

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	16 Gilsenans Drive METUNG 3904 Lot: 2 PS: 340024
The application is for a permit to:	Development of a Dwelling
The applicant for the permit is:	SLAP Architects Pty Ltd
The application reference number is:	5.2024.271.1

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.

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

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

East Gippsland Shire Council

273 Main Street (PO Box 1618)
 Bairnsdale VIC 3875
 Website www.eastgippsland.vic.gov.au
 Email feedback@egipps.vic.gov.au
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Telephone: (03) 5153 9500
 Fax: (03) 5153 9576
 National Relay Service: 133 677
 ABN: 81 957 967 765

Planning Permit Application

Applicant Details:

Name: <i>PTA Herrod Care of Slaparchitects</i>		
Business trading name: (if applicable)		
Email address:		
Postal address: <i>PO 655 Bairnsdale</i>		
		Postcode <i>3875</i>
Phone number: Home: <i>51500600</i>	Work:	Mobile:

Owners Details: (if not the applicant)

Name: <i>PTA HERROD</i>		
Business trading name: (if applicable)		
Email address:		
Postal address: <i>METUNG</i>		
		Postcode <i>3904</i>
Phone number: Home:	Work:	Mobile:

Description of the Land:

Street number: <i>16</i>	Street name: <i>Gilsenens Drive</i>	
Town: <i>Metung</i>	Postcode <i>3904</i>	
Legal Description:		
Lot Number:	<input type="checkbox"/> Lodged plan <input checked="" type="checkbox"/> Title plan <input type="checkbox"/> Plan of Subdivision	Number: <i>2</i>
Crown Allotment Number:		Section Number:
Parish/Township Name:		
Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Officers name:
Your reference number:		

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 ABN: 81 957 967 765

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Description of proposal: Describe the use, development or other matter which needs a permit: <p style="text-align: center; font-size: 1.2em;"><i>Single Storey Dwelling</i></p>	
Existing conditions: Describe how the land is used and developed currently: <p style="text-align: center; font-size: 1.2em;"><i>Vacant</i></p>	
Estimated cost of development: Note: You may be required to verify this estimate	\$ <i>400,000</i>

If you need more space or have more information, please attach with this form.

Please make sure that:

- Form is filled in fully and signed
- The correct fee is paid or payment enclosed
- Attached any supporting information or documents
 - **Required** - Title (must have been generated within the past 30 days)
 - Covenants or Section 173 agreements
 - Site plan/floor - plan/elevations
 - Planning report
 - Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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This application has an associated cost to be determined by a town planner

Who is the invoice to be made out to? PTA Herrod

Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applicant signature:	<u>Len Chapman</u>	
Name:	<u>LEN CHAPMAN</u>	Date: <u>12/8/24</u>

Submitting your application:

- Electronic** Fax to 03 5153 9576
 Email to planning@egipps.vic.gov.au
- Mail** Post the signed, completed form together with any applicable fees or copies of any documentation to:
 PO Box 1618
 BAIRNSDALE VIC 3875.
- In Person** Bring the completed form and supporting documents to any of the following locations;

Service Centre Opening Hours: 9.00am to 5:00pm. Monday to Friday.	Bairnsdale Corporate Centre: 273 Main Street. Bairnsdale Service Centre: 24 Service Street. Bairnsdale Business Centre: 34 Pyke Street. Lakes Entrance Service Centre: 18 Mechanics Street. Omeo Service Centre: 179 Day Avenue. Orbost Service Centre: 1 Ruskin Street. Paynesville Service Centre: 55 The Esplanade.
Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm	Mallacoota Service Centre: 70 Maurice Avenue

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 10261 FOLIO 061

Security no : 124114851668J
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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 340024N.
PARENT TITLES :
Volume 08806 Folio 389
Volume 10235 Folio 566 to Volume 10235 Folio 567
Created by instrument PS340024N 30/11/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HARRY SEE
AB219529D 16/04/2002

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 PS340024N 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 GILSENANS DRIVE METUNG VIC 3904

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	PS340024N
Number of Pages (excluding this cover sheet)	3
Document Assembled	10/05/2024 12:25

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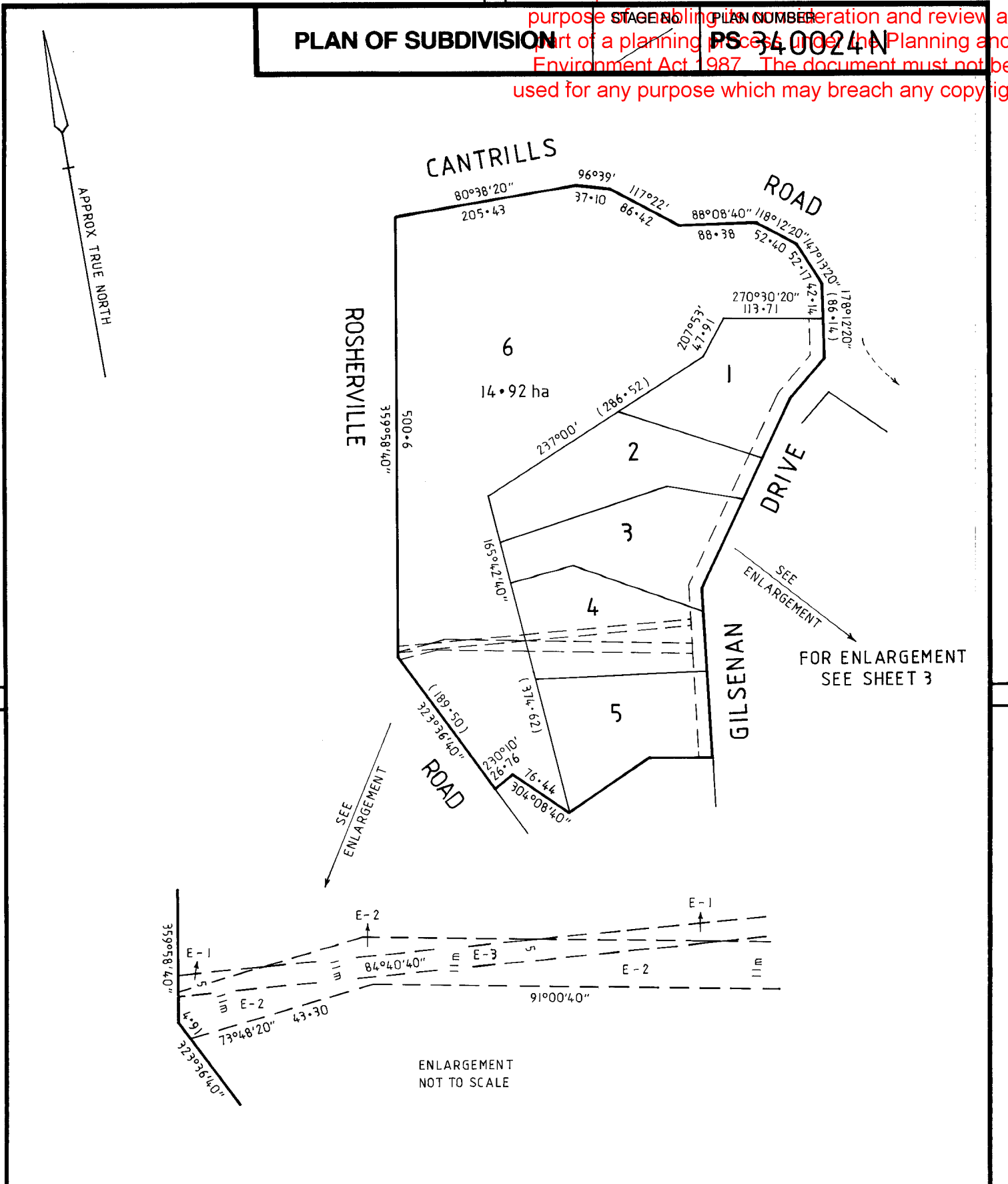
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PLAN OF SUBDIVISION		STAGE No. /	TO USE ONLY EDITION 1	PLAN NUMBER PS 340024N
LOCATION OF LAND PARISH: BUMBERRAH TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 78 (PART) CROWN PORTION: — LTO BASE RECORD: LITHO SHEET 2 (2270) TITLE REFERENCES: VOL 8806 FOL 389 VOL. 10235 FOL 566 VOL. 10235 FOL 567 PS 343167 X LOTS 3 & 4 & LAST PLAN REFERENCES: LP 6705 LOTS 13 & 14 POSTAL ADDRESS: CANTRILLS ROAD, (At time of subdivision) METUNG, 3904 AMG Co-ordinates E 575 600 ZONE: 55 (of approx centre of land N 5807 800 in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 08/14/010/0364 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/had not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 7 / 3 / 95 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
NIL		NIL		
NOTATIONS				
STAGING This is/is not a staged subdivision. Planning permit No. 6285				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION				LTO USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE: 20 / 11 / 95
				LTO USE ONLY
				PLAN REGISTERED
				TIME 11am
				DATE 30 / 11 / 95
				<i>Michael Joseph Sadler</i> Assistant Registrar of Titles
				SHEET 1 OF 3 SHEETS
CROWTHER & SADLER PTY. LTD. Licensed Surveyors and Town Planners 152 Macleod Street, P.O. Box 722, BAIRNSDALE, 3875. Phone (051) 52 5011		LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER		
		SIGNATURE		DATE 3 / 2 / 95
		REF 7452 VERSION		COUNCIL DELEGATE SIGNATURE
				ORIGINAL SHEET SIZE A3

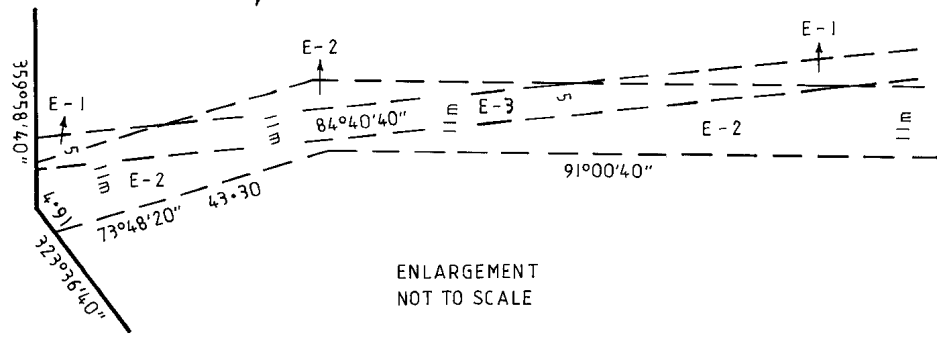
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STAGE NO. PLAN NUMBER
PS 340024N

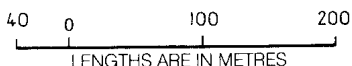


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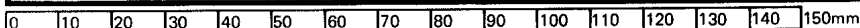


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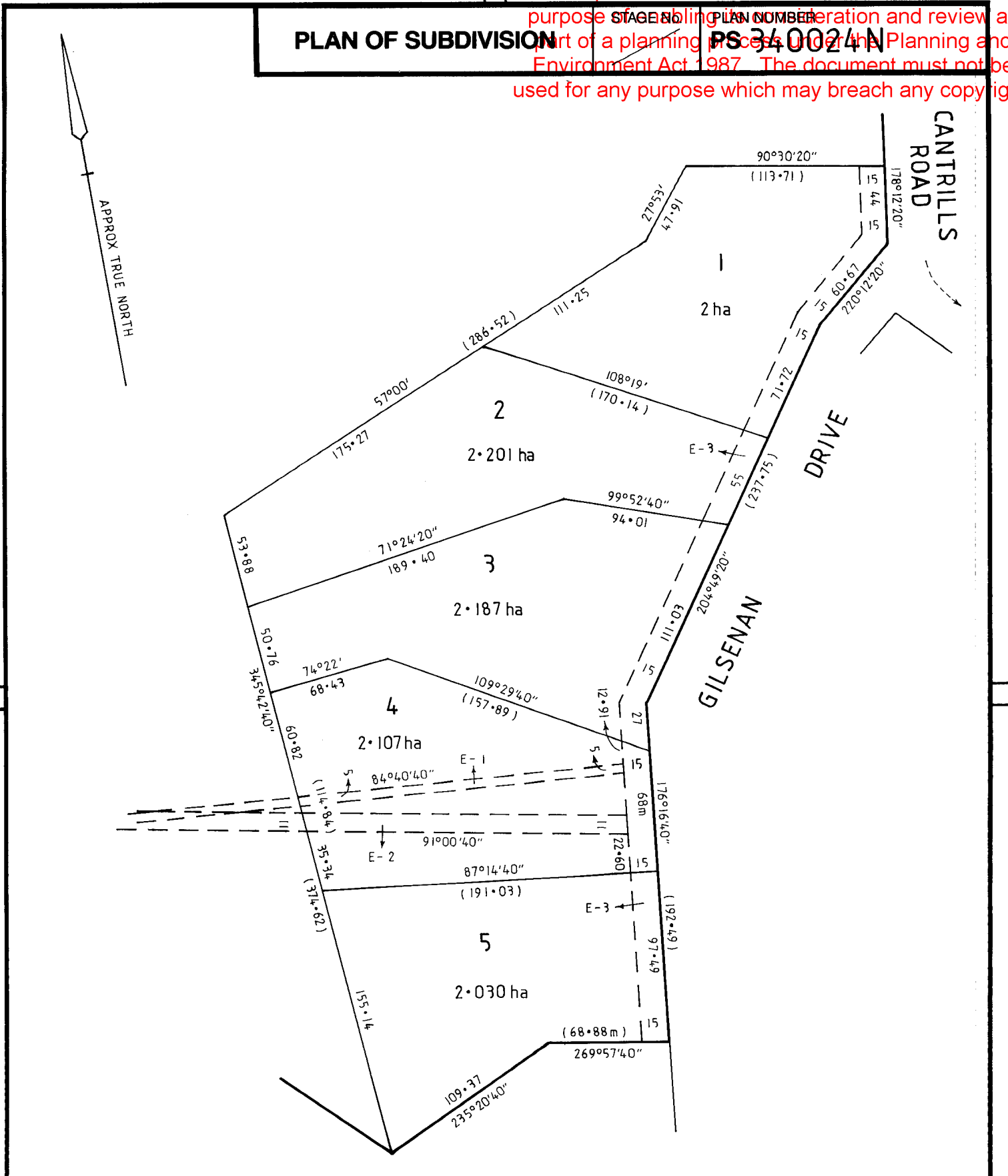
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DATE 7 / 3 / 95
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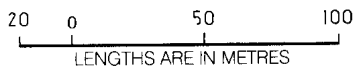
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Town Planning Report



16 Gilsenans Drive, Metung

Prepared by Slap Architects
Level 1, 111 Main St Bairnsdale
(03) 5150 0600

02 August 2024

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1. Introduction

Slap Architects has been engaged to prepare the Architectural Drawings and Planning Application for a proposed dwelling at 16 Gilsenans Drive, Metung.

The proposal will involve the construction of a single storey dwelling on this site.

2. Applicant

The applicant for this proposal is Mr P. Herrod

3. Proposal

It is proposed to construct a single storey dwelling on this site.

The proposed dwelling is clad in Colorbond Custom Orb cladding in a dark, non-reflective colour. The dwelling features a gable roof with a maximum height of 6m.

4. Subject Site and Surrounds

The address of the subject site is 16 Gilsenans Drive, Metung, which is located on the east side of Gilsenans Drive in Metung. The site is irregular in shape and has a frontage to Gilsenans Drive of 55 metres, a maximum depth of 186.2 metres and an overall area of 22,011 square metres (2.2011 hectares).

The subject site is zoned Low Density Residential Zone. The surrounding land is also zoned Low Density Residential Zone and is generally developed for single dwellings. The site is located approximately 700 metres from Bancroft Bay on the east side of the main centre of Metung. The subject site slopes down from the road to the rear of the site. The proposed dwelling is to be located approximately mid-block so will not be visible from the street.

East Gippsland Planning Scheme (“Planning Scheme”) - Statutory Controls

An assessment of the East Gippsland Planning Scheme has identified the following:

5. Zoning

5.1. Low Density Residential Zone

The application site is zoned Low Density Residential Zone (Clause 32.03) under the Planning Scheme.

The purpose of the Low Density Residential Zone includes:

- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

Pursuant to Clause 32.03-1 a planning permit is not required to construct or extend a single dwelling provided conditions are met. These conditions include:

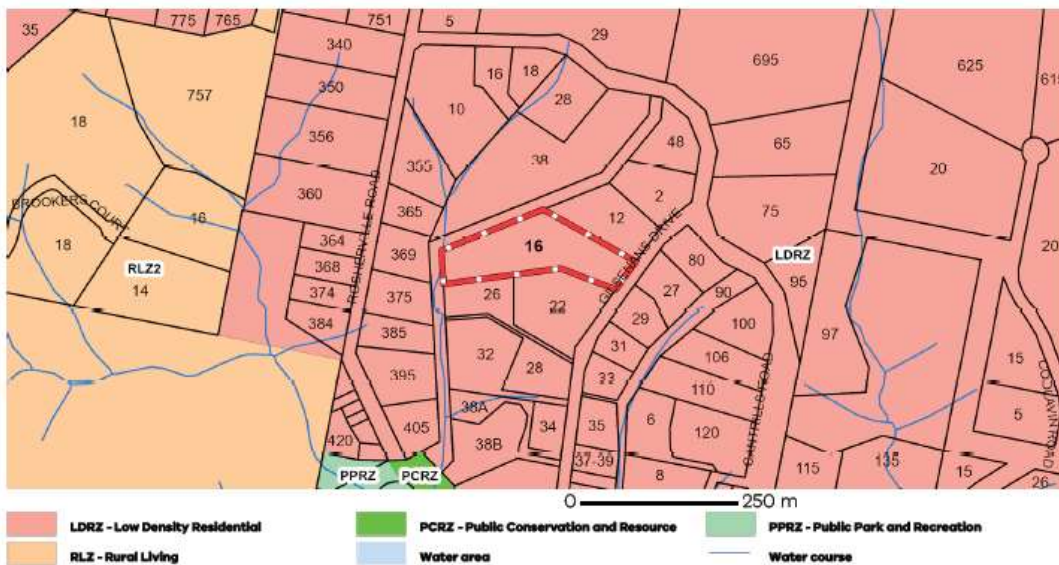
- *Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
- *Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.*
- *Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.*

The site has access to electricity, potable water and sewer main connection which is available from the street.

Therefore, a permit is not required for the dwelling under the zone.

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



Zoning Map

6. Overlays

6.1. Bushfire Management Overlay

The subject site is located within the Bushfire Management Overlay. Please see enclosed Bushfire Management Report and Management Plan for further assessment of the proposal in relation to this overlay. The proposal appropriately responds to the requirements of this overlay.

6.2. Design and Development Overlay - Schedule 11

Pursuant to Clause 43.02-2, a planning permit is required to construct buildings and works unless exempt under a schedule to the overlay.

Schedule 11 relates to Residential Development in Coastal Settlements. Under the schedule a permit is not required to construct works which do not exceed 7.5 metres in height, 150 square metres in area for works exclusive of a building footprint, 300 square metres for the total building footprint.

- The design objectives to be achieved include (as relevant to this application):
- To protect and manage the township character of coastal settlements.
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.*

6.3. Design Guidelines

At 5.0 of the schedule, the decision guidelines are as follows:

- The design objectives of this schedule.

It is submitted that the proposal is highly consistent with the design objectives of the schedule. The proposal has been designed with to be visually unobtrusive as it will not be visible from the street, obscured by existing vegetation on the site. Vegetation removal is only necessary to comply with bushfire management requirements and the vegetation character of the site and the area will not be adversely impacted by the proposal.

- *The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal).*

See discussion below.

- *Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.*

None applicable. There are no such restrictions in place.

- *The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.*

Vegetation to be removed is only necessary for the construction of the dwelling and outbuildings and to comply with bushfire management requirements. All the remaining vegetation on the site, including significant vegetation at the front of the site will remain and will screen the buildings from the street.

- *The need for and purpose of proposed vegetation removal.*

As stated above, for construction and bushfire purposes only.

- *Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.*

The works have been designed such as they will not be adversely impacted by existing vegetation.

- *Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.*

No additional planting is proposed as there is sufficient existing mature vegetation to remain on the site. It is not possible to replace planting around the dwelling.

- *Whether the form, design and details of the building are compatible with the landscape setting and the character of nearby or adjacent buildings.*

The proposed dwelling has been designed to sit comfortably within its landscape context and other nearby dwellings particularly given the size of the site and the retention of vegetation.

- *Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.*

The colours and materials will be low-reflective and sympathetic to the natural environment.

- *The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.*

The proposed dwelling will not be particularly bulky and is sited and designed such that it will not adversely impact any nearby views. There is significant vegetation located between the site and the foreshore such that the dwelling and outbuildings will be obscured from view.

- *Whether the roof form of the building sits generally below the prevailing tree canopy.*

The roof will sit below the prevailing tree canopy.

- *Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.*

The proposed area of construction is sited such that it will have limited impact upon the slope of the land.

- *Whether, in locations adjacent to the coast or the coastal reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.*

N/A

- *The impact of any new development on adjoining public land.*

N/A

Overall, we submit that the proposal represents an appropriate response to the requirements of the overlay schedule.

6.4. Erosion Management Overlay

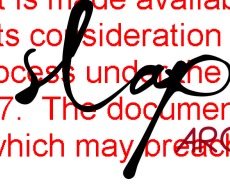
The subject site is located within the Erosion Management Overlay (EMO). Please see enclosed Geotechnical Risk Assessment for further assessment of the proposal in relation to this overlay. The proposal appropriately responds to the requirements of this overlay.

6.5. Vegetation Protection Overlay - Schedule 3

The site is affected by the Vegetation Protection Overlay - Schedule 3 (VPO).

Vegetation proposed to be removed from the site is only within proximity of the dwelling and as such is exempt from the requirements of the VPO under Clause 52.12-5.

All other vegetation is proposed to be retained



2978EGSC4.docx

14th October 2024

Ms. P. Cross
Statutory Planning Officer
East Gippsland Shire
PO Box 1618
Bairnsdale VIC 3875

Dear Penny,

RE: Proposed Residence 16 Gilsenens Drive Metung

Further to your request for further information,
please find attached the following revised documents for your information:

1. Architectural Drawings numbered: 2853 SK-100, SK-105 all revision TP01d.
2. Arborists Report.
3. Geotechnical Risk assessment.

We advise the following:


- a. Works in defensible space clarified.
- b. Existing Trees numbered and identified and accessed by Arborist.
- c. Trees to be removed identified.
- d. External finishes of the proposed building revised.

Please let me know if you require any further information. me on

Yours faithfully
SLAP ARCHITECTS



Len Chapman

 <p>Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS</p> <p>P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266</p> <p>P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065</p>	<p>Job: Proposed Residence 16 Gilsenans Drive Metung</p>	<p>Date: 10 Oct 2024</p>
	<p>Client: Paul Herrod</p>	<p>Designed: SJA</p>
<p>Checked:</p>	<p>Job No.: 448410</p>	<p>Page No.: 1 of 5</p>

GEOTECHNICAL RISK ASSESSMENT



16 Gilsenans Drive, Metung

INTRODUCTION

This report is designed to demonstrate the level of geotechnical risk involved in relation to the proposed dwelling at 16 Gilsenans Drive, Metung, during and after construction of associated works.

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

SITE DESCRIPTION

This Low Density Residential Zoned allotment (0.22ha) is on the West side of Gilsenans Drive, downslope of the road reserve.


The subject site is situated upper slope (waxing divergent) on a rolling low hill system. The site has poor grass coverage under the tree canopies (with extensive sheet erosion evident), and good grass coverage throughout the cleared areas of the property. The proposed dwelling is to be located on the ridge line and flattest part of the site. The remainder of the site displays a moderate fall towards the north.

The subject site is infill development with well-established dwellings throughout Gilsenans Drive. An Ephemeral watercourse runs along the west end of the allotment. The well grassed, shallow drainage line feeds into Chinamen’s Creek, approximately 300m south of the subject site.

PROJECT DETAILS

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

- The proposed dwelling will be a combination of slab on ground with 1.0m max cut, and suspended concrete slab. This will result in extensive disturbance to the sites top soils.
- The construction of the dwelling will result in the diversion of large amount of rainfall from the site. Roof catchment water will be collected by a system of gutters/downpipes and directed to on-site rain water storage tanks.
- It is anticipated that all building and drainage works will be completed within 12 months from their commencement. A further 12 months may be required for completion of the landscaping works.
- A stabilised vehicle access point is to be provided during and after construction.
- Any cut/fill batters (no steeper than 1 in 2) to be re-sod and sown with local grasses.

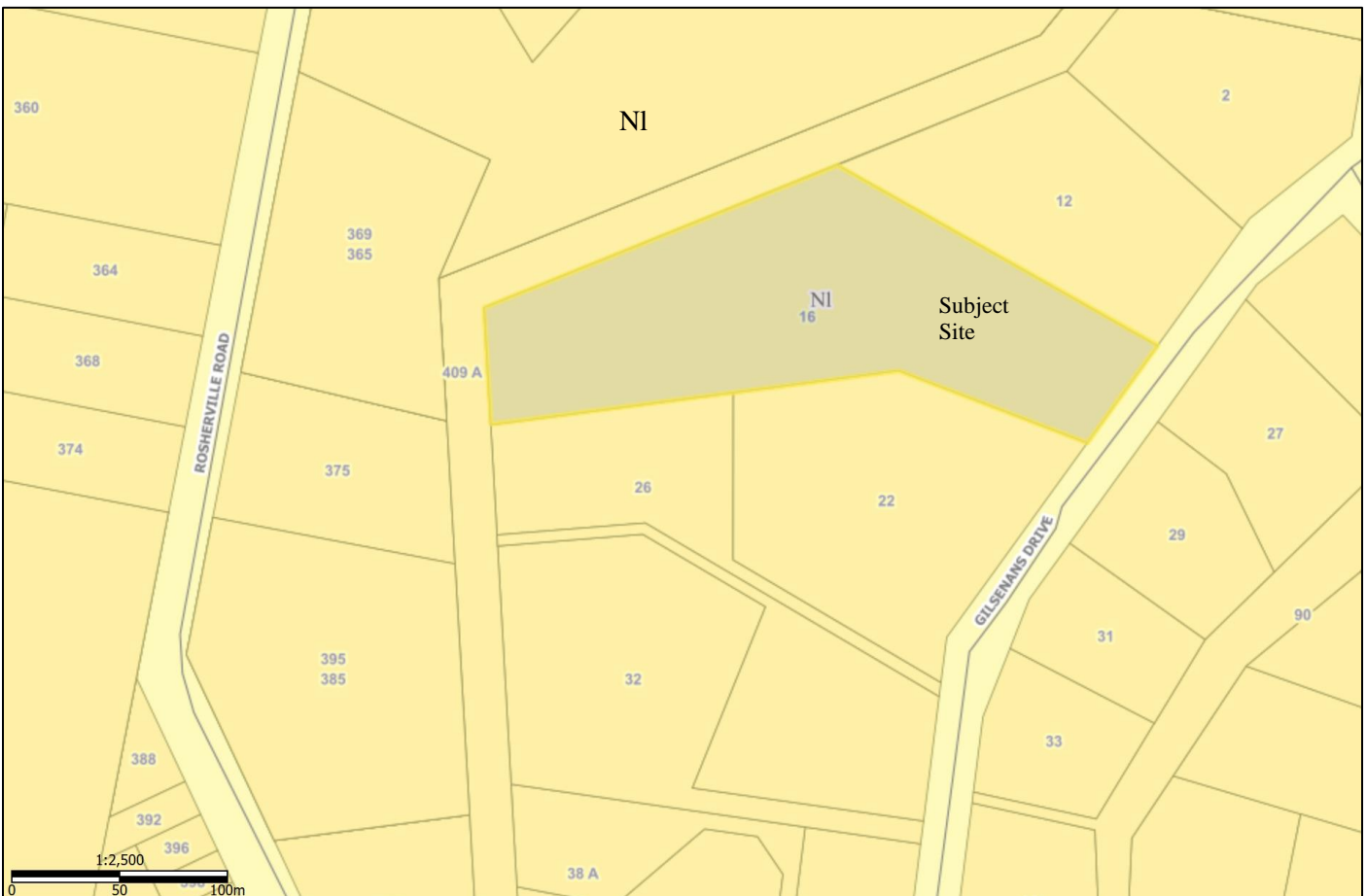
 <p>Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS</p> <p>P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266</p> <p>P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065</p>	<p>Job: Proposed Residence 16 Gilsenans Drive Metung</p>	<p>Date: 10 Oct 2024 Designed: SJA</p>
	<p>Client: Paul Herrod</p>	<p>Job No.: 448410</p>
	<p>Checked:</p>	<p>Page No.: 2 of 5</p>

METHODOLOGY

1. DESKTOP INVESTIGATION

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

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



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

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

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Job: Proposed Residence
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Page No.: 3 of 5

METHODOLOGY 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) polyhedral structure; firm moist; clear wavy change to:
- A2** 300 – 500 Pale brown (10YR6/3) conspicuously bleached (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 consistence, moist; diffuse change to:
- B22** 800 – 1m Yellowish brown (10YR5/6) with greyish brown (10YR5/2) and increasing yellowish red (5YR5/6) mottles; heavy clay; moderate coarse (20 – 50 mm) lenticular structure; strong consistence moist.

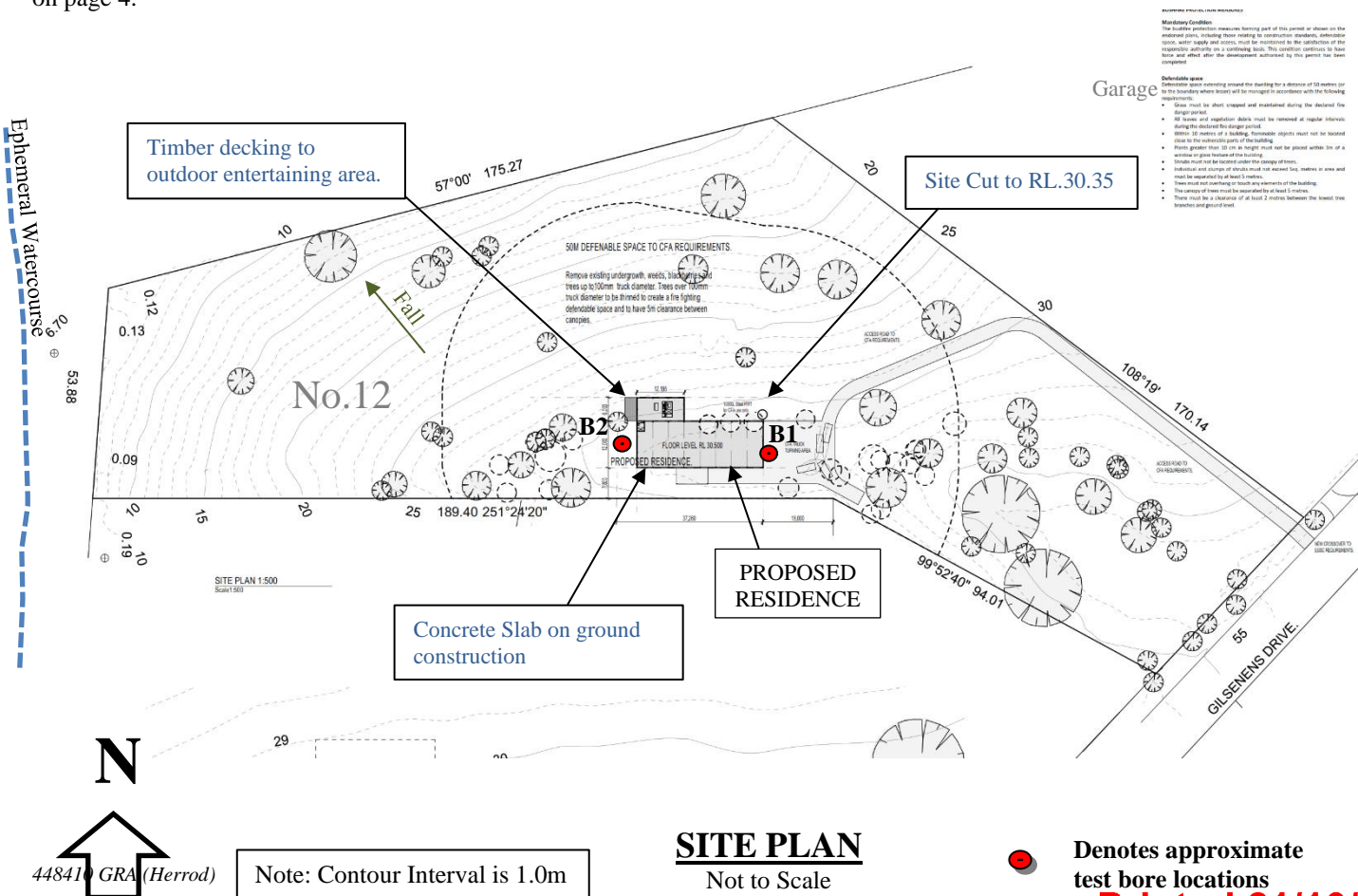
Key profile features

- 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 the proposed dwelling and of nearby landforms, features and developments. Soil investigation bores were taken on the site (B1-B2) as shown on site plan below. The bore logs of these are shown on page 4.



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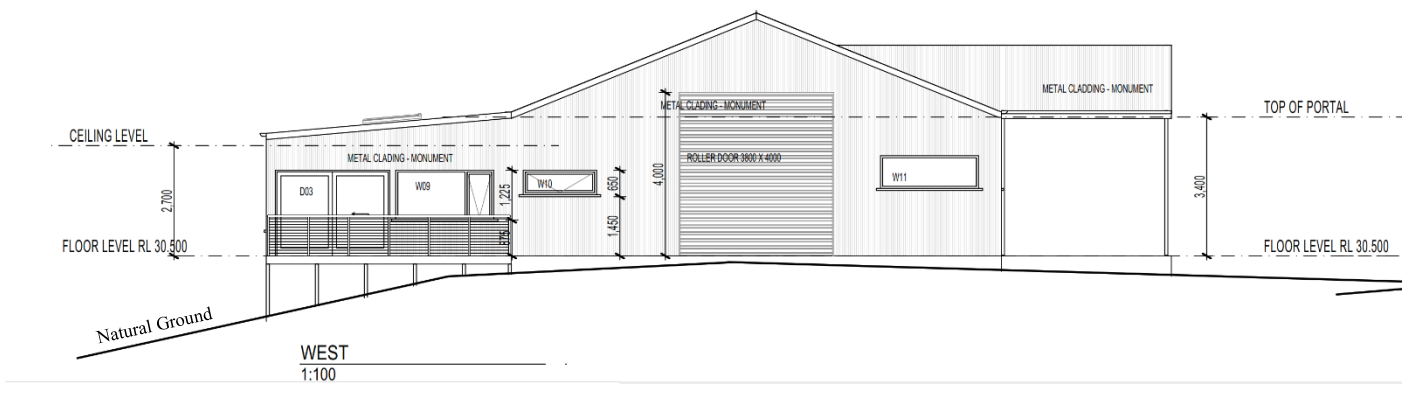
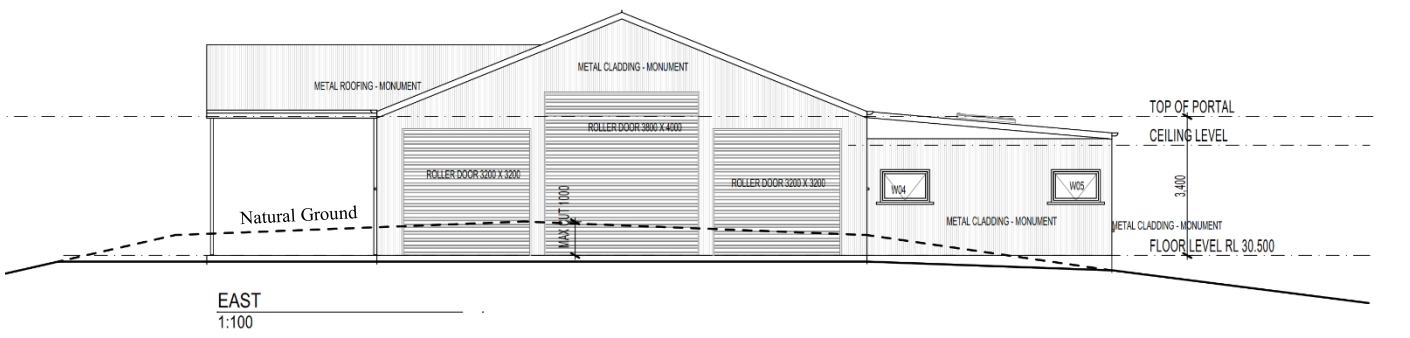
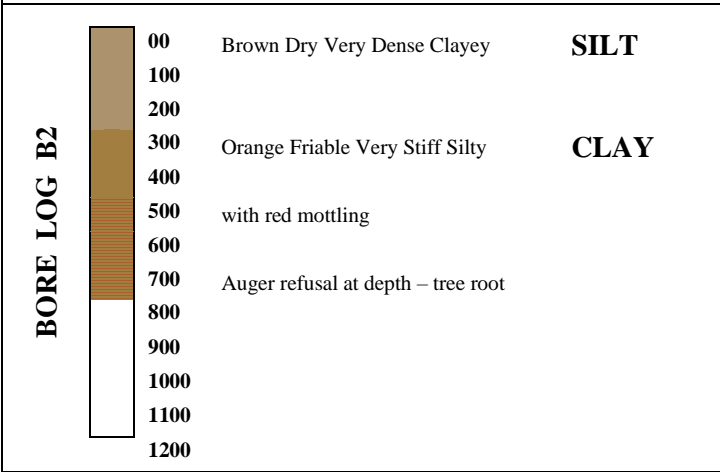
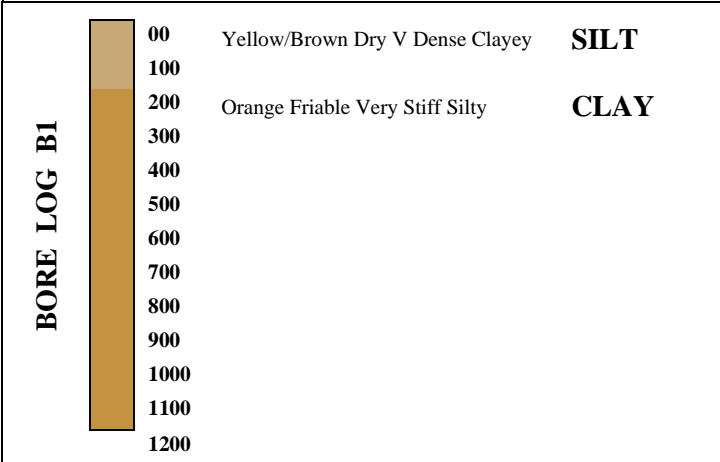
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		<p>Page No.: 5 of 5</p>

SUMMARY OF RISK

LANDSLIDE	LOW
SHEET/RILL EROSION	MODERATE#
TUNNEL EROSION	LOW

- Adjoining Properties, predominantly developed with dwellings, gravel driveways and manicured lawns, show no signs of erosion or landslip.
- Low grades over the proposed house site (*high point of the rolling hill landscape*), ranging from 1 in 10 to 1 in 30.
- Excellent grass coverage over the existing cleared areas of the subject site, preventing topsoils from being washed away.
- There is evidence of sheet erosion over the proposed house site (*underneath the existing tree canopies*). Development of the area with a dwelling and stabilising with grass at end of any construction works will alleviate the risk of future soil erosion on the site.
- Natural soils of the site (very dense, silty clays) will have adequate strength and stability for residential slabs & footings.
- The removal of vegetation/trees will result in some disturbance to the sites topsoils. Affected areas to be stabilised with grass at end of any construction works.
- Use of decking at the west end of the house for recreation area minimises the cut/fill required and retains the natural contours of the site.
- An Erosion Management Plan would need to be implemented during and after construction of the slab on ground extent of the build, with cut batters. For example;
 - i. The form, bulk, scale and location of cut and fill is to be controlled to ensure that there are no adverse impacts on Ephemeral Watercourses or neighbouring properties. (i.e. diversion banks and spoon drains)
 - ii. Appropriate sub-soil drainage to be provided to effectively divert groundwater away from any foundation work.
 - iii. Identify a suitable storage area for stockpiles, with appropriate erosion control measures (i.e. diversion banks and sediment fences)
 - iv. 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. Cut/Fill batters (1 in 2 max) and any cleared areas to be re-sod and stabilised with grass at end of construction works.
- All construction works associated with the dwelling will be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements and normal construction practice.

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

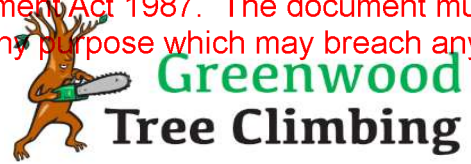
VERIFICATION

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



Simon Anderson BE (Civil)CPEng MIEAust No 930355
BCC Registration No EC-1711
Date 10 Oct 2024

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



16 Gilsenans Drive, Metung - Tree Survey

Assessment Date:
8/10/2024

ID	Common Name	Botanical Name	Health	Structure	Age (years)	Canopy Spread (m)	DBH (cm)	Height (m)
1	Costal Grey Box	Eucalyptus bosistoana	Good		20	5	100	6
2	Costal Grey Box	Eucalyptus bosistoana	Good		20	3	100	5
3	Costal Grey Box	Eucalyptus bosistoana	Good		20	5	150	7
4	Costal Grey Box	Eucalyptus bosistoana	Good		20	9	300	9
5	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	150	6
6	Costal Grey Box	Eucalyptus bosistoana	Good		20	4	150	6
7	Costal Grey Box	Eucalyptus bosistoana	Good		20	4	150	6
8	Costal Grey Box	Eucalyptus bosistoana	Good		20	4	150	6
9	Costal Grey Box	Eucalyptus bosistoana	Good		20	5	100	5
10	Costal Grey Box	Eucalyptus bosistoana	Fair		40	10	600	10
11	Costal Grey Box	Eucalyptus bosistoana	Good		20	10	200	10
12	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	150	10
13	Native Cherry	Exocarpos cupressiformis	Good		30	6	300	9
14	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	250	9
15	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	250	9
16	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	250	9
17	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	250	9
18	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	250	9
19	Costal Grey Box	Eucalyptus bosistoana	Good		30	12	600	12
20	Costal Grey Box	Eucalyptus bosistoana	Good		30	12	600	12
21	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	200	9
22	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	150	9
23	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	150	9
24	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	150	9
25	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	150	9
26	Costal Grey Box	Eucalyptus bosistoana	Good		20	6	150	9

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27	Costal Grey Box	Eucalyptus bosistoana	Good		20	5	150	6
28	Costal Grey Box	Eucalyptus bosistoana	Good		20	5	150	6
29	Costal Grey Box	Eucalyptus bosistoana	Good		20	5	150	6
30	Sweet Pittosporum	Pittosporum undulatum	Good		20	5	150	6
31	Black Wattle	Acacia mearnsii	Good		20	6	100	6
32	Black Wattle	Acacia mearnsii	Good		20	5	150	5
33	Black Wattle	Acacia mearnsii	Good		20	7	200	7
34	Black Wattle	Acacia mearnsii	Good		20	6	100	4
35	Black Wattle	Acacia mearnsii	Good		20	4	150	5
36	Black Wattle	Acacia mearnsii	Good		20	5	200	6
37	Black Wood	Acacia melanoxylon	Good		20	4	150	6
38	Black Wattle	Acacia mearnsii	Dead		20	6	150	5
39	Black Wattle	Acacia mearnsii	Good		20	5	150	5
40	Black Wattle	Acacia mearnsii	Good	Multi trunked	20	5	150	9
41	Black Wattle	Acacia mearnsii	Good		20	9	200	5
42	Black Wattle	Acacia mearnsii	Good		20	6	150	5
43	Black Wattle	Acacia mearnsii	Good		20	7	200	6
44	Black Wattle	Acacia mearnsii	Good		20	7	300	9
45	Black Wattle	Acacia mearnsii	Good		20	6	200	6
46	Black Wattle	Acacia mearnsii	Good		20	5	150	6
47	Black Wattle	Acacia mearnsii	Good		20	4	150	6
48	Black Wattle	Acacia mearnsii	Good		20	9	200	9
49	Native Cherry	Exocarpos cupressiformis	Good		20	5	200	6
50	Black Wattle	Acacia mearnsii	Good		20	7	200	7
51	Black Wattle	Acacia mearnsii	Good		20	4	150	5
52	Black Wattle	Acacia mearnsii	Good		20	5	200	5
53	Black Wattle	Acacia mearnsii	Good		20	7	200	7
54	Black Wattle	Acacia mearnsii	Good		20	5	200	5

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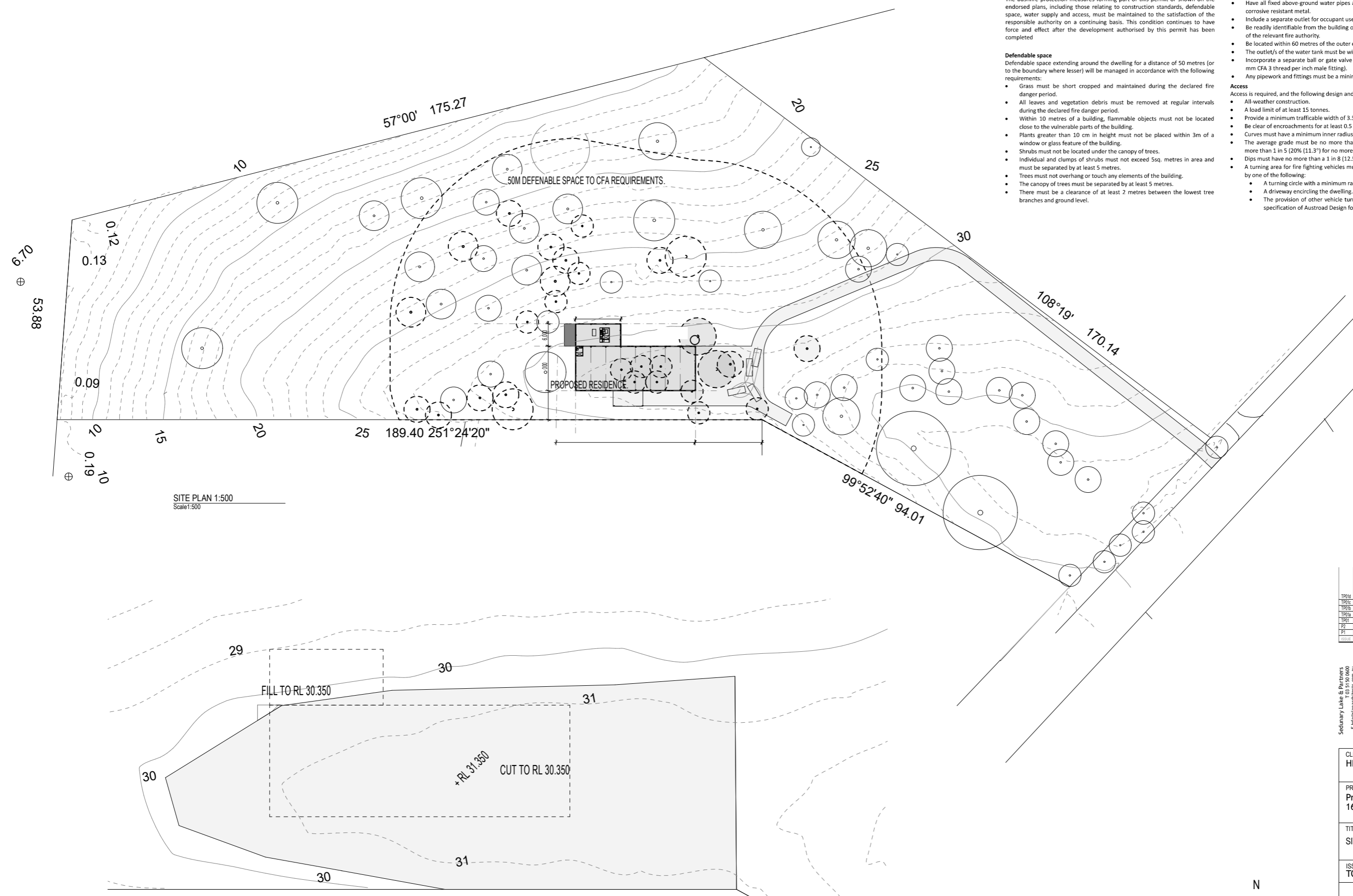
Bushfire Management Plan Page 1 of 2
16 Gilsenans Drive Metung

Version 1, 11/08/2024 Euca Planning Pty Ltd
BUSHFIRE PROTECTION MEASURES
Mandatory Condition
The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

- Defendable space**
Defendable space extending around the dwelling for a distance of 50 metres (or to the boundary where lesser) will be managed in accordance with the following requirements:
- Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

- Construction Standard**
All fire fighting equipment used to protect an approved building must be stored in an above ground water tank constructed of concrete or metal.
- Fire Fighting Water Supply**
The following requirements apply:
- An effective capacity of 10,000 litres.
 - Be stored in an above ground water tank constructed of concrete or metal.
 - Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
 - Include a separate outlet for occupant use.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
 - Be located within 60 metres of the outer edge of the approved building.
 - The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
 - Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
 - Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

- Access**
Access is required, and the following design and construction requirements apply:
- All-weather construction.
 - A load limit of at least 15 tonnes.
 - Provide a minimum trafficable width of 3.5 metres.
 - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
 - Curves must have a minimum inner radius of 10 metres.
 - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
 - A turning area for fire fighting vehicles must be provided close to the building and water supply by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.



SITE PLAN 1:500
Scale 1:500

CUY & FILL
Scale 1:200

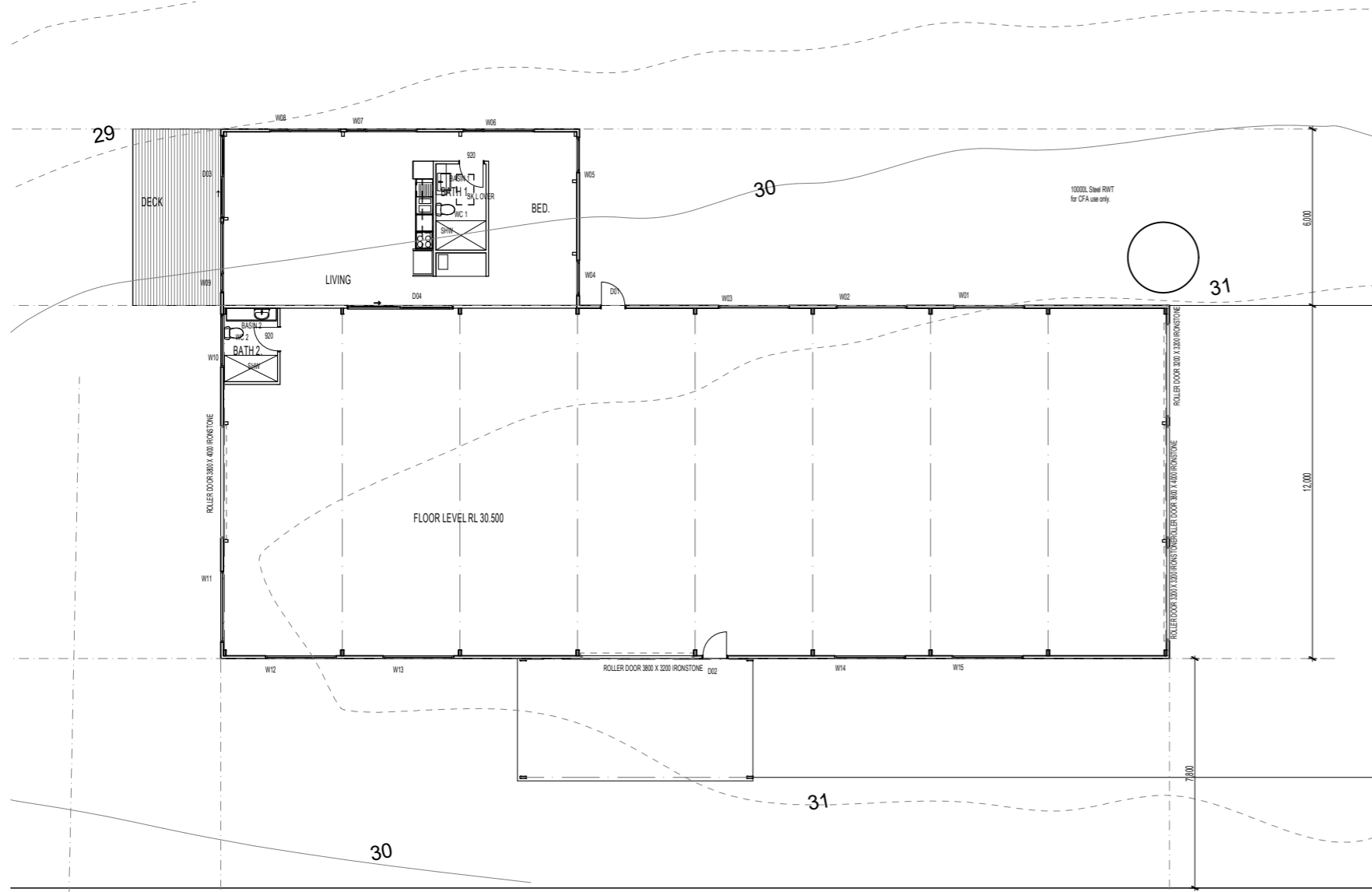
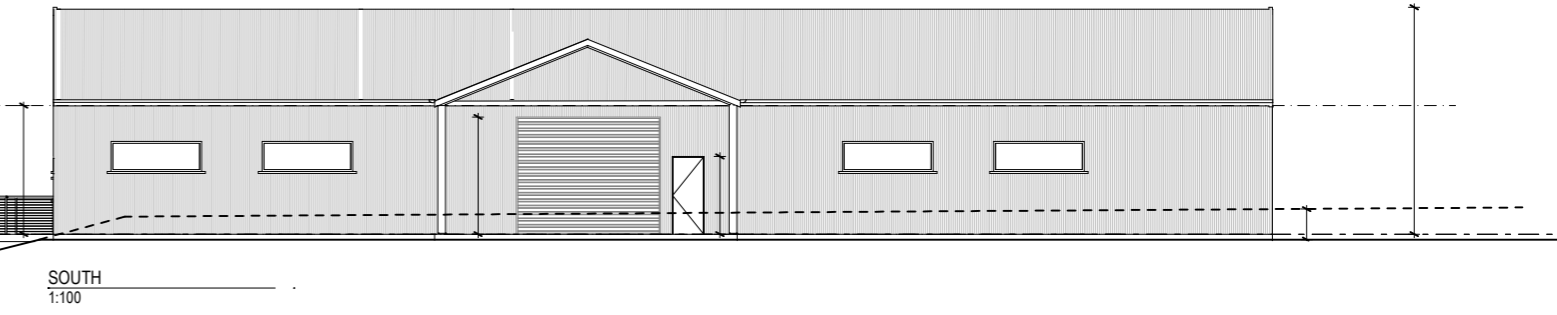
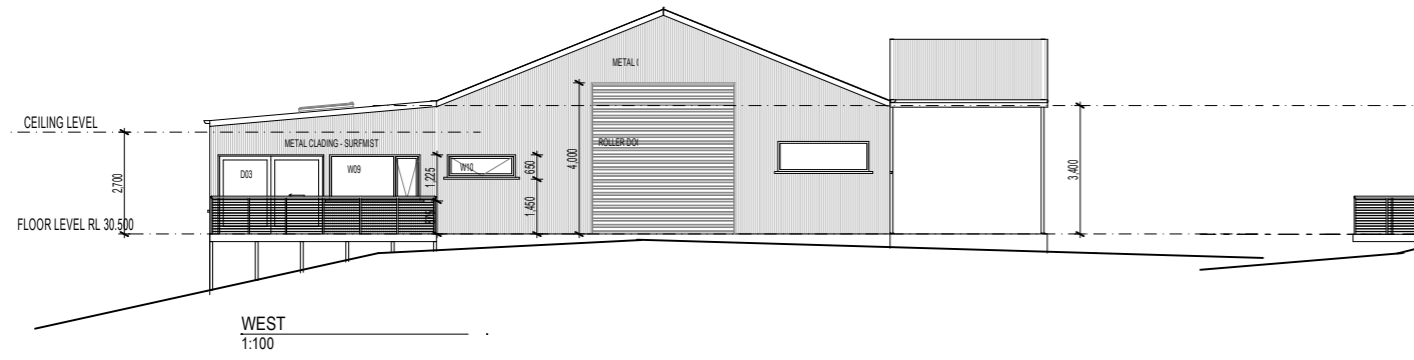
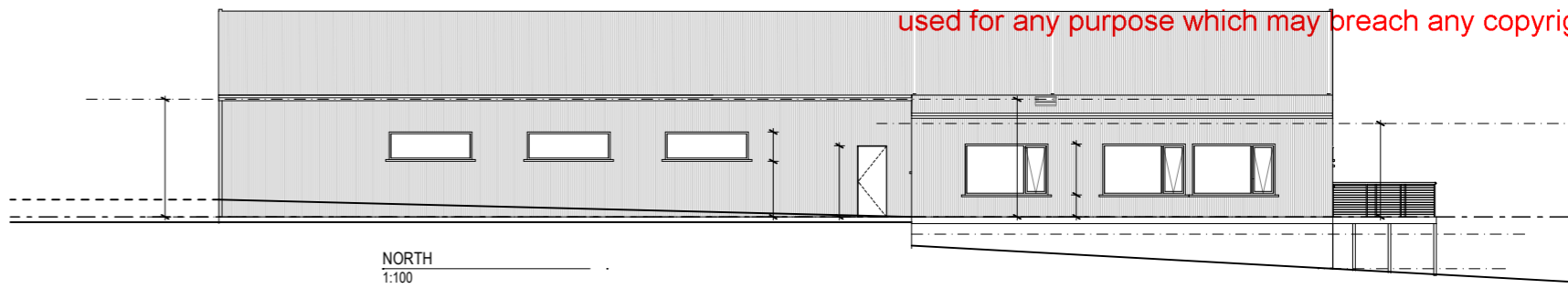
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TP01b	14.10.2024	TREES TO BE REMOVED INDICATED		
TP01c	14.10.2024	EXTERNAL FINISHES UPDATED		
TP01d	14.10.2024	NOTES ADDED		
TP01e	14.10.2024	ENERGY RATING		
TP01f	28.08.2024	TOWNPLANNING		
TP01g	07.08.2024	TOWNPLANNING		
P2	28.07.2024	PRELIMINARY ISSUE		
P1	10.07.2024	PRELIMINARY ISSUE		

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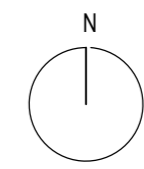
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FINISHES.
DULUX IRONSTONE
Roofs Doors Windows
colour-bond finish.
DULUX SURFMIST
Metal Cladding
colour-bond finish.

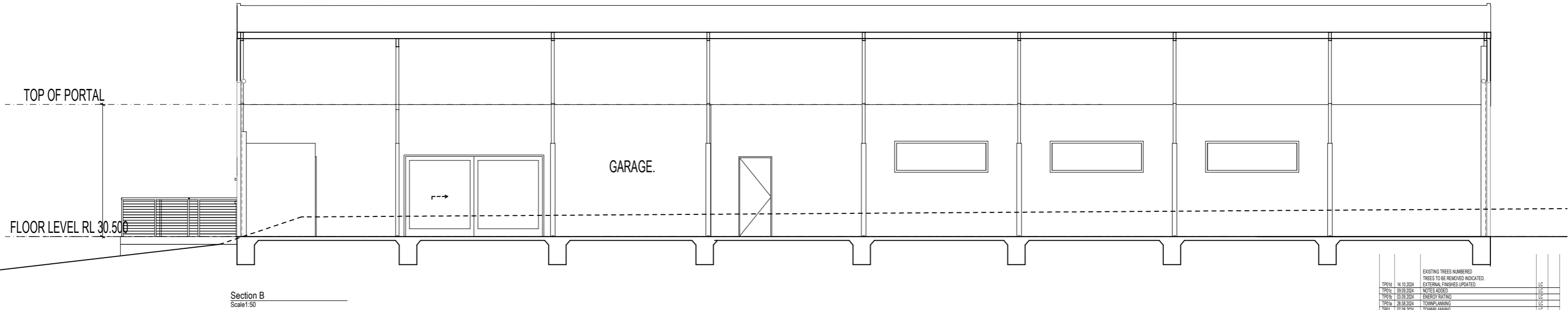
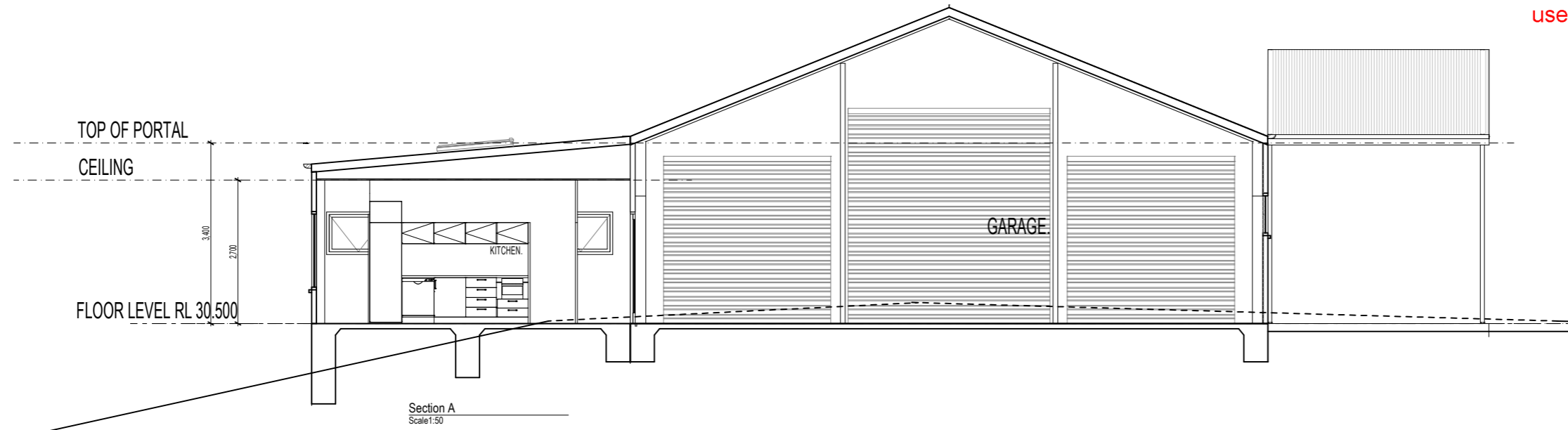


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TP01b	10.09.2024	ENERGY RATING		LC
TP01a	28.08.2024	TOWNPLANNING		LC
TP01	07.08.2024	TOWNPLANNING		LC
P2	28.07.2024	PRELIMINARY ISSUE		LC
P1	10.07.2024	PRELIMINARY ISSUE		LC



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TP01d	10.09.2024	ENERGY RATING		LC
TP01e	28.08.2024	TOWNPLANNING		LC
TP01	07.08.2024	TOWNPLANNING		LC
P2	28.07.2024	PRELIMINARY ISSUE		LC
P1	10.07.2024	PRELIMINARY ISSUE		LC



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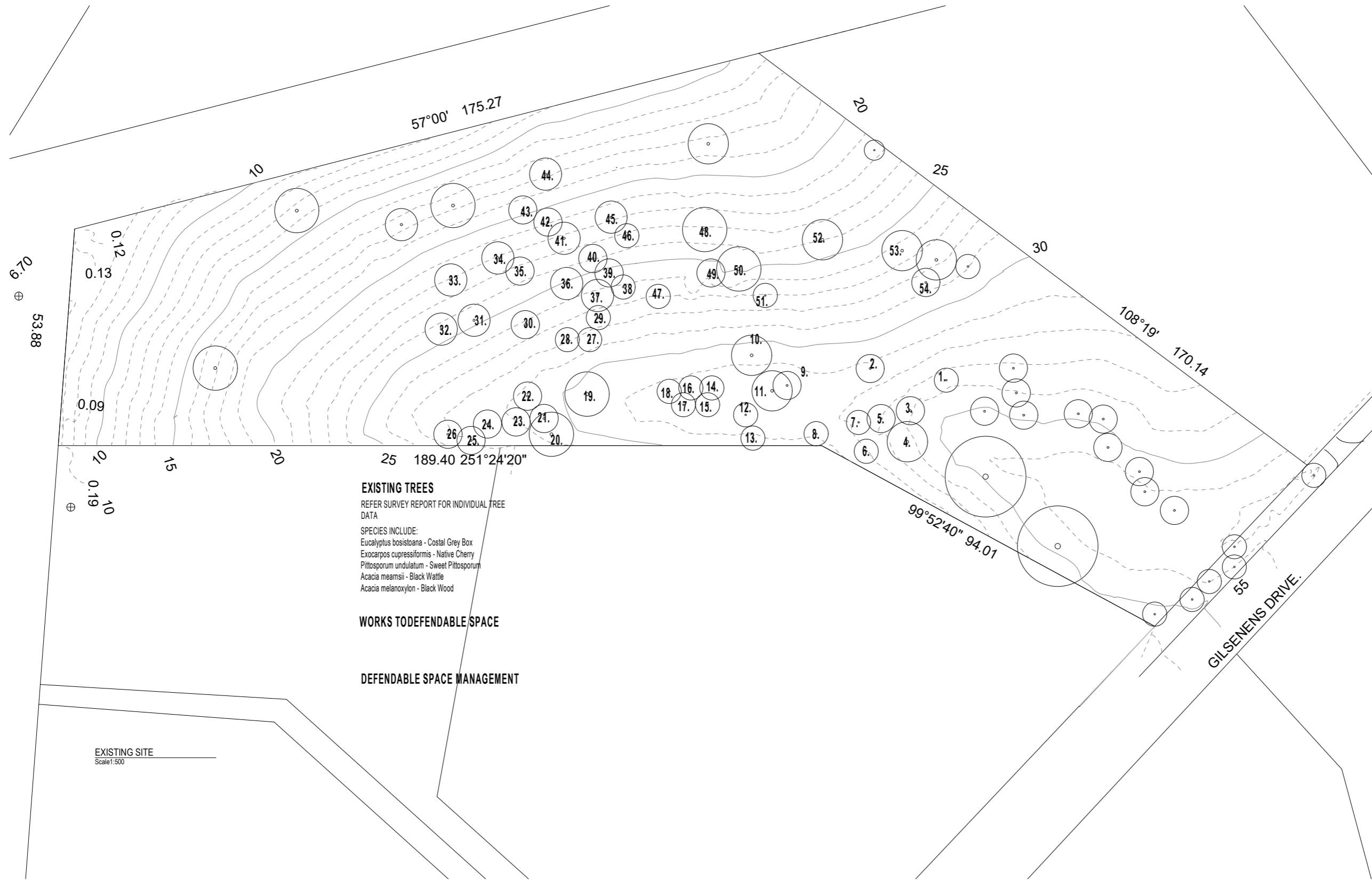
Trees 1 & 2



Tree 3



Tree 4 & 5



EXISTING TREES
 REFER SURVEY REPORT FOR INDIVIDUAL TREE DATA
 SPECIES INCLUDE:
 Eucalyptus bosistoana - Coastal Grey Box
 Exocarpos cupressiformis - Native Cherry
 Pittosporum undulatum - Sweet Pittosporum
 Acacia meamsii - Black Wattle
 Acacia melanoxylon - Black Wood

WORKS TO DEFENDABLE SPACE

DEFENDABLE SPACE MANAGEMENT

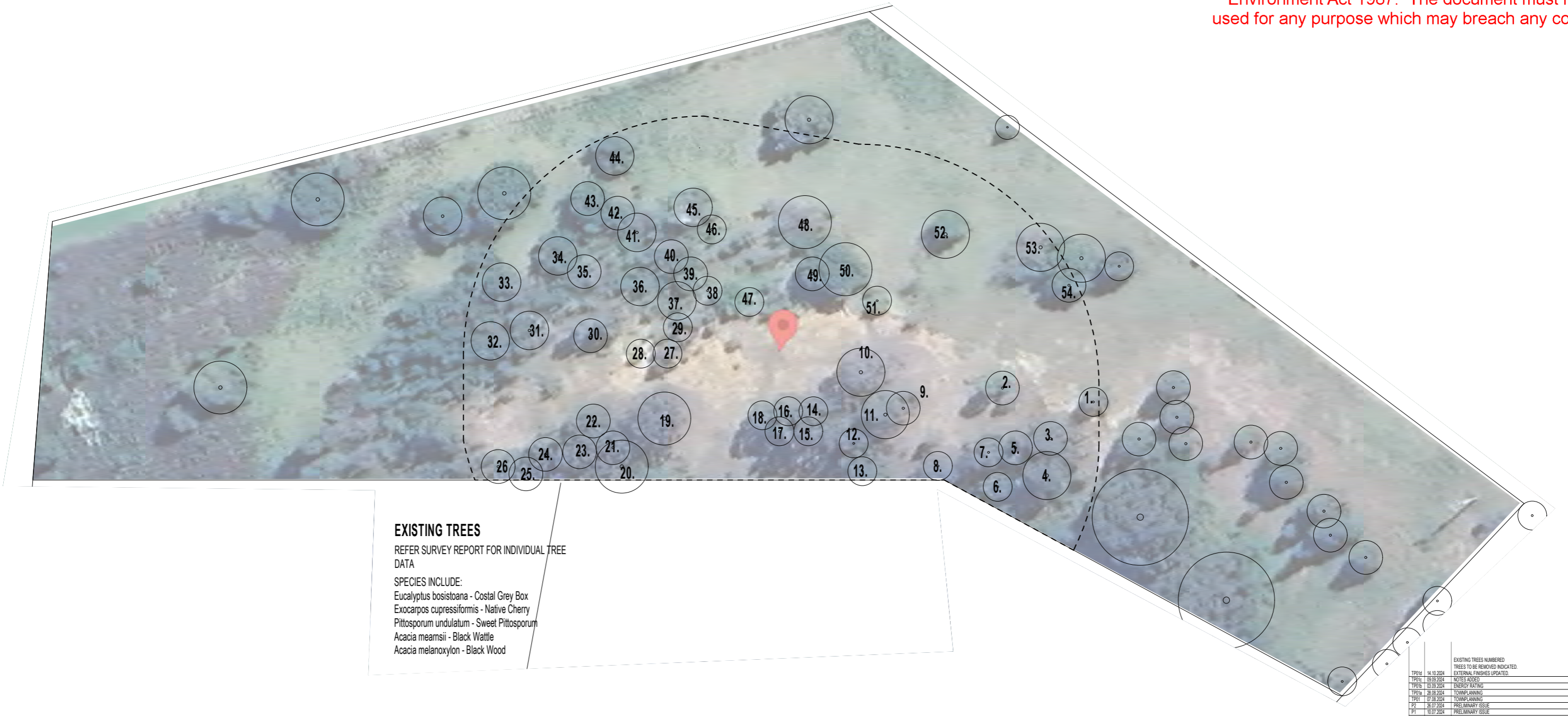
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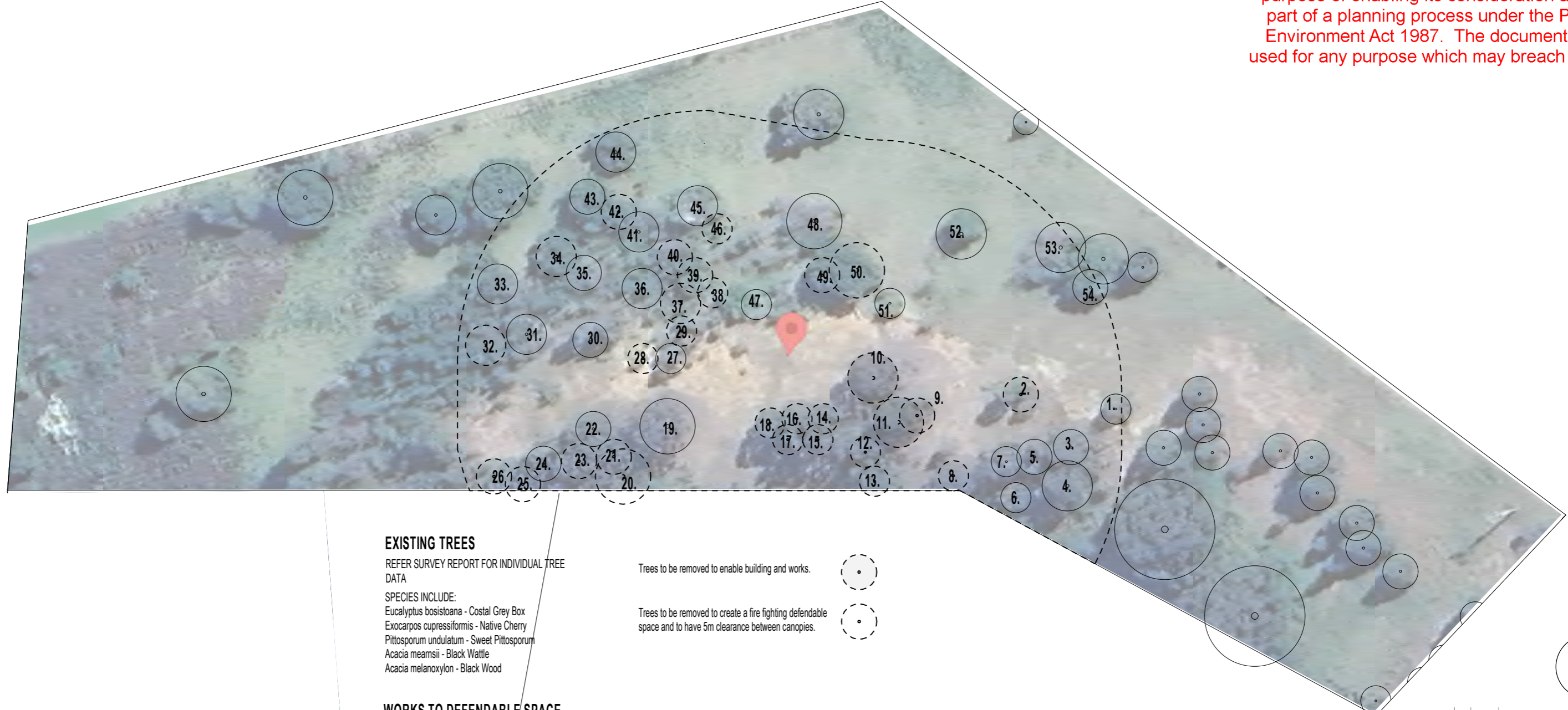
EXISTING TREES
 REFER SURVEY REPORT FOR INDIVIDUAL TREE DATA
 SPECIES INCLUDE:
 Eucalyptus bosistoana - Costal Grey Box
 Exocarpos cupressiformis - Native Cherry
 Pittosporum undulatum - Sweet Pittosporum
 Acacia mearnsii - Black Wattle
 Acacia melanoxylon - Black Wood

ISSUE	DATE	DETAILS	DRAWN	CHECKED
TP01d	14.10.2024	EXISTING TREES NUMBERED TREES TO BE REMOVED INDICATED		LC
TP01c	09.08.2024	EXTERNAL FINISHES UPDATED		LC
TP01b	10.09.2024	NOTES ADDED ENERGY RATING		LC
TP01a	28.08.2024	TOWNPLANNING		LC
TP01	07.08.2024	TOWNPLANNING		LC
P2	28.07.2024	PRELIMINARY ISSUE		LC
P1	10.07.2024	PRELIMINARY ISSUE		LC



CLIENT HERROD			
PROJECT Proposed Residence 16 Gilsenens Drive Metung			
TITLE EXISTING VEGETAION			
ISSUE TOWNPLANNING			
	DATE 14/10/2024	DRAWN BY -	CHECKED -
	SCALE AS SHOWN @ A1	PROJECT NO 2978	
	DRAWING NO. SK-104	REVISION TP01d	
	Figure dimensions are approximate. Report any discrepancies to Architect for decision before proceeding with work on site.		

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EXISTING TREES

REFER SURVEY REPORT FOR INDIVIDUAL TREE DATA

SPECIES INCLUDE:

- Eucalyptus bosistoana - Coastal Grey Box
- Exocarpos cupressiformis - Native Cherry
- Pittosporum undulatum - Sweet Pittosporum
- Acacia mearmsii - Black Wattle
- Acacia melanoxylon - Black Wood

Trees to be removed to enable building and works.



Trees to be removed to create a fire fighting defensible space and to have 5m clearance between canopies.



WORKS TO DEFENDABLE SPACE

Trees over a Diameter at Body Height of 100mm to be thinned to separation of at least 5 metres.

Trees under a Diameter at Body Height of 100mm to be removed.

Shrubby and weeds to be removed.

DEFENDABLE SPACE MANAGEMENT

Grass must be short cropped and maintained during the declared fire danger period.

All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.

Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.

Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building.

Shrubs must not be located under the canopy of trees.

Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres.

Trees must not overhang or touch any elements of the building.

There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Bushfire Management Plan Page 1 of 2
16 Gilsenans Drive Metung

Version 1.11/08/2024 Euca Planning Pty Ltd

BUSHFIRE PROTECTION MEASURES

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

Defendable space

Defendable space extending around the dwelling for a distance of 50 metres (or to the boundary where lesser) will be managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction Standard

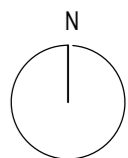
Building design and all construction works need to comply with a minimum BAL of BAL29 from AS 3959.

Firefighting water supply

- The following requirements apply:
- An effective capacity of 10,000 litres
 - Be stored in an above ground water tank constructed of concrete or metal.
 - Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
 - Include a separate outlet for occupant use.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
 - Be located within 60 metres of the outer edge of the approved building.
 - The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
 - Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
 - Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

- Access is required, and the following design and construction requirements apply:
- All-weather construction.
 - A load limit of at least 15 tonnes.
 - Provide a minimum trafficable width of 3.5 metres.
 - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
 - Curves must have a minimum inner radius of 10 metres.
 - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
 - A turning area for fire fighting vehicles must be provided close to the building and water supply by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.



ISSUE	DATE	DETAILS	DRAWN	CHECKED
TP01a	14.10.2024	EXISTING TREES NUMBERED		
TP01b	18.08.2024	TREES TO BE REMOVED INDICATED		
TP01c	10.09.2024	EXTERNAL FINISHES UPDATED		LC
TP01d	10.09.2024	NOTES ADDED		LC
TP01e	10.09.2024	ENERGY RATING		LC
TP01a	28.08.2024	TOWNPLANNING		LC
TP01	07.08.2024	TOWNPLANNING		LC
P2	18.07.2024	PRELIMINARY ISSUE		LC
P1	10.07.2024	PRELIMINARY ISSUE		LC



CLIENT HERROD		
PROJECT Proposed Residence 16 Gilsenans Drive Metung		
TITLE VEGETATION REMOVAL		
ISSUE TOWNPLANNING		
DATE 14/10/2024	DRAWN BY -	CHECKED -
SCALE AS SHOWN @ A1	PROJECT NO 2978	
DRAWING NO. SK-105	REVISION TP01d	

Figure 01: Defensible space management plan for the proposed residence.

Report any discrepancies to Architect for decision before proceeding with work on site.