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Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	17 Princes Highway LAKES ENTRANCE 3909 Lot: 8 LP: 19029
The application is for a permit to:	Buildings and Works for a New Dwelling and Two Lot Subdivision
The applicant for the permit is:	Nba Group Pty Ltd
The application reference number is:	5.2023.368.1

You may look at the application and any documents that support the application free of charge at: https://www.eastgippsland.vic.gov.au/building-and-development/advertisedplanning-permit-applications

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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.
- ٠

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.

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.

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REGISTER SEARCH STATEMENT (Title Seated) for pay of the may breach any breach any breach any breach any breach any breach and breach any breach and breach any breach

VOLUME 07210 FOLIO 938

Security no : 124109141501M Produced 18/09/2023 07:08 AM

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 019029. PARENT TITLE Volume 04815 Folio 838 Created by instrument 4660331R 23/12/1948

REGISTERED PROPRIETOR

Estate Fee Simple Joint Proprietors

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 LP019029 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: 17 PRINCES HIGHWAY LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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NBAgroup



17 Princes Highway, Lakes Entrance

Proposed Two (2) Lot Subdivision and Dwelling

Planning Permit Application East Gippsland Shire Council August 2023

> Prepared by the NBA Group on behalf of A + J Schuback

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1 Background and Introduction

The NBA Group have been requested by our client to prepare a planning application for a two (2) lot subdivision at 17 Princes Highway, Lakes Entrance.

The subject site is a residential allotment of 618sqm in a General Residential Zone, developed with a single dwelling and associated driveway in an established residential neighbourhood within the Lake Entrance township.

This proposal will see the site subdivided to create two (2) smaller allotments. The existing dwelling, driveway and access of Princes Highway will be retained on Lot 1, whilst Lot 2 will be an allotment with a new dwelling accessed via an existing crossover off Middle Street.

Schedule 13 to the Design and Development Overlay (Clause 43.02) covers the site, however it is considered that this overlay has minimal bearing on the application as it does not trigger any need for permit under the provisions of the overlay, and the development of Proposed Lot 2 has been carefully designed to meet the design objectives of this clause.

The site is impacted by the Erosion Management Overlay (EMO). A Soil Foundation Assessment by Ark Angel has been provided to confirm suitability of the site soil conditions for the proposed development.

This proposal has been carefully considered to reconfigure land which is currently surplus in a residential area, to create two viable allotments and to offer a diverse range of affordable housing options available within the Lakes Entrance township.

The proposal has been designed to meet the objectives of the East Gippsland Planning Scheme, in particular <u>Clause 55 Two Dwellings on a Lot</u> and <u>Clause 56 Subdivision</u>.

1.1 Supporting Documentation

Accompanying this submission is the following supporting documentation:

- Signed Application Form;
- Certificate of Title Volume 07210 Folio 938
- Proposed Plan of Subdivision;
- Dwelling Design Plans;
- Soil Report from Ark Angel; and
- Letter of Advice from EGCMA.

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2 Site Context and Existing Conditions

The subject site is a rectangular parcel of land formally known as LOT 8 LP19029 at 17 Princes Highway, Lakes Entrance. Thes site are contained wholly within the General Residential Zone as identified in the East Gippsland Planning Scheme, on a corner allotment abutting Princes Highway and Middle Street, as shown in Figure 1 below. The site comprises a total 618sqm.

Figure 1 | Aerial image of the subject site



The subject site contains a single storey weatherboard dwelling situated towards the front of the site with street frontage to Princes Highway. A crossover and sealed driveway that runs along the southwestern boundary of the site provides access to the dwelling.

The topography of the site is relatively flat, with minimal vegetation. A single palm sits proximate to the existing dwelling. There are no areas of fill/cut present on the site, and no known soil contamination. A Soil Assessment has been prepared and is attached as part of this application.

The site is within an Erosion Management Overlay Area, and a soil report has been sought and provided to demonstrate suitability of the site conditions to support development.

All services are currently available to the site, and there are no restrictive easements on the title.

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Image 1 | Looking across the front of the site towards existing dwelling and access



Image 2 | View from the east, of the existing dwelling and single palm



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Figure 4 | Surrounding land use pattern



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3 Neighbourhood Description

The subject site is located within an established residential area within the Lakes Entrance township. The following components contribute to the existing character of the neighbourhood.

3.1 Lot Sizes

Lots sizes in the area are varied, with a mix of original lots and subdivided lots created as evident in figures 4 and 5. It is typically for original dwellings to be situated towards the southern end of properties towards the foreshore and new dwellings constructed adjacent to the rear of the site.



Figure 5 | Surrounding land use and subdivision pattern

3.2 Built Form

Original dwellings in the area tend to date from the 1960's onwards, with newer infill developments established from the 2000's onwards. Dwellings are often single storey in nature and constructed of a mix of materials including weatherboard, render, bricks and feature cladding. Roofs are generally either tiled or ColourBond.

3.3 Streetscape and Character

Front fencing within the neighbourhood is common with high timber fencing and vegetation along Princes Highway being common, creating privacy from the street and passing vehicles. The subject site has a high timber fence that is offset from the property boundary that is consistent with the surrounding property frontages.

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3.4 Locality to Existing Infrastructure

The site is well located within the residential area of the Lakes Entrance township, is a popular costal tourist destination with access to the Gippsland Lakes and beachfront. Refer to figures 2 and 3 for further detail on the site's situation.

3.5 Site Opportunities and Constraints

An analysis of the site has been undertaken, identifying the following site opportunities and constraints:

Opportunities:

- To provide increased diverse residential development within close proximity to the township of Lakes Entrance;
- To encourage an increase in population to contribute to the vitality of the Lakes Entrance community;
- The site is clear of vegetation and the topography is flat making it ideal for development;
- Existing crossover and independent access available to proposed lot;
- Makes use of existing services and infrastructure available to the site;
- The overall site and existing dwelling are well positioned to accommodate additional residential development.

Constraints:

- Erosion Management Overlay;
- Possible overlooking to and from abutting properties; and
- Small lot size.

The proposal has been designed to respond accordingly to the site opportunities and constraints identified.

4 Proposed Development

This application seeks to maximise on development opportunity to increase diversity in affordable housing offerings on more compact allotments to cater for the changing needs of the population. The proposal and design seek to take advantage of the site's size, orientation, existing infrastructure, location and proximity to both the foreshore and central township.

Given the particular site conditions, the surrounding neighbourhood character and the applicable planning controls, it is considered appropriate to:

subdivide the land into two (2) allotments, retaining the existing dwelling as affordable housing stock with access off Princes Highway, and propose a new allotment with a dwelling to the northwest of the site facing onto Middle Street.

The proposed subdivision layout is shown below in Figure 6, and the Proposed Plan of Subdivision is attached to this application for further reference.

Figure 6 | Proposed Plan of Subdivision



The proposed subdivision layout incorporates existing site features to provide two (2) well dimensioned allotments capable of accommodating the existing dwelling on Proposed Lot 1, and the proposed dwelling on Lot 2.

Proposed Lot 1 is located to the front of the site, facing Princes Highway and contains the existing dwelling and driveway on an allotment of 440sqm. The site maintains is street frontage of 19.3m, with a proposed depth of 22.36m which offers suitable space for development on proposed Lot 2 whilst not detracting from the adequate sizing and liveability of Lot 1. The existing palm tree will be retained on the Lot 1 site and is not impacted by the proposed development.

Proposed Lot 2 is situated to the rear of proposed Lot 1 and is a regular, rectangular shaped allotment of 192sqm which is intended to host the additional dwelling proposed.

The existing vehicle crossover off Princes Highway is to be retained and the existing driveway will provide access Lot 1. A second existing crossover off Middle Street provides access to Proposed Lot 2. The retention of the existing crossing and driveway minimises interruptions to both front and side streetscapes, and maintains streetscape character.

All servicing and associated infrastructure exists on site. Services are proposed to be connected to the new lot.



Figure 7 | Proposed dwelling setbacks



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Image 3 | Looking back down Middle Street, with existing crossover to the rear of the site



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5 Planning Assessment

5.1 Overview

This section details how the proposed subdivision will meet the objectives of the Municipal Planning Strategy and the Planning Policy Framework, zoning and any overlay provisions within these policies, and any particular provisions relevant to the proposal.

The East Gippsland Planning Scheme clauses relevant to this application include the following:

Zoning	
Clause 32.08	General Residential Zone – Schedule 1 (GRZ1)
Overlays	
Clause 43.02	Design and Development Overlay – Schedule 13 (DDO13)
Clause 44.01	Erosion Management Overlay
Planning Policy	Framework (PPF)
Clause 02	Municipal Planning Strategy
Clause 11	Settlement
Clause 13	Environmental Risks and Amenity
Clause 16	Housing
Particular Provi	isions
Clause 55	Two Dwellings on a Lot

General Provisions

Clause 56

Clause 65 Decision Guidelines

Residential Subdivision

5.2 Zoning

Pursuant to the East Gippsland Planning Scheme, the property is contained within the <u>General Residential</u> <u>Zone, Schedule 1 (Clause 32.08)</u>. The proposal is in accordance with the relevant purposes of the zone which, alongside implementing the Municipal Planning Strategy and Planning Policy Framework, are:

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

Pursuant to <u>Clause 32.08-3 Subdivision</u> a Planning Permit is required to subdivide land an application must meet the requirements of <u>Clause 56</u> as addressed in section 5.5 of this report.

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Figure 8 | Zoning Map of Subject Site and Surrounds



<u>Clause 32.08-6 Construction and extension of two or more dwellings on a lot</u> states that a permit is required to: Construct a dwelling if there is at least one dwelling existing on the lot and must meet requirements set out in <u>Clause 55</u> as discussed in section 5.5 of this report.

The relevant Decision Guidelines contained within <u>*Clause 32.08-13*</u> have been considered and discussed below.

Response:

The proposal seeks to maximise use and functionality of surplus, underutilised land by creating an additional an additional lot capable of accommodating a dwelling. The site well situated within in the Lakes Entrance township, proximate to the town centre with good access to local facilities, services, and the Lakes Entrance foreshore. As such, it is considered this application suitably responds to the objectives of this zone withing the Planning Scheme.

5.3 Overlays

Clause 43.02 Design and Development Overlay – Schedule 13 (DDO13)

Pursuant to the East Gippsland Planning Scheme, the subject land is wholly contained within the <u>Design and</u> <u>Development Overlay, Schedule 13 (Clause 43.02</u>). Alongside implementing the Municipal Planning Strategy and the Planning Policy Framework, the primary purpose of the DDO is:

 To identify areas which are affected by specific requirements relating to the design and built form of new development.

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Schedule 13 to the DDO relates to Residential Development in Coastal Settlements: Lakes Entrance.

There are no permit triggers in the schedule to the overlay that relate to subdivision. The schedule does provide design objectives for development as well as permit triggers for buildings and works.

Under the schedule it is noted that

A permit is not required to construct a building or carry out works other than for:

- A building with a height of more 7.5 metres from natural ground level measured within the building footprint.
- A development where the total building area proposed on a site is greater than 300 square metres, except within an approved building envelope.
- A development where the slope of land where the building or works are to be carried out is greater than 15 percent.

For the purpose of this provision, 'total building area' is inclusive of existing buildings to be retained.

The site lays within Character Area 10 of Map 1 to the clause which relates specifically to

Princes Highway residential (area 10)

To encourage the development of well-designed medium density development in suitable locations close to the town and water to assist in unifying the area.





Settlement Boundary

Response:

The proposal is consistent with the DDO13 in that there is no trigger for subdivision within the DDO nor any minimum lot sizes. Development of Proposed Lot 2 has been carefully designed to meet the design objectives, and does not trigger any cause for need for permit under Schedule 13 to the DDO Clause 43.02.

Clause 44.01 Erosion Management Overlay (EMO)

The subject site is impacted by the Erosion Management Overlay as identified under the East Gippsland Planning Scheme. The purpose of the EMO is:

To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

Pursuant to this overlay a Planning Permit is required to construct a building or construct or carry out works, and is further triggered by subdivision.

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Figure 11 | Erosion Management Overlay



Response:

It is noted that there are Application Requirements that include the need for Geotechnical Risk Assessment. However, the overlay also notes a suitably qualified and experienced practitioner may demonstrate that a risk assessment is not required, and the responsible authority may waiver requirements.

An Engineer has visited the site and provided the attached written Soil Foundation Assessment which notes the suitability of the site to support development, with adequate recommendations for construction with no notable soil erosion or geotechnical risk. It is therefore considered that development poses no risk to the environment or site.

5.4 Planning Policy Framework and Local Planning Policy Framework

The following components of the East Gippsland Planning Framework are relevant to this application:

Clause 02 Municipal Planning Strategy

02.03-1 Settlement and housing – Growth area towns

This clause identifies Lakes Entrance as a major tourist and retirement destination, which has a strong commercial fishing industry and significant land for future development. It includes the East Gippsland Settlement Hierarchy Plan that identifies Lakes Entrance as a Grown Area Town (refer Figure 12).

Council's strategic directions for the growth area towns are:

Enhancing Lakes Entrance's role as the largest coastal town in the Gippsland area, with a focus
on tourism, commercial fishing and recreational boating activities.

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02.03-2 Environmental & Landscape Values

This clause recognises East Gippsland's biodiversity and seeks to restore and protect that biodiversity whilst balancing residential and other types of development.

02.03-3 Environmental risks and amenity

This Clause identifies environmental risks and amenity such as erosion which is relevant to this application and has been addressed above.

02.04 Strategic Framework Plan

Contains the East Gippsland Strategic Framework Plan which identifies the site as a grown area town where growth is promoted.

Response:

The Municipal Planning Strategy includes Lakes Entrance within a growth area, where growth is promoted. The proposal has no impact on environmental or landscape values and the relevant environmental risks have been addressed by third party expert reports. The proposal is consistent with the relevant Framework Plans.

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Clause 11 Settlement

States that:

Planning is to anticipate and respond to the needs of existing and future communities through provision on zoned and serviced land for housing employment, recreation and open space, commercial and community facilities and infrastructure.

<u>Victoria (11.01)</u>

Settlement (11.01-1S)

Objective:

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through and networks of settlements.

<u>Settlement – East Gippsland Settlements (11.01-1L-01)</u>

Relevant strategies:

- Encourage infill or incremental development of existing towns in preference to dispersed development.
- Encourage the consolidation of existing township areas through the development and subdivision of existing lots.

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- Support residential infill development within existing residential zones.
- Support medium density development for tourist and residential use in residential zones.

Growth area towns (11.01-1L-02)

Lakes Entrance is identified as a growth area town, the strategies for which are considered below.

Supply of Urban Land (11.02-15)

Objective:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Growth areas (11.03-25)

Objective:

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Coastal Settlements (11.03-4L-01)

This policy applies to the towns of Paynesville and Lakes Entrance, and to all towns marked as 'Coastal' on the Strategic Framework Plan at Clause 02.04.

Relevant strategies include:

- Contain development within existing zoned boundaries.
- Ensure development does not adversely affect landscape and environmental values and incorporates measures to protect those values.
- Retain existing native vegetation and incorporate replanting in new development.

Response:

Development within the coastal settlements is encouraged by the Planning Scheme and the proposal is considered to be consistent with these strategies. The site is in an existing urban area, identified within the planning framework as a coastal Growth Area, with the land zoned appropriately for residential purposes.

It provides an additional residential allotment suited to future development to increase housing density and diversity within the township. The proposal will have minimal impact on surrounding properties, the neighbourhood character, landscape or environment. The proposal is considered to be in accordance with the Settlement Strategies.

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Clause 13 Environmental Risks and Amenity

Clause 13.03 Soil degradation

To protect areas prone to erosion, landslip or other degradation processes.

Response:

The proposal responds appropriately to the relevant environmental risks and amenity as discussed above. A Soil Report provided by a suitably qualified third-party expert, provides evidence to demonstrate feasibility of the site to accommodate development of the dwelling as proposed and poses no increased risk.

Clause 16 Housing

Housing Supply (16.01-1S)

Objective:

To facilitate well-located, integrated and diverse housing that meets community needs.

Housing affordability (16.01-2S)

Objective:

To delivery more affordable housing closer to jobs, transport and services.

Location of residential development (16.01-2L)

Objective:

Encourage residential development in locations that minimises negative impacts on the Shire's urban waterways.

Response:

The proposal provides for additional housing with an existing serviced residential area. It takes advantage of existing infrastructure available to the site and provides for affordable housing opportunities as encouraged by the Planning Scheme.

5.5 Particular Provisions

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

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To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that is responsive to the site and the neighbourhood.

Clause 55 Assessment – Two or More Dwellings

Street setback objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

STANDARD B6:

Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table B1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table B1

The site is on a corner:

Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.

Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

RESPONSE:

The house offers a 6m setback from the street front. It is noted that the proposed dwelling design incorporates a small street-facing verandah, the addition of which create character to the streetscape and street view without adversely impacting setback compliance.

The design gives consideration to the features of the site and surrounding neighbourhood character noting dwelling of a similar situation and design appear in the immediate and surrounding residential areas.

The abutting property has a setback of 7m, hence the front wall setback is considered to comply.

Site coverage objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

STANDARD B8:

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

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RESPONSE:

Schedule 1 to the GRZ does not specify a maximum site coverage area, hence the max 60% rule applies. The proposed dwelling design offers 60sqm of floor space plus 5sqm of decking making the front verandah. Over 60% of the site remains uncovered and offers ample space for the addition of any possible future carpark coverage or storage shedding, with total garden area on 63.17% as noted on the Site Analysis table on sheet 2 of the dwelling plans provided.

Permeability and stormwater management objectives

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater. **STANDARD B9**:

The site area covered by pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone; or
- If no minimum area is specified in a schedule to the zone, 20 per cent of the site.

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

RESPONSE:

Schedule 1 to the GRZ does not specify any minimum pervious surface area, as such the 20% rule applies. The proposed dwelling design offers 60sqm of floor space plus a 5sqm verandah, covering approximately 34% of the site. Thus over 60% of the site remains as permeable surface area.

The client has sought advice from the EGCMA in relation to stormwater management. The letter states that:

Due to the nature and scale of the subdivision, the stormwater treatment assets (rainwatertank for example) will be under private ownership and must be enforced via a section 173 agreement placed on the new lot to ensure that any new dwelling constructed on the property will be connected to an appropriately sized rainwater tank.

The Authority further states that they would be unlikely to object to the proposal, subject to (but not limited to) the conditions outlined in the letter.

Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

STANDARD B13:

The landscape layout and design should:

Protect any predominant landscape features of the neighbourhood.

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- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should meet any additional landscape requirements specified in a schedule to the zone.

RESPONSE:

The proposed development does not impact the minimal vegetation on site, with the sole existing palm tree to be retained on Lot 1.

Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

STANDARD B17:

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

RESPONSE:

The proposed dwelling is set 1050mm from the rear boundary, 3785mm from the west-facing boundary, and 1200mm from the east-facing boundary; with a proposed setback of 2400mm from the rear of the existing dwelling.

It is noted that there is ample space on site to ensure the new dwelling can be situated within the boundaries of Proposed Lot 2 to ensure side boundary compliance under the provisions of Standard B17.

Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

STANDARD B18:

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:

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- For a length more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 - \circ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

RESPONSE:

No walls are proposed to be constructed within 200mm of a boundary.

Private open space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

STANDARD B28:

A dwelling should have private open space of an area and dimensions specified in a schedule to the zone. If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of:

- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

The balcony requirements in Clause 55.05-4 do not apply to an apartment development.

RESPONSE:

The schedule to the zone does not stipulate any private open space specifications, hence the above applies. The proposed dwelling design and situation provides for private open space area at the side of the allotment well in excess of the 25sqm minimum.

Front fences objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard B32:

The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

• The maximum height specified in a schedule to the zone, or

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 If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

RESPONSE:

No front fence height is specified in the schedule to the zone, hence a 1.5m maximum height is permitted per Table B3. The existing fence along the street frontage of Proposed Lot 2 will be removed to provide access for development of the site, and any future fencing will take the provisions of this standard into consideration to ensure compliance to the specified maximum height.

Clause 56 Residential Subdivision

Alongside implementing the Municipal Planning Strategy and the Planning Policy Framework, the purposes of <u>Clause 56 Residential Subdivision</u> relevant to this application are:

- To create liveable and sustainable neighbourhoods and urban places with character and identify;
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
 - Metropolitan Melbourne growth areas;
 - Infill sites within established residential areas; and
 - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
 - Policy implementation;
 - Livable and sustainable communities;
 - Residential lot design;
 - Urban landscape;
 - Access and mobility management;
 - Integrated water management;
 - Site management; and
 - Utilities.

Pursuant to this clause, an application to subdivide land must meet all of the objectives included in the clauses specified in the zone and should meet all of the standards included in the clauses specified in the zone.

Clause 56 Assessment – 2 Lots

STANDARD C6:

Neighbourhood character objective

To design subdivisions that respond to neighbourhood character.

RESPONSE:

The proposal respects the existing neighbourhood character whilst responding to the features of the site. There are a number of subdivisions with dwellings of a similar nature in the immediate vicinity in respect to the proposal.

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STANDARD C8:

Lot area and building envelopes objective

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

RESPONSE:

Proposed Lot 2 offers 192sqm of land which has been demonstrated to be more than accommodating of the proposed dwelling design. The regular shaped allotment offers 10 x 19.18m boundaries able of maintaining adequate setback and positioning of the proposed dwelling. Proposed Lot 1 is well dimensioned to accommodate the buildings it already contains.

STANDARD C9:

Solar orientation of lots objective

To provide good solar orientation of lots and solar access for future dwellings.

RESPONSE:

The proposed lots achieve good solar access, with the Proposed Lot 2 is orientated to provide appropriate orientation.

STANDARD C11:

Common area objective

To identify common areas and the purpose for which the area is commonly held.

To ensure the provision of common area is appropriate and that necessary management arrangements are in place.

To maintain direct public access throughout the neighbourhood street network.

RESPONSE:

No common area is proposed.

STANDARD C21:

Lot access objective

To provide for safe vehicle access between roads and lots.

RESPONSE:

The existing crossing and driveway will service the existing dwelling on Proposed Lot 1. A new crossover is proposed to provide access to Proposed Lot 2 and new dwelling.

STANDARD C22:

Drinking water supply objective

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

RESPONSE:

Reticulated water is currently available to the site and can be utilised to service the new lot, making efficient use of existing infrastructure.

STANDARD C23:

Reused and recycled water objective

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

RESPONSE:

The lots can be provided with a water tank, for the use of recycled water for irrigation, and to reduce the dependency on potable water, if deemed necessary.

STANDARD C24:

Waste water management objective

To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

RESPONSE:

The subject site has reticulated sewer available which will be connected to the new lot.

STANDARD C25:

Stormwater management objectives

To minimise damage to properties and inconvenience to residents from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

RESPONSE:

All minor drainage will be designed and installed to Council's requirements and will be connected to the legal point of discharge.

STANDARD C26:

Site management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.

To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

RESPONSE:

The site will be managed to the satisfaction of the Responsible Authority prior to and during any construction works.

STANDARD C27:

Shared trenching objectives

To maximise the opportunities for shared trenching.

To minimise constraints on landscaping within street reserves.

RESPONSE:

Any new servicing will utilise shared trenching where possible.

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STANDARD C28:

Electricity, Telecommunications and Gas objectives

To provide public utilities to each lot in a timely, efficient and cost-effective manner.

To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.

RESPONSE:

Services that are available to the site will be supplied to each lot in accordance with the requirements of the Relevant Authorities

NB: Some matters covered by the objectives and standards can occur after a permit for the subdivision has been issued, through a condition of permit.

Considering some matters at a later date allows planning assessment to occur at an appropriate time in the design and construction process and can provide for faster, more cost-effective decision making.

5.6 General Provisions

Clause 65 Decision Guidelines

Approval of an Application or Plan (65.01)

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health and amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

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Approval of an Application to Subdivide Land (65.02)

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

Response:

This report demonstrates how the subdivision and dwelling proposal are considered consistent with the relevant requirements of the East Gippsland Planning Scheme, across various objectives and decision guidelines within the Municipal Planning Strategy and Planning Policy Framework, the zone and other provisions throughout the Scheme and Act.

The existing dwelling will retain its frontage to the main road and is suitably situated to the front of the site as is common of the area and neighbouring properties. Proposed Lot 2 is the balance lot to the rear of the site with frontage to Middle Street and provides adequate space for development to positively contribute to the streetscape.

Each lot will utilise the existing access limiting impacts on the existing streetscape. All services are currently available to the site and can be extended to the new lot as required.

The proposed subdivision has been designed to respond to the opportunities and constraints of the site and the applicable planning policies. It results in the creation of a viable residential allotment that is

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capable of accommodating a single dwelling and associated infrastructure, designed to standards, within an established residential area in the township of Lakes Entrance.

The proposal provides for the fair and orderly planning of the area in accordance with the relevant provisions of the East Gippsland Planning Scheme.

6 Conclusion

The following key conclusions can be drawn from the above analysis:

- The proposal supports the Municipal Planning Strategy and Planning Policy Framework and provides opportunity for infill development opportunities in close proximity to town.
- The proposal is consistent with current zoning provisions, including a key purpose of <u>Clause 32.08</u> <u>General Residential Zone (GRZ)</u>: To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- The <u>Design and Development Overlay Schedule 13</u> has no bearing on this application given that no development is proposed.
- The proposal responds to the <u>Erosion Management Overlay</u> through demonstration of soil suitability and recommendations associated with the construction of the proposed dwelling as determined by third party professionals.
- The proposal provides for a new vacant allotment that can accommodate a single detached dwelling which utilises existing available infrastructure, with minimal impact on the amenity of the area.

We trust this is satisfactory and look forward to working with Council to achieve a positive outcome for the subject site.

Nick Anderson Managing Director





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> EGCMA Ref: Document No: Date:

EGCMA-F-2022-00199 1 15 August 2022

OFFICIAL

jacki_schuback@hotmail.com

Jacki Schuback

Dear Jacki,

Application Number (CMA Ref): EGCMA-F-2022-00199

Property:	Street:	17 Princes Highway Lakes Entrance Vic 3909
	Cadastral:	Lot 8 LP19029, Parish of Colquhoun

Thank you for your enquiry, received at the East Gippsland Catchment Management Authority ('the Authority') on 05 August 2022. The Authority understands you require flood advice regarding the possibility of a second dwelling/subdivision on property.

Flood risk and damages

The 1% Annual Exceedance Probability (AEP³) flood level (commonly known as the 1 in 100 year flood) under current climatic conditions is 1.8 metres AHD⁴. Under future climatic conditions this level increases to 2.6 metres AHD. **The applicable 1% AEP flood level for this property is 1.8 metres AHD**.

In accordance with East Gippsland Catchment Management Authority policy, where flood depth during a 1% AEP flood event is likely to exceed 0.5 metres over a property or 0.8 metres over the vehicle egress route from the property, a proposal that seeks to intensify development through the creation of additional lots or dwellings at a property is not supported as it would expose additional people and property to the flood hazard.

Flood mapping available to the Authority shows that this property is likely to be subject to flooding with depths up to 0.4 metres and that the egress route from the property is likely to be subject to depths of flooding up to 0.1 metres during a 1% AEP flood event under current climatic conditions.

Therefore, the property can support intensification under the East Gippsland Catchment Management Authority's criteria.

In terms of floor height, the Authority requires that any dwelling constructed in Lakes Entrances has a finished floor level 0.5 metres above the applicable 1% AEP flood level of 1.8 metres AHD, which results in a finished floor height of 2.3 metres AHD. To achieve a floor height of 2.3 metres AHD for this property would require the dwelling to be raised by approximate 0.6 to 1.0 metres above the existing Natural Surface Level (based on our land level information available to the Authority). The Authority would require the above floor height to be achieved by constructing the dwelling on stumps rather than fill.

ABN 88 062 514 481 <u>Correspondence PO Box 1374, T</u>raralgon VIC 3844



Telephone 1300 094 262 | Facsimile (03) 5175 7899 | Email westgippy@wgcma.vic.gov.au | Website ww<mark>ြားဥဏ္မ</mark>ာရ**ွိနြ** gorfaເ<mark>6 ()</mark> Traralgon Office 16 Hotham Street, Traralgon VIC 3844 | Leongatha Office Corner Young & Bair Streets, Leongatha VIC 3953

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Stormwater Management

The proposed subdivision and construction of a second dwelling on the property will introduce additional hard/impervious surfaces (roofs, driveways, verandas, etc.) and has the potential to increase the amount of stormwater runoff and stormwater pollution generated by this property.

While the increase in stormwater quantity and pollution from this proposal is unlikely to have a significant impact, the Authority requires that this development treats its stormwater to best practice to ensure that there is not a cumulative increase in stormwater quantity and pollution that will have a significant impact on the area.

Due to the nature and scale of the subdivision, the stormwater treatment assets (rainwater-tank for example) will be under private ownership and must be enforced via a section 173 agreement placed on the new lot to ensure that any new dwelling constructed on the property will be connected to an appropriately sized rainwater tank.

The link below is a link to the Melbourne Water STORM calculator.

STORM Calculator (melbournewater.com.au)

STORM is designed to be very user friendly and could be used by the general public. Typical users will be consultants, developers, architects, builders and local government staff. STORM can be used to assess whether best practice water quality objectives have been achieved for your site. Results of STORM assessments can be submitted to statutory authorities along with development applications to demonstrate compliance with objectives.

Based on past experience from the East Gippsland Catchment Management Authority, it is likely that this subdivision will be able to meet best practice with the inclusion of a rainwater retention tank sized using the STORM Calculator tool; in this case, listing the total existing and proposed building envelope on Lot 2 as "Impervious Area".

Summary

The Authority would be **unlikely to object** to the proposal, subject to (but not limited to) the following conditions:

- 1. The finished floor level of any new dwelling must be a minimum of 2.3 metres AHD. This is referred to as the Nominal Flood Protection Level (NFPL).
- 2. The dwelling must be constructed on stumps.
- 3. Any future dwelling on the new lot of the Plan of Subdivision must be connected to a rainwater tank, or any combination of alternative stormwater treatment assets, with sufficient capacity to ensure that stormwater runoff from the dwelling roof and other impervious areas will meet the 'Urban Stormwater Best Practice Environmental Management Guidelines' (CSIRO, 1999) to the satisfaction of the West Gippsland Catchment Management Authority. The rainwater tank must be plumbed to all toilets and laundries in the dwelling/s.

Please note: The Authority has provided this advice as preliminary information only and has been based on the information you have provided. Any flood level advice provided is based on the most accurate information currently available and may change if new information becomes available.

The Authority can provide further information regarding any proposed development of the property in response to a planning permit application referred by the East Gippsland Shire Council in accordance with the *Planning and Environment Act 1987*.

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Please refer to the attached explanatory report for further detail.

Should you have any queries, please do not hesitate to contact Rhain Bateman on 1300 094 262 or email <u>planning@wgcma.vic.gov.au</u>. To assist the Authority in handling any enquiries please quote **EGCMA-F-2022-00199** in your correspondence with us.

Yours sincerely,

Adam Dunn Gippsland Floodplain Officer

Cc: East Gippsland Shire Council

The information contained in this correspondence is subject to the disclaimers and definitions attached.

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EXPLANATORY REPORT



Figure 1 – Current and future (year 2100) 1% AEP flood extents

Decision Guidelines

The East Gippsland Catchment Management Authority assesses all applications against the following National, State and Local Policies, Guidelines and Practice Notes:

- 1. <u>'Technical Flood Risk Management Guideline: Flood Hazard</u>' (Australian Emergency Management Institute, 2014)
- 2. '<u>Victorian Floodplain Management Strategy</u>' (Victoria State Government, 2016)
- 3. Council Planning Schemes (Planning Schemes Online), including the:
 - i. Planning Policy Framework
 - ii. Local Planning Policy Framework
 - iii. Relevant Zones and Overlays
- 4. 'Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise' (DSE, 2012)
- 5. <u>'Applying for a Planning Permit under the Flood Provisions A Guide for Councils, Referral Authorities and Applicants</u>' (DELWP, 2015)
- 6. <u>East Gippsland Waterway Strategy</u> (2014-2022)
- 7. 'East Gippsland Regional Catchment Strategy' (2013-2019)
- 8. <u>'East Gippsland Floodplain Management Strategy'</u> (2018-2027)

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	Current conditions	2100 conditions
1% AEP flood level – property	1.8 m AHD	2.6 m AHD
Lowest land elevation – property	1.4 m	AHD
Highest land elevation – property	1.7 m	AHD
Lowest land elevation – road (evacuation route)	1.7 m	AHD
FLOOD DEPTH		
Minimum depth of flooding on property	0.1 m	0.9 m
Maximum depth of flooding on property	0.4 m	1.2 m
Percentage of property flooded	100 %	100 %
Maximum flood depth on road (evacuation route)	0.1 m	0.9 m
FLOOD VELOCITY		
Maximum flow velocity for the purposes of the Building Code of Australia (<u>Construction of</u> <u>Buildings in Flood Hazard Areas</u>)	<1.5 m/s	<1.5 m/s
HAZARD ASSESSMENT		
Hazard category – property	Medium	High
Hazard category – road	Low	High

Table 1 – Flood Data

1% AEP³ Flood Level Determination

Floods are classified by the frequency at which they are likely to occur. In Victoria, all proposals for development on floodplains are assessed against a flood that, on average, will occur once every 100 years. A flood of this size has a 1% chance of occurring in any given year, and is known as either the 100 year Average Recurrence Interval (ARI⁵) flood or the 1% Annual Exceedance Probability (AEP) flood.

Please note that the 1% AEP flood is the minimum standard for planning in Victoria, and is not the largest flood that could occur. There is always a possibility that a flood larger in height and extent than the 1% AEP flood may occur in the future.

Flood levels for the 1% AEP flood event have been declared for this area under the *Water Act 1989*. The declared 1% AEP flood level for this location is 1.8 metres AHD⁴, which was obtained from the *Gippsland Lakes Flood Level Modelling Project (2004)*.

Current Victorian Government policy recommends that coastal communities should also be aware of and plan for mean sea level rise of not less than 0.8 metres by the year 2100. The 1% AEP flood level for Lakes Entrance is likely to increase by 0.8 metres to 2.6 metres AHD by 2100.

The Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise (DSE, 2012) outlines the Victorian Government response to the likely impacts of possible sea level rise. The Guidelines include policy direction allowing agreement between Councils and Catchment Management Authorities on appropriate flood level for anticipated sea level rise.

In April 2017 the East Gippsland Shire Council adopted Version 4 of the *Coastal Inundation and Erosion Planning Policy*. The Policy adopts the existing 1% AEP flood level as the benchmark flood level to be used to assess infill development against.

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The applicable 1% AEP flood level for this property is 1.8 metres AHD.

The Authority holds no information in relation to the arrangement and capacity of stormwater drainage infrastructure in the area and recommends that you contact Council for more information.

Flood Hazard Assessment

In accordance with East Gippsland Catchment Management Authority policy, where flood depth during a 1% AEP flood event is likely to exceed 0.5 metres over a property or 0.8 metres over the vehicle egress route from the property, a proposal that seeks to intensify development through the creation of additional lots or dwellings at a property is not supported as it would expose additional people and property to the flood hazard.

Table 1 demonstrates that the above criteria are met.

Floor Levels and Freeboard

Freeboard refers to a height above a defined flood level and is typically used to provide a factor of safety in the setting of floor levels for developments, to compensate for effects such as wave action and to provide protection from flooding which is marginally above the defined flood level. As a minimum, finished floor levels should be 0.3 metres above the 1% AEP flood level.

The Authority will include an additional freeboard allowance of 0.2 metres to the floor levels of any approved buildings to allow for uncertainty around sea level rise. The Nominal Flood Protection Level (NFPL) for this development will be the existing 1% AEP flood level plus the existing freeboard allowance of 0.3 metres plus an additional freeboard allowance for sea level rise of 0.2 metres.

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Definitions and Disclaimers

- The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
- While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
- 3. **AEP** as Annual Exceedance Probability is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

- 4. **AHD** as Australian Height Datum is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
- 5. **ARI** as Average Recurrence Interval is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
- 6. Nominal Flood Protection Level is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.
- 7. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
- 8. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
- 9. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.
- 10. Please note that land levels provided by the Authority are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.

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SOIL FOUNDATION ASSESSMENT FOR 17 PRINCES HIGHWAY LAKES ENTERANCE 25/11/21

	This document forms part of
ASSESSOR:	CLIENT: Issue Date: 19/04/2022
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ATTENTION THESE APPROVED DRAWINGS & PERMIT CONDITIONS ATTACHED TO THE BUILDING PERMIT MUST BE COMPLIED WITH

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INTRODUCTION

As requested, I have developed the following Foundation Classification and corresponding soil foundation report at this address. In this report the author has used the triangular textural analysis classification system, as is allowed by AS1726; as it has a number of simple advantages not offered by other classification systems. However, any drawbacks in this classification system are specifically mentioned in Table 1 of this report, e.g. Collapsing, High shrink swell and Peaty soils. Please note that the author is fully qualified, experienced and insured to undertake this geotechnical assessment.

As I understand, it is proposed that new masonry veneer, Class 1 building will be built on conventional strip or stump footing foundation at this property; and a foundation assessment is required so as to meet Council building approval requirements. As a result of my findings the soil foundations for this site are classified as Class S+ foundations for the Class 1 building. It is recommended that all foundations be built in accordance with the recommendations made in Table 1, Figure 1 and Figure 2 below.

Summary

The recommended basic foundation details for this site are shown in Figure/s 1.



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Typical Strip Footing Foundation Section

- Millimetre dimensions.
- For Class 1 Buildings.Class S+ foundations
- 100 KPa bearing capacity.
- Clad framed building.





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<u>Site Classification</u> used for any purpose which may breach any copyright. The following foundation characteristics in this report have been developed in accordance with AS 2870 - 2011, Residential Slabs and Footings. Any limiting criteria that have not have been described in Table 1 and supporting commentary is to be compliant with the relevant sections of this Standard. The soils at this site were sampled with a hand auger and classified by the author, refer Figure 2. In the author's experience, only 1 bore hole was necessary for the type of soils found at this construction site. The results of this borehole sampling program are attached to the end of this report.

TABLE 1:

Site Classification, Assessment and Design Recommendations

ITEM	RISK VALUE	NOTES			
Seasonal soil	Low	This is the most common cause of cracking and loss of building			
movement.	Class S	functionality. This Climatic Zone 2 site is classified as a Class "S"			
	Foundations	site for the sandy soil at this site for the proposed Class 1 building.			
		However, other parameters in this table need to be considered			
		when designing the foundations for this site.			
Soft soils		None			
Collapsing		None			
soils					
Bedrock soils		None			
Fill soils	High	There is at least 400 mm of fill soil at this site. Consequently it is recommended that the depth of foundations be at least 500 mm.			
Shrink-		None			
swell+ soils					
Slope		OK			
stability					
Groundwater	High	Groundwater was found at 900 mm depth. It is recommended that			
		the proposed foundations be constructed above this level.			
Flood water		None			
Influential		None			
trees					
Cut and Fill	Low	If this is to be the case at this site:			
		1. All cut batters are to have a minimum grade of 2 horizontal to 1 vertical.			
		2. All fill batters are to have a minimum grade of 2 horizontal to 1			
		2 Remove at least 100 mm of topsoil from the area covered by any			
		proposed slab.			
		4. Remove at least 100 mm of entry before backfilling with compacted filling Date: 19/04/2022			
		5 All fill areas under any proposed slab are to be compacted in			
		accordance with AS2870.			
		6. Stabilise any exposed fill area by covering them with the			
		removed topsoil, and by resewing with a suitable turf grass.			
		7. All cut and fill areas are to be constructed so that they drain all			
		rainfall runoff away from any proposed building.			
		8. The toe of all cut areas is to be graded so that it drains any rainfall			
		runoff away from the proposed building.			

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Retaining Walls		None used for any purpose which may breach any
The P Class Bay		OK
Adjoining foundations		None
Building > 30m		None
Building Extension		None
Sewer & Storm Water Easements	?	The foundations of the proposed building must not have a bearing influence on any inground public pipe assets such as stormwater drains or sewers.
Drainage		None
Foundation bearing	Low S+ Class	1. The proposed foundation pressure limit is due to the soil qualities found in the boreholes.
qualities and design for a Class 1	Foundations	2. The minimum bearing capacity of any foundations in these clay soils at 500 mm depth below the existing surface is 100 KPa.
building		 The minimum bearing depth of any proposed strip footings below the existing surface is 500 mm, refer Figure 1B. All proposed stump foundations are to be constructed to a minimum depth of 500 mm, at least 100 mm below the natural surface refer Figure 1A
Maintenance		 All stormwater from the roof is to be directed away from the local environment of the proposed building. Do not plant any trees closer than 0.75 time their mature height to the proposed foundations.
		 Garden plants planted adjacent to the proposed building should be watered evenly when required. All leaking plumbing should be fixed as soon as possible. Regularly ensure that the stormwater drains around the
		foundations of the proposed structure are in working order.

Final Check by Builder

It should be noted that if during the construction of the proposed foundations that if it is suspected that the soil conditions are different to that shown in the borehole logs, then it is recommended that the foundation design be reassessed prior to further construction.

Unless otherwise employed, the author is not responsible for assessing it is unable to the proposed construction, easements and essential services (e.g. Power, water, gas, telecomalines)/etc2) that may be built over during the course of the construction. Unless employed or stated otherwise, the author is also not responsible for designing the individual structural components of the proposed building. It is suggested that the owners (or their representative) of this property pass this report onto a suitably qualified practitioner for design and construction purposes. If you need any further assistance or clarification on the recommendations made in this correspondence please do not hesitate to contact me.

Scott McFarlane Ba. Eng. (Civil) Earth's Manager

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FIGURE 2

PLAN OF THE EXISTING PROPERTY NB:

- 1. Soil borehole test site shown at alphanumeric dots.
- 2. Metre dimensions unless specified otherwise.
- 3. This is a cleared site.
- 4. To be read in conjunction with attached report.

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Depth (m)

ТНЕ

PER

Borehole A 0.0m 0.10 Sand 0.20 Fill 0.30 0.40 Moist Loam, Firm, 0.5m Grey Moist 0.60 Loam, Firm, 0.70 Grey 0.80 0.90 Moist-Wet, Water Table ∇ 1.0m 1.10 1.20 1.30 1.40 1.5m 1.60 This document forms part of 1.70 Building Permit BSU-1274/3083523814189 Issue Date: 19/04/2022 1.80 1.90 2.0m **LEGEND** Fill Sand Rock Gravel ATTENTION DR Sandyis Doam Light Medium Heavy Clay COMPLIED Clay Clay Loam Clay ΜŪ

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WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATION 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

RE-ESTABLISHMENT DATUM VIDE PS502835X HEIGHTS ARE TO AHD - DATUM VIDE GPSNET CONTOUR INTERVAL : 0.2m DATE OF SURVEY : 13/11/23 Licensed Survey : 13/11/23 Licensed Survey ors & Town Planners Licensed Su	ΝΟΤΑΤΙΟ	DNS			PLAN OF RE-ESTABLISHMENT & FEATURES
Crowther&Sadler Pty.Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 SURVEYORS REF. SCALE @ A2 1 : 125 A Water Meter Fire Plug A Tap 1 : 125 17 PRINCES HIGHWAY, LAKES ENTRANCIPRINTED 1/02	RE-ESTABLISHMENT DATUM VIDE PS502835X HEIGHTS ARE TO AHD - DATUM VIDE GPSNET CONTOUR INTERVAL : 0.2m DATE OF SURVEY : 13/11/23		Electricity Pit ■ Stop Valve □ Telecom Pit × Electricity Pole ★ Light Pole ⑤ Sewerage Manhole	PARISH OF COLQUHOUN TOWNSHIP OF LAKES ENTRANCE SECTION B CROWN ALLOTMENTS 48, 49 & 45 (PARTS) LOT 8 - LP19029	
TELEPHONE (03) 5152 5011 CAD FILENAME : 20701 RE & Feat	Crowther & Saaler pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5152 5011	SURVEYORS REF. 2070/ CAD FILENAME :	SCALE @ A2 : 25 20701 RE & Feat	⊥ Water Meter) Fire Plug ⊥ Tap	ABE & JACKI SCHUBACK

GENERAL NOTES:

* All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019, building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

* Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Vol 2.

* All materials and construction practice shall meet the Performance requirements of the BCA. Where an alternative solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

* Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:

- BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more then N3: and

- NCC 2013 BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.

* Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.

* These drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alterations.

* Step sizes (other than for spiral stairs) to be:

- Risers (R) 190mm maximum and 115mm minimum.
- Going (G) 355mm maximum and 240mm minimum.
- -2R + 1G 0 700mm maximum and 550mm minimum.

- with less than 125mm gap between open treads.

* All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions & P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistant classification of P3 for dry surface conditions & P4 for wet surface conditions.

* Provide barriers where changes in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire balustrade) to be:

-1000mm minimum above finished surface level of balconies, landings or the like, and

865mm minimum above finished surface level of stair nosing or ramp and, - vertical with less than 125mm gap between, and

any 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.

* Wire balustrade construction to comply with NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Vol 1 Part D2.16 for other classes of Buildings.

* Top of handrails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

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

* Where the building (excluding a detached Class 10) is located in a termite prone area, the area to underside of building and perimeter is to be treated against termite attack.

* Concrete stumps:

- Up to 1400mm long to be 100mm x 100mm (1 no. H.D. Wire)

- 1401mm to 1800mm long to be 100mm x 100mm (2 no. H.D. Wires)

- 1801mm to 3000mm long to be 125mm x 125mm (2 no. H.D. Wires) - 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

 \ast 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 Table 4.1 of AS 4773.1-2010 'Masonry in small buildings' Part 1: Design.

* All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval

* These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/details and with any other written instructions issued in the course of the contract.

* Site plan measurements in metres, all other measurements in millimetres u.n.o.

* Figured dimensions take precedence over scaled dimensions.

* the Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

* The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the office for clarification.

* Installation of all services shall comply with the respective supply authority requirements.

* The Builder and Subcontractors shall ensure that all stormwater 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 penetration, dampness, weakening and undermining of any building and its footing system.

* These plans have been prepared for the exclusive use by the client of Avallon Building Design and Drafting ('The Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does to at their own risk and no responsibility is accepted by the Design for such use and/or reliance.

* A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

* The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Avallon Building Design and Drafting except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Avallon Building Design and Drafting.

* The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use 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 STORMWATER 90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction. The cover to underground stormwater drawings shall be not less than – 100mm under soil - 50mm under payed or concrete areas - 100mm under unreinforced concrete or paved driveways - 75mm under reinforced concrete driveways SITE ENVIRONMENT DESIGN INFORMATION Site Bushfire Attack Assessment (Simplified method) Reference document AS 3959-2018 Construction of Buildings in Bushfire prone areas Relevant Fire Danger Index (FDI) - 100 Predominate Vegetation - Grassland Classification - Group G Type - Grassland Distance of site from predominate vegetation - 85m Effective slope of land- Upslope 0 dea. Determination of Bushfire Attack Level (BAL) - 12.5 Site Classification Site classification as Class: '?' Refer soil report No: ?? By: ?? Dated: ?? Design Gust Wind Speed / Wind Classification Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of N2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684-2010 for construction requirements. Climate Zone Climate zone for Thermal design / Thermal performance assessment: Zone 6 <u>Corrosion protection of built—in structural members</u> Provide corrosion protection of built—in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS 4773.1-2010 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of Moderate <u>Corrosion protection for sheet roofing</u> Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1a suitable for an Environment Classification of Moderate DIAL BEFORE YOU DIG www.1100.сом.au DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS. illon Working Drawings :uilding General Notes sign Vic. 3824 gn@avalion.com.a N/A 11/4/23

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GENERAL NOTES

SCRAPE SITE TO R.L. 1.65 TO REMOVE SURFACE VEGETATION AND PROVIDE LEVEL BUILDING PLATFORM.

SITE SOIL CLASSIFICATION CLASS `S+' TO AS 2870-2011

AG. AND/OR STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID TO THE DRAINERS DISCRETION NEW DP'S TO DRAIN TO LPD VIA 90 ϕ uPVC SWD WITH MINIMUM 1:100 FALL.

TERMITE PROTECTION PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

GARDEN NOTES

GARDEN AREA - DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1 METER IN NEIGHBORHOOD RESIDENTIAL ZONE AND GENERAL RESIDENTIAL ZONE.

SECLUDED PRIVATE OPEN SPACE

SITE ANALYSIS	3	
RESIDENCE AREA	65	10.52%
PERVIOUS AREA	422	68.24%
IMPERVIOUS AREA (Excluding prop. residence)	131	21.25%
GARDEN AREA	390	63.17%
lot size	618	100%



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ELEVATION B

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STUD SCHEDULE

Member	SIZE	GRADE	CTS	SPAN
STUDS	90x45	F5	350	1200
Noggings	70x35	F5	1200	
L/BEAR. TOP PLATE	2/90x45	F5		
TOP & BOTTOM PLATE	90x45	F5		
JAMB STUD	2/90x35	F5		1250
JAMB STUD	2/90x45	F5		2500
LINTEL	120x35	MGP10		1250
LINTEL	190x45	MGP10		2500

Soil Classifica" Class : '?' Refer to soil report by: ?? Dated: ??	report no: ??
NOTE: - Provide termite treatment - These drawings to be read Engineers specifications. Eng to take precedence.	To A.S. 3660.1) In Conjunction with Ineers details and sizes

ENERGY RATING REQUIREMENTS

- R3.0 Insulation to ceiling with R1.3 reflective blanket to roof

- R2.7 INSULATION TO EXTERNAL WALLS
- R2.7 INSULATION TO INTERNAL BATH WALLS
 R2.0 INSULATION UNDER FLOOR
- REFER WINDOW SCHEDULE FOR WINDOW SPECIFICATIONS.

SECTION X-X

	WINDOW SCHEDULE					
No	Size (HxW)	Glazing Type	Material	Comments	U	Shgc
W1	1100x1600	DG	Aluminium	Bi-fold	4.27	0.55
W2	1400x1400	DG	Aluminium	Awning	4.27	0.55
W3	1400x1800	DG	Aluminium	Awning	4.27	0.55
W4	1100x600	DG/OBS	Aluminium	Awning	4.27	0.55
W5	1100x600	DG	Aluminium	Awning	4.27	0.55
W6	2100x3000	DG	Aluminium	Stacker door	3.83	0.62
W7	(varied) x3000	DG	Aluminium	Fixed feature	3.41	0.63

GLAZING LEGEND DG - DOUBLE GLAZED OBS - OBSCURE

WINDOW NOTES: - FOR LINTEL SIZES REFER LINTEL SCHEDULE, SHEET 6.

W7 (Typical)

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DOOR SCHEDULE				
No	Height	Width	Comments	
D1	2040	820	Sliding Barn	
D2	2040	2/720	Quickslide robe	
D3	2040	820	Cavity Slider	
D4	2040	820	Cavity Slider	
D5	2040	820	Hinged	
D6	2040	820	Hinged	
D7	2040	3/620	Quickslide robe	

- WINDOW SIZES SHOWN ARE INDICATIVE ONLY AND MAY VARY. REFER TO WINDOW MANUFACTURERS SPECIFICATIONS FOR ACTUAL WINDOW SIZES & DETAILS - Stud openings not shown, to be according to window manufacturers details - EXTERNAL DOORS SHALL BE FITTED WITH A MAX. APERTURE SIZE OF 2mm & WEATHERSTRIPS TO PREVENT PENETRATION OR BUILD UP OF DEBRIS BENEATH DOORS - ALL WINDOWS TO BE GRADE 'A' SAFETY GLAZING TO A.S. 1288-LATEST - All openable windows to be fitted with Aluminium Flyscreens.

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KE	WATTAGE	NO. UF	SUB-TUTAL	TUTAL
g Light	15	4	60	
light	10	9	90	
				150
CH 4 W/m2	2 TOTAL AREA:	:5 W	ATTAGE ALLOW	ED: 20W
RE	WATTAGE	No. OF	SUB-TOTAL	TOTAL
g Light	15	-	-	
light	10	2	20	
				20

NOTE:

* PERIMETER LIGHTING MUST BE EITHER CONTROLLED BY A DAYLIGHT SENSOR, OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40

* INDIVIDUAL ROOM WATTAGE DISTRIBUTION MAY VARY (FROM ELECTRICAL PLAN SHOWN) AS LONG AS TOTAL INSTALLED WATTAGE DOES NOT EXCEED TOTAL ALLOWED.

* IF LIGHTS ARE CONTROLLED BY A DIMMER OR SENSOR OR THE LIKE THE ABOVE LIGHTING POWER CALCULATIONS WILL NEED TO BE ADJUSTED IN ACCORDANCE WITH TABLE 3.12.5.3 OF THE B.C.A 2019

* HALOGEN LAMPS MUST BE SEPARATELY SWITCHED FROM FLUORESCENT

ELECTRICAL LEGEND

- DOUBLE POWER POINT @300mm ABOVE FFL U.N.O
- WP DOUBLE WEATHERPROOF POWER POINT
- ⊖- Wall light point
- X IC-4 RATED SEALED LED DOWNLIGHT
- SMOKE DETECTOR
- 00 IXL TASTIC HEAT/FAN/LIGHT
- SELF-SEALING CEILING EXHAUST FAN
- Ceiling exhaust fan Switched With Light (Self-Sealing) \bigcirc
- External spot light
- ™⊠ TV POINT
- PHONE POINT 멂
- Ж Ceiling fan with light
- SECURITY SENSOR
- SUB-BOARD FUSE BOX

NOTE:

- LOCATIONS OF ALL ELECTRICAL AND SERVICE POINTS ARE APPROXIMATE ONLY AND SUBJECT TO POSITIONS OF STRUCTURAL MEMBERS. - PROVIDE SMOKE DETECTORS WHERE INDICATED IN ACCORDANCE WITH A.S. 3786-2014 AND B.C.A.

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