

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	80 Williamson Road FORGE CREEK 3875 Lot: 2 PS: 346208
The application is for a permit to:	Use and Development of a Dwelling and Outbuilding
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-01 Farming Zone Schedule 1	Use of a dwelling and outbuilding
35.07-4 Farming Zone Schedule 1	Buildings and works for a dwelling and outbuilding
42.03-2 Significant Landscape Overlay Schedule 2	Buildings and works for a dwelling and outbuilding
The applicant for the permit is:	R Murnane
The application reference number is:	5.2024.330.1

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
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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
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Planning Permit Application

Applicant Details:

Name: Rebecca Murnane			
Business trading name: (if applicable)			
Email address:			
Postal address:			
			Postcode
Phone number: Home:	Work:	Mobile:	

Owners Details: (if not the applicant)

Name: Rebecca Murnane & Lance Harvey			
Business trading name: (if applicable)			
Email address:			
Postal address:			
			Postcode
Phone number: Home:	Work:	Mobile:	

Description of the Land:

Street number: 80	Street name: Williamson Road		
Town: Forge Creek	Postcode		
Legal Description:			
Lot Number:	<input type="checkbox"/> Lodged plan	<input checked="" type="checkbox"/> Title plan	<input checked="" type="checkbox"/> Plan of Subdivision
			Number: PS346208U
Crown Allotment Number:		Section Number: 2	
Parish/Township Name: Forge Creek			
Has there been a pre-application meeting: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Officers name: Penny Cross	
Your reference number: N/A			

Privacy Statement

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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:	
<div style="border-bottom: 1px solid black; padding-bottom: 5px; color: blue;">Planning Permits for a house as a primary dwelling and a shed</div> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	
Existing conditions: Describe how the land is used and developed currently:	
<div style="border-bottom: 1px solid black; padding-bottom: 5px; color: blue;">Currently vacant land</div> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	
Estimated cost of development: Note: You may be required to verify this estimate	\$

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? _____

 Rebecca Murnane

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: _____
 Name: Rebecca Murnane Date: 30 / 10 / 2024

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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Planning Report Submission

Property:	80 Williamson Road, Forge Creek
Authors:	Rebecca Murnane & Lance Harvey
Status:	Final V5.0
Date 5 th Version Submitted:	11 th November 2024
Date 1 st Version Submitted:	20 September 2024

AMENDMENT HISTORY

Version	Description of Change	Author	Reviewed By	Date Reviewed
0.1	First Draft of Notes	Bec Murnane	Development Solutions	20 th September
1.0	Insert Relevant documents and changes	Bec Murnane	East Gippsland Shire	8 th October
2.0	Updates based on Council feedback. Update house & shed plans.	Bec Murnane	East Gippsland Shire	28 th October
3.0	To remove the shed and make it subject to a separate application.	Bec Murnane	East Gippsland Shire	30 th October
4.0	Colour of Brick of the house and updated plans removing the shed and showing other houses in the area for context.	Bec Murnane	East Gippsland Shire	30 th October
5.0	Added Shed Back in, changed brick at the back, added rationale for colour choices.	Bec Murnane		

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1 Introduction

1.1 Document Purpose

The purpose of this paper is to consolidate all relevant details for the submission of a planning permit for a proposed buildings and works at 80 Williamson Road, Forge Creek.

1.2 Background

Forge Creek was a subdivision some years ago, majority of properties in the area have since been developed and 80 Williamson Road has remained a vacant block of land – 5 acres in size.

Rebecca Murnane and Lance Harvey purchased the block of land in March 2024.

The purchase was subject to a soil test and preliminary advice from council that the property could be assessed for a residential house within a farming zone, assuming all relevant requirements are met.

This application seeks to provide assurance that all requirements will be met.

1.3 Audience

This document is intended to communicate to all relevant stakeholders required for approval of the planning permit within East Gippsland Shire and beyond as appropriate.

1.4 Subject Land & Surrounding Context

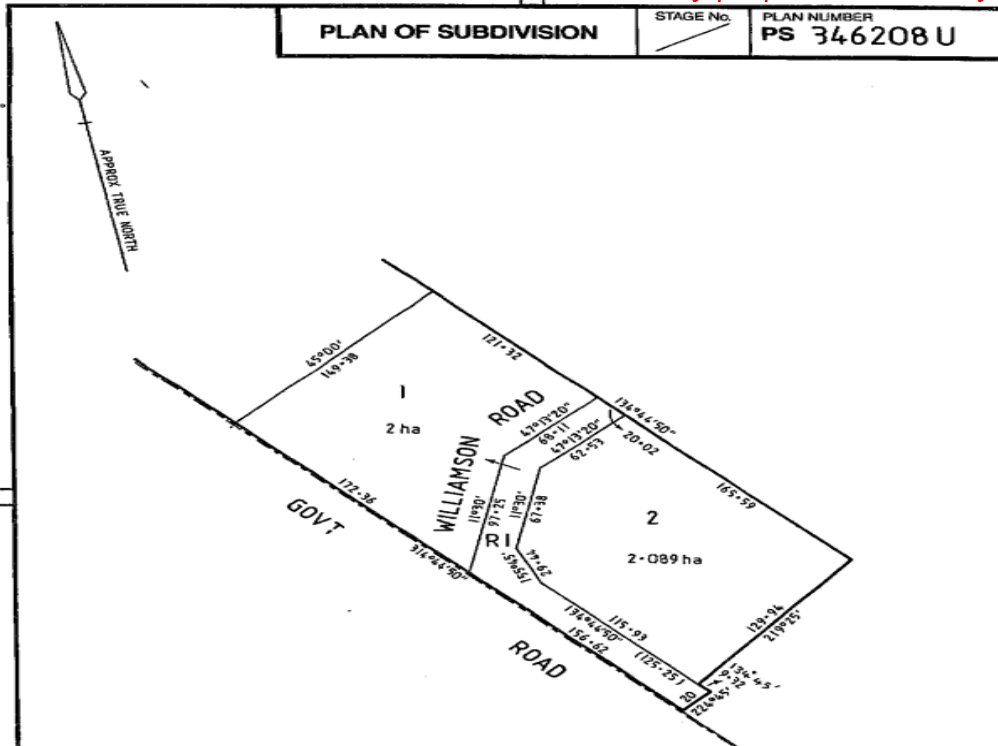
- Williamson Road is a **no through road with only local traffic** going past the property.
- There are 10 existing houses in the subdivision.



- The property is set back significantly from the lakes with another family's farmland in between the property and the lakes. **There is a tree belt along the shore of the lake, that does not have pedestrian or vehicle access. The property cannot be seen from the jetty.**
- The subject land is 5 acres with the following dimensions (Insert)

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- The property is currently vacant land that is not being used for any purpose.
- Photos below



From left side of the block looking across the block to where house is to be positioned.



From top close to the road – looking toward the water.



From closer to the bottom of the block looking back up towards the road.

2 The Planning Overlays & Responses

2.1 Bush Fire Management overlay

East Gippsland Planning Scheme for Bush Fire Management Overlay – Section 44.06 is partly relevant to this block of land. Whilst part of the land is subject to a Bush Fire Management Overlay for the purpose of the planning permit, building and works it is not relevant in this instance due to residential building and the shed being outside of the BMO.

2.2 Farming Zone

The Farming zone is relevant to this block of land. Given the property is under 40 HA any build of a residential property triggers the requirement for planning permit. There are several relevant requirements which we believe have been addressed as set out below.

To meet all requirements, we have aligned to the purpose of the overlay to encourage the retention of productive agricultural land, ensure any dwelling does not adversely affect the use of land for agriculture, continue to support rural communities and develop the land only with sustainable practices in mind.

Section 35.07.02 – Use of the land for a dwelling, small second dwelling or rural worker accommodation.

A lot used for a dwelling, small second dwelling or rural worker accommodation must meet the following requirements:

Relevant Planning Requirement	How it is addressed in the application
Access to the dwelling, small second dwelling or rural worker accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.	Note access and driveway within section 3.1 of this application. This will be stone initially.
Each dwelling must be connected to reticulated sewerage, if available. If not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the EPA	Per the Land Capability assessment in Section Appendix 5.3
The dwelling must be connected to a reticulated potable water supply or have an alternative water supply with adequate storage for a domestic use as well as for firefighting purposes.	Note the construction of both the shed and the house will have attached water tank. The house will be a 150,000L water tank with all relevant connections for both the house and firefighting and the shed will also have a water tank approx. 10,000L. There will also be a Dam at the bottom of the property for stock water and providing additional support for firefighting if required.
The dwelling must be connected to a reticulated electricity supply or have an alternative energy source	Electricity is provided to the estate and the both the house and shed will be connected. There will also be alternative source per current building regulations for a solar system and further enhanced with a battery to ensure the house is as sustainable as possible.

Section 35.07.04 The setbacks of this property has been carefully thought through with all stakeholders in mind and several aspects taken into consideration to determine the best possible position including:

1. The position of the house is set back over 30 metres from the front boundary and the road.
2. Somewhat lower on the block to avoid the house sitting high at the top of the hill where it would have stuck out both for the neighbours as well as visibility from the lakes. It would have completely blocked the views of the lakes for the neighbours behind.
3. There is also some open space between the shed and the primary dwelling which should give the neighbours behind clear visibility of the water between the two buildings. The Shed should not block their views.
4. The house is positioned away from the native tree line and the road, which is to the left of the block, to ensure the current native trees remain unencumbered and in fact more can be planted, complemented with native fire-retardant trees along the boundary.
5. The Shed has been positioned to still allow the neighbours to have a corridor view of the water, far enough away from the native tree but having the existing tree effectively "hide" a lot of shed from the water (which would not be seen at all from the shore line, only a boat if at all).
6. The position is quite specifically outside of the Bushfire Management Overlay for both House and Shed.
7. However, it is within 100 meters of our neighbour's house – Approx 65 metres from the house and 18-21 metres from the boundary. Whilst this was considered, the above factors along with Bushfire Management Overlay was felt to be the prevailing considerations.

35.07.05 & 35.07.06 The objective of the property is to build a small sustainable farm let.

The house will be largely "off grid" reducing the overall impact on the environment – with additional insulation over and above minimum as part of current building standards which will reduce energy requirements. There will also be solar and a water tank on the shed which is for a horse float and feed if required along with small boat and caravan.

We will grow a small section of fruit trees, maintain a beehive near a very small orchard with approximately 8-12 different types of fruit trees all no more than 2 to 3 metres in height.

We will also invest in a small chook shelter for 4-6 chooks and have a post and wire fence to protect vegetation but also have a paddock with either a couple of cows and/ or a horse. If we don't ourselves use it, we are also open to agistment of the paddock to farmers who may also have a requirement to use it. This will support the management of the land and reduce likelihood of it being overrun with weeds and keep it neat and tidy and support agricultural use at the same time, but we will be present to reduce risk and ensure it is appropriately managed to support the objectives of the zone.

The idea will be to support growth of native vegetation along the existing boundary that has natives currently supported with Fire retardant plants and trees that are able to act as radiant heat screens and absorb more of the heat of an approaching fire without burning. The Fire-retardant trees are able reduce wind speed near a house and trap embers and sparks carried by the wind. We will consider further fire-retardant ground covers which are able to catch embers without catching fire themselves and slow the travel of a fire through debris and litter on the ground. Many of these trees require maintenance and management and it is important to be there to remove debris in preparation of any fire season.

Furthermore, we will focus on ensuring soil quality is improved and enhanced with appropriate care and avoid development of weeds, enhancing natural scenic beauty.

By building a family home and moving from Melbourne to regional Bairnsdale we are confident that we will be well positioned to support local communities. **The builder is a local builder, the water tanks, solar, curtains and every other part of the house and shed will also be sourced with local trades people in support of the local community.**

2.3 Significant Landscape overlay

Of primary significance here is that the property does not back on to the Gippsland Lakes. There is farm land between the Gippsland Lakes and 80 Williamson road and our property is set back from the water. There are a number of trees along the water line that are not part of our property but will be a key focus from the water.

There is some potential to see the house from the water, but the siting of the house further down the block has been considered as is the fact that it is only a single story so as to not materially impact the skyline or be visually dominant in anyway.

Taking into consideration council feedback in relation to the height, colour and size and position of the shed originally proposed – all of these factors have now been addressed in version # 5. The tree will now act as a mask for a large part of the shed. Furthermore we have outlined our response against all of the criteria.

<p>To protect the cultural vegetation patterns in rural areas.</p>	<p>The proposal includes the retention of existing native trees. We will provide for some planting of new native vegetation complimentary to what has been observed on the property whilst also respective of the agricultural location and the need to reduce fire hazard</p>
<p>To protect locally significant views and vistas that contribute to the character of the landscape, including scenic lookouts and recreation locations with views over the Gippsland Lakes.</p>	<p>Placement of the building footprint has considered the views and vistas of existing residents located in Williamson Road .</p> <p>The development is located sufficient distance away from main roads and key touring routes.</p> <p>There is a well established boundary of vegetation around Lake Victoria and lack of pedestrian and vehicular access. Existing shelter belts to the west (on the property) and on adjacent land to the south west provide natural screening to the western aspect of the development.</p>
<p>To ensure that development in and around existing settlements does not impact on the characteristics of the landscape, particularly the natural and unbuilt character at the edge of the Gippsland Lakes.</p>	<p>The selection of building materials including natural brick is in keeping with the characteristics of the landscape. The colour selection of the brick and roof provides a nod to the natural sand border that exists around the perimeter of Lake Victoria and the belt of vegetation adjacent.</p> <p>The southern elevation which is the landscape aspect to be protected (ie as viewed from Lake Victoria) is largely comprised of windows. The utilisation of vegetation for screening would also soften the brick façade.</p> <p>The development has been designed to be low scale with the dwelling height at single storey and the shed height reduced to below 5m. There is no proposed impact to riparian vegetation.</p> <p>Colours align with the colours of the majority of properties within the development so as to blend appropriately.</p>
<p>To manage the impact of new development on the sense of space and openness in the rural landscape.</p>	<p>This has been addressed by virtue of council enabling a subdivision on Williamson Road that retains a sense of space and openness between each property title and dwelling. The placement of the proposed building is appropriately set back from adjacent property boundaries to retain the council objective delivered via the subdivision plan.</p> <p>The shed and dwelling location have also been selected to ensure central bulk mass is mitigated and there is sufficient space in between the shed and house to create the sense of space and openness.</p>

<p>To protect the largely natural and unbuilt views of Lakes King and Victoria from the lakes' edges.</p>	<p>There are no dwellings at the lakes edges and this property is not near the water's edge. Similarly design and space has been answered above.</p>
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Following aspects are not applicable

<p>To protect locally significant views and vistas, including expansive open views across the inland lakes and natural and unbuilt views along Ninety Mile Beach.</p>	<p>Not applicable</p>
<p>To encourage the appropriate siting and design of native hardwood plantation forests that protects the character and viewing of the area</p>	<p>Not applicable</p>
<p>To minimise any increase in development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.</p>	<p>Not applicable</p>
<p>To avoid buildings set high on dunes or development that will be visible on the skyline.</p>	<p>Not applicable</p>
<p>To minimise the visual impact of signage and infrastructure, particularly adjacent to the Gippsland Lakes or areas of high visibility.</p>	<p>Not applicable</p>
<p>To recognise, and protect, the landscape of the Gippsland Lakes as a place of significant Aboriginal cultural heritage value.</p>	<p>Not applicable to the property</p>

Section 5 – Vegetation removal

There should be no need for removal of any vegetation based on this current application.

There is open fencing post and wire and any additional fencing (for which there would only be one to carve off one paddock for cattle) would also be post and wire and minimise impact visually.

2.4 Erosion Management Overlay

Whilst in the original Section 32 for the purchase of the property had the Erosion Management Overlay, this has subsequently been removed as part of recent council updates and not relevant to this application.

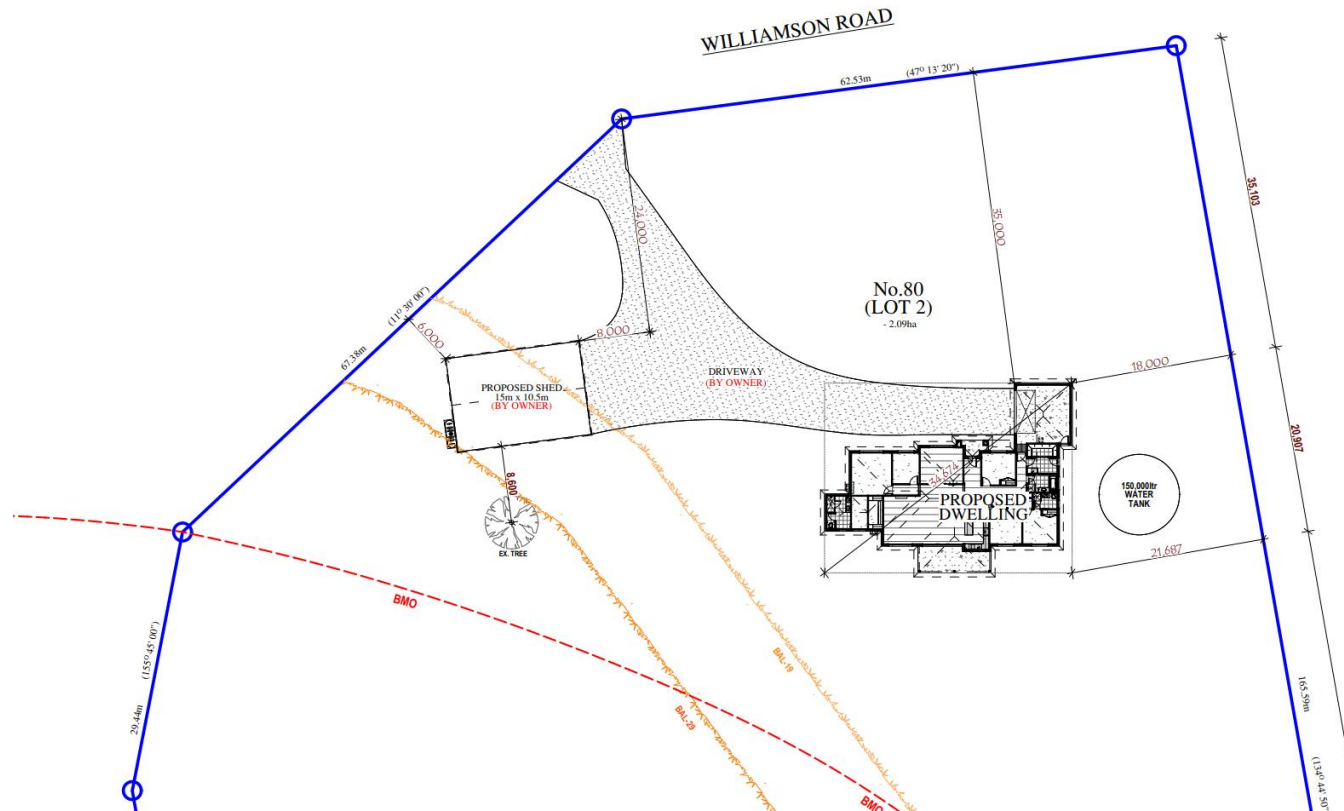
3 Proposed Primary Dwelling & Shed (updated again)

This shows diagram of proposed dwelling. Sketch 8 (updated by Colmac Homes)



Sketch 8 - MURNANE.pdf

3.1 Location of Dwelling & Shed Relevant to BMO



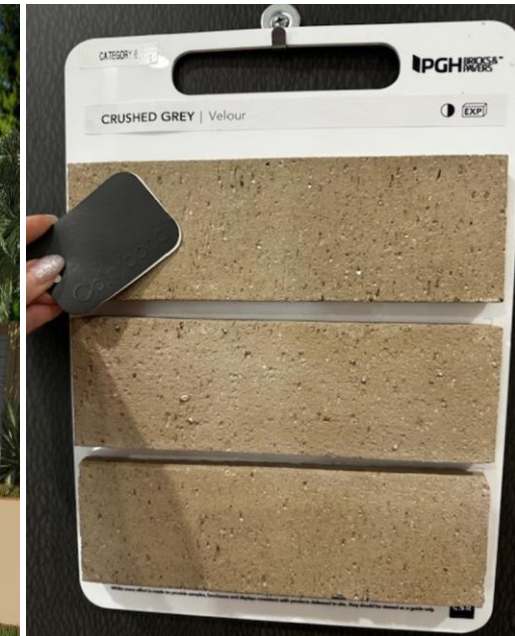
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Note: Yellow Lines are BAL Ratings. Red Line is the BMO, Proposed Dwelling and Driveway hopefully clear. Tanks outlined. Plain white box is dimension of the shed. Dimensions from Boundary and from tree have been depicted. This provides clear corridor for the neighbour behind to see the water that protects and retains local views and vistas. We have also addressed feedback based on size, colour, bulk and position near the tree. The tree now will effectively hide a large part of the shed from the water view further supporting and addressing council feedback.

3.2 Drawings of Primary Dwelling

Note: Photo of proposed brick.



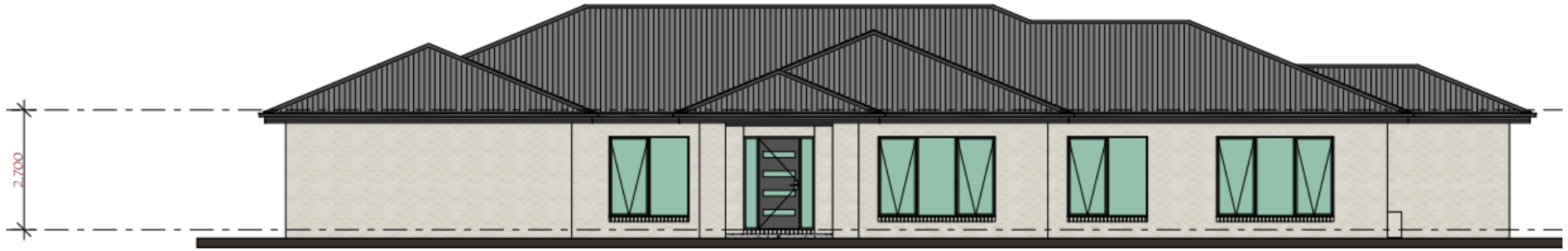
Note –

Given there has been no “written” guidelines on colours (which would typically be stipulated at the time of subdivision and on the title, nor was colour stipulated in the letter outlined in section 5.1). Colours and the building material choice has taken inspiration from existing approved development within Williamson Road or other parts of the shire to blend appropriately. The request here is to start the house in the Crushed Grey brick colour addressing concerns of previous versions submitted to council, but reserve the right to render the front of the house only (facing the road) a lighter ivory colour. Keeping Crushed Grey at the back of the house and unlikely to be seen from the shore line.

There are at least 3 properties in our small subdivision that are equally visible from Gippsland Lakes and similar colours.

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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



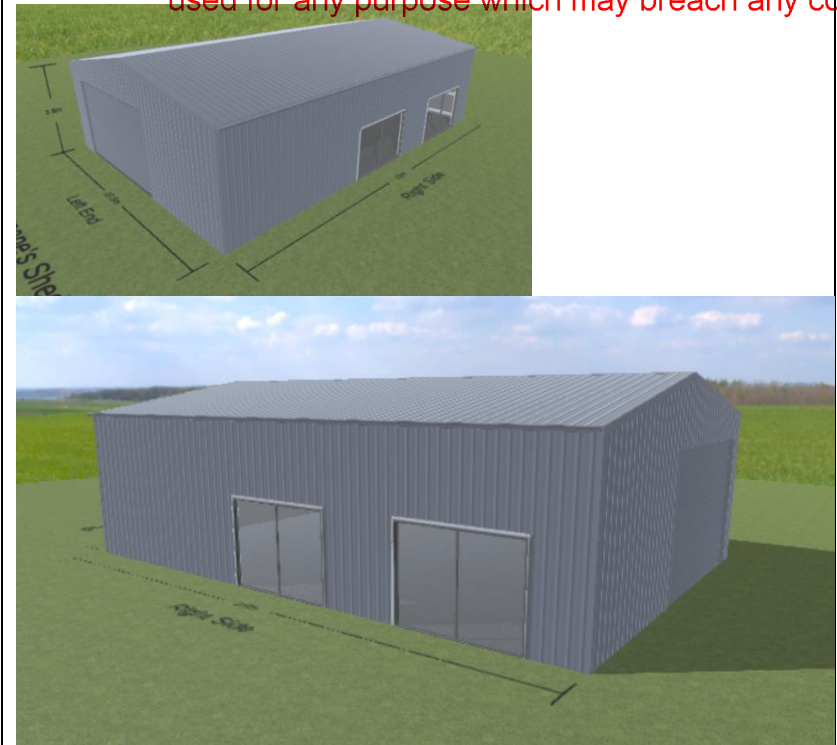
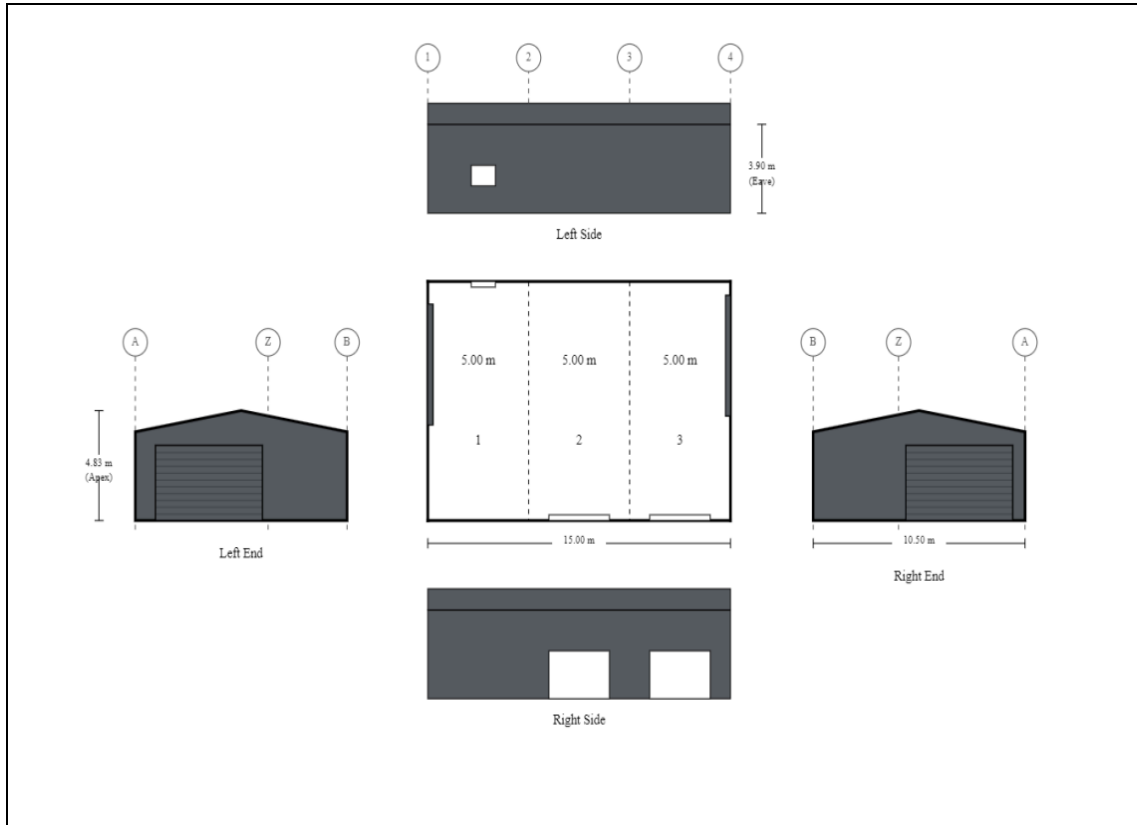
EAST ELEVATION

3.3 The Drawings of the Shed (VERSION # 5 – REDUCED SIZE & CHANGE LOCATION)

- Enough space and height for Caravan or Boat & Horse float, **(original design of second story had a Craft room and storage on second story which has since been removed to accommodate council concerns).**
- The original proposal had in total over 180 sqm in total storage as a double story. This has now been reduced to 157.5 sqm but actual dimensions on the block are larger due it to now being only a single story.
- **The shed** has more glass in the form of sliding doors now facing the lake to improve outlook the from the lake, whilst still a roller door clearance of 3.3 metres to accommodate a caravan, the lowest possible height of shed wall is 3.9 metres and 4.87 at the apex. It is believed that this design is aligned and consistent with other sheds within the area and will not be out of place in the neighbourhood. Based on google earth dimensions there are others that have a much larger footprint than the one being proposed here.

BUILDING DETAILS	
Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A60)
Weight	Approximately: 4,200 kg
Span	Main Building: 10.5 m
Length	15 m (3 Bays of 5 m each)
Height	3.9 m
Roof Type	Gable, 10 degrees
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope

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The existing Tree should hide the blank sections of wall, the rest is largely glass facing the lake. The shed would not be visible from the shore of the lake at all, given the expansive tree belt along the water line.

4 Conclusion

The proposed building works (dwelling & shed) at 80 Williamson Road, Forge Creek is considered to accord with all relevant provisions.

The proposal is consistent with planning policy framework and municipal planning strategy and has been designed to complement the adjoining properties and make a positive contribution to the area.

For these reasons we respectfully request that the council consider the merits of the application favourably and resolve to issue a planning permit for

1. The residential house
2. Shed.

5 Attachments

Addition of all documents received so far relevant to the property and the proposed plans for development.

5.1 Preliminary Planning Advice

- Development Solutions facilitated preliminary advice (prior to the purchase of the land) in February 2024. Advice was favourable to the development.

Preliminary Planning Advice from East Gippsland Shire Council.

Obtained by Development Solutions Victoria Pty Ltd.

Hi Olivia,

I refer to your request for preliminary advice regarding the property at 80 Williamson Road Forge Creek.

I can confirm that as a team we have discussed your enquiry and I can confirm that Council would support an application for the use and development of a single dwelling on this land.

It would appear that the original intent of the historical subdivision that created this property was to create lots for residential use.

It is also obvious that other properties along this section of Williamson Road have been developed for residential use.

Given the land is located in the Farming Zone (Schedule 1) the requirements of Clause 35.07-2 must be met and any relevant permit triggers of Clause 35.07-4 must also be addressed.

Additionally, an appropriate response to Clause 35.07-5 by way of a written statement that explains how the use and development of any proposed dwelling responds to the decision guidelines provided at Clause 35.07-6 would greatly support any application lodged with Council.

Any planning permit application also needs to suitably address the Significant Landscape Overlay and the Bushfire Management Overlay and, the Erosion Management Overlay if applicable.

I trust this provides the guidance sought.

Kind regards,



Penny Cross < Statutory Planning Officer < East Gippsland Shire Council

<P: 03 5153 9500 <F: 03 5153 9576 < PO Box 1618, Bairnsdale, Vic 3875

<Have Your Say: Find information about our projects and strategies, and give feedback as part of our consultation process.

P Please consider the environment before printing this e-mail.

5.2 Soil test Results

- A soil test and preliminary BAL testing was conducted by Simon Anderson Consultants in March 2024.



448278 BAL
Mapping-Model.pdf



448278 Soil
Report.pdf

SIMON ANDERSON CONSULTANTS

14 March 2024



SITE CLASSIFICATION AND SOIL REPORT

Rebecca Murnane

Proposed Residence – 80 Williamson Rd, Forge Creek

SITE CLASSIFICATION: M
IN ACCORDANCE WITH AS2870-2011
WIND CLASSIFICATION: N3
IN ACCORDANCE WITH AS4055-2012



Rebecca Murnane, 80 Williamson Rd, Forge Creek

GENERAL

This Soil Investigation consists of the drilling of 4 boreholes on proposed site area using an auger. Disturbed soil samples collected have been subject to visual examination and classification.

SITE DESCRIPTION

This allotment is vacant land with a well-established grass cover and numerous trees. The site displays a slight slope southeast towards the rear of the property (from 1 in 15 to 1 in 10). **NOTE: The final position of building should be a minimum of 1.5 times the mature height of any trees. Buildings located closer to trees require special root barriers or piled footings to control shrinkage of founding material, due to matric suction from the tree roots.**

GEOLOGY

Qa7 (Qp5); Quaternary Non-Marine (Alluvial) Deposits consisting of Fluvial: gravel, sand, silts and clays.

SITE CLASSIFICATION

Samples from bores show the classification of the site to be **MODERATELY REACTIVE CLASS (M)** in accordance with **AS 2870 - 2011 "RESIDENTIAL SLABS AND FOOTINGS"**.

NOTE: These classifications are based on limited bores and should conditions vary after site excavation classification should be reassessed.

RECOMMENDED FOUNDING MATERIAL (RFM) FOR FOOTINGS

Stiff, Natural, Clay at approx.. 300mm Below existing surface. **Bearing Capacity 120kPa**

RECOMMENDATIONS (at distance > 1.5 times mature height of trees)

Moderately Reactive (M) Sites

It is recommended that basic footing details be in accordance with Section 3 of AS 2870-2011 for soil **Class M** and that pad footings and concrete stumps be in accordance with AS 1684 – Residential Timber Framing Construction Manuals.

WIND CLASSIFICATION

N3 In accordance with AS – 4055



BORE LOG B1



BORE LOG B2



Note: Depths noted may vary if the site is cut and/or filled. All footings should penetrate the "Recommended Founding Material" by at least 100mm.

5.3 Land Capability Assessment

A Land Capability Assessment was conducted by Neil Streeter of Streeter Civil Engineering Services Pty Ltd in September 2024 and is attached for reference. Key elements highlighted further below.



246980.pdf

Site Assessment for Wastewater Disposal

STREETER CIVIL ENGINEERING SERVICES Pty Ltd

Site Assessment for Wastewater Disposal for a new residence at 80 Williamson Road - Forge Creek

INTRODUCTION

The property owners intend to construct a new residence on their property, which is located at No. 80 Williamson Road in the Forge Creek locality. Reticulated Sewerage is not available to this allotment so the on-site disposal of wastewater is required for the new dwelling. The property is suitable for wastewater disposal by a septic tank with sub-soil absorption trenches, subject to site constraints.

SITE CONDITIONS

The Farming (FZ) zoned property is located on the south east corner of Williamson Road about 0.8 km north east of Wattle Point Road. The property has an area of 2.09 hectares that is comprised of a single land parcel, being Lot 2 PS346208, which was created by a subdivision of rural land in 2003.

The allotment is irregular in shape with abuttal to Williamson Road along the west and north sides of almost 280 metres. The proposed building site has a southerly aspect, and is sufficiently elevated to offer expansive views across open farmland towards Lake Victoria of the Gippsland Lakes estuary, and then the Southern Ocean beyond. The site has a dense cover of pasture grass and is clear of some scattered remnant native vegetation about 50 metres to the west.

An existing farm gate along Williamson Road provides vehicular access to the building site. The proponent has pegged out the site of the proposed residence, together with a steel framed shed to the west. The building will be located with a setback of about 35 metres from the closest point along Williamson Road and about 18 metres from the east boundary. The property owners are planning to carry out a site excavation to sufficiently level the site for a concrete slab on ground, while the shed will require separate site preparation works.

SITE INVESTIGATION

The building site is graded at about 9% slope to the south east and increasing to about 12% further down the slope to the rear boundary. The soil profile was found to be relatively consistent across the site, comprised of dark brown sandy loam topsoil and light brown to grey fine silty sand up to 600 mm in depth, overlying orange very sandy clay with orange to brown slightly sandy clays at greater depth.

Nominating the area available for on-site wastewater disposal is not straightforward due to the topography of the site as well as the presence of a wet and soggy area of seepage immediately down the slope from the building site. A land application area that is lower in elevation than the building site is beneficial (to avoid pumping of wastewater). The area around to the south west has been nominated, which is clear of the area affected by seepage and can be fenced within a house paddock to exclude livestock grazing and other farming activities. Accordingly, this area has been further investigated with regard to on-site wastewater disposal.

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SEPTIC TANK AND SUB-SOIL ABSORPTION

It has been detailed that the residence to be constructed will contain four bedrooms, kitchen, living areas, laundry, bathrooms and toilets. Allow for a maximum of five persons.
 Adopt design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 EPA Guideline (Household with standard water saving fixtures - reliable rainwater tank water supply)
 Adopt a Design Wastewater Loading of 750 litres/day

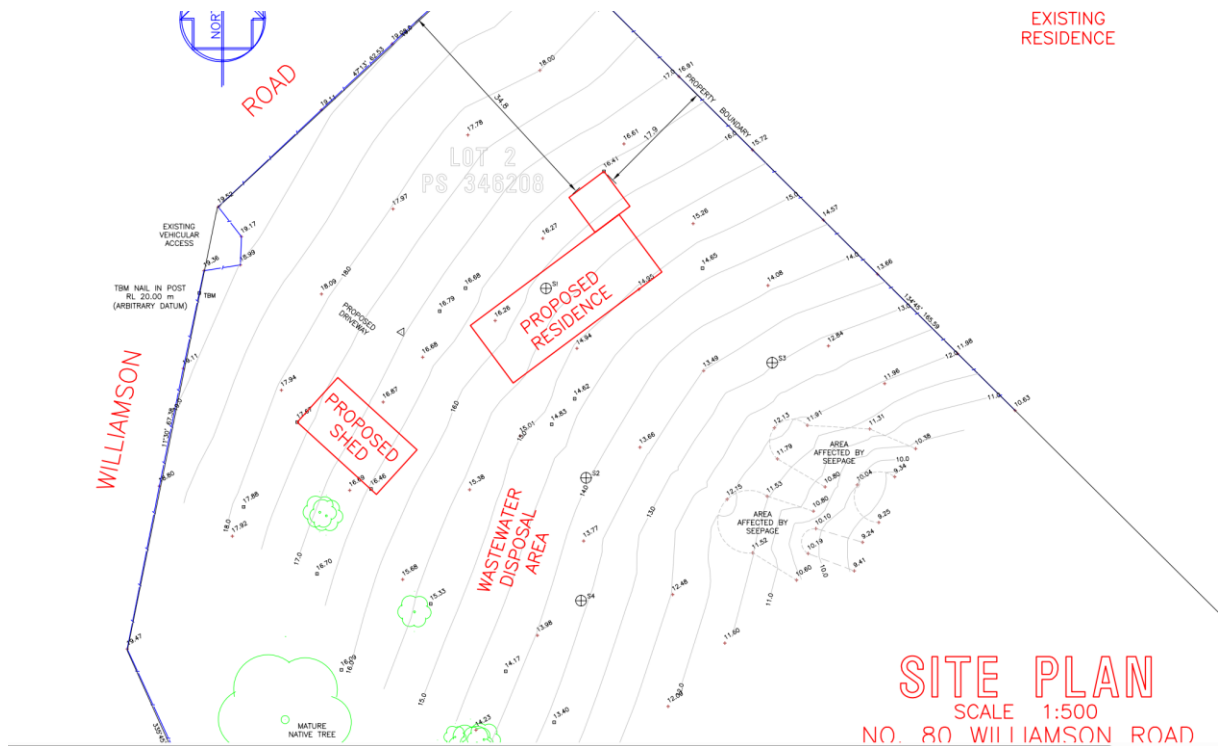
Design Soil Percolation Rate	150	mm/hour	estimated values, based on percolation
Long-Term Absorption Rate	15.0	l/m ² /day	testing in similar soils
Design Loading Rate	12.0	mm/day	
Design Daily Flow	750	litres/day	

Trench Width	Length of absorption trench required for design daily flow	
300	208	
500	125	
700	89	
1000	63	

SEPTIC TANK DESIGN

Minimum Tank Capacity	$C = (S \times P \times Y) + (P \times DF)$	=	1950	(litres)
where	C = effective capacity in litres			
	S = sludge/scum rate per person	80	From Table 3.1	
	P = number of people using system	5		
	Frequency of use	100%	365 days/year	
	Y = desludging frequency in years	3		
	DF = daily inflow (litres per person per day)	150		

ADOPT A SEPTIC TANK OF 3000 Litres (MINIMUM) CAPACITY



SITE PLAN

SCALE 1:500

NO. 80 WILLIAMSON ROAD

5.4 Copy of Title and Plan

AS AT 20/09/2024.



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

Page 1 of 1

VOLUME 10467 FOLIO 009

Security no : 124118418090N
Produced 20/09/2024 01:20 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 346208U.
PARENT TITLE Volume 10326 Folio 070
Created by instrument PS346208U 14/09/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
REBECCA SHANNON MURNANE
LANCE SHELDON HARVEY
AX857413W 28/03/2024

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 PS346208U 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: 80 WILLIAMSON ROAD FORGE CREEK VIC 3875

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

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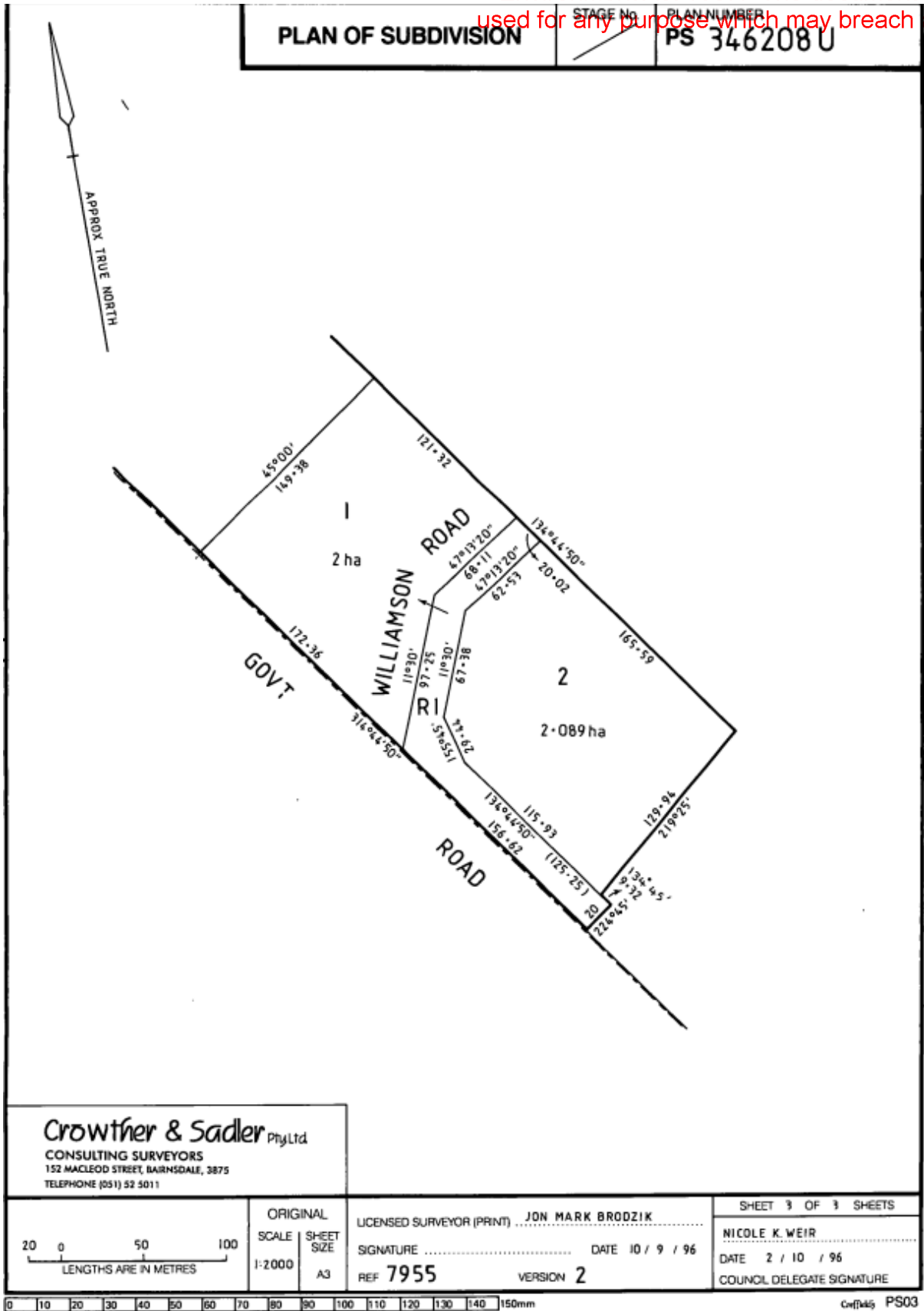
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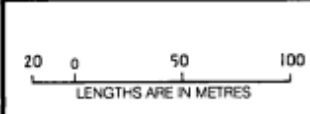
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Crowther & Sadler Pty Ltd
 CONSULTING SURVEYORS
 152 MACLEOD STREET, BAINSDALE, 3875
 TELEPHONE (051) 52 5011



ORIGINAL SCALE 1:2000 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) **JON MARK BRODZIK**
 SIGNATURE DATE 10 / 9 / 96
 REF **7955** VERSION **2**

SHEET 3 OF 3 SHEETS
 NICOLE K. WEIR
 DATE 2 / 10 / 96
 COUNCIL DELEGATE SIGNATURE



Crowther & Sadler PS03

5.5 Approval for Construction of a Dam

Construction of a new D&S Dam [SEC=OFFICIAL]



Chris Pleydell <ChrisP@SRW.com.au>

To Bec Murnane

Retention Policy 10 Years – Exchange & M365 Group Retention Policy (Auto Delete) (10 years)

Expires 28/04/2034

You forwarded this message on 1/05/2024 10:23 AM.



Private-Dams-Construction-Licence-2.pdf
105 KB



WWD - No Licensing Requirements.docx
127 KB

OFFICIAL

Hey Bec

I have completed a desktop assessment of your request to have a small stock drinking dam constructed on your property At 80 Williamson Rd Forge Creek. Your site for the dam is not on a waterway & with the size of the dam there will be no licencing requirements necessary.

I have attached an approval letter as well as a fact sheet.

I will see if I can find a couple of Dam builders phone numbers & pass them on to you. & you can start your dam when you like.

Regards

Chris

Chris Pleydell

Field Officer | Southern Rural Water

Great value for customers and community

ph: 03 5139 3167 m: 0429 404 751 w: www.srw.com.au

SRW acknowledges and respects the traditional owners of the land and waters upon which we work

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PROPOSED RESIDENCE FOR

MR. LANCE & MRS. BEC MURNANE

No.80 (LOT 2) WILLIAMSON ROAD FORGE CREEK

MERRI 250

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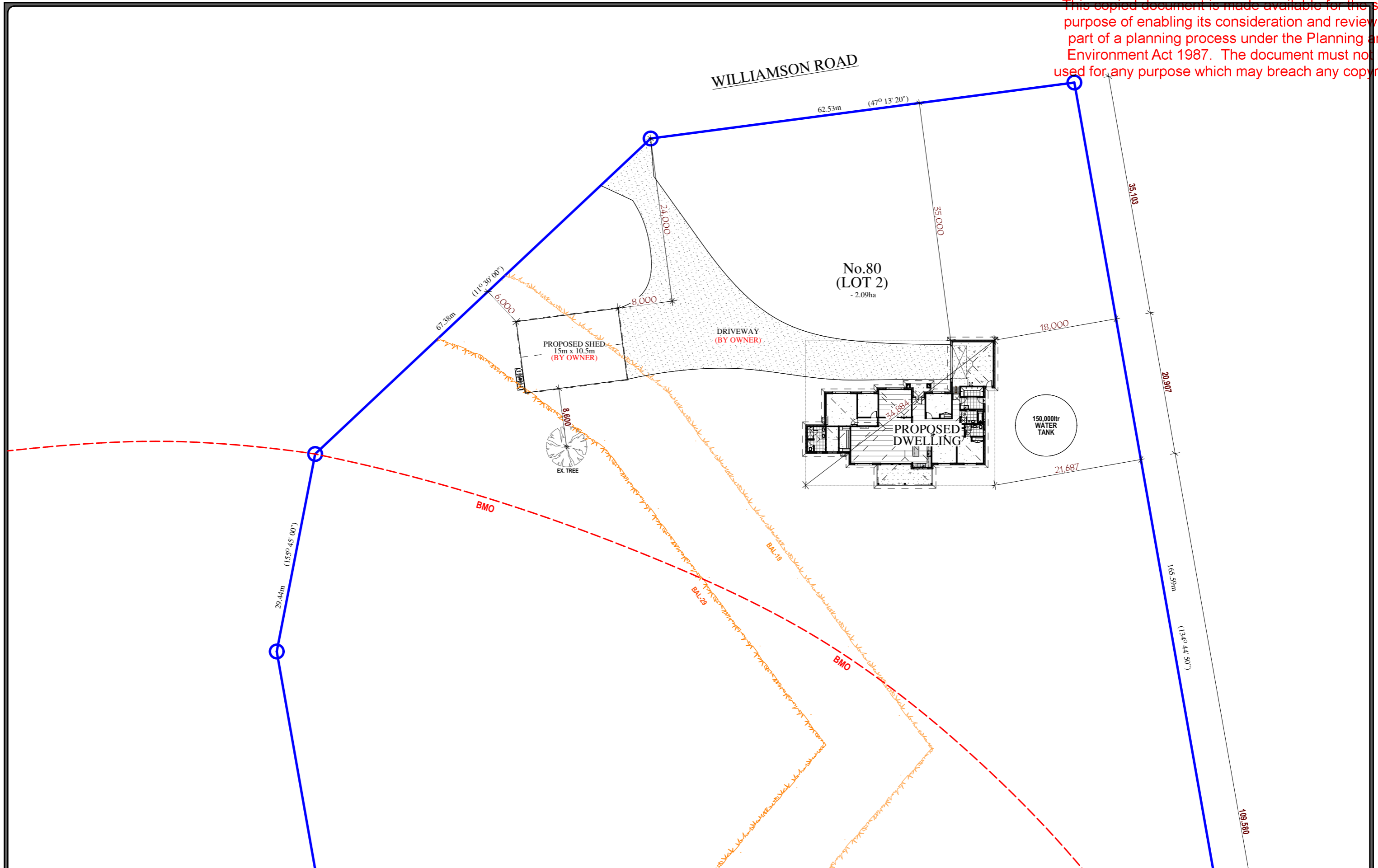
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MERRI 250

1. DWELLING:	262.27 m2	28.23 sq
2. GARAGE:	45.29 m2	4.88 sq
3. ALFRESCO:	22.60 m2	2.43 sq
4. PORCH:	4.68 m2	0.50 sq
5. TOTAL:	334.85 m2	36.04 sq
#. LOT SIZE:	- 2.09ha	

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 1000 PVC DOWNPIPE LOCATION
- (*DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- (*TB) DENOTES THERMALLY BROKEN LOW-E DOUBLE GLAZED WINDOWS & DOORS
- REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
- DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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MERRI 250			
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5. TOTAL:	334.85 m2	36.04 sq	
#. LOT SIZE:	- 2.09ha		

LEGEND	
DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 1000P PVC DOWNPIPE LOCATION
(DG)	DENOTES DOUBLE GLAZED WINDOWS & DOORS
(TB)	DENOTES THERMALLY BROKEN LOW-E DOUBLE GLAZED WINDOWS & DOORS
	DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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NORTH ELEVATION



WEST ELEVATION

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MERRI 250			
1. DWELLING:	262.27 m2	28.23 sq	
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3. ALFRESCO:	22.60 m2	2.43 sq	
4. PORCH:	4.68 m2	0.50 sq	
5. TOTAL:	334.85 m2	36.04 sq	
#. LOT SIZE:	- 2.09ha		

LEGEND

- DP DENOTES COLORBOND DOWNPIPE LOCATION
- DP DENOTES 1000 PVC DOWNPIPE LOCATION
- (DG) DENOTES DOUBLE GLAZED WINDOWS & DOORS
- (TB) DENOTES THERMALLY BROKEN LOW-E DOUBLE GLAZED WINDOWS & DOORS
- DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
- DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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4. PORCH:	4.68 m2	0.50 sq	
5. TOTAL:	334.85 m2	36.04 sq	
#. LOT SIZE:	- 2.09ha		

LEGEND	
DP	DENOTES COLORBOND DOWNPIPE LOCATION
DP	DENOTES 100Ø PVC DOWNPIPE LOCATION
(*)DG	DENOTES DOUBLE GLAZED WINDOWS & DOORS
(*)TB	DENOTES THERMALLY BROKEN LOW-E DOUBLE GLAZED WINDOWS & DOORS
XXXXXX	DENOTES REINFORCEMENT TO SELECTED WC, BATH & SHOWER WALLS TO COMPLY WITH NCC 4.2. REFER TO INTERNAL ELEVATIONS FOR REINFORCEMENT DETAILS
XXXXXX	DENOTES WC CIRCULATION SPACE (1200L x 900W) CIRCULATION SPACE TO COMPLY WITH NCC 4.2

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DRAWN: D.M.P.	JOB No.: MURN-5K09
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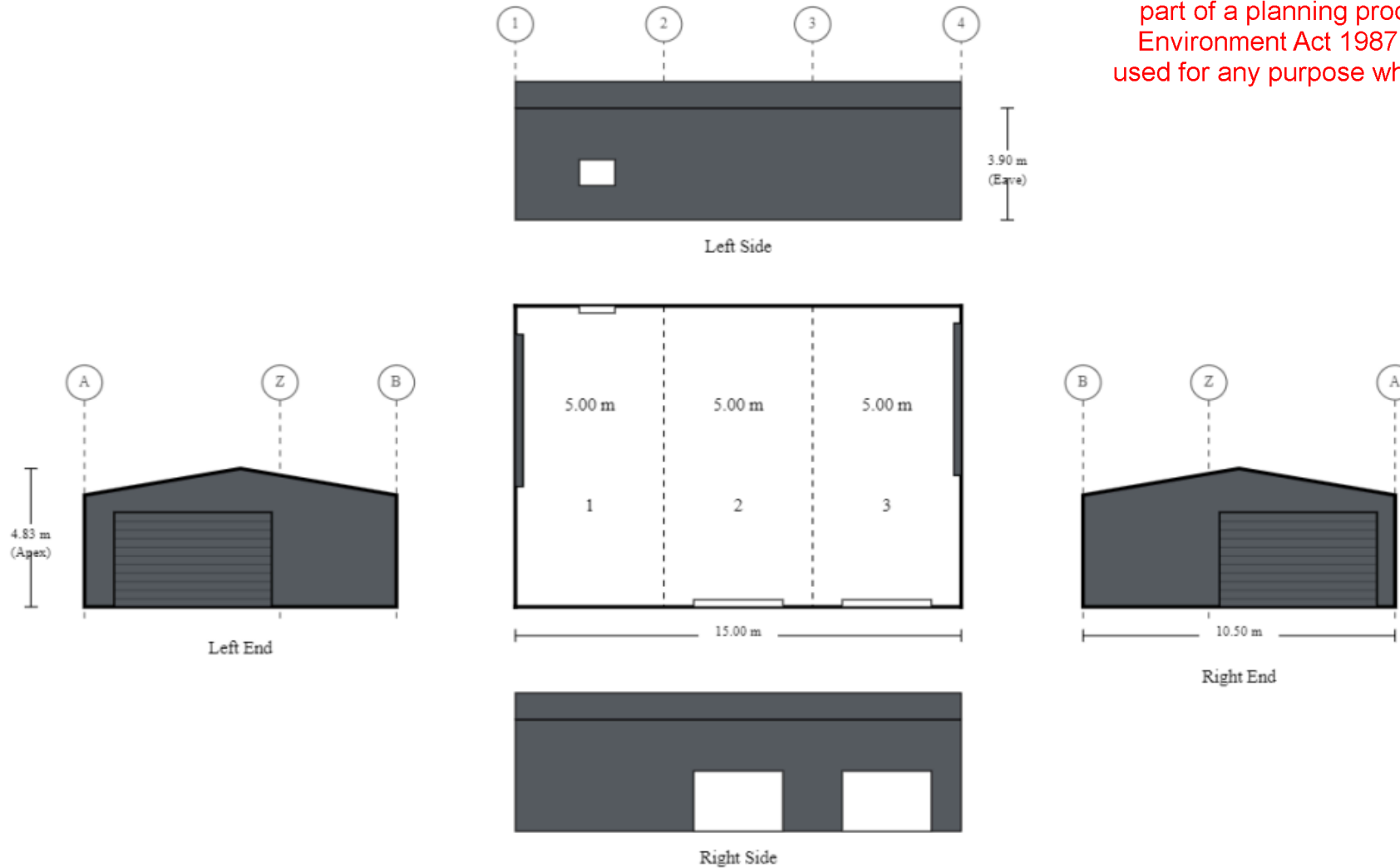
Shed positioned on the block



BUILDING SPECIFICATIONS

Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Span	Main Building: 10.5 m
Length	15 m (3 Bays of 5 m each)
Height	3.9 m
Roof Type	Gable, 10 degrees
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Walls & Trim	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Weight	4,200 kg

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Purchaser Name: Bec Murnane

Site Address:

Ref # ADMMEML2402034-28

Print Date: 07/11/24

Building Layout

Ref# ADMMEML2402034-28

Seller: Sheds n Homes Melbourne North

Name: Carolyn Baker

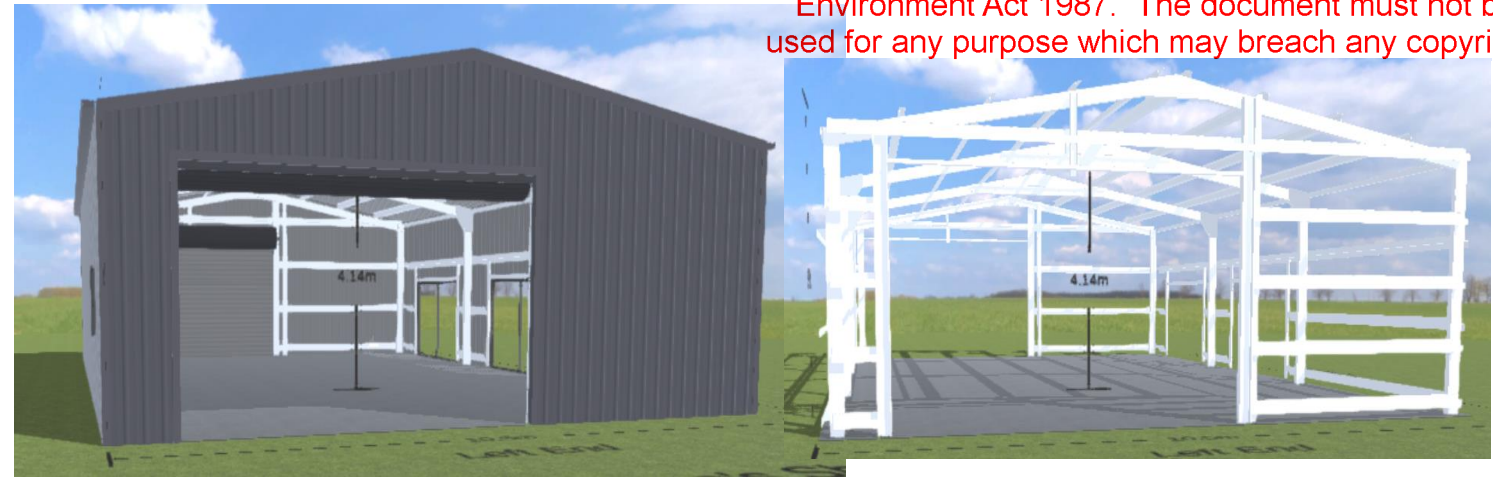
Phone: 03 9735 9367

Fax:

Email: admin.melbournenorth@shedsnhomes.com.au



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BUILDING DETAILS	
Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 4,200 kg
Span	Main Building: 10.5 m
Length	15 m (3 Bays of 5 m each)
Height	3.9 m
Roof Type	Gable, 10 degrees
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	SURFMIST® GUTTER-01. We have calculated the number of downpipes required for: Left Side = 3. Right Side = 3.
Downpipes	90mm PVC downpipe - 6m lengths, 90mm Downpipe straps
Roller Doors	One (1) COLORBOND® steel 3.3m high x 5.3m wide roller door supplied with a planetary gearing system (roller door is wind rated). An internal chain drive has been added to the door to assist with opening and closing the door at heights. One (1) COLORBOND® steel 3.3m high x 5.3m wide roller door (with 1 motorised unit (Grifco LR Drive (or similar) with battery backup, 2 remote handpieces and a wireless wall control), roller door is wind rated). An internal chain drive has been added to the door to assist with opening and closing the door at heights. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Doors are boxed or steel wrapped for protection during transport. Refer to the Building information for details on Industrial Door Handling.
Window Openings	Materials to frame up for window opening(s) including a header flashing to suit One (1) 900h x 1200w window and Two (2) 2100h x 3000w glass sliding doors (the supply of windows and glass sliding doors NOT included).
Bracing	The building will have Apex braces. Estimated internal apex clearance is: 4.136m. Side Walls bracing will be supplied as cable.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The roof purlins are Z150, the side girts are Z150 and the end girts are Z100.
Fixing to Concrete	Tru-Bolts fitted after concrete is cured.