

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

|   |  |
|---|--|
| The land affected by the application is located at: | 13A Windjammer Court PAYNESVILLE 3880<br>Lot: 2 PS: 414833   |
| The application is for a permit to:                 | Buildings and Works for the construction of a retaining wall |
| The applicant for the permit is:                    | P D Barber   |
| The application reference number is:                | 5.2024.149.1   |

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

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

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

**An objection must**

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

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.

|   |   |
|---|---|
| <b>The Responsible Authority will not decide on the application before:</b> | <b>Subject to applicant giving notice</b> |
|---|---|

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

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10374 FOLIO 670

Security no : 124091069622J  
Produced 09/07/2021 11:06 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 414833S.  
PARENT TITLE Volume 09825 Folio 330  
Created by instrument PS414833S 24/03/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS414833S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

| NUMBER        | STATUS                           | DATE       |
|---------------|----------------------------------|------------|
| AU477977Q (E) | DISCHARGE OF MORTGAGE Registered | 21/06/2021 |

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

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

Printed 17/06/2024  
Page 2 of 17

09/07/2021

Street Address: 13A WINDJAMMER COURT PAYNESVILLE VIC 3880

ADMINISTRATIVE NOTICES

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NIL

Effective from 21/06/2021

OWNERS CORPORATIONS

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The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. PS414833S

DOCUMENT END

ADVERTISED

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# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 27 February 2023 04:48 PM

## PROPERTY DETAILS

Address: **13A WINDJAMMER COURT PAYNESVILLE 3880**  
 Lot and Plan Number: **Lot 2 PS414833**  
 Standard Parcel Identifier (SPI): **2\PS414833**  
 Local Government Area (Council): **EAST GIPPSLAND**  
 Council Property Number: **74358**  
 Planning Scheme: **East Gippsland**  
 Directory Reference: **Vicroads 685 S8**

[www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)

[Planning Scheme - East Gippsland](#)

## UTILITIES

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

## STATE ELECTORATES

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

## OTHER

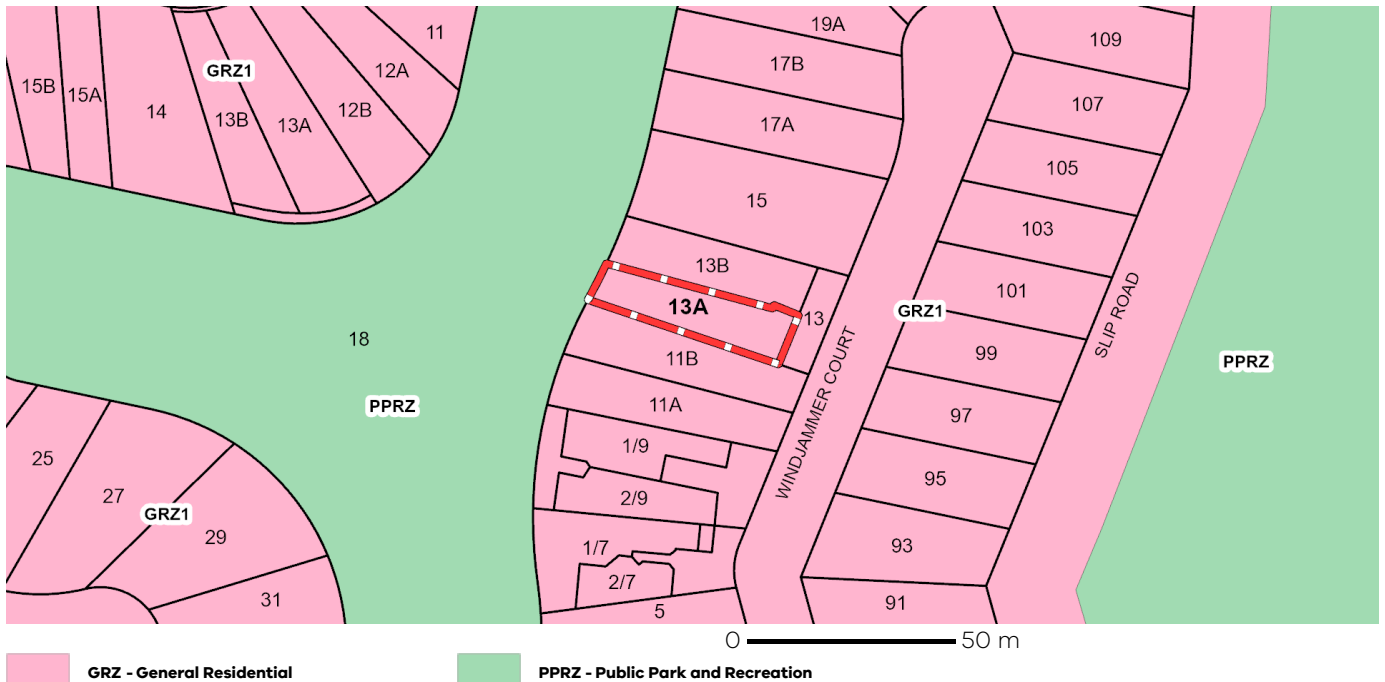
Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

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



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

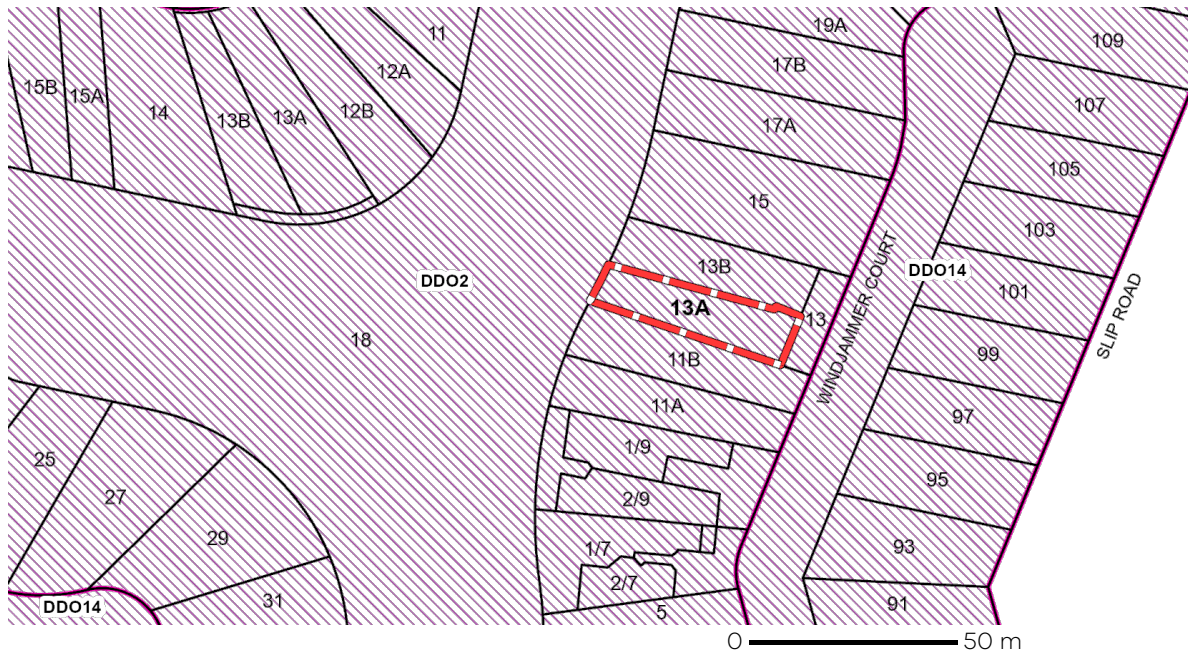


# PLANNING PROPERTY REPORT

## Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)



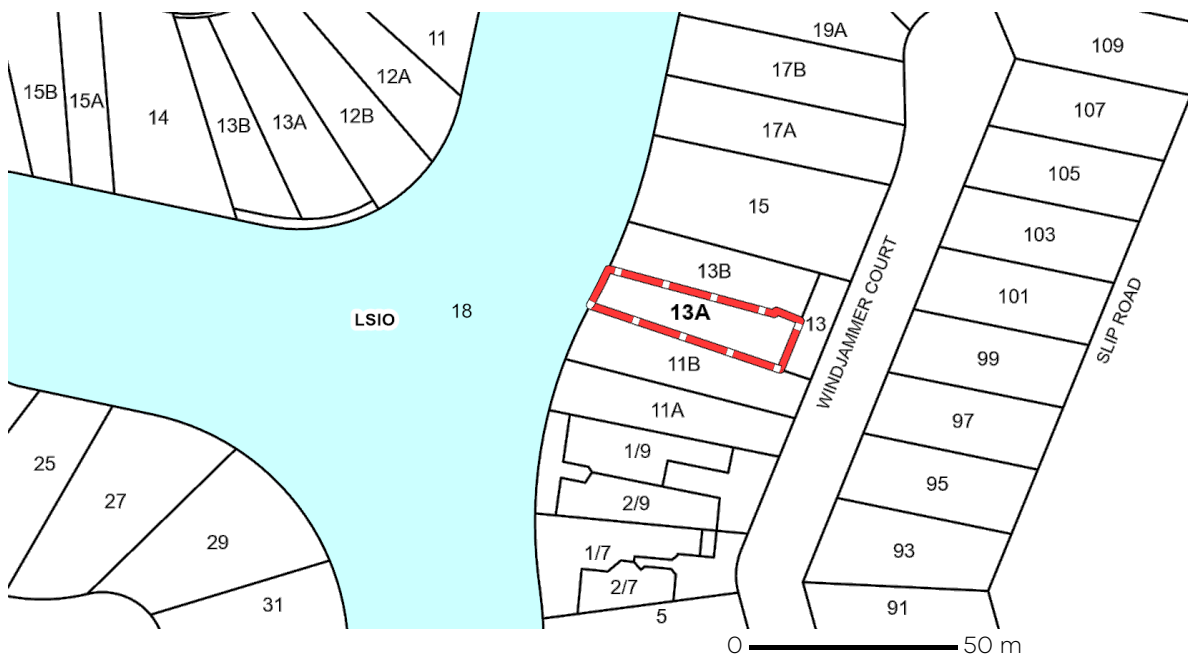
**DDO - Design and Development Overlay**

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



**LSIO - Land Subject to Inundation Overlay**

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

# PLANNING PROPERTY REPORT

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

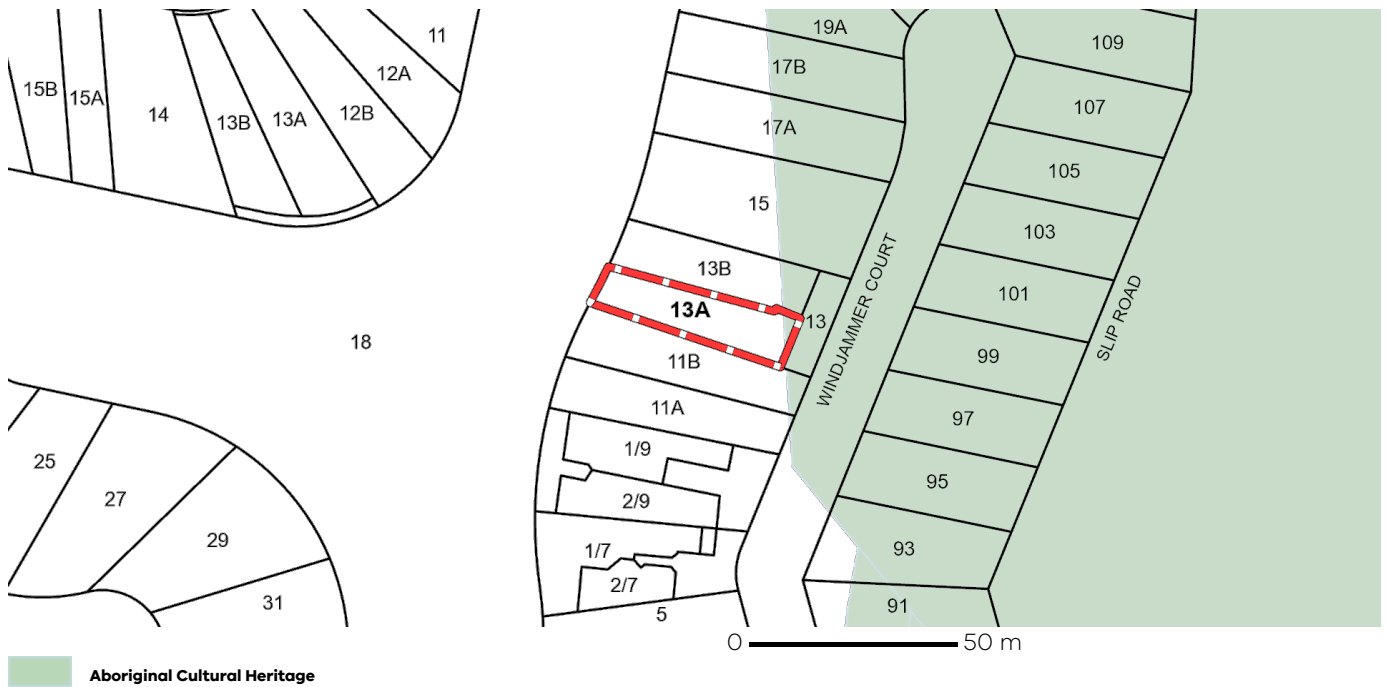
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

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

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



# PLANNING PROPERTY REPORT

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## Further Planning Information

Planning scheme data last updated on 23 February 2023.

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

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

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

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

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

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

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

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

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

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

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



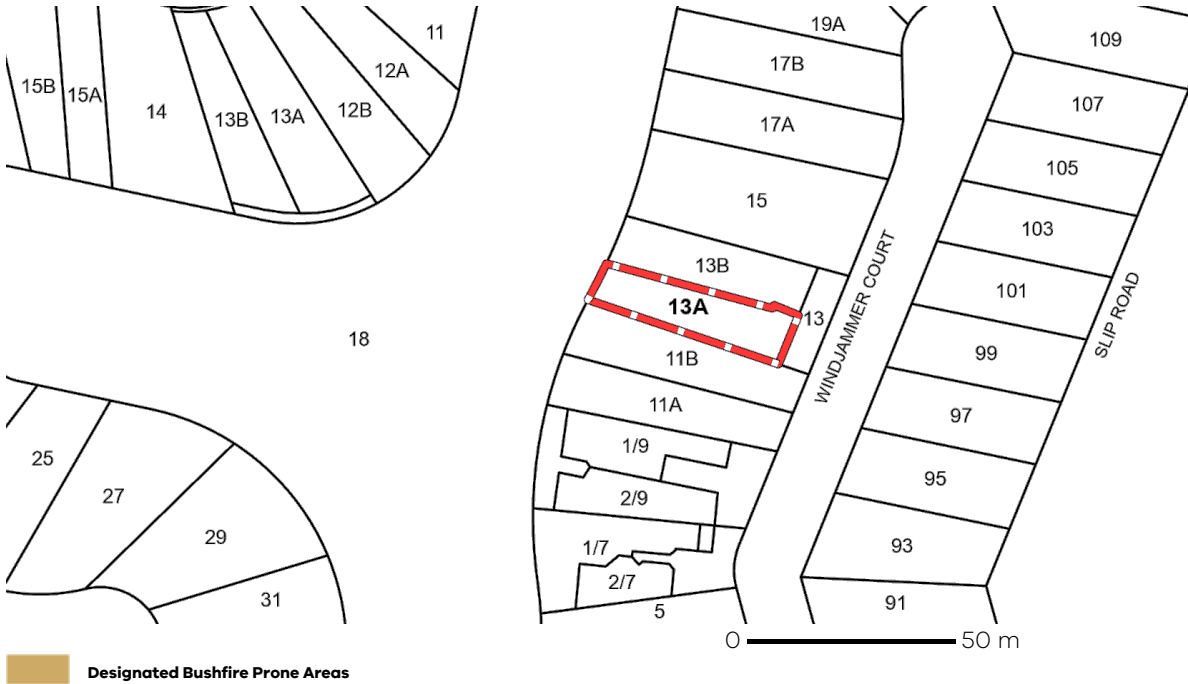
# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**  
**No special bushfire construction requirements apply. Planning provisions may apply.**

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

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



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

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

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

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

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

## Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))



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| <b>Material/Labour</b>            | <b>Details</b>                     | <b>Amount</b>           |
|-----------------------------------|------------------------------------|-------------------------|
| Civil Engineers report            | C.Watts                            | 1,200.00                |
| Form boards - 0390072             | 5 sheets @ \$91.00ea               | 455.00                  |
| Labour to install formwork        | 2ppl x 3 hrs @\$45                 | 270.00                  |
| Reo - 1100282                     | 3 sheets @ \$85.40                 | 256.20                  |
| Labour to cut reo                 | 1 hr @ \$45                        | 45.00                   |
| Concrete - Rivera concrete        | (\$225, plus gst) 7 mts @ \$247.50 | 1,732.50                |
| Latrobe concrete pumping          | estimate supplied \$1500           | 1,500.00                |
| Labour to lay concrete foundation | 2ppl x 4 hrs x \$45                | 360.00                  |
| Gabion cages                      | quoted                             | 5,265.73                |
| Rock - Jarvis Sand & soil         |                                    | 4,020.00                |
|                                   | <b>Total</b>                       | <b><u>15,104.43</u></b> |

# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

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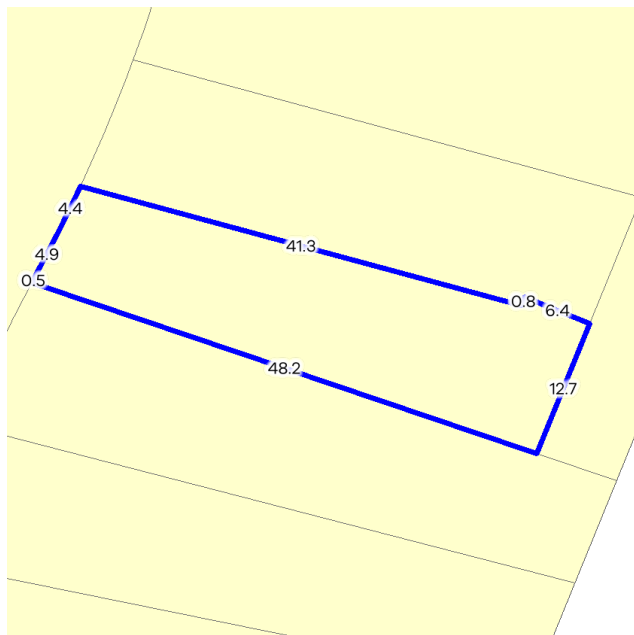
## PROPERTY DETAILS

Address: **13A WINDJAMMER COURT PAYNESVILLE 3880**  
 Lot and Plan Number: **Lot 2 PS414833**  
 Standard Parcel Identifier (SPI): **2\PS414833**  
 Local Government Area (Council): **EAST GIPPSLAND**  
 Council Property Number: **74358**  
 Directory Reference: **Vicroads 685 S8**

[www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 536 sq. m

**Perimeter:** 119 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## UTILITIES

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

## STATE ELECTORATES

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

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

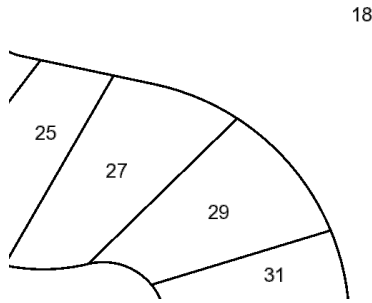
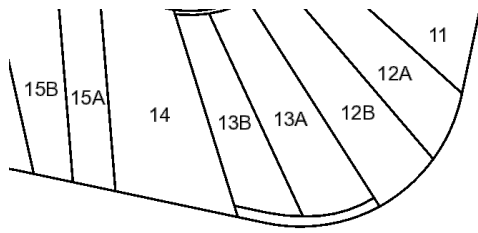
Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

# PROPERTY REPORT

## Area Map

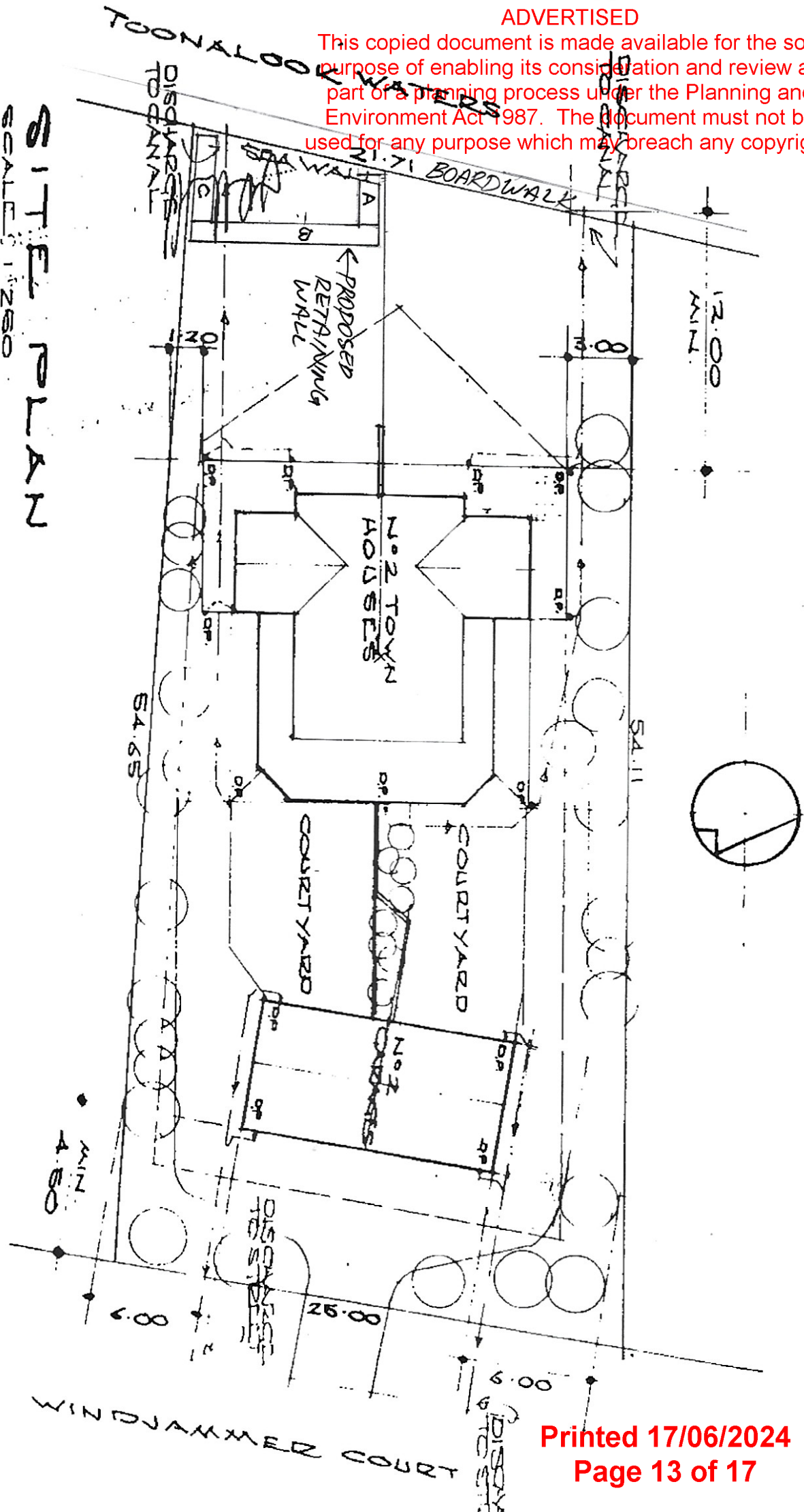


 Selected Property





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# SITE PLAN

SCALE 1:250

SOIL DRAINAGE DRAINS TO THE REAR OF THE SWERAGE AUTHORITY

PROPOSED NO. 2 TOWN HOUSES

LOT AS WINDJAMMER CRT. PAYNESVILLE FOR R. MAY



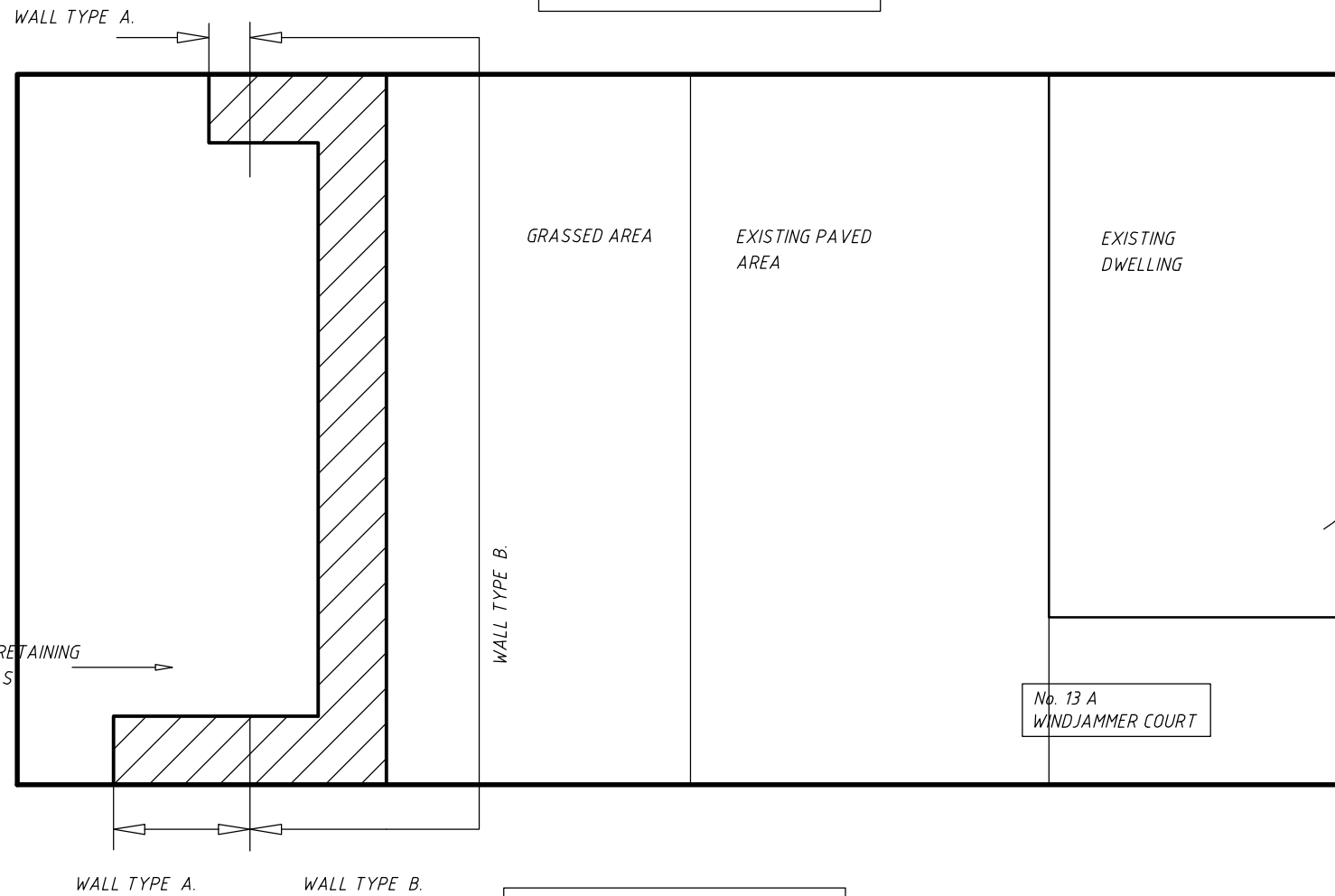
NO BUILDINGS IN ADJOINING PROPERTY WITHIN 5.0m OF THE PROPOSED RETAINING WALL AND RETAINING WALL EXCAVATION

NO EXCAVATION ALLOWED TO CROSS THE BOUNDARY WHERE IT MAY ADVERSELY AFFECT THE PERFORMANCE OF AN EXISTING DWELLING. IN GENERAL NO EXCAVATION IS PERMITTED THAT WILL EXCEED THE DEPTH OF AN IMAGINARY LINE DRAWN DOWNWARDS FROM THE BASE OF THE EXISTING FOOTING AT AN ANGLE OF 1 in 1 FOR CLAY AND 1 in 2 FOR SAND. EXCAVATIONS BELOW THIS DEPTH WILL REQUIRE SPECIAL DESIGN AND A PROTECTION OF WORKS NOTICE. ANY EXCAVATIONS CLOSE TO THE BOUNDARY MAY REQUIRE A PROTECTION OF WORKS NOTICE. THIS SHOULD BE ASSESSED BY THE BUILDING SURVEYOR.

ALL EXTERNAL STEEL WORK TO BE DURAGAL OR HOT DIP GALVANISED TO AS1650.  
ALL CLEATS, BOLTS AND OTHER FIXINGS TO BE GALVANISED.

IMPORTANT NOTE:  
THIS SITE CONTAINS SOME CONTROLLED FILL IT IS IMPORTANT THAT ALL FOOTING EXCAVATIONS ARE CAREFULLY CHECKED TO ENSURE THAT ALL FOUNDATION MATERIAL IS OF A UNIFORM TYPE AND DENSITY. IF SIGNIFICANT VARIATION IS DETECTED THEN THE ENGINEER SHOULD BE NOTIFIED.

THE MINIMUM FOUNDING DEPTH ON THIS SITE FOR STRIP AND ISOLATED PAD FOOTINGS IS AT LEAST 400mm INTO STIFF TO VERY STIFF YELLOW SILTY CLAY.  
CONFIRM ONSITE



WALL TYPE A. WALL TYPE B.

CONFIRM EXTENT OF WALL TYPES ON SITE WITH ACTUAL BATTER HEIGHTS

NO BUILDINGS IN ADJOINING PROPERTY WITHIN 5.0m OF THE PROPOSED RETAINING WALL AND RETAINING WALL EXCAVATION

# RETAINING WALL PLAN.

SCALE 1: 100

CONCRETE STRENGTHS  
FOOTINGS 32 mpa. AT 28 DAYS.

FOUNDATION BEARING PRESSURES  
STRIP FOOTINGS 180 kpa.

SOIL CLASSIFICATION:  
CLASS 'P' IN ACCORDANCE WITH AS2870.  
RESIDENTIAL SLABS AND FOOTINGS  
SOIL CLASS 'M'  
SITE CLASS 'P' CONTROLLED FILL

ALL WORKS TO BE CARRIED OUT IN A SAFE AND WORKMAN LIKE MANNER. IT IS THE BUILDERS RESONSIBILITY TO ENSURE THE STABILITY AND SAFE WORK PRACTICES ARE MAINTAINED AT ALL TIMES.

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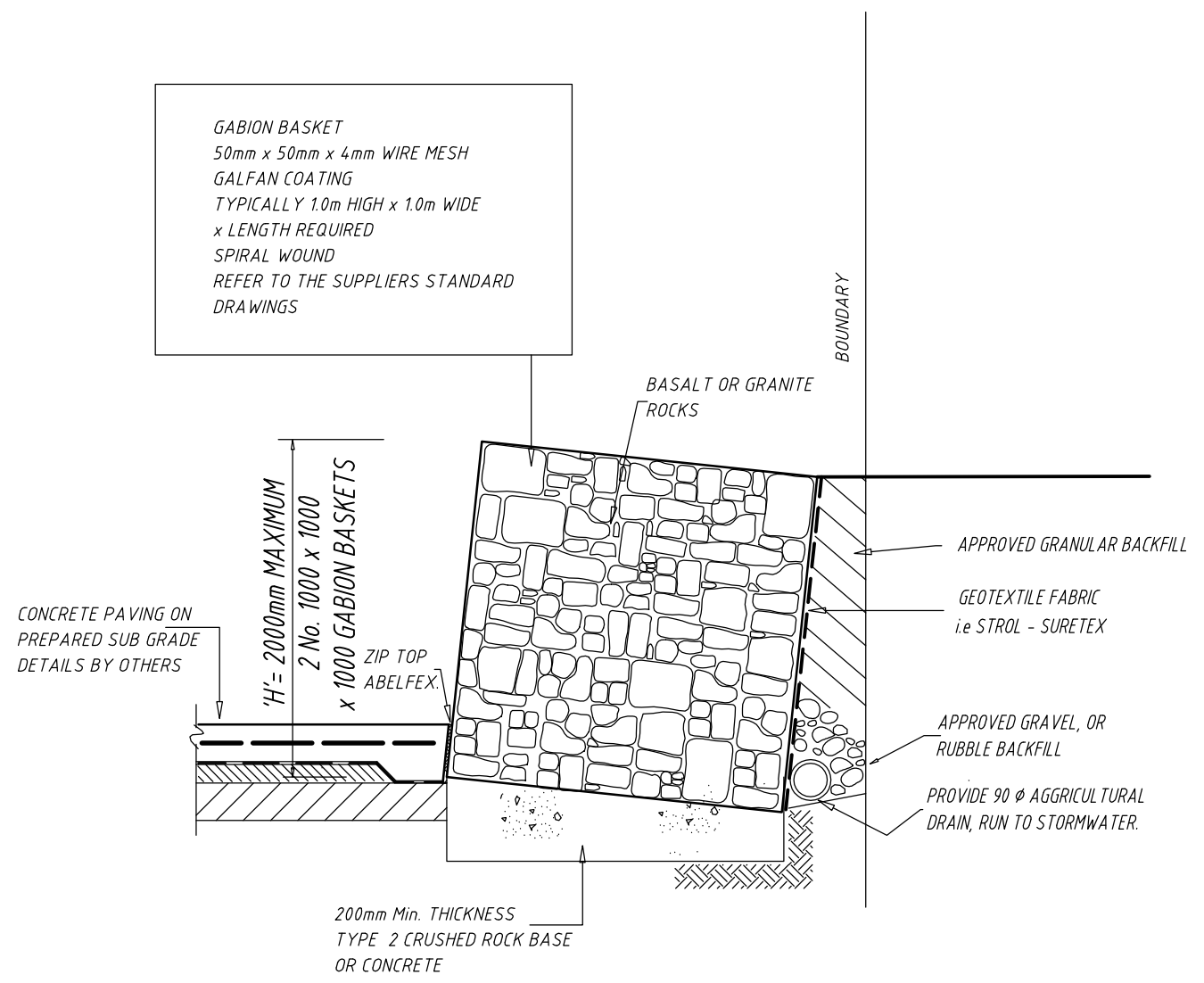
DO NOT SCALE DRAWINGS UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETRES ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK  
1. No alterations or substitutions without written permission.  
2. Builder to check and confirm all details and report any variations to the Engineer for clarification.

**CD WATTS & ASSOCIATES**  
CHARTERED PROFESSIONAL ENGINEERS  
PO BOX 156 PAYNESVILLE VIC 3880 PH (03) 515 60 515  
chris@e3innovate.com.au  
e3 innovate

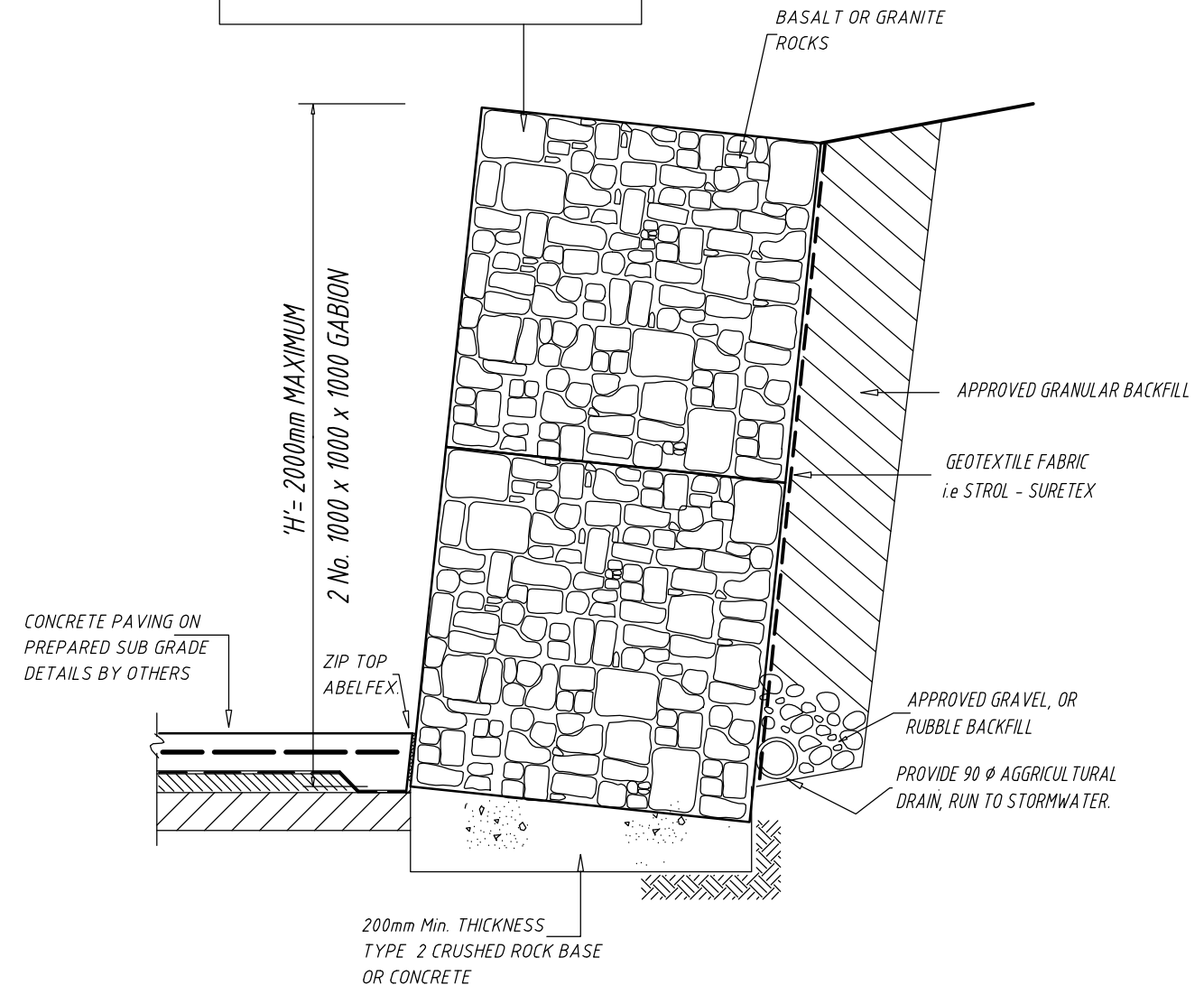
| DATE               | ISSUE    | DESCRIPTION               | DATE | No.          |
|--------------------|----------|---------------------------|------|--------------|
| <b>AMENDMENTS</b>  |          |                           |      |              |
| TITLE: PLAN        |          | PRINTS                    |      |              |
| DESIGN. CD. WATTS. | CHECKED. | ENGINEERS REF No. 24.0301 |      |              |
| DRAWN              | CHECKED. | DATE MAR 2024             | REV. |              |
| FILE PATH          |          |                           |      | A3           |
| CLIENT: P BARBER   |          | Printed 17/06/2024        |      | SHEET 1 of 2 |

GABION BASKET  
 50mm x 50mm x 4mm WIRE MESH  
 GALFAN COATING  
 TYPICALLY 1.0m HIGH x 1.0m WIDE  
 x LENGTH REQUIRED  
 SPIRAL WOUND  
 REFER TO THE SUPPLIERS STANDARD DRAWINGS

GABION BASKET  
 50mm x 50mm x 4mm WIRE MESH  
 GALFAN COATING  
 TYPICALLY 1.0m HIGH x 1.0m WIDE  
 x LENGTH REQUIRED  
 SPIRAL WOUND  
 REFER TO THE SUPPLIERS STANDARD DRAWINGS



**RETAINING WALL TYPE -A.**  
 SCALE 1:20



**RETAINING WALL TYPE -B.**  
 SCALE 1:20

IF THERE IS ANY DOUBT REFER TO THE ENGINEER FOR CLARIFICATION PRIOR TO COMMENCING WORKS

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 chris@e3innovate.com.au

ENGINEERS AUSTRALIA AUSTEC e<sup>3</sup> INNOVATE CONSULTING ENGINEERS

| DATE     | ISSUE  | DESCRIPTION | DATE     | No.               |
|----------|--|-------------|----------|-------------------|
|          |  | AMENDMENTS  |          |                   |
|          |  | PRINTS      |          |                   |
| TITLE:   | PLAN   | DESIGN.     | CHECKED. | ENGINEERS REF No. |
| PROJECT: | PROPOSED RETAINING WALL<br>13A WINDJAMMER COURT<br>PAYNESVILLE | C.D. WATTS. |          | 240301            |
| CLIENT:  | P BARBER   | DRAWN       | CHECKED. | DATE              |
|          |  |             |          | MAR 2024          |
|          |  |             |          | REV.              |
|          |  |             |          |                   |
|          |  | FILE PATH   |          | A3                |
|          |  |             |          | SHEET             |
|          |  |             |          | 1 of 2            |

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 Page 15 of 17

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SHEET 1: 25

