This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

> Printed 10/11/2023 Page 1 of 59

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	16 Lawrence Court METUNG 3904 Lot: 5 PS: 330179
The application is for a permit to:	Buildings and Works for a Dwelling
The applicant for the permit is:	Arcturus Architects
The application reference number is:	5.2023.416.1
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</i> <i>required to be physically available to view at</i> <i>local government offices are now only required</i> <i>to be available for online inspection.</i>

This can be done anytime by visiting the following website: <u>https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications</u>

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 <i>A</i> decide on the appl	Author	rity will not on 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.

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1989 (City) to comply with a flatebox requiring the available for the sole valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, is agente of approximate of the sole of Victoria and pays respects to their ongoing connection and the state of Victoria and pays respects to their ongoing connection acting and the emerging. Environment Act 1987. The document must not be

REGISTER SEARCH STATEMENT (Title Seated) for san stars which may breach any breach any breach any breach any breach any breach and breach any b

VOLUME 10250 FOLIO 504

Security no : 124109836318C Produced 17/10/2023 04:04 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 330179N. PARENT TITLES : Volume 10055 Folio 570 to Volume 10055 Folio 572 Created by instrument PS330179N 20/09/1995

REGISTERED PROPRIETOR

Estate Fee Simple Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT W925530H 20/07/2000

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS330179N 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: 16 LAWRENCE COURT METUNG VIC 3904

ADMINISTRATIVE NOTICES

NIL

eCT Control 18278A PARTNERS OF SCANLAN CARROLL Effective from 28/03/2022

DOCUMENT END



The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS330179N
Number of Pages	2
(excluding this cover sheet)	
Document Assembled	17/10/2023 16:06

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Printed 10/11/2023 Page 3 of 59

						his copied de	ocum	ent is	<u>s made a</u>	vailable	<u>e for the</u>	c
							التا بالم			11-	a al	ື່
	PLA	N OF SU	BDIVISIC	ON STAGE	No. PL	EDITIONIan Invironment	nablin nhing Act 1	99 11/5 N 987	oomserera e } €00¢ The doc	ation ai r 9he P	nd revie lanning must no	w ar
LOCATION OF LAND				COUNC	AL ^T CERTIFIC	APION	Q AND	DENDOR	Semein	any cop	yr	
PARISH: BUMBERRAH			001110			MDO				16 /040 /02 5 2		
TOWNSH	HIP: METLING			1. This	JL NAME: plan is ceri	tified under Section	on 6 of th	ne Subd	ivision Act 198	88.	14/010/025/	
0507101				-2. This	plan is cer	tified under Section	on 11(7) (r Section	of the S	ubdivision Act	: 1988. /		
SECTION: I			-3. This	-3. This is a statement of compliance issued under Section 21 of the Subdivision Act								
CROWN	ALLOTMENT: 2	2,3&4 (PARTS)	}	OPEN S	1988. OPEN SPACE							
CROWN	PORTION:			(i) A rec	quirement i bas not bee	for public open sp en made.	bace und	der Sec	tion 18 of the	Subdivisio	n Act 1988	
	SE RECORD: T	OWNSHIP (5526)	-(ii) The I	requirement	nt has been satisfic	ed.					
VOL. 1	10055 FOLS.	570,571 × 572	2.	- (iii) The I	requirement noil Dologr	nt is to be satisfied	1 in Stag	e				
LAST PL	AN REFERENCE	E/S: PS 311456 V	LOTS 9,10 & 1	II Cour Data	ncil Delega ncil Seal							
POSTAL (At time	ADDRESS: of subdivision)	LAWRENCE CO METUNG, 390	DURT, 4	Dale	2 / 2	/ 74						
AMG Co	o-ordinates	E 575 350		-Re-G	sertified un	der-Section-11(7)-c	of the Su	ubdivisio	on Act 1988.			
(of appro in plan)	ox centre of land	N 5806 30	0 ZONE: 5	י ^י - Cou l - Cou l	ncil Delega ncil Scal	ate —						
	VESTING OF	ROADS AND/OR	RESERVES	Date	<u>) </u>	+						
IDENTIFIER	R	COUNCIL/BODY	//PERSON							·····		4
NI	IL		NIL	STAGING	à This is/ is	not a staged subdivisi	NOTATIC sion.	DNS	<u> </u>			+
					INTATION							
					INTATION							
					IMITATION							
			·		IMITATION		-					
					IMITATION							
				SURVEY.		N ISA S NOT BASED OI		Y NT MAD	K No (c)			
				SURVEY. THIS SURVI IN PROCLA	THIS PLAN EY HAS BEEI MED SURVE	N IS/ IS NOT BASED OI N CONNECTED TO P EY AREA No.	DN SURVE	Y NT MAR	KS No.(s)			
			EASEMENT	SURVEY. THIS SURVE IN PROCLA	THIS PLAN EY HAS BEEI MED SURVE	N IS/ IS NOT BASED OI N CONNECTED TO P EY AREA No.	DN SURVE	Y NT MAR	KS No.(s)	<u>NLY</u>		
LEGEND) A - Appurte	nant Easement	EASEMENT E - Encum	SURVEY. THIS SURVI IN PROCLA INFORMATION bering Easement	THIS PLAN EY HAS BEEI MED SURVE N R – En	N IS/ IS NOT BASED OI N CONNECTED TO P EY AREA No.	IN SURVE	Y NT MARI ad)	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S	<u>VLY</u> IF COMPLIAN TATEMENT	NCE/	
LEGEND) A - Appurte	nant Easement	EASEMENT E – Encum	SURVEY. THIS SURVI IN PROCLA INFORMATION bering Easement	THIS PLAN EY HAS BEEI MED SURVE N R – En	N IS/ IS NOT BASED OI N CONNECTED TO P EY AREA No.	N SURVE PERMANE nent (Ro	Y NT MAR ad)	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S	NLY IF COMPLIAN TATEMENT	NCE/	
LEGEND) A - Appurte Pur	nant Easement	EASEMENT E – Encum Width (Metres)	SURVEY. THIS SURVI IN PROCLA INFORMATION bering Easement Origin	THIS PLAN EY HAS BEEI MED SURVE R – En	NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. Incumbering Easem	ON SURVE PERMANE nent (Ro our Of	Y NT MAR ad)	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S RECEIVED	ILY IF COMPLIAN TATEMENT	NCE/	
LEGEND Easement Reference E - 1) A – Appurte Pur DRAINAGE 8	nant Easement	EASEMENT E – Encum Width (Metres) SEE DIAG	SURVEY. THIS SURVE IN PROCLA INFORMATION bering Easement Origin PS 311456 V	THIS PLAN EY HAS BEEI MED SURVE R – En	NIS/ IS NOT BASED OF N CONNECTED TO P EY AREA No. Incumbering Easem Land Benefited/In Favo SHIRE OF TAMBO	on SURVE PERMANE nent (Ro our Of	Y NT MAR ad)	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S RECEIVED	VLY IF COMPLIAT TATEMENT	NCE/	
LEGEND Easement Reference E - 1 E - 2) A – Appurte Pur DRAINAGE & SEWER	nant Easement pose SEWERAGE AGE	EASEMENT E – Encum Width (Metres) SEE DIAG SEE DIAG	SURVEY. THIS SURVI IN PROCLA INFORMATION bering Easement Origin PS 311456 V THIS PLAN	THIS PLAN EY HAS BEEI MED SURVE	NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. noumbering Easem and Benefited/In Favo SHIRE OF TAMBO TAMBO WATER BI	on SURVE PERMANE nent (Ro our Of 0 & 30ARD 30ARD	Y NT MAR ad)	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S RECEIVED	VLY F COMPLIAT TATEMENT	NCE/ 9 / 95	
LEGEND Easement Reference E - 1 E - 2 F - 3) A – Appurte Pur DRAINAGE & SEWER/ DRAINAGE \$	nant Easement pose SEWERAGE AGE SEWERAGE	EASEMENT E – Encum Width (Metres) SEE DIAG. SEE DIAG. 6	SURVEY. THIS SURVI IN PROCLA INFORMATION bering Easement Origin PS 311456 V THIS PLAN THIS PLAN	THIS PLAN EY HAS BEEI MED SURVE MED SURVE L SHIRE C	NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. Incumbering Easem and Benefited/In Favo SHIRE OF TAMBO TAMBO WATER B & LAND IN THIS DF TAMBO, TAMBO W	on SURVE PERMANE nent (Ro our Of D & BOARD PLAN WATER BI	Y NT MAR ad)	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S RECEIVED LTO USE OF	NLY FF COMPLIAN TATEMENT DATE: 15/ NLY STERED	NCE/ 9 / 95	
LEGEND Easement Reference E - 1 E - 2 E - 3) A - Appurte Pur DRAINAGE & SEWER/ DRAINAGE &	nant Easement pose & SEWERAGE AGE & SEWERAGE	EASEMENT E – Encum Width (Metres) SEE DIAG SEE DIAG SEE DIAG	SURVEY. THIS SURVI IN PROCLA INFORMATION bering Easement Origin PS 311456 V THIS PLAN THIS PLAN	THIS PLAN EY HAS BEEI MED SURVE R – En	NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. noumbering Easem and Benefited/In Favo SHIRE OF TAMBO TAMBO WATER B & LAND IN THIS OF TAMBO, TAMBO W & LAND IN THIS F	on SURVE PERMANE PERMANE our Of 0 & 00ARD 90ARD 90ARD 91AN WATER BI PLAN	Y NT MAR ad)	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S RECEIVED LTO USE OI PLAN REGIS TIME	NLY F COMPLIAN TATEMENT DATE: 15/ NLY STERED	чСЕ/ 9 / 95	
LEGEND Easement Reference E - 1 E - 2 E - 3) A – Appurte Pur DRAINAGE & SEWER/ DRAINAGE &	nant Easement pose 2 SEWERAGE AGE 2 SEWERAGE	EASEMENT E – Encum Width (Metres) SEE DIAG SEE DIAG SEE DIAG	SURVEY. THIS SURVE IN PROCLA INFORMATION bering Easement Origin PS 311456 V THIS PLAN THIS PLAN	THIS PLAN EY HAS BEEI MED SURVE R – En	NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. Documbering Easem and Benefited/In Favo SHIRE OF TAMBO TAMBO WATER B & LAND WATER B & LAND IN THIS & LAND IN THIS F	on SURVE PERMANE nent (Ro our Of 0 & 30ARD PLAN WATER BU PLAN	Y ad)	(S No.(s) <u>LTO USE ON</u> STATEMENT O EXEMPTION S RECEIVED LTO USE OI PLAN REGIS TIME DATE 20 /	VLY FF COMPLIAT TATEMENT DATE: 15/ NLY STERED 9 / 95	NCE/ 9 / 95	
LEGEND Easement Reference E - 1 E - 2 E - 3) A – Appurte Pur DRAINAGE & SEWER, DRAINAGE &	nant Easement pose & SEWERAGE AGE & SEWERAGE	EASEMENT E – Encum Width (Metres) SEE DIAG. SEE DIAG. 6	SURVEY. THIS SURVI IN PROCLA INFORMATION bering Easement Origin PS 311456 V THIS PLAN THIS PLAN	THIS PLAN EY HAS BEEI MED SURVE R – En	NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. Incumbering Easem And Benefited/In Favo SHIRE OF TAMBO TAMBO WATER B & LAND WATER B & LAND IN THIS OF TAMBO, TAMBO W & LAND IN THIS F	on SURVE PERMANE nent (Ro our Of D & BOARD PLAN WATER BI PLAN	Y NT MAR ad)	KS NO.(S) LTO USE ON STATEMENT O EXEMPTION S RECEIVED LTO USE OF PLAN REGIS TIME DATE 20/	NLY F COMPLIAN TATEMENT DATE: 15/ NLY STERED 9 / 95	NCE/ 9 / 95	
LEGEND Easement Reference E - I E - 2 E - 3	DRAINAGE & DRAINAGE & DRAINAGE &	nant Easement pose & SEWERAGE AGE & SEWERAGE	EASEMENT E - Encum Width (Metres) SEE DIAG. SEE DIAG. 6	SURVEY. THIS SURVI IN PROCIA INFORMATION bering Easement Origin PS 311456 V THIS PLAN THIS PLAN	THIS PLAN EY HAS BEEI MED SURVE R – En	NIS/ IS NOT BASED OF N CONNECTED TO P EY AREA No. noumbering Easem Land Benefited/In Favo SHIRE OF TAMBO TAMBO WATER B & LAND IN THIS SF TAMBO, TAMBO W & LAND IN THIS F	on SURVE PERMANE nent (Ro our Of 0 & 80ARD 90ARD 91AN WATER BI PLAN	Y NT MAR ad)	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S RECEIVED LTO USE OI PLAN REGIS TIME DATE 20/ J. S Assistant Boo	VLY FF COMPLIANT TATEMENT DATE: 15/ NLY STERED ON / 955 Vacant pistra of Title	NCE/ 9 / 95	
LEGEND Easement Reference E - 1 E - 2 E - 3) A – Appurte Pur DRAINAGE & SEWER/ DRAINAGE &	nant Easement pose 2 SEWERAGE AGE 2 SEWERAGE	EASEMENT E – Encum Width (Metres) SEE DIAG SEE DIAG 6	SURVEY. THIS SURVE IN PROCLA INFORMATION bering Easement Origin PS 311456 V THIS PLAN THIS PLAN	THIS PLAN EY HAS BEEI MED SURVE R – En	NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. Incumbering Easem and Benefited/In Favo SHIRE OF TAMBO TAMBO WATER BI & LAND WATER BI & LAND IN THIS F TAMBO, TAMBO W & LAND IN THIS F	IN SURVE PERMANE Inent (Ro our Of D & SOARD PLAN WATER BU PLAN	Y ad)	(S No.(s) <u>LTO USE ON</u> STATEMENT O EXEMPTION S RECEIVED LTO USE OI PLAN REGIS TIME DATE 20/ J, S Assistant Reg SHEET 1	VLY F COMPLIAT TATEMENT DATE: 15/ NLY STERED 9 / 95 Vagan jistrar of Title: OF 2	NCE/ 9 / 95 s SHEETS	
E - 1 E - 2 E - 3	D A - Appurte Pur DRAINAGE & SEWER DRAINAGE &	nant Easement pose 2 SEWERAGE AGE 2 SEWERAGE SADLER PT	EASEMENT E - Encum Width (Metres) SEE DIAG SEE DIAG 6	SURVEY. THIS SURVI IN PROCLA INFORMATION bering Easement Origin PS 311456 V THIS PLAN THIS PLAN THIS PLAN		NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. noumbering Easem and Benefited/In Favo SHIRE OF TAMBO TAMBO WATER B & LAND IN THIS OF TAMBO, TAMBO W & LAND IN THIS F MICHAEL JOSEP	ON SURVE DERMANE DERMANE Dermannen our Of D & SOARD D & SOARD PLAN WATER BU PLAN	Y NT MAR ad)	KS NO.(S) LTO USE ON STATEMENT O EXEMPTION S RECEIVED LTO USE OF PLAN REGIN TIME DATE 20/ J, S Assistant Reg SHEET 1	NLY F COMPLIAN TATEMENT DATE: 15/ NLY STERED 9 / 95 Vagor pistrar of Title OF 2	√CE/ 9 / 95 s SHEETS	
LEGEND Easement Reference E - 1 E - 2 E - 3) A - Appurte Pur DRAINAGE & SEWER/ DRAINAGE & SURVEYORS and Town	nant Easement pose & SEWERAGE AGE & SEWERAGE SEWERAGE	EASEMENT E - Encum Width (Metres) SEE DIAG. SEE DIAG. 6	SURVEY. THIS SURVEY. IN PROCLA INFORMATION bering Easement Origin PS 311456 V THIS PLAN THIS PLAN THIS PLAN THIS PLAN	THIS PLAN EY HAS BEEI MED SURVE R - En	NIS/ IS NOT BASED OI N CONNECTED TO P EY AREA No. Incumbering Easem and Benefited/In Favo SHIRE OF TAMBO TAMBO WATER B & LAND IN THIS DF TAMBO, TAMBO W & LAND IN THIS F MICHAEL JOSEP MICHAEL JOSEP	ON SURVE PERMANE nent (Ro our Of D & D AR D BAN WATER BI PLAN WATER BI PLAN WATER BI PLAN	Y NT MAR ad) DARD	(S No.(s) LTO USE ON STATEMENT O EXEMPTION S RECEIVED LTO USE OI PLAN REGIS TIME DATE 20/ J, S Assistant Reg SHEET I DATE 2 /	VLY FF COMPLIANT TATEMENT DATE: 15/ NLY STERED OF 2 2 / 94	NCE/ 9 / 95 s SHEETS	





The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	W925530H
Number of Pages	3
(excluding this cover sheet)	
Document Assembled	17/10/2023 16:05

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.





statute and included in this transfer.

Land: (volume and folio reference)

Certificate of title volume 10250 folio 504

Estate and Interest: (e.g. "all my estate in fee simple") All its estate in fee simple

Consideration: \$130,000.00

Transferor: (full name) YARRA PARK PTY LTD (ACN 004 994 674) and WINDFAST PTY LTD (ACN 007 258 013)

Transferee: (full name and address including postcode)

ETAB PTY LTD (ACN 004 812 695) of 5A Kooyongkoot Road, Hawthorn, 3122

Directing Party: (full name)

Creation and/or Reservation and/or Covenant

AND the transferee with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plans of Subdivision No. 311456V and 330179N (other than the land hereby transferred) and each and every part thereof and that the burden of this covenant will be attached to and run at law and in equity with the land hereby transferred and each and every part thereof and be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this Transfer, **HEREBY** for itself and its respective successors and trustees **COVENANT** with the said transferors and their transferees and other registered proprietor or proprietors for the time being of the whole of the land comprised in the said Plans of Subdivision and each and every part thereof (other than the land hereby transferred) that it the transferee shall not:



2.

ADVERTISED

This copied document is made available for the sole

- 1. Construct, erect, place, permit or allow to remain (or authorise or licence anyone to do likewise) on the said Lot: Environment Act 1987. The decument must not be
 - (a) any building other than a single dwelling house ("the main building") and the usual outbuildings;
 - (b) a main building containing a floor area of less than 130 square meters within the outer walls of such building such area to be calculated by excluding the area of any carport, garage, terrace, pergola, verandah or other similar outbuilding or structures;
 - (c) any building (including outbuildings) built of materials other than new materials. In this subparagraph (c) second hand bricks shall be deemed to be new materials;
 - (d) any main building which has external wall surfaces constructed of an aggregate less than 75% masonry, timber or glass; or
 - (e) any building (including outbuildings) which has a roof constructed of cement sheet or of unpainted or exposed metal.
 - Extract or remove or permit the extraction or removal of any soil, gravel or other earth material from the said land except for the purposes of:
 - (a) excavating for the foundations of a building including outbuildings;
 - (b) excavating in order to construct a swimming pool;
 - (c) excavating in order to construct a garage;
 - (d) excavating in order to install an underground tank; or
 - (e) garden landscaping.
- 3. Use or permit or authorise the use of the said land or any building thereon for the purpose of commercial breeding, boarding or training kennels for cats or dogs or to keep poultry.
- 4. Use or permit or authorise the use of the said land for any offensive or noxious purpose.

Dated: 2000 Execution and attestation





Approval No. 639989A





Printed 10/11/2023

Page 8 of 59

THE BACK OF THIS FORM MUST NOT BE USED

elivered by LANDATA®, timestamp 17/10/2023 16:05 Page 3 of 3	ADVERTISED -
, •	This copied document is made available for the sole
ANNEXURE PAGE	part of a planning process under the Rianning and
Transfer of Land Act 1958	Environment Act 1987. The document must not be
This is page of <i>Approved Form</i> dated and ETAB PTY LTD	$14/7/0^{\circ}$ between YARRA PARK PTY LTD and WINDFAST PTY LTD
Signatures of the parties	Don All steBar
Panel Heading	
Execution and attestation	TD. AC
THE COMMON SEAL of WINDFAST PTY LTD (ACN 007 258 013) is affixed the presence of authorised persons:	The in Common Seal of Statute
THAN F. MANKENCE Name of Company Secretary/Director (pri	int) Name of Director (print)
47 BUERNE ST BAINSAN Usual address	15 3812 2 THE ESPHALADE DISGISCURE Usual address 3215.
THE COMMON SEAL of ETAB PTY LTD (ACN 004 812 695) is affixed in the presence of authorised persons: Wak Company Secretary/Director Company Secretary/Director Name of Company Secretary/Director (pr. Macory ON GKOOT Wall Usual address	THE COMMON SEAL OF SHALL Director T.G.BMTE Name of Director (print) 574 KEO YON GKOOK - KJ Usual address HAWTHORN BIW
	DW925530H-3-1
Approval No. 639989A 1. If there is insuffic the words "See Au under the appropri	tient space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 insert Page 2" (or as the case may be) and enter interpanel heading. THE BACK OF THE ANNE Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate the required information in Sector 10 in the space to accommodate to accommodate the space t
2. If multiple copies	of a mortgage are lodged, original Annexure Pages ges must be properly identified and signed by the pa
annexed.	Printed 10/11/2023
4. All pages must be	attached together by being stapled in the top left corner. Page 9 of 59

—

-

· _ -

. . .___

M/400670

-

---- --

ADVERTISED This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

APPROX.

TRUE

NORTH



WINDOW HEIGHTS				
	HEAD HEIGHT	SILL HEIGHT		
MI	RL 28.20	RL 25.83		
W2	RL 25.13	RL 22.79		
WЗ	RL 22.08	RL 21.72		
W4	RL 22.10	RL 21.01		
W5	RL 22.21	RL 19.97		

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

NOTATION	S			PLAN OF RE-ESTABLISHMENT & FE	ATURES
RE-ESTABLISHMENT DATUM VIDE PS330	0179N		Legend of Features	PARISH OF BUMBERRAH	
HEIGHTS ARE TO AHD - DATUM VIDE GP CONTOUR INTERVAL : 0.2m DATE OF SURVEY : 24/08/2022	PSNET		© Electricity Pit ➡ Stop Valve □ Telecom Pit ¤ Electricity Pole ➡ Light Pole © Sewerage Manhole	TOWNSHIP OF METUNG SECTION I CROWN ALLOTMENT 2, 3, 4 (PARTS) LOT 5 - PS330179N	Printed 10/11/20
Crowther & Sadler pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875	SURVEYORS REF.	SCALE @ A1	& Water Meter ■ Fire Plug & Tap	HEATHER KENT	Page 10 of 59
TELEPHONE (03) 5152 5011	20102		CAD FILENAME: Y:\20000-20999\20100-20199\20162 Kent\20162 Feat V1.pro	- I6 LAWRENCE COURT, METUNG	

16 Lawrence Court. Metung Lot 5 PS330179

This copied document is made available for the sole purpose of enabling its consideration and review as Planning Application for for a planning process under the Planning and Planning Application for for a planning process under the Planning and the planning and the planning and the planning and the planning application for the planning process under the Planning and planning process under the Planning and the planning process under the Planning and the planning process under the Planning and planning process under the Planning planning process under the Planning and planning process under the Planning planning planning process under the Planning pl used for any purpose which may breach any copyright.



October 2023

Arcturus Architecture

e:	angus@arcturusarchitecture.com.au
m:	0407 044 729

ABN 45 661 185 164 ACN 661 185 164

> Printed 10/11/2023 Page 11 of 59

ADVEDTICE 'D

	ADVI	ERTISED
	This copied document is purpose of enabling its	made available for the sole consideration and review as
	part of a planning proce	ess under the Planning and
Table of Contents	Environment Act 1987.	The document must not be
Table of Contents	used for any purpose whi	ch may breach any coovright
The Proposal		
Neighbourhood and Site Description (Clause 54)		3
Design Response		4
Planning Zones		4
General Residential Zone (GRZ) 32.08		
Schedule 1 to General Residential Zone (GRZ) 32.0)8	
Design and Development Overlay (DDO) 43.02 – So	chedule 11	5
Erosion Management Overlay (EMO) 44.01 – Sched	dule	5
Vegetation Protection Overlay (VPO) 42.02- Schee	dule 3	5
Land Subject to Inundation (LSIO) 44.04		6
Areas of Aboriginal Cultural Heritage Sensitivity		6
Fasement		6
Conclusion		
Appendix "A" Arborist Penert		0
Appendix "P" Costoophical Pick Accorement		
Appendix "C" Authority Correspondence		o 0
Appendix "D" Site Distor		
Appendix D Sile FIIOLOS		

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be

On behalf of our clients, we attach the response to the Planning Zone requirements for this property and the planning submission for a 2-storey residence at 16 Lawrence Court, Metung.

The Proposal

The proposal is for a three-bedroom house located on the East side of the site adjacent to the escarpment to Metung Road. The house has been located to capture views of Bancroft Bay as well as to minimise any construction works away from the major trees on site. The site slopes down to the South. The building is oriented to the views of Bancroft Bay to the southeast and provides protection from overlooking to the neighbouring properties. Windows adjacent to 18 Lawrence Court have been minimised. The building seeks to reduce the visual bulk with low elements on the ground floor and a lounge area to the South at a lower level again. The second storey is located on the East side of the site to minimise its height above the natural ground level. Sight lines from the neighbouring properties have been considered. Views from 18 Lawrence Court to the South are somewhat obscured by existing vegetation and the proposal is not expected to affect their visual amenity.

Neighbourhood and Site Description (Clause 54)

The houses in the area are generally located on sites in excess of 1000m². This property is the last undeveloped site on the South of Lawrence Court with 4-5 lots to the North still vacant. The residences along this road are generally setback from the road and have developed vegetation obscuring their facades. Lawrence Court and the surrounding streets in this area vary considerably in their levels due to the undulating land form. There is no dominant architectural style in the street with houses varying in age and size, roof form and materiality. Houses can be generalised as being single-storey or two-storey where the fall of the land accommodates views or an understorey. Materiality is generally subdued colours with metal or paint finish.

The property is a green field site of area 2179m² located at the end of the cul-de-sac on Lawrence Court Metung. The property is located on the ridge above Metung Rd and abuts an escarpment to the South adjacent to Metung Rd. The site is "L" shaped and runs in a North-South Direction. The site falls from the North to the South from AHD 22.00 to approximately AHD 14.5. with approximately a 14-degree slope in the location of the proposed residence. There is an Easement on the Southern boundary which contains East Gippsland Water Assets.

The site has three adjacent neighbours to the East, West and South West.

The residence at 14 Lawrence Court Adjacent is a two-storey residence setback approximately 13 metres from Lawrence Court. It is a rendered brick residence with gable roofs approximately 20 – 30 years old. Its secluded private open space is at the South of the site and is at a lower elevation than the proposal. It is screened by the existing vegetation and is not within 9 meters of the proposal.

The residence at 18 Lawrence Court is located at the southeast end of the property opposite the street entry. It is adjacent to the proposal. The building is a single-storey residence with a curved corrugated roof. The Walls are red-stained timber board and batten and corrugated iron. There are sheds and outbuildings on the boundary of the subject property. Its secluded private open space is at the South East of the site within 9m of the proposal.

The residence at 125 Metung Rd is located at the South of the Block and is at a lower elevation than the proposal. It is a two-storey residence with a gable roof and weatherboard cladding. Its secluded private open space is at the South East of the site further than 9m of the proposal.

The site has three large eucalypt trees on site. Older aerial photos show trees located to the southeast of the subject site these appear to have been removed some years ago, before the purchase of the site. There is also some smaller perimeter planted vegetation.

p:\projects\22001_16 lawrence crt_kent\01 design stage\03 authorities\council\permit app\231016_22001_planning pp_16 lawrence crt_doct / 2023

Page 13 of 59

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be

Design Response

Design Response used for any purpose which may breach any copyright. The proposed residence is to be located at the southeast boundary of the site, over 50m from the street frontage. The development is sited to minimise impact on the major trees on site and to provide views of Bancroft Bay. The proposal is for a ground floor with 2 bedrooms and living areas with a first floor containing the master bedroom suite. The ground floor also has a lower ground area comprising the lounge. The building form follows the fall of the land which reduces the height of the building form above natural ground level and reduces shadow impact. The building design uses a muted palette in line with the DDO 11 requirements for a coastal location. The building style is a contemporary building form with rectilinear forms. The proposed residence will not be easily discernible from Lawrence Court due to the distance from the road, the lower elevation and the location behind the major trees. The residence will be obscured from views from Metung Road due to the escarpment and perimeter vegetation.

Planning Zones

General Residential Zone (GRZ) 32.08

The property is subject to clause 32.08 General Residential Zone. The following sub-clauses apply to this application:

32.08-2 Table of Use:

A permit is not required for a dwelling

32.08-4 Construction or extension of a dwelling or residential building: Minimum Garden Area **Requirement:**

The Lot is 2179m² and requires 35% (being over 650m²) to be set aside for Garden area. The house is 314m² with another 34m² of impermeable paving and 176m² of gravel driveway totalling 524m², equating to a total of 24% of the Lot area. 76% of the lot area is therefore covered by vegetation including existing grass. The development complies with this clause.

32.08-5 Vicsmart Application:

This development does not meet the requirements for a Vicsmart application as the lot is in excess of 300m²

32.08-7 Requirements of Clause 54 and Clause 55:

Refer to Schedule 1 comments below

32.08-10 Maximum Building Height requirement for a dwelling or residential building

Refer to Schedule 1 comments below

Schedule 1 to General Residential Zone (GRZ) 32.08

1.0 Neighbourhood Character Objectives.

None Specified

- 2.0 Construction or extension of a dwelling or residential building -minimum garden area requirement Refer to response to 32.08-04 above.
- 3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot Not Applicable

4.0 Requirements of Clause 54 and Clause 55

p:\projects\22001_16 lawrence crt_kent\01 design stage\03 authorities\council\permit app\231016_22001_planning app-16 lawrence crt_doct doct 1/2023

Page 14 of 59

ADVERTISED This copied document is made available for the sole

purpose of enabling its consideration and review as Refer to Architectural plans for setbacks and standards compliance. The application complies with the Environment Act 1987. The document must not be required setback standards. used for any purpose which may breach any copyright.

5.0 Maximum Building Height Requirement

None Specified.

6.0 Application Requirements None Specified

7.0 Decision Guidelines

None Specified

Design and Development Overlay (DDO) 43.02 – Schedule 11

The property is subject to clause 43.02 Design and Development Overlay. The following sub-clauses in the schedule apply to this application:

2.0 Building and Works

A permit is not required to construct a building or carry out works other than the circumstances specified in the following table for Metung:

Building Height Above Natural Ground measured within the building footprint:

Requirement: The proposal is greater than 7.5m above Natural Ground Level Proposal: The proposal is less than 7.5m above Natural Ground Level

Total area of proposed works on a site (exclusive of building footprint) except within an approved building envelope:

Requirement: Greater than 150 sqm Proposal: 0 sqm

Total building footprint proposed on a site except within an approved building envelope:

Requirement: Greater than 300 sqm Proposal: 314sqm

Slope of land where works are to be carried out:

Requirement: Greater than 15% Proposal: 14%

Erosion Management Overlay (EMO) 44.01 – Schedule

The property is subject to clause 44.01 Erosion Management Overlay. The following sub-clauses in the schedule apply to this application:

2.0 Statement of Risk

None Specified. A Geotechnical risk assessment has been provided. Refer to Appendix "B"

3.0 Permit Required

Excavations or fill do not exceed one metre (Height or Depth) Garage footing on Boundary in excess of one metre. (Approximately 1.3m Deep for 1.5m long)

Vegetation Protection Overlay (VPO) 42.02– Schedule 3

The property is subject to clause 42.02 Vegetation Protection Overlay. The following sub-clauses in the schedule apply to this application:

p:\projects\22001_16 lawrence crt_kent\01 design stage\03 authorities\council\permit app\231016_22001_planning app-16 lawrence crt_doct / 2023

Page 15 of 59

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be

Page 16 of 59

1.0 Statement of nature and significance of vegetation before the pose which may breach any copyright. Three major trees on site are to be retained. Refer to Appendix "A" Arborist Report for details of the Vegetation on site

2.0 Vegetation protection objectives to be achieved.

Three major trees on site are to be protected during construction. Refer to Appendix "A" Arborist Report for details of the proposed protection measures for the Vegetation on site. We note that the Tree Protection Zone and Structural Root Zone are shown on the proposed plans.

3.0 Permit Required

There is a small amount of vegetation to be removed on the property boundary with 18 Lawrence Court.

This is noted as small planted species and they are outside of the requirements of the VPO. Refer to Appendix "A" Arborist Report

Land Subject to Inundation (LSIO) 44.04

The development is not subject to clause 44.04 Land Subject to Inundation (LSIO)

Areas of Aboriginal Cultural Heritage Sensitivity

The development is exempt from this requirement as it is a dwelling which is an exempt activity under the Aboriginal Heritage Regulation 2018.

Easement

We have contacted East Gippsland Water and they have confirmed that they have an asset in the easement. They have noted that they would like a 1.5m additional exclusion zone to footings adjacent to the easement. The proposal complies with this requirement.

We have contacted the East Gippsland Shire and they have confirmed that they do not have any assets in the easement and they do not object to construction adjacent to the easement. See Appendix "D" for Authority Correspondence.

Conclusion

We hope that the information provided is sufficient for your favourable consideration of this project and we look forward to hearing your decision.

Angus McKay Director Arcturus Architecture

p:\projects\22001_16 lawrence crt_kent\01 design stage\03 authorities\council\permit app\231016_22001_planning app-16 lawrence crt_doct / 2023

Appendix "A" Arborist Report

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

p:\projects\22001_16 lawrence crt_kent\01 design stage\03 authorities\council\permit app\231016_22001_planning p__16 lawrence crt_kent\01 design stage\03 authorities\council\permi

Page 17 of 59

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



179 Old Orbost Road, Swan Reach 3909

ABN: 301 597 457 67

Development site report



Prepared by

Nathan Williamson

Certificate 5 Arborist

ISA TRAQ Qualified

Printed 10/11/2023 Page 18 of 59

ADVERTISED This copied document is made available for the sole purpose of enabling its consideration and review as Development Site Report – 16 Lawrence Court Metungart of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Table of Contents

Executive Summary	3
Introduction	4
Brief	4
Scope of works	4
Methodology	5
Observations	7
Discussion	9
Recommendations	12
References	13
Appendices 1	14
Testimony	14
Appendices 2	14
Limitations of Tree Risk Assessments	14
Glossary	14
Visual Tree Assessment (VTA)	16
Appendices 3	17
Appendices 4	18
Assumptions and Limiting Conditions	19



ADVERTISED This copied document is made available for the sole

purpose of enabling its consideration and review as Development Site Report – 16 Lawrence Court Metungart of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Executive Summary

In December 2022, Roots 2 Leaves Tree Services was contacted requesting a site inspection of 16 Lawrence Court, Metung, A Site inspection was carried out shortly after which required the company to identify which, if any, trees may be affected by the construction and development on this vacant property.

During the period from December 2022 until now October 2023 regular communication has been held and plan adjustments have been made to retain and protect the significant vegetation on this property.

3 Major trees have been the subject of observation and protection measures have been made and organised to protect these trees, soil samples have been completed which has outlined the depth and soil types to help identify tree root depths. The main structure has been moved to give more clearance from the trees and site cut. Driveway material types and installation measures have been amended and adjusted to limit root disturbance.

Further protection measures of the trees must also be considered before works are to be undertaken, these include protection guards for the trees if any machines are to be operating nearby, TPZ protection measures must be enforced by use of bunting and no-go zones and if working within the TPZ compaction protection measures by use of mulch and boards must be used.

A follow up inspection is also required by the consulting arborist once works are completed to identify that no additional damage to the trees has been undertaken.

With consideration to the current plans and design and if all protection measures are adhered too, then it will be considered that the trees will NOT be deemed lost due to the works and construction being undertaken.



ADVERTISED This copied document is made available for the sole purpose of enabling its consideration and review as Development Site Report - 16 Lawrence Court Metungart of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Introduction

Brief

This report has been commissioned by Arcturus Architecture on behalf of the client W&H Kent and has requested Roots 2 Leaves Tree Services to visit the site of 16 Lawrence court, Metung and assess the impact of the trees where the proposed construct and development is to occur.

This report has been prepared by Roots 2 Leaves Tree Services Pty Ltd and authorized by its employee, Nathan Williamson, Consulting Arborist.

A site inspection was carried out early in 2023, by Nathan Williamson.

Trees are a lovely part of our environment and without them we would lose out on many great advantages including shade, aesthetics, and most importantly our existence. However, it is necessary that trees in key areas, such as high traffic areas, are assessed for health, structure, and any associated risks.

Scope of works

- Identify Tree Species
- Provide site image with trees.
- Include existing and proposed site maps.
- Provide images of tree
- Provide information on each tree including TPZ and SRZ •
- **Outline TPZ protection and Tree Management** •



Development Site Report – 16 Lawrence Court Metungert of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Methodology

Inspection date 25/01/2023

Date report was written 16/10/2023

Inspection method

The site inspection was carried out accompanied during sunny and still conditions. The trees were inspected from the ground and observations were made of the growing environment and surrounding area. Wood density and extent of decay was determined using a mallet where appropriate.

This assessment has been conducted using the (VTA) method for assessment Level 1. This method has been slightly modified to include a walk around the trunk.

The content of this report has been prepared based on the arborist's experience within the tree industry.

All information that has been given to the arborist has been included in this report.

Overlays:

• Not Required For this Report.



Pre-development Site Report – 16 Lawrence Court Metung

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Site Map 1 – image includes the tree location within 2-meter accuracy

Printed 10/11/2023 Page 23 of 59

Pre-development Site Report – 16 Lawrence Court Metung a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Observations

Tree # Genus & Species	1 Eucalyptus baueriana
Common name	Blue Box
DBH (m)	1.53
Height (m)	12
Spread (m)	15
Age	Mature
Health	Fair
Structure	Fair – Poor
Native	Yes
Retention value	High
Tree Protection	
TPZ	15m
SRZ	4.08m



Tree #	2
Genus & Species	Eucalyptus baueriana

Common name	Blue Box
DBH (m)	1.34
Height (m)	13
Spread (m)	16
Age	Mature
Health	Fair
Structure	Fair
Native	Yes
Retention value	High
Tree Protection	
TPZ	15m
SRZ	3.85m



Printed 10/11/2023 Page 24 of 59

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and

Pre-d	leve	lopmen	t Site	Repor	rt – 16	Lawrence	Cour	t

Environment Act	1987.	The	docur	nent n	nust not be

Tree #	3
Genus & Species	Eucalyptus baueriana
Common name	Blue box
DBH (m)	1.12
Height (m)	16
Spread (m)	14
Age	Mature
Health	Good
Structure	Fair
Native	Yes
Retention value	High
Tree Protection	
TPZ	13.3m
SRZ	3.57m





This copied document is made available for the sole purpose of enabling its consideration and review as Pre-development Site Report – 16 Lawrence Court Metung a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Discussion

Trees play a huge part in new and old developments; it is important where possible to work around trees and attempt to retain them however sometimes a property may have large numbers of trees and there isn't enough space to develop without damaging trees or their roots. This report helps to identify the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) to identify which trees, if Any will be adversely affected by the Proposed works.

Australian Standards states that if a tree root plate is to be excavated by an area greater than 10% of the TPZ then further investigation is required by an arborist, this has been carried out in several ways as follows.

- 1. Discussion with the architect has been held during the design phase of this construction, this has enabled alterations to the site plan, driveway size and location as well as soil types to allow more permeable rock base for the driveway. permeable rock base for the driveway will enable water penetration and help to improve tree health growth and recovery from any roots that may be damaged from the construction.
- 2. Installation of protection measures must be adhered to; the installation of Trunk protection measures must be carried out - this includes installation of timbers and guarding around the trunk of trees and any stems or branches that may be impacted by machines during the excavation process.

bunting and no-go Signs must be installed in areas to protect the TPZ where machines are not required to go, any areas within the TPZ that machines must travel or park must be protected by compaction – this can be done by mulching and boarding.

3. A follow-up inspection and during construction inspection is required to ensure all protection measures are followed, this information will then be recorded and retained as evidence. If a during construction inspection is not carried out and trees are lost, then it could be deemed that protection measures where not followed causing the loss of trees.

The following pages outlines protection measures that must be adhered to, further assistance can be offered on advice for installation methods if required.



Pre-development Site Report – 16 Lawrence Court

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Working with trees – Encroachments.

When working with trees on development sites it is crucial to ensure trees being retained are protected, both visual parts of the tree and the roots under the ground. Tree health can be reduced by causing damage to both the trunk and root plate, for example this damage can be caused by machinery impact and chemical spills. This damages the cambium layer and reduces the transfer of nutrients and carbohydrates.

Root systems can also be damaged by excavation, compaction, and soil grade change. It is important to ensure adequate protection is provide and TPZ of trees are not interfered with if the tree is to be retained.



The image above explains methods of protecting trees when or if machinery/vehicles must operate within the TPZ of a tree – these methods help to protect trunk and limb damage as well as soil compaction – root damage.



Figure 2 - Either bunting or wire mesh fencing can be used. Flagged rope does not offer enough protection



ADVERTISED This copied document is made available for the sole

Pre-development Site Report – 16 Lawrence Court Mature a planning process under the Planning and

Environment Act 1987. The document must not be Figure 1 is to be used only when the TPZ has mathine for persons of the third the performance of the terms of terms of the terms of terms o



Figure 3 – example of signage that can be used.

When digging around Tree Protection Zones it is important to follow the Australian standards – Protection of trees on development sites. The TPZ is worked out by calculating the DBH (Diameter at breast height, 1.3m) then multiplied by 12.

Additional Trees.

Additional trees have been identified on the property (marked as red) these trees have been requested to be removed as part of the development. These trees are considered planted vegetation and there for do not meet the criteria for VPO3 permits. Removal of these trees and shrubs is acceptable.

The shrubs consist of callistemons and other fast growing small plants.

Excavating with TPZ

While excavating within the TPZ it is recommended that an arborist should be on site to inspect and identify all roots that are dug up or damaged, clean cutting is recommended for these roots and measurements should be taken. These measurements can be included in a root mass calculator to identify the total root mass loss during works and if a tree health program should be implemented to help retain these trees and counteract the root loss.

As no works are to be carried out within the Structural root zone then there is no issues of tree structure being compromised.

Driveway and paver selection.

The crushed rock and paver type has been chosen as it offers great water penetration properties and is typically low impact on vegetation and their root systems. These options are typically better then hard surfaces such as concrete or bitumen.



This copied document is made available for the sole purpose of enabling its consideration and review as Pre-development Site Report – 16 Lawrence Court Matung a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Recommendations

- All work to be completed as per approved plans. •
- Tree protection zones must be set up prior to work commencing. •
- Trunk and limbs protection measures must be used if working close to the 3 trees in question.
- Soil and compaction measures must be followed if working outside of the construction area • and within the TPZ.
- On site inspection and data collection by a Cert 5 arborist during any and all excavations within the TPZ.
- Follow up inspection is recommended.



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

References

Australian Standards 4970 - 2009 Protection of trees on development sites

Australian Standards 4373 – 2007 Pruning of amenity trees

Costermans, L. 2008. Native Trees and Shrubs of South-Eastern Australia

Council Arboriculture Victoria, Arboricultural Reporting Guidelines

https://www.rhs.org.uk/

http://mdvaden.com/advice-hazard trees.shtml

http://hort.ufl.edu/woody/rcs-over-extended-limb1.shtml

Mattheck, C. & Breloer, H. 1994. The Body Language of Trees

Hayes, E. 2002. Tree Risk Assessments & Tree Mechanics. www.safetrees.com/risk_ArbNews_2002_12.pdf (Ref 20/4/16)

Barrell, J. 2001 and 2010. Tree AZ www.treeaz.com/downloads/TreeAZ-Detailed-guidanceon-its-use.pdf (Ref 6/4/17)



ADVERTISED This copied document is made available for the sole purpose of enabling its consideration and review as Pre-development Site Report – 16 Lawrence Court Metung a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Appendices 1

Testimony

I am a Qualified Consulting Arborists with over 8 years in the industry directly and many more years spent learning about trees and arboriculture, I have Studied both my Cert 3 in Arboriculture and Cert 5 in Arboriculture at Wodonga institute of Tafe, under the instruction of some reputable industry leaders including Rod Hall.

As an arborist in the Field, I have extensive knowledge of trees and multiple situations and locations including remote/ Forest settings to Cityscapes/urban settings.

Appendices 2

Limitations of Tree Risk Assessments

It is important for the tree owner or manager to know and understand that all trees pose some degree of risk from failure or other conditions. The information and recommendations within this report have been derived from the level of tree risk assessment identified in this report, using the information and practices outlined in the International Society of Arboriculture's Best Management Practices for Tree Risk Assessment, as well as the information available at the time of the inspection. However, the overall risk rating, the mitigation recommendations, or any other conclusions do not preclude the possibility of failure from undetected conditions, weather events, or other acts of man or nature.

Trees can unpredictably fail even if no defects or other conditions are present. It is the responsibility of the tree owner or manager to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation. Roots 2 Leaves Tree Services can make no warranty or guarantee whatsoever regarding the safety of any tree, trees, or parts of trees, regardless of the level of tree risk assessment provided, the risk rating, or the residual risk rating after mitigation.

This information is solely for the use of the tree owner and manager to assist in the decision-making process regarding the management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

Glossary

Tree risk Assessment has a unique set of terms with specific meanings. Definitions of all specific terms may be found in the International Society of Arboriculture's Best Management Practice for Tree Risk Assessment. Definitions of some of these terms used in this report are as follows:

The likelihood of failure may be categorized as imminent meaning that failure has started or could occur at any time; probable meaning that failure may be expected under normal



Pre-development Site Report – 16 Lawrence Court Marture a planning process under the Planning and Environment Act 1987. The document must not be

weather conditions within the next 3 years; possible meaning that time frame; and improbable meaning that failure is not likely under normal weather conditions and may not occur in severe weather conditions during that time frame.

The likelihood of the failed tree part impacting a target may be categorized as high meaning that a failed tree or tree part will most likely impact a target; medium meaning that a failed tree or tree part may or may not impact a target with equal likelihood; low meaning that the failed tree or tree part is not likely to impact a target; and very low meaning that the chance of a failed tree or tree part impacting the target is remote.

Likelihood	Likelihood of Impacting Target					
of Failure	Very Low Medium High					
Imminent	Unlikely	Somewhat likely	Likely	Very likely		
Probable	Unlikely	Unlikely	Somewhat likely	Likely		
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely		
Improbable	Unlikely	Unlikely	Unlikely	Unlikely		

The Likelihood of Failure and Impact is defined by Table 1, the Likelihood Matrix:

The consequences of a known target being struck may be categorized as severe meaning that impact could involve serious personal injury or death, damage to high value property, or disruption to important activities; significant meaning that the impact may involve personal injury, property damage of moderate to high value, or considerable disruption; minor meaning that impact could cause low to moderate property damage, small disruptions to traffic or a communication utility, or minor injury; and negligible meaning that impact may involve low value property damage, disruption that can be replaced or repaired, and do not involve personal injury.

Targets are people, property, or activities that could be injured, damaged, or disrupted by a tree failure

Levels of assessment

1) Limited visual assessments are conducted to identify obvious defects.

2) Basic assessments are visual inspections done by walking around the tree looking at the site, buttress roots, trunk, and branches. It may include the use of simple tools to gain information about the tree or defects.

3) Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets of site conditions. Drilling to detect decay is an advanced assessment technique.

Tree Risk Ratings are terms used to communicate the level of risk rating. They are defined in Table 2, the Risk Matrix, as a combination of Likelihood and Consequences:

This copied document is made available for the sole purpose of enabling its consideration and review as

Pre-development Site Report – 16 Lawrence Court Mature a planning process under the Planning and Environment Act 1987. The document must not be

Likelihood of	Co	used for any purpose which may brea Consequences of Tree Failure					
Failure & Impact	Negligible Minor Significant Severe						
Very likely	Low	Moderate	High	Extreme			
Likely	Low	Moderate	High	High			
Somewhat likely	Low	Low	Moderate	Moderate			
Unlikely	Low	Low	Low	Low			

Overall tree risk rating is the highest individual risk identified for the tree. The residual risk is the level of risk the tree should pose after the recommended mitigation. Mitigation priority 1 is defined as mitigation activities that should be scheduled prior to the next growing season. Mitigation Priority 2 can be scheduled on the next routine maintenance cycle.

Information and likelihoods are observed and depending report type written, this image shows the likelihoods and site factors etc observed on site.

Visual Tree Assessment (VTA)

VTA is a visual tree inspection method which, guided by the principles of biomechanics and based on the "Axiom of Constant Stress" (Mattheck, 1993), considers, and complies with the current jurisdiction (Breloer and Mattheck, 1992). The VTA procedure is composed of three steps:



1. Visual inspection for

diagnostic symptoms of defects and visual inspection of the tree's vitality. No further steps are taken when there are no indications that the tree presents a significant hazard.

2. Thorough examination of any defects which have been indicated in step 1.

3. Measurement and analysis of defects which turn out to be critical. Evaluation of the tree's residual strength.



This copied document is made available for the sole purpose of enabling its consideration and review as Pre-development Site Report – 16 Lawrence Court Metung a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Appendices 3

Arboriculture Descriptors (from Table 1) Taken from Cameron McGregor May 2018

a) Tree Name

Provides botanical name (genus, species, variety, and cultivar) according to accepted international taxonomic classification, and common name

b) Tree Type

Describes the general geographical origin of the species and its type e.g., deciduous or evergreen.

Category	Description
Native Evergreen	evergreen Occurs within Australia and typically retains its leaves year-round Exotic deciduous
Exotic deciduous	Occurs outside Australia and typically sheds its leaves during Winter

c) Height & Width

Indicates the height and width of individual trees. Measurement is expressed in meters. Height was determined using a Clinometer and width was paced.

d) DBH

Diameter at Breast Height (1.4 meters from ground level). Measurements were taken using a diameter tape and is expressed in millimetres.

e) Age

Relates to the physiological stage of the tree's life cycle.

Category	Description
Semi-mature (SM)	Tree rapidly increasing in size and yet to achieve expected size
Mature (M)	Tree at expected Size in situation, with reduced incremental growth

f) Health

Assesses various attributes to describe the overall health and vigour of the tree

Descriptor	Vigour/extension growth	Decline symptoms/deadwood	Foliage density, size, colour	Pest & disease
Good	Above typical	None or Minimal	Better than typical	None or minimal

This copied document is made available for the sole purpose of enabling its consideration and review as

Octobe

Pre-development Site Report – 16 Lawrence Court part of a planning process under the Planning and

		Env	ronment Act 1987	. The document must r	iot de
Fair	Typical	Typical or expected USEC	o _{fy} គ្គា _ម y purpose w	າ່າວຸຄິເລິ່ງຜູ້ເຕີຍເອັດຊີຍູຣິ any co threshold	pyright.
Fair to Poor	Below Typical	More than typical	Exhibiting deficiencies	Exceeds damage thresholds	
Poor	Minimal	Excessive and large amount/size	Exhibiting severe deficiencies	Extreme and contributing decline	

g) Structure

Assesses principal components of tree structure

Descriptor	Root plate and lower stem	Trunk	Primary Branch support	Outer Crown and roots
Good	No damage, disease or decay, obvious basal flare, stable in ground	No damage, disease, or decay, well tapered	Well formed, attached, spaced, and tapered	No disease, decay, or structural defect
Fair	Minor damage or decay, basal flare present	Minor damage or decay	Typically formed, spaced, and tapered	Minor damage, disease, or decay; minor branch end weight or over extension
Fair to Poor	Moderate damage or decay; minimal basal flare	Moderate damage or decay, approaching recognised thresholds	Weak decayed or with acute branch attachments, previous branch failure evidence	Moderate damage, disease, or decay fungal fruiting bodies present; major branch end weight or over extension
Poor	Major damage, disease, or decay; fungal fruiting bodies present. Excessive lean placing pressure on root plate	Major damage, disease or decay exceeds recognised thresholds, fungal fruiting bodies present. Acute lean, stump resprout.	Decayed cavities or has acute branch attachments with included bark; excessive compression flaring, failure likely	Major damage, disease, or decay; fungal fruiting bodies present, major branch end weight or over extension

Appendices 4

Occupancy rates in target zones (Taken directly from TRAQ 2013)

The amount of time one or more targets is within the target zone- its occupancy rate- is a primary component of assessing the likelihood of a target being impacted. Not all targets may be always present in the target zone. Occupancy rates can be classified as constant, frequent, occasional, or rare. Static targets, represent a constant occupancy, while movable and mobile targets can be in any of the following four classifications:

Constant Occupancy

Constant occupancy indicates that a target is present at nearly all times, 24 hours a day, 7 days a week. Examples include, buildings, constant steady stream of traffic, constant steady stream of pedestrians. Each person or vehicle may occupy the target area for a very short time but, in aggregate, they represent constant occupancy.

This copied document is made available for the sole purpose of enabling its consideration and review as Pre-development Site Report – 16 Lawrence Court Metung a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Frequent Occupancy

If the target zone is occupied for a large portion of a day or week, the use is classified as frequent. Suburban streets that receive moderate volumes of traffic, car parks for facilities that are open during the daytime only, footpaths in shopping areas, and busy delivery areas are examples of frequent occupancy.

Occasional Occupancy

Occasionally used sites can be defined as those that are occupied by people or targets infrequently or irregularly. Examples include country roads, low use footpaths, and low use sections of parks. In some instances, a seldom-used area may be heavily used for short periods. Examples might include cemeteries, a field surrounded by trees that is used for special event parking, or trails and access roads used only when an event is under way. The client or tree manager may define whether the risk assessment is to consider low- or high use times or both.

Rare Occupancy

This category is for sites that are not commonly used by people. Backcountry trails, fenced areas that are well away from more actively used parts of a site, remote parts of an estate, and gardens through which neither workers nor visitors typically pass would all have a rare occupancy. The client or tree manager may decide, as a matter of policy, that the risk in these areas is so low that risk assessments is not justified.

Assumptions and Limiting Conditions

- No responsibility is assumed by Roots 2 Leaves Tree Services Pty Ltd for matters legal • in nature related to this manual. Any legal or technical description given is assumed to be correct.
- All care has been taken to obtain reasonable and relevant information from gualified and reliable sources in the preparation of this document.
- Visual material within this manuals such as sketches, diagrams, photographs, etc. are not necessarily to scale and should not be construed as engineered data for construction.
- This document has been prepared utilising accepted contemporary standards of tree care and maintenance, evaluation and assessment procedures, diagnostic and reporting techniques and sound arboriculture practices as recommended by the sources listed in the 'References' section.



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Appendix "B" Geotechnical Risk Assessment nvironment Act 1987. The document must not be used for any purpose which may breach any copyright.

p:\projects\22001_16 lawrence crt_kent\01 design stage\03 authorities\council\permit app\231016_22001_planning app_16 lawrence crt_doct doct 12/12/2023

Page 37 of 59

	ADVERTISED			
	This copied document is	made available for the sole		
Simon Anderson Consultants civil STRUCTURAL PROJECT ENGINEERS	Job: Proposed Residence purpose of enabling its constrained for a planning process 16 Lawrence Ct part of a planning process Metung Environment Act 1987.	n <u>sideration and</u> review as s <u>under the Planning a</u> nd hestocument must not be heav breach any convright		
P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Checked:	Job No.: 438083 Page No.: 1 of 7		

GEOTECHNICAL RISK ASSESSMENT



INTRODUCTION

This report is designed to demonstrate the level of geotechnical risk involved in relation to the proposed dwelling at 16 Lawrence Ct, Metung, in its current state and make recommendations of any measure required to mitigate risk during and after construction of associated works.

Note that in accordance with "Guideline 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 (approximately 2137m²) is situated at the east end of Lawrence Court (bitumen sealed with concrete rollover kerb and channel drainage) and backs onto a steep escarpment adjacent to Metung Road. The subject site is infill development, with adjoining lots to the east, west and south of the subject site all with existing residential dwellings. Existing dwellings in the area have well landscaped gardens, manicured lawns, and a combination of sealed and gravel driveways

The subject site is situated on the upper slope on a rolling low hill landform, comprised of Tertiary sediments. The site has excellent grass coverage and displays moderate falls southeast over the proposed house site. Numerous large, well established gum trees are located throughout the site. (refer site plan, pg2 for locations).

PROJECT DETAILS

A multi-level, two-storey residential dwelling development is proposed for the site. The construction details are as follows;

- All cut/Fill batters to be no steeper than 1 in 2 and sown with local grasses (or landscaped shrubs and ground cover)
- The dwelling will have varying floor levels of garage, living spaces, and bedrooms. The master suit will be situated on the first floor above. The outdoor entertaining areas are a combination of timber decking and paving, with landscaped gardens and feature pond.
- The construction is to consist of a combination of slab on ground construction, Suspended concrete slab and timber subfloor as required. The external walls and retaining walls will be a mixture of brickwork, blockwork and light framed construction with prefab cladding as selected.
- The construction of the dwelling will result in the diversion of approximately 15% of rainfall from the site. Roof catchment water will be collected by a system of gutters/downpipes and directed to reticulated stormwater drainage.

• Engineer designed retaining walls with appropriate surface and sub-surface drainage will improve **Printice** it **CO/mge/2023** 438083 GRA (Kent) issue A Page 38 of 59

	ADVE	ADVERTISED		
	This copied document is r	nade available for the s	sole	
Simon Anderson Consultants	Job: Proposed Residence purpose of enabling its cu 16 Lawrence Ct part of a planning proces Metung Environment Act 1987.	n <u>sideration</u> and review s under the Planning a hestigetinetht must not	r as nd be	
P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Client: Arcturus Architectueed for any purpose which Checked:	Job No.: 438083	right	



Aerial view of subject site (approximate title boundaries shown)

Denotes soil investigation bores (approximate locations)



Figure 2 - Gum trees at front of allotment



Figure 3 - Subject site as viewed from road frontage



Figure 1 - Driveway vehicle access to No.18 & 20 Lawrence Ct



Figure 4 – East end of Lawrence Court

Printed 10/11/2023 Page 39 of 59

	ADVE This copied document is	RTISED made available for the sole
Simon Anderson Consultants CVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Residence purpose of enabling its control for a planning process of enabling its control for a planning process for any purpose whice the part of a planning process for any purpose whice the part of a planning process of enabling its control for	nsideration and review as s under the Planning and hestocument must not be h may breach any copyright Job No.: 438083 Page No.: 3 of 7

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 also 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 and sands. 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 20-40cm, although some subsoils are clayey sands and sandy clays. Some of the more sandier surface soils have developed a "coffee rock" layer at the base of the A2 horizon.



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind.

REF: VANDENBERG, A.H.M., 1997. BAI RNSDALE 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
Nl (Tmp)	Tertiary Marine, Non-marine deposits consisting of gravel, sand.	Stockdale (Sd)
Qal (Qra)	Quaternary Non-marine (Alluvial) deposits consisting of Fluvial: alluvium, gravel, sand, silt.	Stockdale with Munro (Sd/Mu)

			This copied document is r	nade availab	le for the s	sole
Simor	n Anderson Sultants	Job: Proposed Residence 16 Lawrence Ct Metung	purpose of enabling its constrained part of a planning proces Environment Act 1987.	nsideration : s under the l hestocumet	and review Planning a t must not	r as ind be
P.O. Box 1700 111 Main St	P.O. Box 566 191-193 Raymond St	Client: Arcturus Architect	sed for any purpose which	Job No.: 43808	1 any copy 3	right.
Bairnsdale, Vic, 3875 ACN 073 392 266	Sale, Vic, 3850 ACN 145 437 065	Checked:		Page No.: 4	of 7	

4

L

Π

0

11

Page 41 of 59

1.DESKTOP INVESTIGATION (cont'd)

Soil Profile Morphology – Stockdale (Sd) Map unit Surface soil

- A1 0 300 Dark greyish brown (10YR4/2); *sandy loam*; weak medium (10 20 mm) <u>polyhedral</u> structure; firm moist; clear wavy change to:
- A2 300 500 Pale brown (10YR6/3) conspicuously <u>bleached</u> (10YR/8/1d); sandy loam or loamy sand; apedal, single grain; firm consistence dry; sharp change to:

Subsoil

- B21 500 800 Yellowish brown (10YR5/6); *heavy clay*; moderate coarse (20 50 mm) polyhedral structure; strong <u>consistence</u>, moist; diffuse change to:
- **B22** 800 1m Yellowish brown (10YR5/6) with greyish brown (10YR5/2) and increasing yellowish red (5YR5/6) <u>mottles</u>; *heavy clay*; moderate coarse (20 50 mm) <u>lenticular</u> structure; strong consistence moist.

Key profile features

- Strong texture contrast between the surface (A) horizons and subsoil (B) horizons.
- Conspicuously bleached subsurface (A2) horizon.

2. FIELD INVESTIGATION

A site visit was carried out with an inspection of the area of Proposed Residence and of nearby landforms, features and developments.

Typical Soil Bore profiles of the site are detailed below;

	00 100	Dk Grey/Brown Dry Silty	TOPSOIL		BORE
1	200 300	Brown Dry Very Dense	SILT		
BORE LOG B	400 500 600 700 800 900 1000 1100 1200	Yellow/Brown Friable Very Stiff Silty with Quartz cobbles Auger refusal at depth	CLAY		

00 TOPSOIL Dk Grey/Brown Dry Silty 100 200 Brown Dry Very Dense Clayey SILT BORE LOG B2 300 Yellow/Brown Friable Very Stiff CLAY 400 500 600 700 800 Pale Yellow Friable Very Stiff Silty CLAY 900 & Siltstone layer 1000 1100 1200 Printed 10/11/2023

438083 GRA (Kent) issue A

	ADVE This copied document is	RTISED made available for the sole
Simon Anderson Consultants cvil. j structural. j Project engineers P.O. Box 1700 P.O. Box 566 111 Main St 191-193 Raymond St Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Job: Proposed Residence 16 Lawrence Ct Metung Client: Arcturus Architect Used for any purpose whic Checked:	bnsideration and review as s <u>under the Planning</u> and The document must not be n may breach any copyright Job No.: 438083 Page No.: 5 of 7

	00 100	Dk Grey/Brown Dry Silty	TOPSOIL	ALL IN THE AVE
3	200	Grey/Brown Dry Very Dense	SILT	NUMBER OF
С В В	300 400	Yellow/Brown Dry V Dense Clayey	SILT	Contraction of the
E LO	500 600	Red/Brown Friable Very Stiff	CLAY	COLUMN AVEC IN MARK
30RI	700 800	& Silty		THE REAL PROPERTY OF THE PARTY
_	900 1000			A PERSONAL PROPERTY.
	1100 1200			CLOCK LOW COMPANY



	00 100	Dk Grey/Brown Dry Silty	TOPSOIL	C. RORDA
B4	200 300	Grey/Brown Dry Dense Fine Sandy	SILT	I THE REAL
E LOG	400 500 600	With quartz cobbles < 30mm dia.		
BOR	700 800 900 1000	Lt Brown Dry Very Dense Silty	SAND	
	1200			

B5	00 100 200 300	Dk Grey/Brown Dry Silty Grey/Brown Dry Very Dense Fine Sandy	TOPSOIL SILT	
DRE LOG	400 500 600 700	Lt Brown Dry Dense Silty	SAND	
BO	800 900 1000 1100 1200	Brown Dry Dense Coarse Silty	SAND	



	ADVERT		
	This copied document is r	made available for the sole	
P.O. Box 1700 P.O. Box 1700 P.O. Box 1700 P.O. Box 1700 P.O. Box 566 P.O. Box 1700 P.O. Box 566 P.O. Box 191-193 Raymond St	Job: Proposed Residence purpose of enabling its co 16 Lawrence Ct part of a planning proces Metung Environment Act 1987. Client: Arcturus Architectused for any purpose which	nsideration and review as s <u>under the Planning</u> and hestocounsent must not be <u>may breach any copy</u> righ Job No.: 438083	
Bairnsdale, Vic, 3875 Sale, Vic, 3850 ACN 073 392 266 ACN 145 437 065	Checked:	Page No.: 7 of 7	

SUMMARY OF RISK

LANDSLIDE	LOW
SHEET/RILL EROSION	LOW
TUNNEL EROSION	LOW

- Moderate grades over the majority of the site, ranging from approximately 1 in 5 to 1 in 7.
- Excellent grass coverage, preventing topsoils from being washed away (even in the heaviest torrential downpours).
- There is no evidence of soil erosion or landslip on the subject site or well-established adjoining residential properties.
- Natural sub-soils of the site (i.e. Dense, Sandy Silts & Stiff Clays) will have adequate strength and stability for residential slabs, footings and retaining walls.
- An Erosion Management Plan would need to be implemented during and after construction of the proposed multi-level residential dwelling. 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 Neighbouring properties. (i.e. Diversion banks and spoon drains)
 - ii. Appropriate sub-soil drainage to be provided to effectively divert ground water 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. Where vegetation (natural grass cover) needs to be removed, leave it in place as long as possible.
 - v. All erosion and sediment control measures to be inspected and maintained daily by site manager.
 - vi. Fill batter at 1 in 2 max. to be stabilised with grass at end of construction works.
 - vii. The conditions of 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.
- Any future construction works associated with the development of allotments would be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements and normal construction practise.

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

Appendix "C" Authority Correspondence

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Page 45 of 59

p:\projects\22001_16 lawrence crt_kent\01 design stage\03 authorities\council\permit app\231016_22001_planning app_16 lawrence crt_doct doct 1/2023

Angus McKay	This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be
	used for any purpose which may breach any copyright.
From:	Lachlan McArthur <lachlanm@egipps.vic.gov.au></lachlanm@egipps.vic.gov.au>
Sent:	Wednesday, 8 March 2023 8:45 PM
То:	Angus McKay
Subject:	FW: 16 Lawrence Court, Metung Lot 5 PS 330179 - Approval to build over or on the specified
Attachments:	easement 230209_2201_SD_10.pdf

Dear Angus,

I advise that Acting Manager Works Paul Rooney has advised me that Council has no requirements in regards to buildings or works on, or over the sewerage and drainage easement, as he has been advised that there are no Council assets within the subject easement.

Yours sincerely

Lachlan McArthur Senior Technical Officer - Development



Lachlan McArthur Senior Technical Officer - Development

Please consider the environment before printing this e-mail.

From: Angus McKay <angus@arcturusarchitecture.com.au>

Sent: Thursday, 9 February 2023 3:46 PM

To: Lachlan McArthur <LachlanM@egipps.vic.gov.au>

Subject: RE: 16 Lawrence Court, Metung Lot 5 PS 330179 - Approval to build near an easement

EXTERNAL EMAIL: This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

Hi Lachlan,

I don't want to be pedantic, but I know that planning can be. Can you amend it to say something like "foundation works are not closer...." and that "we acknowledge the eaves partially over the easement at approximately 5m" ?

I have attached plans showing any encroachment. Also refer to the image below showing the canterlevered floor with the foundations in excess of the 1.5m required by EGW. Stating that there are No works closer than 1.5 is not what we are proposing.

Kind regards,

Angus McKay Director This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

MOBILE 0407 044 729 angus@arcturusarchitecture.com.au Arcturus Architecture

Arcturus Architecture http://www.arcturusarchitecture.com.au

Acoversion leaves

Working on Gunaikurnai country

From: Lachlan McArthur <LachlanM@egipps.vic.gov.au>
Sent: Thursday, 9 February 2023 3:06 PM
To: Angus McKay <angus@arcturusarchitecture.com.au>
Subject: 16 Lawrence Court, Metung Lot 5 PS 330179 - Approval to build near an easement

Dear Angus,

As discussed, it is noted that the proposed works are not closer than 1.5m to the drainage and sewerage easement to the south west boundary.

You therefore do not need Council approval to build there, pending successful planning approval as appropriate, for the building of a dwelling.

I acknowledge that Acting Manager Works Paul Rooney has advised that he has no requirements in regards to this proposal, i.e. approval to build over easement and has re-referred the matter back to myself for determination.

Yours sincerely

Lachlan McArthur



×	

East Gippsland Shire Council acknowledges the Gunaikurnai, Monero and the Bidawel people as the Traditional Custodians of the land that encompasses East Gippsland Shire. We pay our respects to all Aboriginal and Torres Strait Islander people living in East Gippsland, their Elders past and present.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be

Angus McKay

	used for any purpose which may breach any copyright.
From:	Carol Hughes <chughes@egwater.vic.gov.au> on behalf of Plumbing</chughes@egwater.vic.gov.au>
	<plumbing@egwater.vic.gov.au></plumbing@egwater.vic.gov.au>
Sent:	Wednesday, 7 December 2022 10:01 AM
То:	Angus McKay
Subject:	RE: 22001 16 Lawrence Court Metung [SEC=OFFICIAL]

OFFICIAL

Good morning Angus,

The eaves over the easement will be fine at 4.5m height, however the structure needs to be 1.5m from the sewer main as per below email.

Should you have any questions, please don't hesitate in contacting myself on 5150 4402 or email plumbing@egwsater.vic.gov.au Kind regards, Carol

Carol Hughes Customer Property Connection Officer Phone: 03 5150 4402 Fax: 03 5150 4477 Email: CHughes@egwater.vic.gov.au Web: www.egwater.vic.gov.au



in



From: Angus McKay <angus@arcturusarchitecture.com.au> Sent: Tuesday, December 6, 2022 10:16 AM To: Plumbing <plumbing@egwater.vic.gov.au> Subject: RE: 22001 16 Lawrence Court Metung [SEC=OFFICIAL]

CAUTION: This email originated outside the company. Do not click links or open attachments unless you are expecting them from the sender. Contact IT if you are unsure and need assistance.

Hi Carol,

Thank you for the information, can you please confirm if the setback is to any particular height limit? As noted the Eaves are over the Easement at a height of about 4.5m. Is there any problem with the Eaves in this zone?

Kind regards,

Angus McKay Director MOBILE 0407 044 729 angus@arcturusarchitecture.com.au



Arcturus Architecture

Printed 10/11/2023 Page 48 of 59

http://www.arcturusarchitecture.com.au



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

From: Carol Hughes <<u>CHughes@egwater.vic.gov.au</u>> On Behalf Of Plumbing Sent: Friday, 2 December 2022 8:31 AM To: Angus McKay <<u>angus@arcturusarchitecture.com.au</u>> Subject: RE: 22001 16 Lawrence Court Metung [SEC=OFFICIAL]

OFFICIAL

Good morning Angus,

Thank you for providing the opportunity to comment on the proposal to construct a new dwelling at the above address.

East Gippsland Water has a minimum requirement that all habitable structures are constructed at least 1.5m from any sewer main, connection point and manhole; regardless of Title plan easements.

In an attempt to assist you further, I have attached East Gippsland Water's asset plan detailing the measurements from the property boundary to the sewer main itself. The proposed construction would require an additional 1.5m from the marked distance/measurements.

Should you have any questions or wish to discuss further, please don't hesitate in contacting myself on the below details or email <u>plumbing@egwater.vic.gov.au</u>

Kind regards, Carol

Carol Hughes Customer Property Connection Officer Phone: 03 5150 4402 Fax: 03 5150 4477 Email: <u>CHughes@egwater.vic.gov.au</u> Web: <u>www.egwater.vic.gov.au</u>





From: Angus McKay <angus@arcturusarchitecture.com.au>
Sent: Thursday, December 1, 2022 1:28 PM
To: Plumbing <plumbing@egwater.vic.gov.au>
Subject: 22001 16 Lawrence Court Metung

CAUTION: This email originated outside the company. Do not click links or open attachments unless you are expecting them from the sender. Contact IT if you are unsure and need assistance.

Hi Caril,

Printed 10/11/2023 Page 49 of 59

This copied document is made available for the sole purpose of enabling its consideration and review as Thank you for speaking with me today. Please find attached the plans and elevations of the proposal as well as the DBYD and title information. As you can see we are close to the easement on the South but the building moves away at an angle. If you look on the elevations of page 2 – section 4 taken at the edge of the building the proposal is to canterlever a section of the floor making it 1.7m from the foundations to the edge of th eeasement at the worst case.

However as we do not have structural input at this time I ask for EGW policy on how close we can build to the asset. In addition we have eaves overhanging at 4.5m can we build over with the eaves at this height?

Please contact me if you wish to discuss or have any other queries.

Kind regards,

Angus McKay Director MOBILE <u>0407 044 729</u> angus@arcturusarchitecture.com.au

Arcturus Architecture

Arcturus Architecture http://www.arcturusarchitecture.com.au

2022



Member Austrelian Institute of Architects

Printed 10/11/2023 Page 50 of 59

Appendix "D" Site Photos

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

p:\projects\22001_16 lawrence crt_kent\01 design stage\03 authorities\council\permit app\231016_22001_planning app_16 lawrence crt_doct_doct_12023

Page 51 of 59

This copied document is made available for the sole









Printed 10/11/2023 Page 52 of 59

22001 16 Lawrence Crt Metung











Printed 10/11/2023 Page 53 of 59

22001 16 Lawrence Crt Metung









22001 16 Lawrence Crt Metung Printed 10/11/2023 Page 54 of 59

NEW RESIDENCE 16 LAWRENCE COURT METUNG



NW VIEW



SW VIEW



SE VIEW





DWG No.
TP-01
TP-02
TP-03
TP-04
TP-05

	17.10.23	TP SUBMISSION
UE	DATE	

AN

Arcturus Architecture

REVISIONS

T 0407 044 729 e: angus@arcturusarchitecture.com.au ACN 661 185 164

CLIENT W&H Kent PROJECT New Residence 16 Lawrence Court Metung TITLE COVER SHEET AND IMAGES SSUE TOWN PLANNING DATE 17/10/2023 4:32:50 PM Author CHECKED Checker SCALE PROJECT NO. 22001

A1 DRAWING LIST	
DWG NAME	REVISION
COVER SHEET AND IMAGES	1
SITE PLANS	1
GROUND FLOOR PLAN	1
FIRST FLOOR AND ROOF PLAN	1
ELEVATIONS AND SECTIONS	1

Figure Dimensions to take precedence to scaled readings. Verify all dimensions on site. Report any discrepancies to Architect for decision before proceeding with work on site COPYRIGHT ARCTURUS ARCHITECTURE ©

DRAWING NO. Printed 10/11/2023 TP-01 Page 55



RL +23.13

RL +19.88

 \times /

////

TP-02 1 : 200



ADVERTISED This copied document is made available for the sole purposs 200 enabling citer considerations and 200 purposes 200 enabling process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



1 17.10.23 TP SUBMISSION ISSUE DATE REVISIONS

Arcturus Architecture

T 0407 044 729 e: angus@arcturusarchitecture.com.au ACN 661 185 164



Figure Dimensions to take precedence to scaled readings. Verify all dimensions on site. Report any discrepancies to Architect for decision before proceeding with work on site COPYRIGHT ARCTURUS ARCHITECTURE ©



This copied document is made available for the sole purplessize for the state of th part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright. OTHER WALL FINISHES EP-01 EXTERNAL PAINT FINISH LIGHT GREY TB-01 TIMBER BATTENS MR-01 METAL ROOFING GREY SP-01 STONE PAVING FB-01 FACE BRICK OFF WHITE FC-01 CEMENT SHEET GREY PP-01 PERMEABLE PAVING GL-01 GLAZING

ADVERTISED

1	17.10.23	TP SUBMISSION	AM
ISSUE	DATE	REVISIONS	DRN
ISSUE	DATE	REVISIONS	DF

Arcturus Architecture

T 0407 044 729 e: angus@arcturusarchitecture.com.au ACN 661 185 164

W&H Kent PROJECT New Residence 16 Lawrence Court Metung GROUND FLOOR PLAN

TOWN PLAN	NING			
	DATE 17/10/2023 4:32:55 PM	drawn by AMC	CHECKED Checker	
	scale As indicat	ed	project no. 22001	
	drawing no. <mark>P</mark> TP-03	rinted 1 Page 5	Q_{EVISIO} 202 7 of 59	23
		-		J

Area Schedule LOCATION AREA 184 m² GROUND GARAGE 50 m² FIRST 52 m² 286 m² 286 m² Grand total

Figure Dimensions to take precedence to scaled readings. Verify all dimensions on site. Report any discrepancies to Architect for decision before proceeding with work on site COPYRIGHT ARCTURUS ARCHITECTURE ©

This copied document is made available for the sole purposes able nabling iter considerations and are view as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

1 17.10.23 TP SUBMISSION AM ISSUE DATE REVISIONS DR

Arcturus Architecture

T 0407 044 729 e: angus@arcturusarchitecture.com.au ACN 661 185 164

 CLIENT W&H Kent

 PROJECT New Residence 16 Lawrence Court Metung

 TITLE FIRST FLOOR AND ROOF PLAN

 USUE FIRST FLOOR AND ROOF PLAN

 DATE 17/10/2023 4:32:56 PM

 DATE 17/10/2023 4:32:56 PM

 DRAWN BY Author

 CHECKED Checker

 SCALE 1: 100

 PROJECT NO. 22001

 DRAWING NO.Printed 10.22023 TP-04

 PROJECT NO. 22001

 DRAWING NO.Printed 10.22023

 TP-04

Figure Dimensions to take precedence to scaled readings. Verify all dimensions on site. Report any discrepancies to Architect for decision before proceeding with work on site COPYRIGHT ARCTURUS ARCHITECTURE ©

ADVERTISED This copied document is made available for the sole purpleses 20 for the builder contraction of the builder of the bui part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.