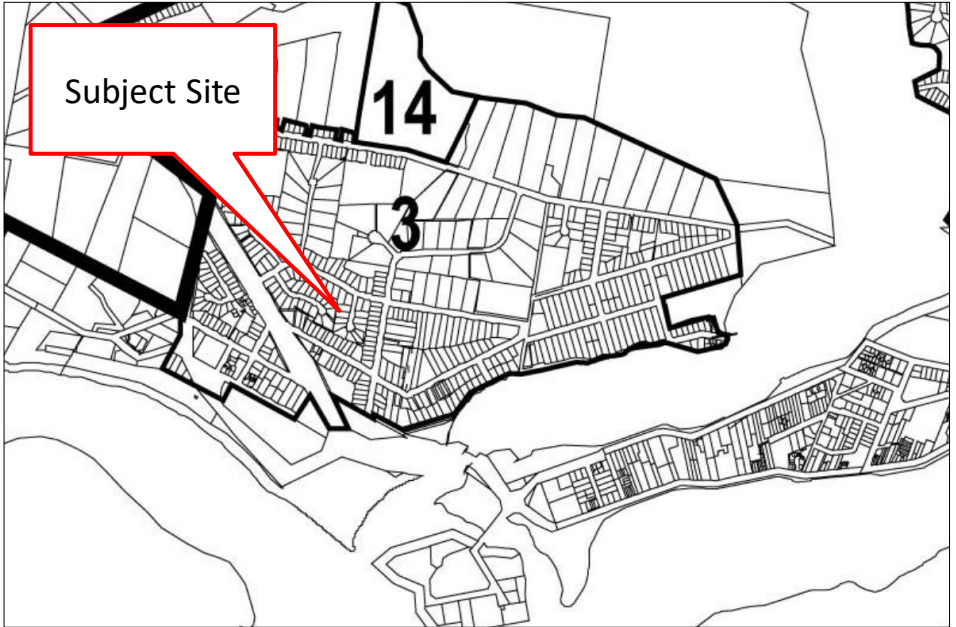
SUBJECT LAND	
Address:	5 Point Road, Kalimna
Lot Details:	Lot 578 on Plan of Subdivision 054626
Title Particulars:	Volume: 08326, Folio: 737
Title Restrictions:	A 1.83 metre wide drainage easement runs along the site's entire 15.24 metre long western perimeter
Area & Shape:	673m ² formed in a rectangular shape
Topography:	The site has a significant slope that falls towards its west boundary
Zoning:	General Residential
Overlay:	Design and Development (Schedule 13) & Erosion Management
Aboriginal Cultural Heritage:	Yes, however the construction of a single dwelling is considered to be of low impact. Therefore, a Cultural Heritage Management Plan has not been prepared as part of this application.
Improvements:	The site is currently unimproved save for boundary fencing. A shipping container has been temporarily placed on site but is to removed as part of this development.

ADJOINING PROPERTIES:

- The subject site abuts:
- 7 Point Road along its entire 44.20 metre long north boundary. This property has area of 673m² formed in a rectangular shape. It accommodates a double-storey dwelling that is setback approximately 5.5 metres from its east boundary road frontage and more than 3 metres from the common with the subject site. A shed that is setback less than 2 metres from the common boundary with the subject site is located in the property's southwest corner. The property contains a number of established trees and is accessed via a concrete crossover located at the southern end of its east boundary road frontage;
 - Point Road along its entire 15.24 metre long east boundary. This road reserve measures approximately 20 metres in width and comprises a two-way, unmarked bitumen sealed road with concrete kerb and channel drainage and grassed verges along both sides. It intersects with Hazel Road to the north and terminates to the southeast.
 - 3 Point Road along its entire 44.20 metre long south boundary. This property has area of 673m² formed in a rectangular shape. It accommodates a dwelling that is setback more than 8.5 metres from its east boundary road frontage and more than 2.5 metres from the common with the subject site. This property contains minimal trees and is accessed via a concrete crossover located at the northern end of its east boundary road frontage;
 - 56B Hazel Road along its entire 15.24 metre long west boundary. This property has area of approximately 3,650² formed in an irregular shape and is currently unimproved with any buildings. It is relatively flat apart from a slope in its southern portion towards its south boundary where it abuts a vegetated gully forming part of a declared watercourse. This property is accessed via its north boundary frontage. However, there is currently no constructed crossover to Hazel Road.



EXTRACT FROM LAKES ENTRANCE URBAN DESIGN FRAMEWORK PLAN



State & Local Planning Policies

The proposed development involves the construction of a double storey dwelling with an associated outbuilding in a cleared and relatively flat portion of the land. The property is within an existing residential development area of the township of Kalimna. This outcome will satisfy the State and Local Planning Policies of the East Gippsland Planning Scheme by:

- Directing new residential development into Kalimna's defined settlement boundary and within Kalimna's established residential area, as required through the policy objectives of **Clause 11.03-4S**.
- Incorporating siting, design and construction elements that sensitively reflect the coastal character of Kalimna through the use of glass, timber and stainless-steel materials along the balustrading and a skillion roof to minimise bulk. All of these elements will contribute to the proposed dwelling being unimposing within Kalimna's existing coastal neighbourhood context, as required through the policy objectives of **Clauses 15.01-2S & 16.01-1S**.
- Including concrete pillars across the construction foundations to minimise the impact of development in an erosion prone area as required through the policy objective of **Clauses 13.04-2S**.

The purpose of the zone and overlays

- The proposed development has been designed to satisfy the purpose of the **Design and Development Overlay** by:
- Incorporating design and construction elements that avoid excessive bulkiness to ensure the development does not detract from Kalimna's established coastal character.
- The proposed development has been designed to satisfy the purpose of the **Erosion Management Overlay** by:
- Minimising land disturbance through the use of concrete pillars to protect Kalimna's known erosion sensitivity.

Any matter required to be considered in the zone, overlay or other provision

- The proposal is designed to respond to the decision guidelines at **Clause 43.02-6** by:
- Providing a new dwelling in an established residential precinct that is in keeping with both the streetscape of Point Road and the surrounding coastal character of Kalimna, whilst also considering the amenity of adjoining and nearby residences.
- The proposal is designed to respond to the decision guidelines at **Clause 44.01-8** by:
- Incorporating a timber subfloor within the construction design to minimise the extent of soil disturbance; and,
 - Implementing the specific soil stabilising measures outlined in the Geotechnical Risk Assessment, provided with this application.

Orderly Planning

The proposal is for the construction of a new dwelling and its associated outbuilding on a vacant lot that is located within an established residential neighbourhood inside Kalimna's defined settlement boundary, and that incorporates design and construction elements to respect Kalimna's coastal character and its susceptibility to the risk of erosion. Council has consistently granted planning permits in similar circumstances. Hence, approval of the proposal will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area

The proposed dwelling has been designed and sited to enhance Kalimna's established coastal character in a manner that ensures the amenity of adjoining owners will not be detrimentally impacted in any way.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality;

The proposed dwelling is to be connected to Council's reticulated drainage and sewer infrastructure within Point Road. Accordingly, there will be no adverse impact as a result of land degradation, salinity or water quality reduction.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site

Runoff from the roof of the dwelling will be directed to a rainwater tank, to be installed at a later date, with any overflow to run to Council's reticulated drainage system. So, the stormwater quality within and exiting the site will not lead to water quality issues.

The extent and character of native vegetation and the likelihood of its destruction.

No vegetation removal is required to facilitate the proposed development.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

No vegetation removal is required to facilitate the proposed development.

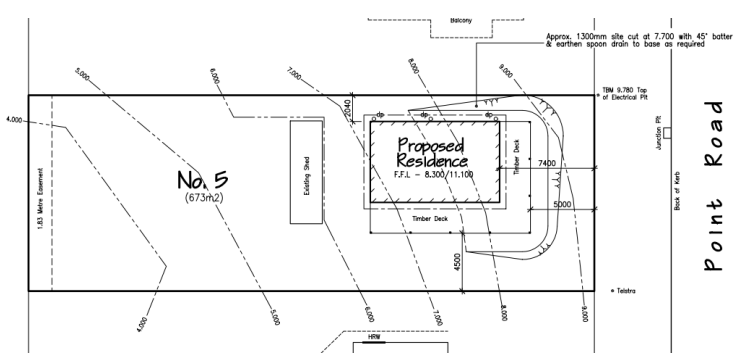
Flood, erosion or bushfire risk.

The site is not recognised as being susceptible to flood or bushfire. The erosion risk associated with the proposed dwelling has been assessed as low to moderate. Moreover, there is no evidence of erosion or landslip on the site or adjoining properties. Finally, the proposed dwelling's use of concrete pier foundations and timber sub-floor will minimise land disturbance to the greatest extent possible.

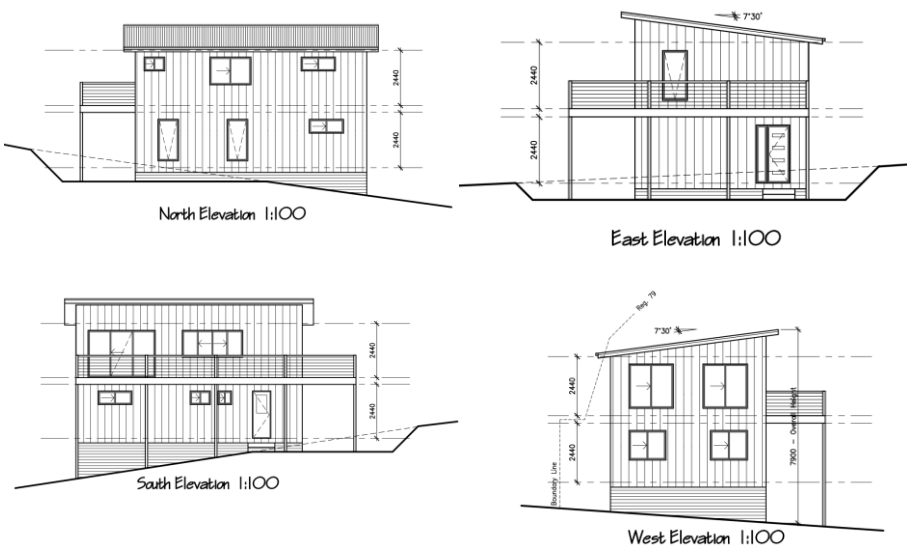
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

The site of the proposed dwelling will allow ample space for vehicle parking as well as the loading and unloading of vehicles in association with the site's proposed residential use.

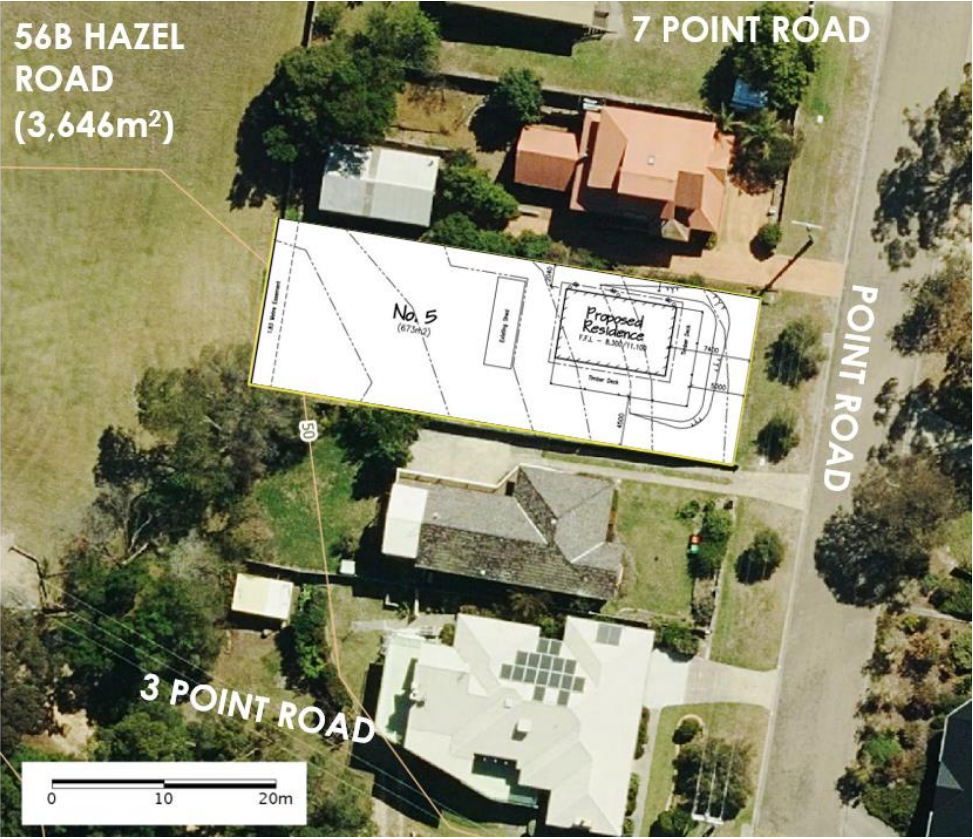
PROPOSED SITE PLAN



PROPOSED ELEVATIONS - DWELLING

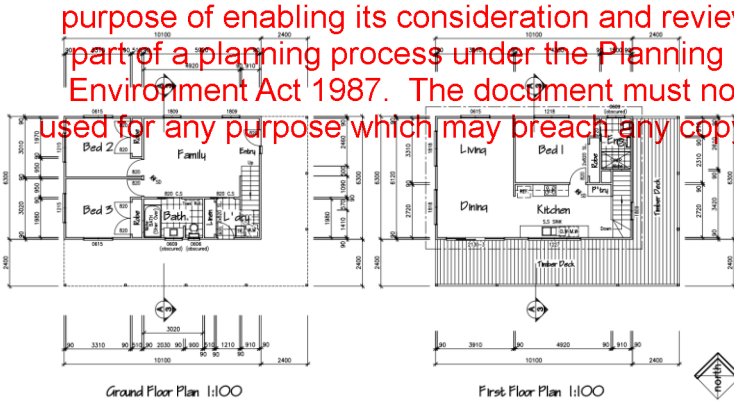


DESIGN RESPONSE

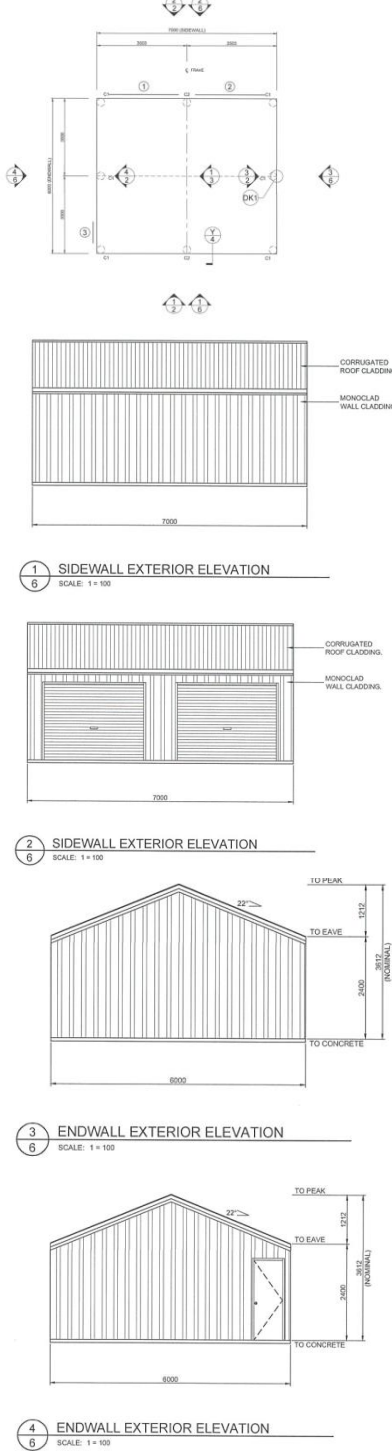


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PROPOSED FLOORPLAN - DWELLING



PROPOSED FLOORPLAN & ELEVATIONS - SHED



BAL-12.5 - Bushfire Attack Level Requirements

Must comply with AS 3959-2018 - Sections 3 & 5

Sub-Floor Supports:

No special construction requirements.

Floors:

No special construction requirements.

External Walls:

External Walls – Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/naturally fire resistant timber.

External Windows:

Protected by bushfire shutters or completely screened with steel, bronze or aluminium mesh, or 4mm Grade A safety glass or glass blocks within 400mm of ground, deck etc. Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Fitted tight and provided with a seal at the head and stiles and draught excluders at the sill.

External Doors:

Protected by bushfire shutters or screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resisting timber framed for 400mm above ground, decking etc, tight-fitting with weather strips at base. Door framing can be naturally fire resistant (high density) timber.

Water & Gas Pipes

Water and gas pipes are required to be metal above ground and the metal pipe must extend 400mm into the wall and 100mm underground.

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. Alternatively, sarking-type material can be applied over the frame prior to fixing any external cladding.

Vents & Weepholes

All vents, weepholes & gaps in the external walls shall be screened except for weepholes in the sills of windows and doors.

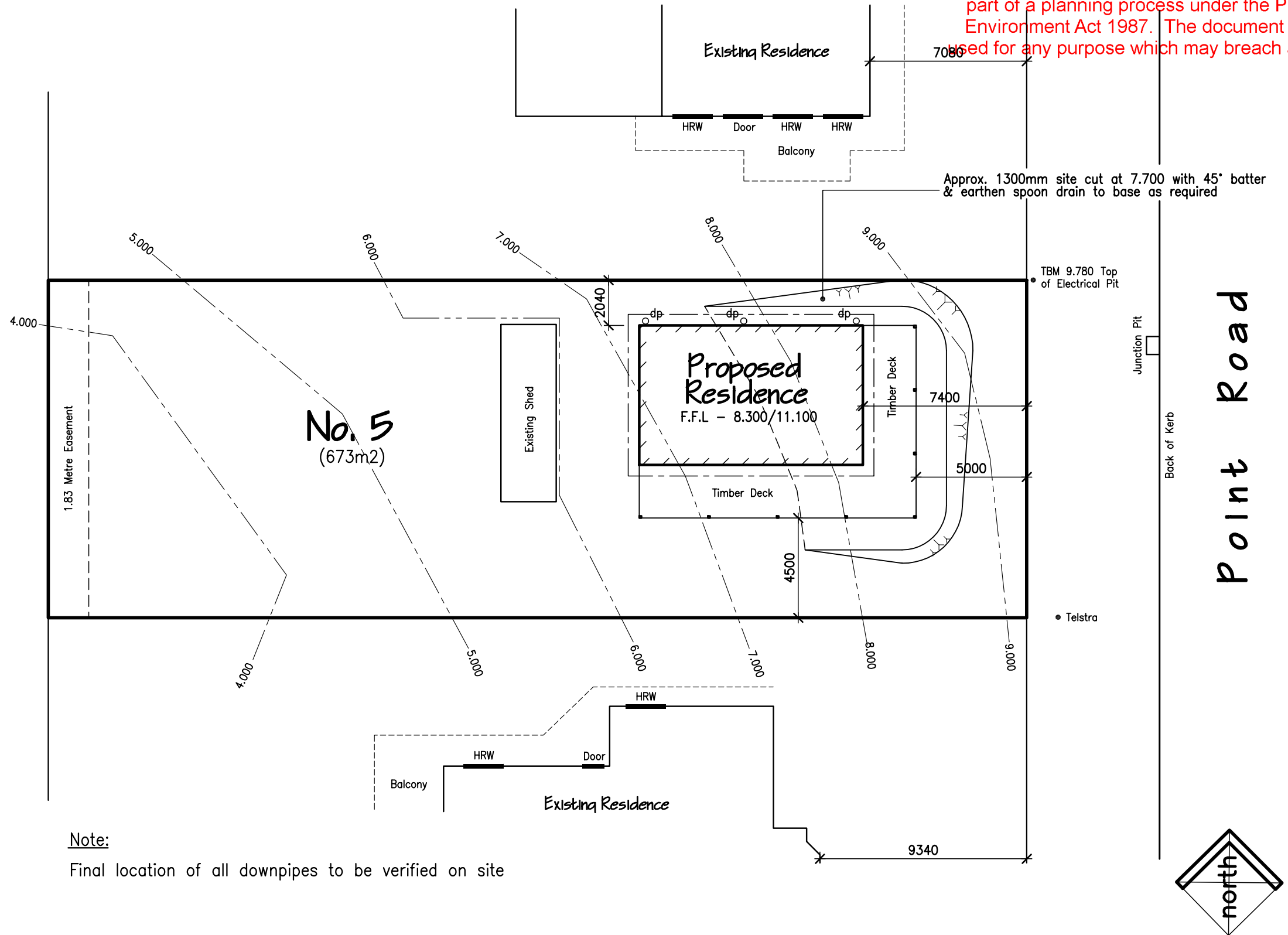
Roofing:

Non-combustible covering. Roof/wall junction to be sealed. Roofs to be fully sarked. Roof penetrations, including roof lights, roof ventilators, roof mounted evaporative cooling units, aerials, vent pipes & supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3mm. The material used to seal the penetration shall be non-combustible.

Verandahs/ Decks:

Enclosed sub-floor space – no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from glazed element.

Verandah posts must be either timber fixed on a galvanised shoe or stirrup 75mm above the adjacent finished surface or where less than 400mm from the surface of the deck be non-custible or bushfire resistant timber.



Note:

Final location of all downpipes to be verified on site

Site Layout Plan 1:200

Note:

Stormwater to be connected to legal point of discharge to local authority approval

Sewerage to be connected to property connection point to local authority approval

Site Area Calculations:

Total Site:	673 SqM	Paving:	0 SqM (0%)
Proposed Buildings:	172 SqM (26%)	Garden Areas:	501 SqM (74%)

WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED:	DATE:
OWNER SIGNED:	DATE:
BUILDER SIGNED:	DATE:

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Custom Design

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To G.J Gardner Homes

Craig Wight
Design & Drafting

Registered Building Practitioner
DP AD 36750

CLIENT:

J & X Harris

DRAWING TITLE:

SITE PLAN – SCALE 1:200

PROJECT: PROPOSED NEW RESIDENCE

**No. 5
Point Road,
Kalimna**

PAGES: 6 OF 6
SHEET SIZE: **A3**

JOB NO: 22021

DRAWN: CRAIG WIGHT

DATE: 8/12/22

FLOOR AREAS:

GROUND FLR: 63.63m2
FIRST FLR: 63.63m2
DECK: 45.12m2

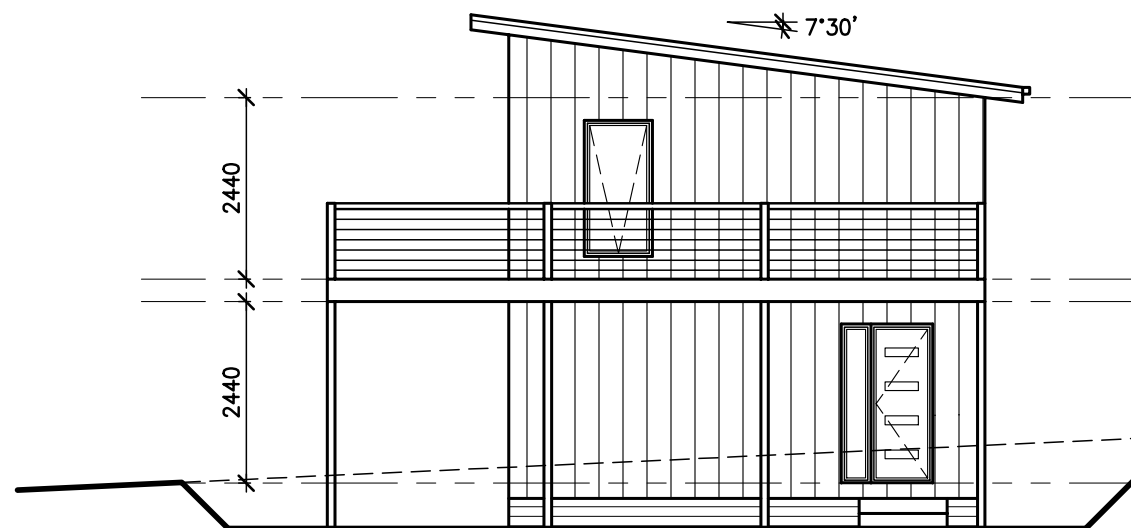
TOTAL: 172.38m2

REV. DETAILS: DATE:

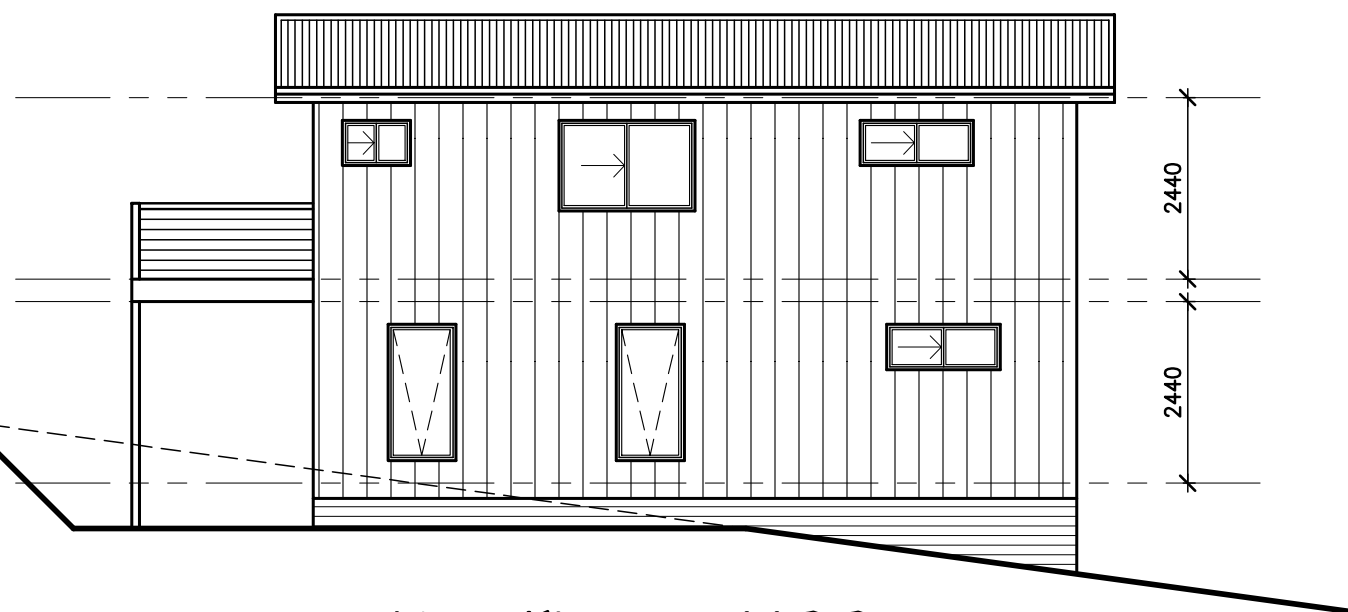
A PRELIMINARY DRAWINGS
B WORKING DRAWINGS

8/12/22

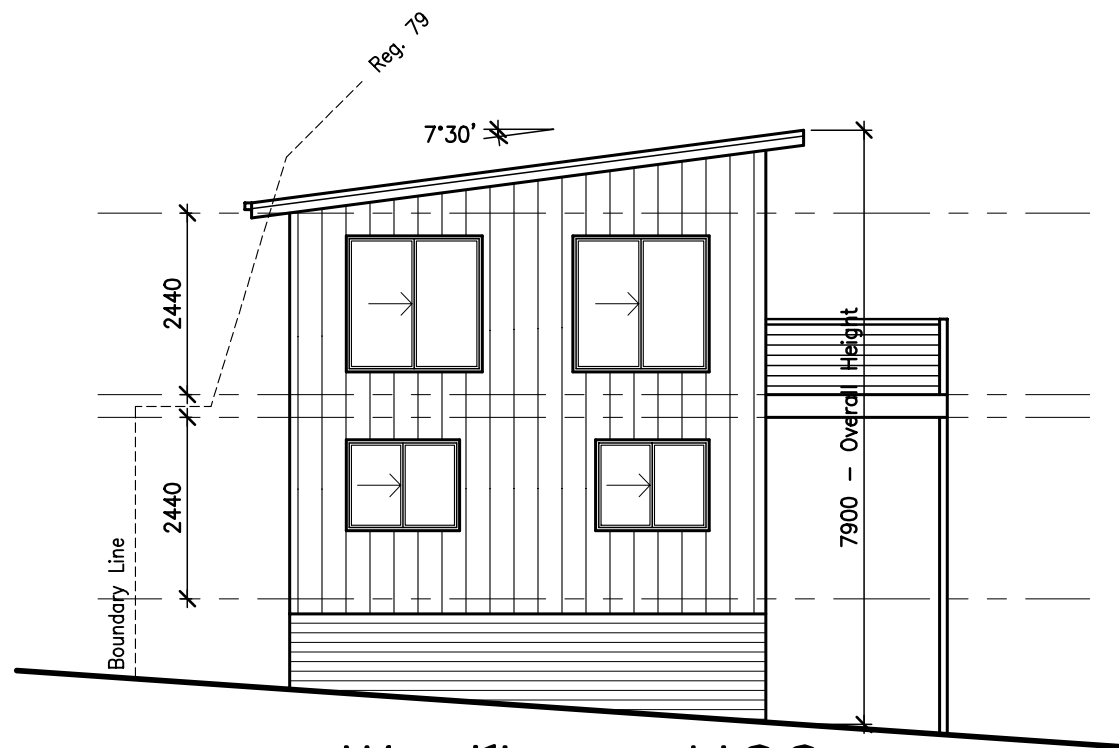
**Printed 8/11/2023
Page 27 of 31**



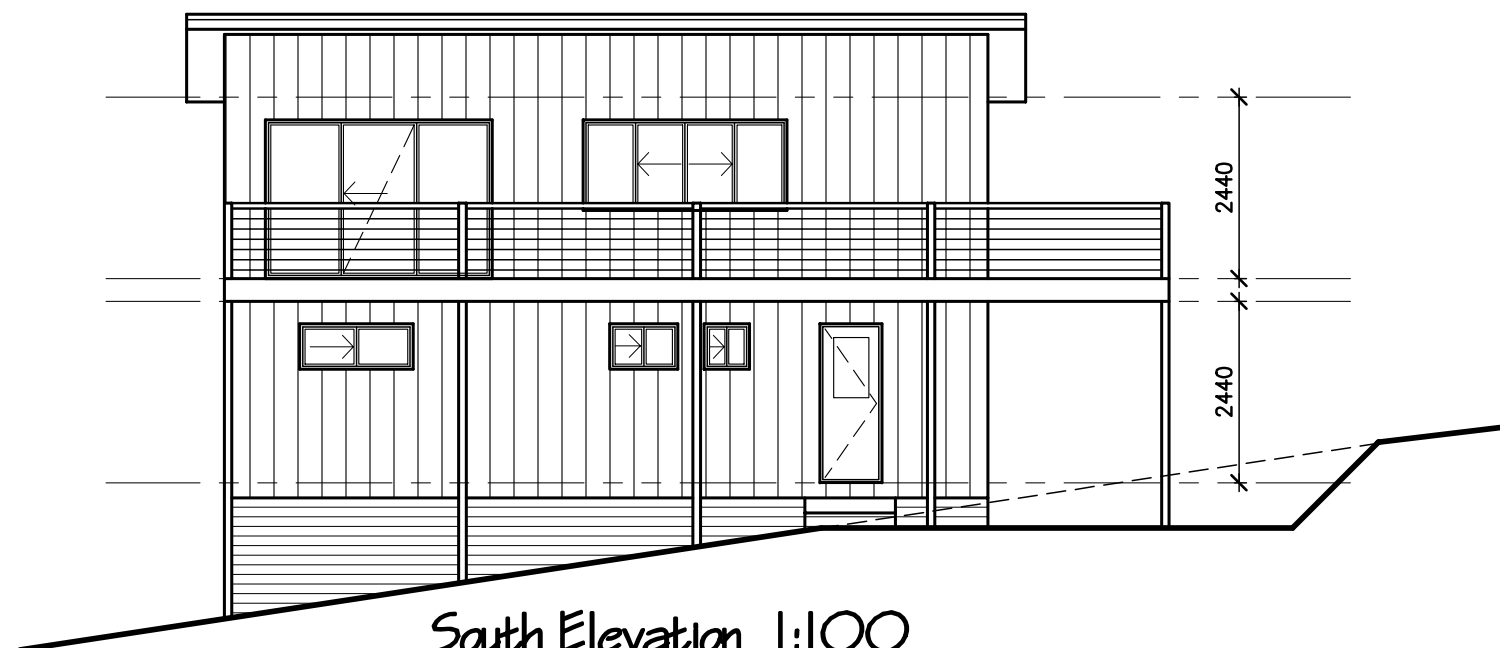
East Elevation 1:100



North Elevation 1:100



West Elevation 1:100



South Elevation 1:100

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DP AD 36750

CLIENT:

J & X Harris

DRAWING TITLE:

ELEVATIONS – SCALE 1:100

PROJECT: PROPOSED NEW RESIDENCE

No. 5
Point Road,
Kalimna

PAGES: SHEET SIZE:

2 OF 6 A3

JOB NO: 22021

DRAWN: CRAIG WIGHT

DATE: 8/12/22

FLOOR AREAS:

GROUND FLR: 63.63m2

FIRST FLR: 63.63m2

DECK: 45.12m2

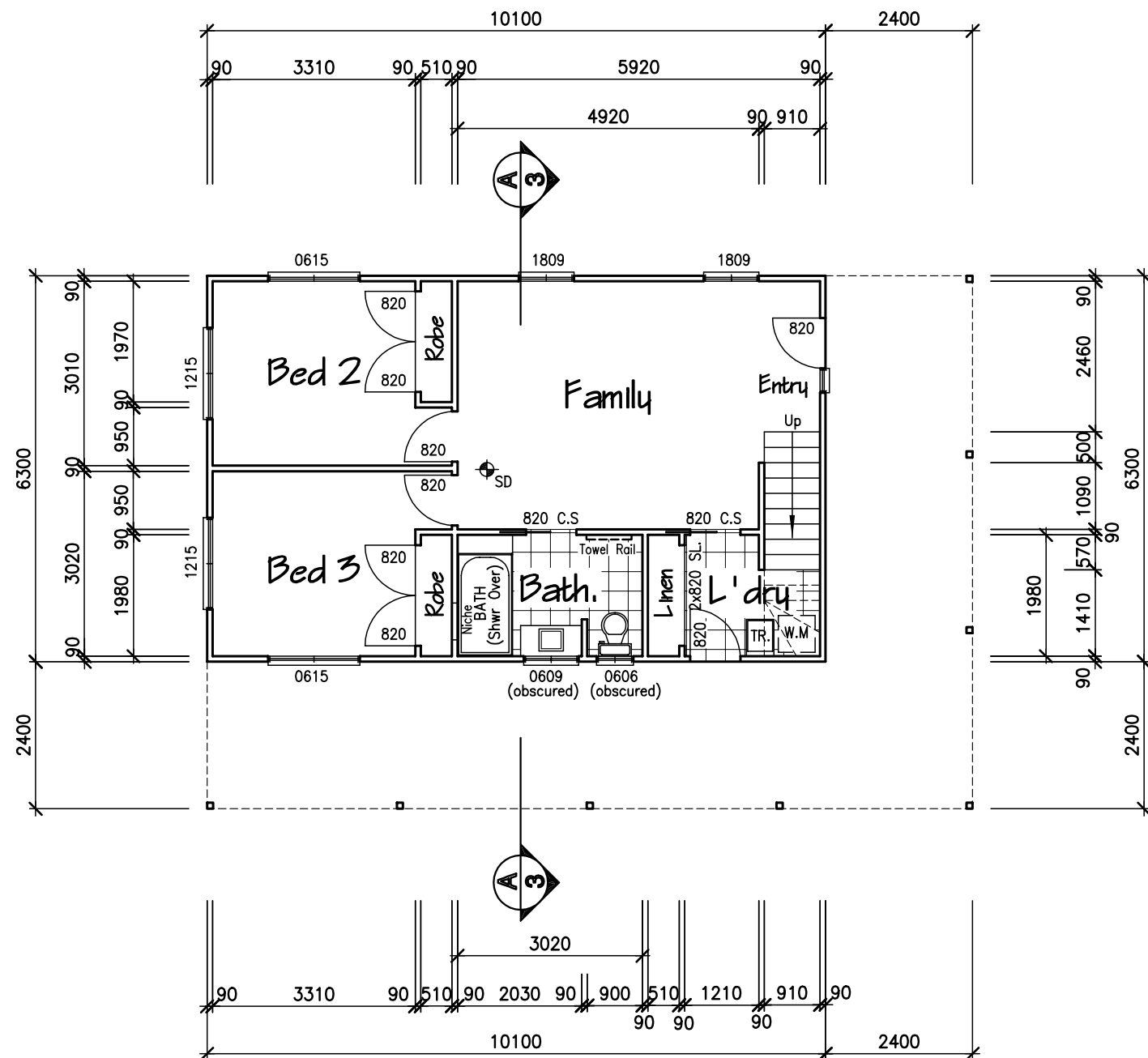
TOTAL: 172.38m2

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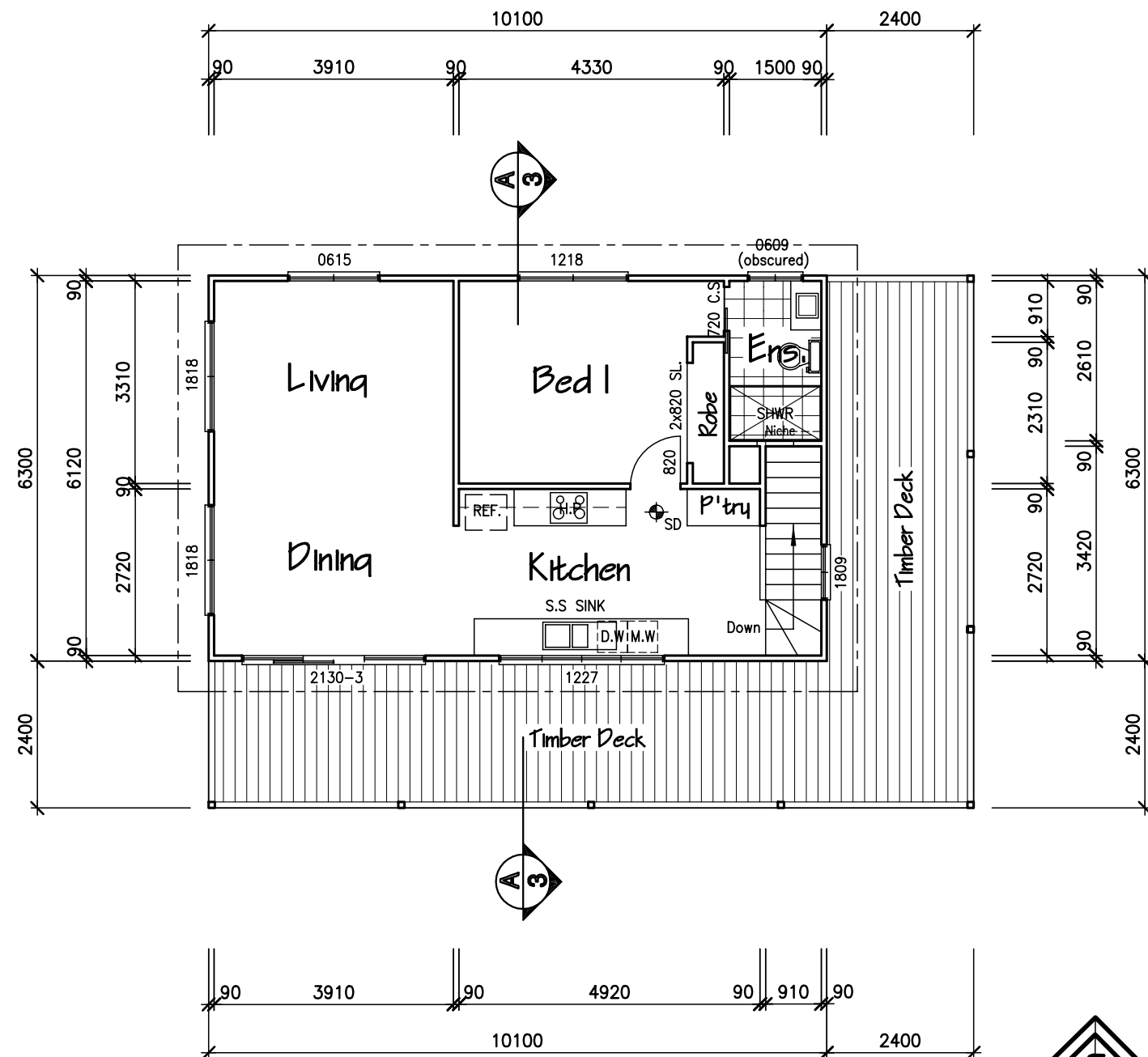
A PRELIMINARY DRAWINGS 8/12/22

B WORKING DRAWINGS *

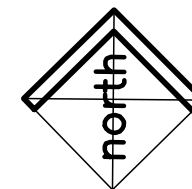
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Page 28 of 31



Ground Floor Plan 1:100



First Floor Plan 1:100



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 DRAWING TITLE:
FLOOR PLAN – SCALE 1:100

PROJECT: PROPOSED NEW RESIDENCE
**No. 5
 Point Road,
 Kalimna**

PAGES: SHEET SIZE:
 1 OF 6 **A3**
 JOB NO: 22021
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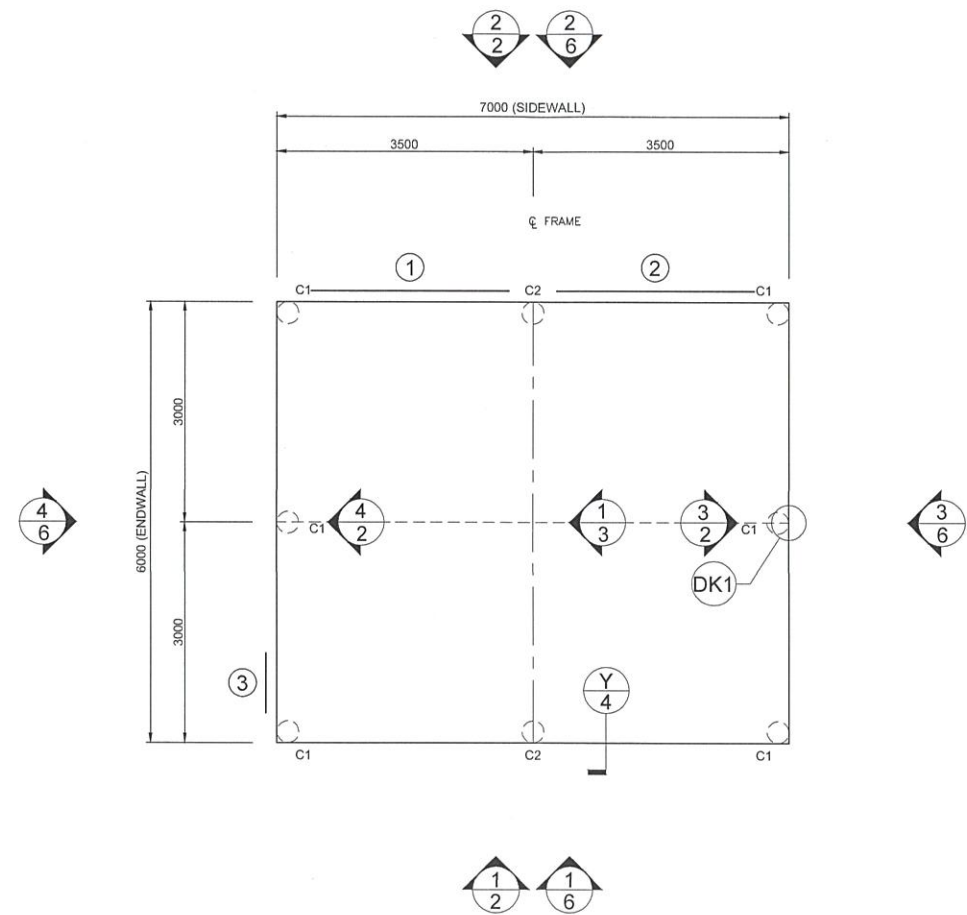
FLOOR AREAS:
 GROUND FLR: 63.63m2
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 DECK: 45.12m2
 TOTAL: 172.38m2

REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	8/12/22
B	WORKING DRAWINGS	*

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1 FOUNDATION PLAN AND MEMBER LAYOUT
1 SCALE: 1 = 100

MEMBER LEGEND	
C1	C15015
C2	2C15015

1 OF 6

SHEET

DATE
21/4/2023

CHECKED
TM

DRAWN
FDS

STEEL BUILDING BY
(CONTACT)
RIVIERA BARNES AND GARAGES
03 5153 1455
JACK HARRIS
5 POINT ROAD
KALIMNA

Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
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Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

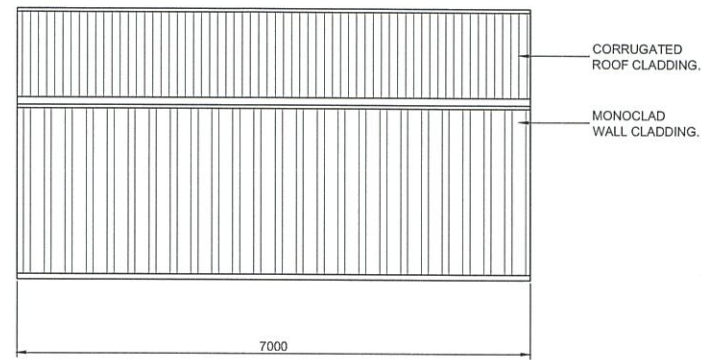
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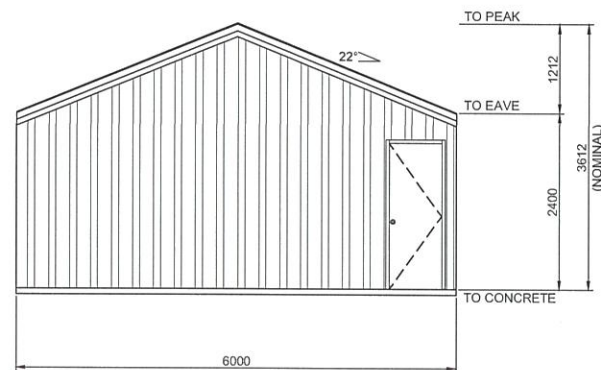
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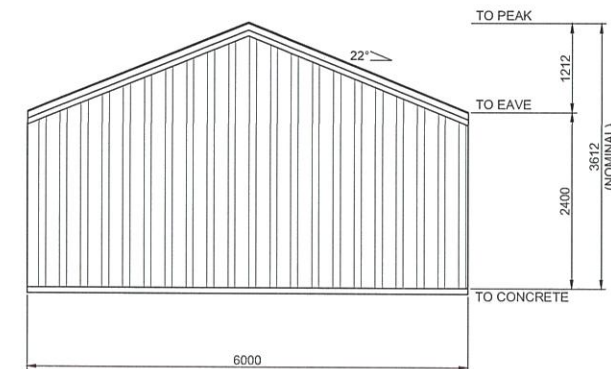
1
6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4
6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

WALL	PAPERBARK
ROOF	BASALT
ROLLER DOOR	BASALT
P.A. DOOR	PAPERBARK
DOWNPIPE	PAPERBARK
GUTTER	BASALT
CORNER FLASHING	PAPERBARK
BARGE FLASHING	BASALT
OPENING FLASHING	PAPERBARK

6 OF 6	SHEET	JOB NO. BAIR43979	DATE 21/4/2023	CHECKED TM	DRAWN FDS	STEEL BUILDING BY	(CONTACT)	FOR	AT
						RIVIERA BARNES AND GARAGES	JACK HARRIS		
							03 5153 1455		
							5 POINT ROAD		
							KALIMNA		

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Signature *T. Messer*

Date 21/4/2023

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