

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	75 Mount Lookout Road ELLASWOOD 3875 Lot: 3 PS: 903406
The application is for a permit to:	Use and Development of an Agricultural Building
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.48.1

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.

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

VOLUME 12455 FOLIO 341

Security no : 124112354308F
Produced 02/02/2024 04:33 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 903406M.
PARENT TITLE Volume 10997 Folio 805
Created by instrument PS903406M 21/02/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
TREVOR KEITH CRONEY
LUCY HAUSSEGGER
PS903406M 21/02/2023

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AE938147G 07/03/2007

DIAGRAM LOCATION

SEE PS903406M 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: 75 MOUNT LOOKOUT ROAD ELLASWOOD VIC 3875

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



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Document Type	Plan
Document Identification	PS903406M
Number of Pages (excluding this cover sheet)	2
Document Assembled	02/02/2024 16:33

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EDITION 1

PS 903406M

<h1>PLAN OF SUBDIVISION</h1>	
<p>LOCATION OF LAND</p> <p>PARISH: WY-YUNG</p> <p>TOWNSHIP: _____</p> <p>SECTION: _____</p> <p>CROWN ALLOTMENT: 72 (PART)</p> <p>CROWN PORTION: _____</p> <p>TITLE REFERENCE: VOL 10997 FOL 805</p> <p>LAST PLAN REFERENCE: LOT 2 - PS542270V</p> <p>POSTAL ADDRESS: 75 MOUNT LOOKOUT ROAD, (at time of subdivision) ELLASWOOD, 3875</p> <p>MGA2020 CO-ORDINATES: E: 551 770 ZONE: 55 (of approx centre of land in plan) N: 5818 800</p>	<p>Council Name: East Gippsland Shire Council Council Reference Number: PS903406M Planning Permit Reference: 24/2021/P SPEAR Reference Number: S181691S</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Robert Pringle for East Gippsland Shire Council on 18/10/2021</p> <p>Statement of Compliance issued: 17/01/2023</p>

VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE					
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. 24/2021/P</p> <p>This survey has been connected to permanent marks No(s). _____</p> <p>In Proclaimed Survey Area No. NIL</p>					

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY	10	THIS PLAN	LOT 2 ON THIS PLAN

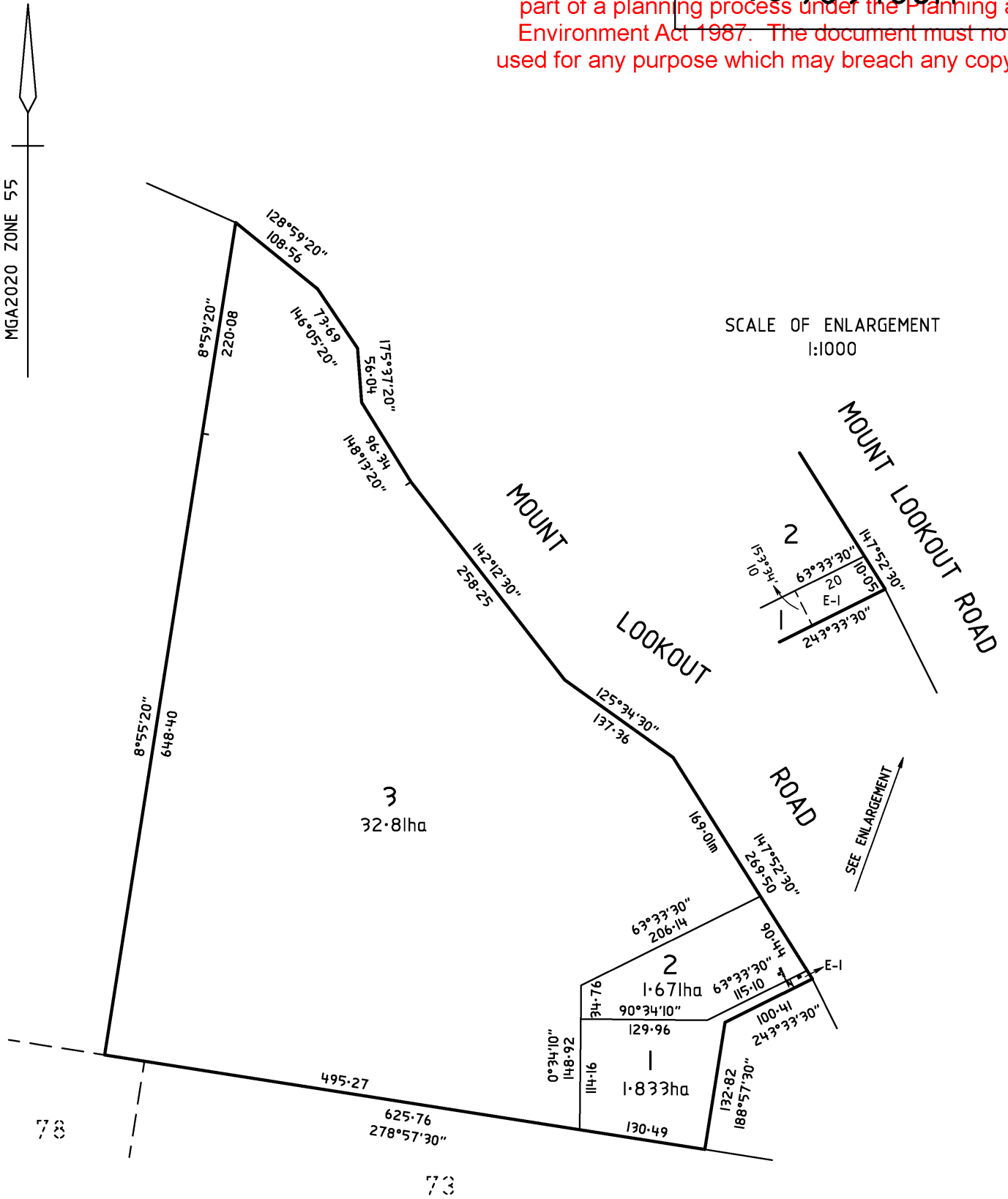
<p>Crowthier & Sadler Pty. Ltd.</p> <p>LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@crowthiersadler.com.au</p>	<p>SURVEYORS FILE REF: 19104</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 2 SHEETS</p>
	<p>Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (1), 08/09/2021, SPEAR Ref: S181691S</p>		<p>PLAN REGISTERED TIME: 1:43PM DATE: 21/02/2023 Assistant Registrar of Titles</p>

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PS 903406M

MGA2020 ZONE 55



SCALE OF ENLARGEMENT 1:1000

MOUNT LOOKOUT ROAD

MOUNT LOOKOUT ROAD

SEE ENLARGEMENT

3
32.81ha

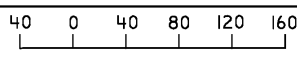
2
1.671ha

1
1.833ha

Crowthier & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 6162 6011 E. contact@crowthersadler.com.au

SURVEYORS REF
19104

SCALE
1:4000



ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Michael J Sadler, Licensed Surveyor,
Surveyor's Plan Version (1),
08/09/2021, SPEAR Ref: S181691S

Digitally signed by:
East Gippsland Shire Council,
18/10/2021,
SPEAR Ref: S181691S

Printed 30/04/2024

Page 5 of 45



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Document Type	Instrument
Document Identification	AE938147G
Number of Pages (excluding this cover sheet)	6
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AE938147G
07/03/2007 \$94.60 173

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning & Environment Act 1987

Privacy Collection Statement
The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

Lodged by:

Name: Warren Graham & Murphy
Phone: (03) 5152-2661
Address: 119 Main Street, Bairnsdale
Ref: RMH:bjw:4289/05 (Cooper)
Customer Code: 1716W

The Authority having made an agreement referred to in Section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: Certificate of Title Volume 5272 Folio 278.

Authority: East Gippsland Shire Council, Corporate Centre, 273 Main Street, Bairnsdale, 3875

Section and Act under which agreement made: Section 173 of the Planning & Environment Act 1987

A copy of the Agreement is attached to this Application.

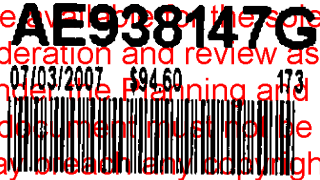
Signature for the Authority: *Aaron Hollow*

Name of Officer: AARON HOLLOW, MANAGER DEVELOPMENT
(full name)

Date: 28/02/2007

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PLANNING AND ENVIRONMENT ACT 1987 SECTION 173 AGREEMENT

THIS AGREEMENT is made the 2nd day of January 2008

BETWEEN

EAST GIPPSLAND SHIRE COUNCIL

273 Main Street, Bairnsdale

("Council")

- and -

NOEL JOHN COOPER

and BARBARA AILEEN COOPER

65 Mount Lookout Road, Yy Yung, 3875

("the Owner")

WHEREAS

- A. The Owner is the registered proprietor of all that piece of land being the whole of the land described in Certificate(s) of Title Volume 05272 Folio 278.
- B. The Owner has made application to the Council for a Planning Permit.
- C. The Council has issued Planning Permit Number 733/2004/P subject to certain conditions, one of which is that the parties enter into an agreement pursuant to Section 173 of the *Planning and Environment Act*.

NOW THIS AGREEMENT WITNESSETH:

- 1. The parties confirm the recitals to this agreement.
- 2. This agreement is made pursuant to Section 173 of the *Planning & Environment Act*.
- 3. The Owner covenants that:-

ADVERTISED

AE938147G

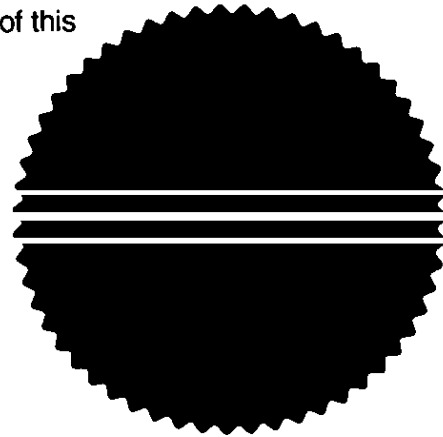
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- (a) Lot 2 as indicated on the endorsed plans of Planning Permit 733/2004/P issued by the East Gippsland Shire Council must not be further subdivided into more than three (3) allotments.
 - (b) This agreement will expire and may be removed from title upon an alternate agreement being imposed by the Responsible Authority and registered on title when further subdivision occurs, and/or as approved in writing by the Responsible Authority.
4. The Owner must not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the land or any part of it without first disclosing to its successors the existence and nature of this agreement.
 5. The parties acknowledge and agree that the covenants and agreements entered into by the Owner in this agreement are intended to take effect as covenants which shall be annexed to and run at law and in equity with the land and which shall bind the Owner, his successors, assignees and transferees, the registered proprietors for the time being of the land and every part thereof.

EXECUTED by the parties on the date set out at the commencement of this Agreement.

The COMMON SEAL of EAST GIPPSLAND) SHIRE COUNCIL was affixed on behalf of) Council by authority of the Chief Executive) Officer on the 2nd day of January) 2007 in exercise of the power delegated) under Administrative Procedures (Use of) Common Seal) Local Law in the presence of)



[Handwritten signature]

ACTING CHIEF EXECUTIVE OFFICER

[Handwritten signature]

WITNESS

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SIGNED by the said NOEL JOHN COOPER

in the presence of

x *Emily Cooper* (witness)

) *Noel Cooper*

SIGNED by the said BARBARA AILEEN COOPER)

In the presence of

x *Emily Cooper* (witness)

) *Barbara A. Cooper*

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07/03/2007 \$94.60 173


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MORTGAGEE'S CONSENT

WESTPAC BANKING CORPORATION as Mortgagee of Registered Mortgage No. U329027M consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

.....

For and on behalf of the Mortgagee

SIGNED, SEALED AND DELIVERED on behalf of WESTPAC BANKING CORPORATION ABN 33 007 457 141 by its attorney under power of attorney dated 17 January 2001, a certified copy of which is filed in the Permanent Order Book, No. 277, Page 16 in the presence of:

[Signature]

Witness (signature)

RAIANI KOIA

Witness (print name)

) By executing this document the attorney states that they have received no notice of revocation of the power of attorney.

[Signature]

Attorney (signature)

Adam Davis

Name of Attorney (print)
TIER THREE ATTORNEY

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EAST GIPPSLAND SHIRE COUNCIL

- and -

NOEL JOHN COOPER
and BARBARA AILEEN COOPER

**AGREEMENT UNDER SECTION 173
OF THE PLANNING AND ENVIRONMENT
ACT 1987**

WARREN GRAHAM & MURPHY,
Solicitors,
119 Main Street,
BAIRNSDALE VIC 3875

REF: RMH:bw:4289/05

TEL: (03) 51522 661

D.X.: 82201, Bairnsdale

FEB
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24



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APPLICATION FOR PLANNING PERMIT

USE AND DEVELOPMENT OF AN AGRICULTURAL BUILDING

75 MOUNT LOOKOUT ROAD, ELLASWOOD
KARL HAUSSEGGER
REF: 23107

CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	11
4	Zones and Overlays	12
5	Planning Assessment	18
6	Conclusion	20

APPENDIX

- A Copy of Title and Plan of Subdivision
- B Proposed Development Plan
- C Geotechnical Risk Assessment waiver

DOCUMENT REVISION

1	Draft Report	DAC	09/02/2024
2	Final Report	CMC	13/02/2024

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Karl Haussegger, the applicant for this planning permit application for the use and development of an agricultural building at 75 Mount Lookout Road, Ellaswood.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and provides an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in an appropriate planning outcome.

Address	75 Mount Lookout Road, Ellaswood
Site Description	Lot 3 on Plan of Subdivision 903406M
Title Particulars	Vol 12455 Fol 341
Site Area	32.81 Hectares
Proposal	Use and Development of an Agricultural Building
Planning Scheme	East Gippsland Planning Scheme
Zone	Rural Living Zone – Schedule 3
Overlays	Bushfire Management Overlay Erosion Management Overlay Environmental Significance Overlay – Schedule 1-39 Vegetation Protection Overlay – Schedule 1
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.03 – 1 Rural Living Zone - Use Clause 35.03 – 4 Rural Living Zone - Buildings and Works Clause 44.01 – 2 Erosion Management Overlay – Buildings and Works
Notice	Exempt from notice at 44.01-7 and 44.06-7
Referrals	No referrals required
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 Rural Living Zone – Clause 35.03 Erosion Management Overlay – Clause 44.01 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 75 Mount Lookout Road, Ellaswood. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is affected by a Section 173 Agreement registered as AE938147G.

Section 173 Agreement AE938147G

This agreement relates to further subdivision of Lot 2 and does not affect this proposal.

The site is irregular in shape, undulating in nature and has a total area of approximately 32.81 hectares. The subject site contains scattered vegetation, multiple ephemeral watercourses throughout the site and a dam in the south east portion. Details of the site are depicted in the photographs provided below.

Access to the subject site is existing via a gravel crossover and driveway directly from Mount Lookout Road along the northern boundary. Mount Lookout Road is a sealed bitumen road with grassed shoulders, traversing in a northwest to southeast direction.

The subject site in relation to Bairnsdale as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.

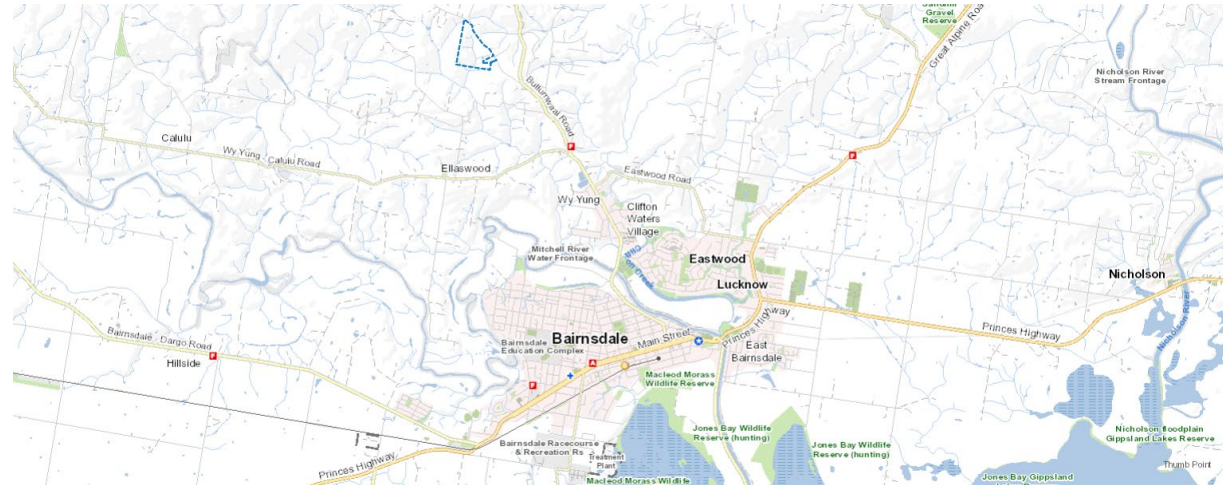


Figure 1 – Locality Plan – 75 Mount Lookout Road, Ellaswood (source: mapshare.vic.gov.au)

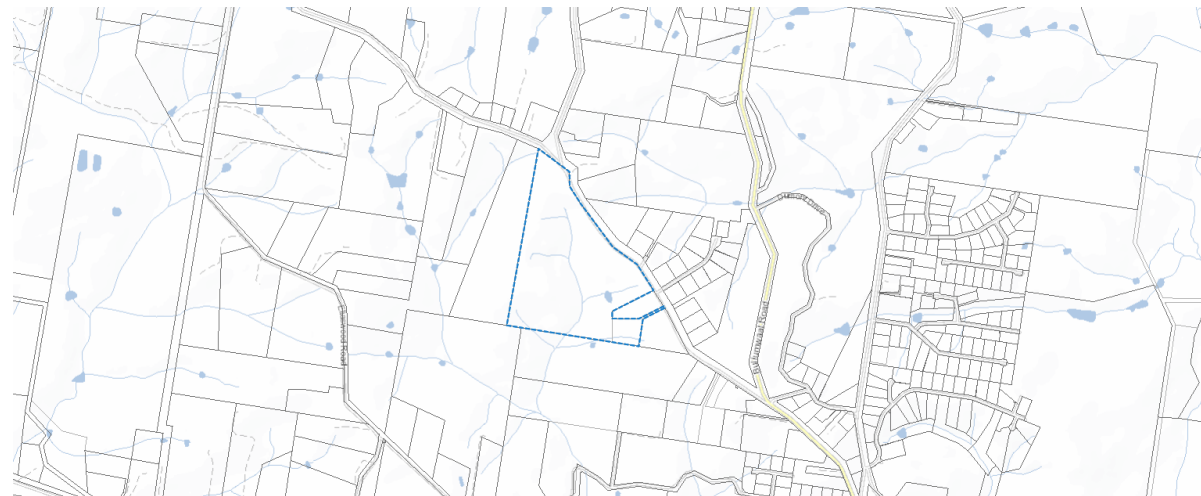


Figure 2 – Locality Plan – 75 Mount Lookout Road, Ellaswood (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the subject site comprises a combination of rural living and low density residential land.

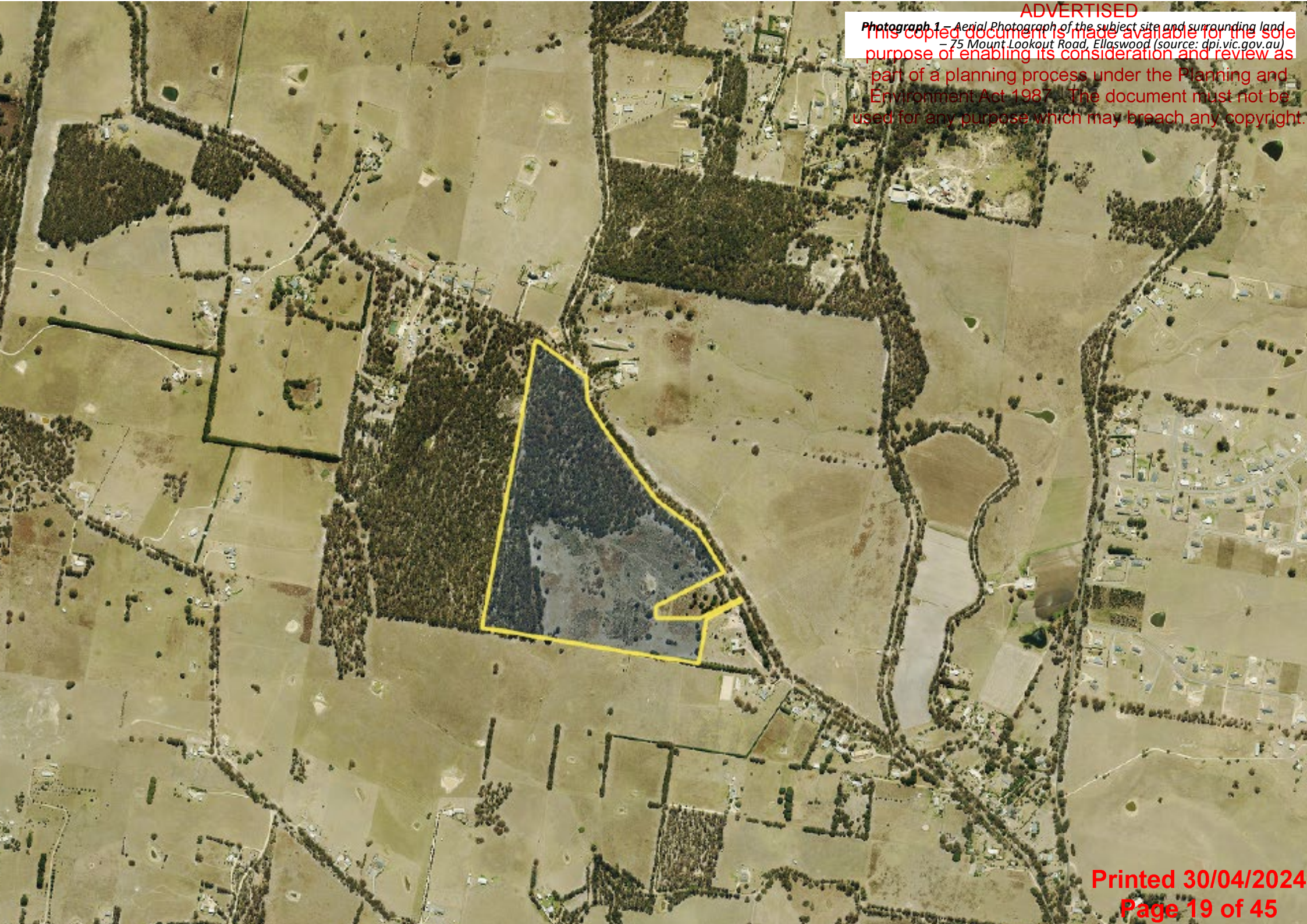
Adjoining the northern and eastern boundary is Mount Lookout Road and land containing existing dwellings and associated facilities. Adjoining the southern boundary is vacant grazing land and adjoining the western boundary is land containing dense vegetation.

Ellaswood is located to the north of Bairnsdale approximately 7 kilometres from the central business district. Bairnsdale offers a large range of community and commercial services and facilities.

The subject site in relation to Bairnsdale is shown in the aerial photograph below.



Photograph 1 – Aerial Photograph of the subject site and surrounding land
– 75 Mount Lookout Road, Ellaswood (source: dpi.vic.gov.au)
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Photograph 2 – Subject site at 75 Mount Lookout Road, Ellaswood.



Photograph 4 – Proposed location of agricultural building, facing east.



Photograph 6 – Subject site facing south.



Photograph 3 – Existing driveway access to subject site.



Photograph 5 – Proposed location of agricultural building, facing southeast.



Photograph 7 – Subject site facing southwest.



Photograph 8 – Subject site facing west.



Photograph 10 – Subject site facing southeast.



Photograph 12 – Neighbouring property to the southeast at 65 Mount Lookout Road.



Photograph 9 – Subject site facing west at proposed agricultural building location.



Photograph 11 – Subject site facing north.



Photograph 13 – Neighbouring property to the west at 175 Mount Lookout Road, Ellaswood.



Photograph 14 – Mount Lookout Road traversing southeast.



Photograph 16 – Mount Lookout Road facing southeast, showing Holes Road intersection.



Photograph 15 – Mount Lookout Road traversing northwest.



Photograph 16 – Holes Road opposite subject site.

3. THE PROPOSAL

This application seeks approval for use and development of an agricultural building. The proposed development plans are contained in **Appendix B**.

The proposed agricultural building will be located in the southwest portion of the site with a setback of 236 metres to the southern boundary and approximately 106 metres to the nearest watercourse as indicated on the proposed development plans.

The proposed agricultural building will have 4 enclosed bays and one open bay with three sides as indicated on the proposed development plans and in **Figure 4**.

The building will be approximately 12 metres wide and 25 metres long with a total building footprint of approximately 300m². The building will include 3 roller doors and a personal access door. The overall proposed height of the building will be 5.67 metres.

The proposed development will be finished with metal roof sheeting in zincalume, walls and trims will be finished with Colorbond metal sheeting in the Colorbond colour Pale Eucalypt. A visual indication of the proposed colour is provided to the right.

The proposed agricultural building will be used to store farm machinery and equipment which will ensure protection from the elements and safe keeping.

Vehicle access to the site is existing via a gravel crossover and driveway along the northern boundary directly from Mount Lookout Road.

The proposed agricultural building will not require connection to any services. Drainage from the proposed building will be directed to proposed 25,000 litre water tank with overflow directed to the legal point of discharge to the satisfaction of the responsible authority.

No vegetation removal is required to facilitate the proposed agricultural building. The proposal will require some earthworks to create a level building surface, however, will not exceed 1 metre in depth.



A Geotechnical Risk Assessment waiver is contained in **Appendix C** that concludes the proposal is unlikely to create or cause additional erosion hazards and recommends the installation of silt fences downslope of works.

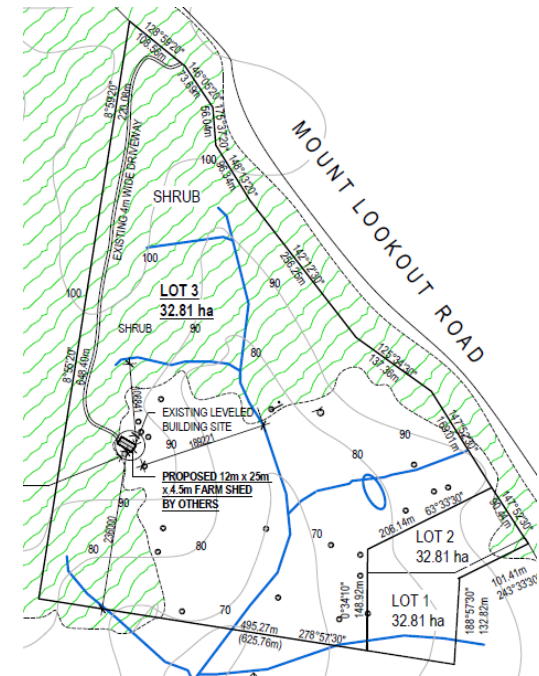


Figure 3 – Site Plan – A1 Building Design and Drafting

Figure 4 – Southern Elevation – A1 Building Design and Drafting

4. ZONES AND OVERLAYS

Rural Living Zone – Schedule 3

The purpose of the Rural Living Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

An extract of the Rural Living Zone Map is provided to the right in **Figure 5**.

Clause 35.03-1 provides a permit is required for an agricultural use. Clause 35.03-4 provides a permit is required to construct a building associated with a Section 2 use. As such a permit is required for the use and development of an agricultural building under the provisions of the Rural Living Zone. The relevant decision guidelines are addressed in Section 5.

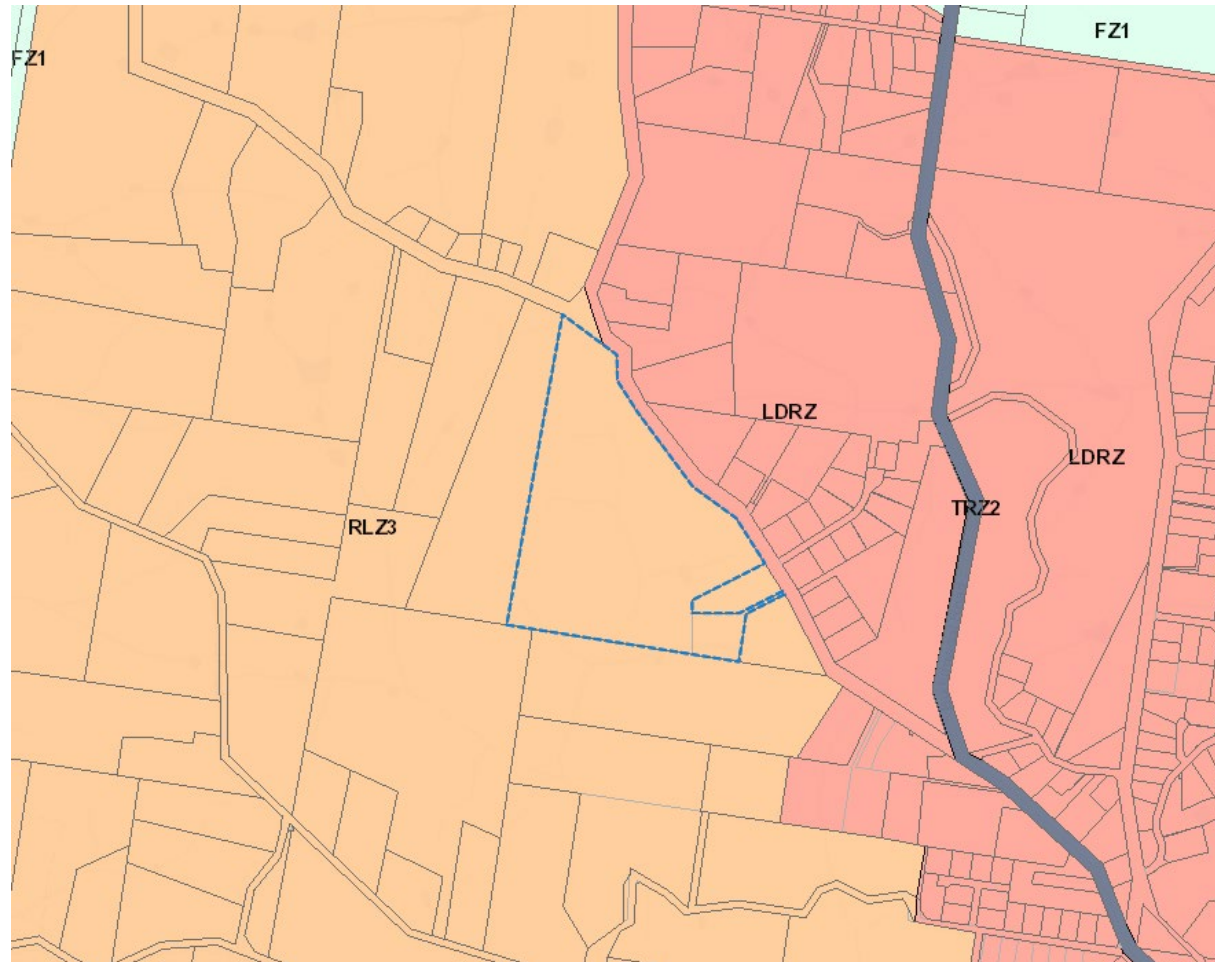


Figure 5 – Zoning Map – (source - mapshare.vic.gov.au)

Bushfire Management Overlay

The purpose of the Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

An extract of the Bushfire Management Overlay Map is provided in **Figure 6**:

Under the provisions of Clause 44.06 of the Bushfire Management Overlay, a permit is not required to construct or carry out works for an agricultural building and as such these provisions are not addressed further.

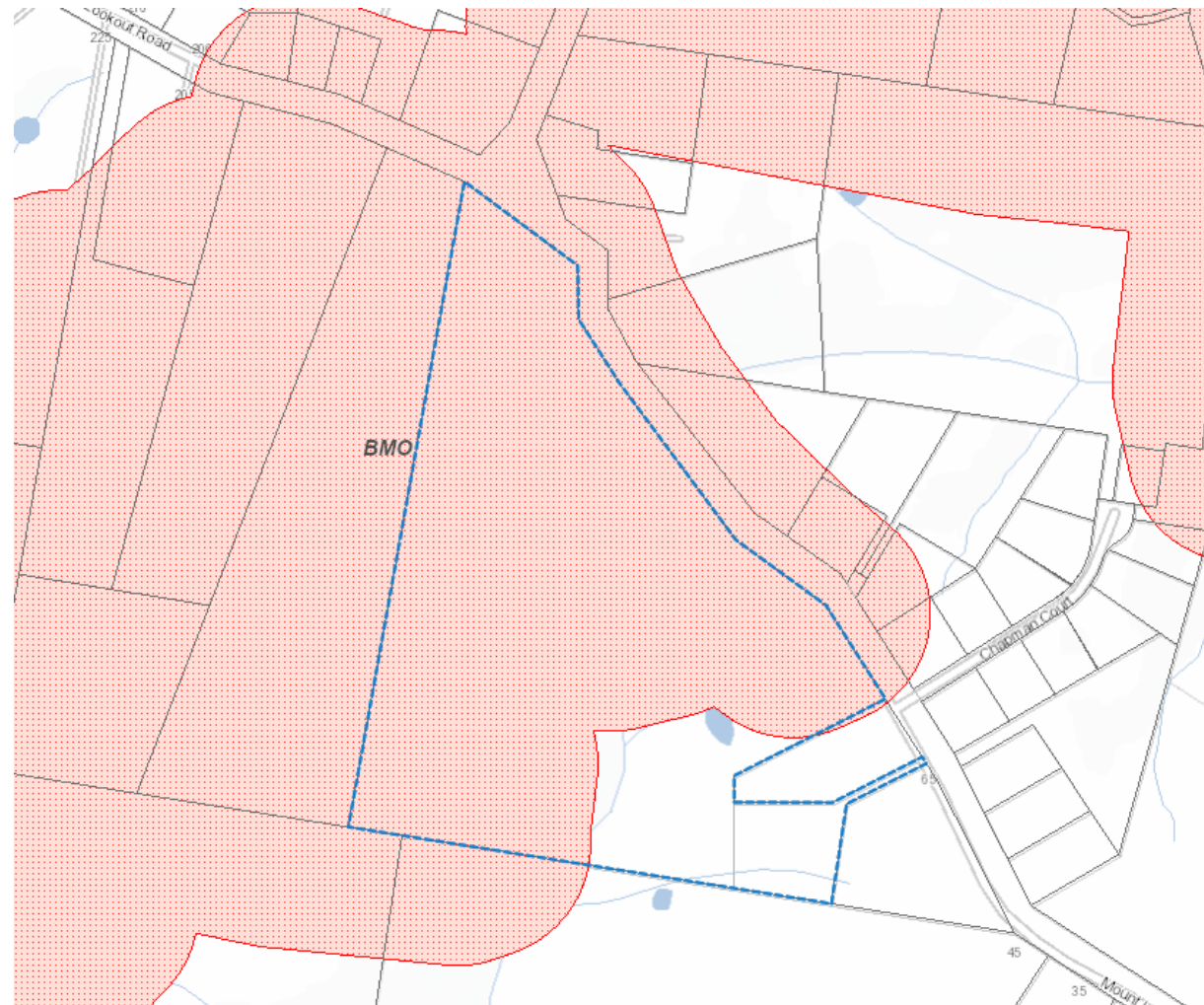


Figure 6 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

An extract of the Erosion Management Overlay Map is provided to the right in **Figure 7**.

Schedule 1 of Clause 44.01 of the Erosion Management Overlay provides no planning permit is required for non-habitable buildings with a gross floor area that does not exceed 200m² in area.

The proposed agricultural building will exceed the floor area and as such the relevant decision guidelines are addressed in Section 5.

A Geotechnical Risk Assessment waiver is contained in **Appendix C**.



Figure 7 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

Environmental Significance Overlay – Schedule 1-39

The purpose of the Environmental Significance Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

An extract of the Environmental Significance Overlay Map is provided below in **Figure 8**:

Schedule 1 of the Environmental Significance Overlay provides the following statement of environmental significance.

“The overlay areas comprise Sites of Biological Significance containing specific values as listed in Table 1 below and representing either: rare or threatened species; restricted, rare or threatened vegetation communities; vegetation which is important as a corridor; high species richness; or other unusual biological features.

The sites include suitable habitat for either the local population or the local occurrence of a species or community.”

The environmental objective to be achieved is:

“To ensure that development occurs so as not to adversely impact upon the environmental values of the site or any other value that may be identified within the overlay area. To conserve and enhance the environmental sustainability and ecological integrity of these values.”

Clause 42.01-2 provides a permit is required to construct a building or construct or carry out works. The Schedule does not provide any exemptions.

The location of the proposed building will be outside the area affected by the Environmental Significance Overlay and as such a permit is not required for the development of an agricultural building. This is not addressed further.

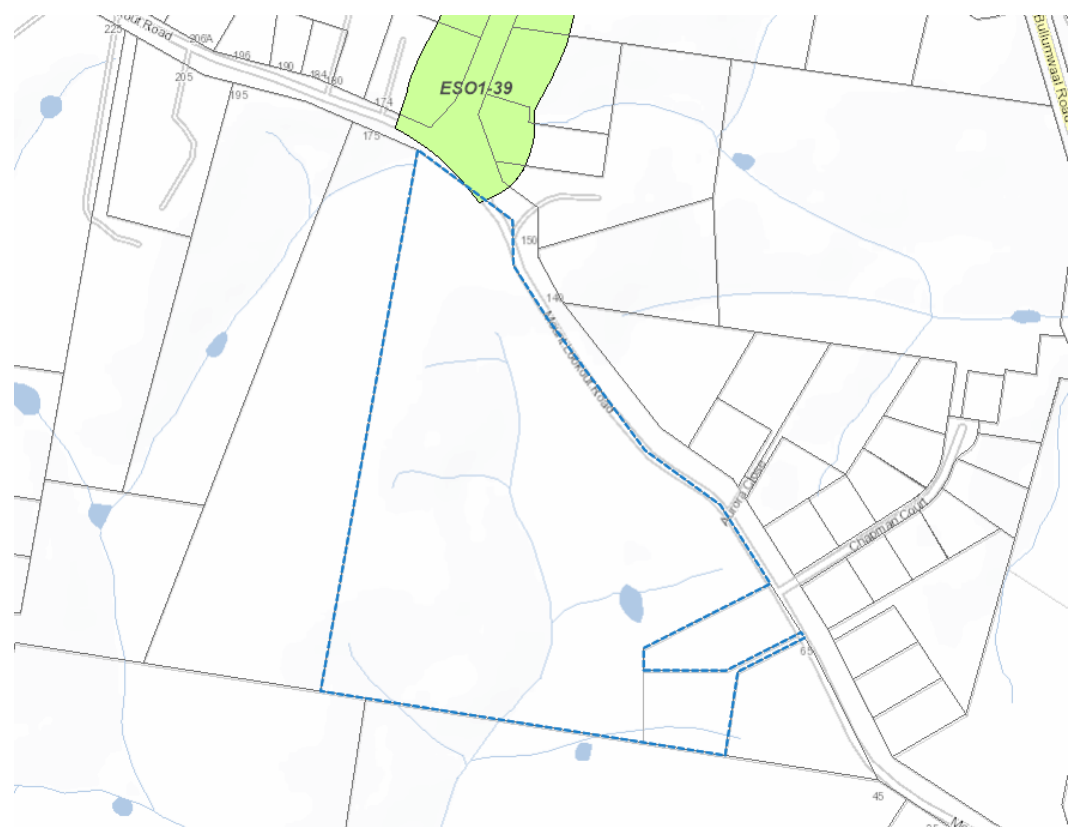


Figure 8 – Environmental Significance Overlay – (source - mapshare.vic.gov.au)

Vegetation Protection Overlay – Schedule 1

The purpose of the Vegetation Protection Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

An extract of the Vegetation Protection Overlay Map is provided in **Figure 9**:

A permit is required for the removal of vegetation under the provisions of Clause 42.02. This application is not seeking to remove any vegetation and as such a permit is not required under the provisions of the Vegetation Protection Overlay. This is not addressed further.

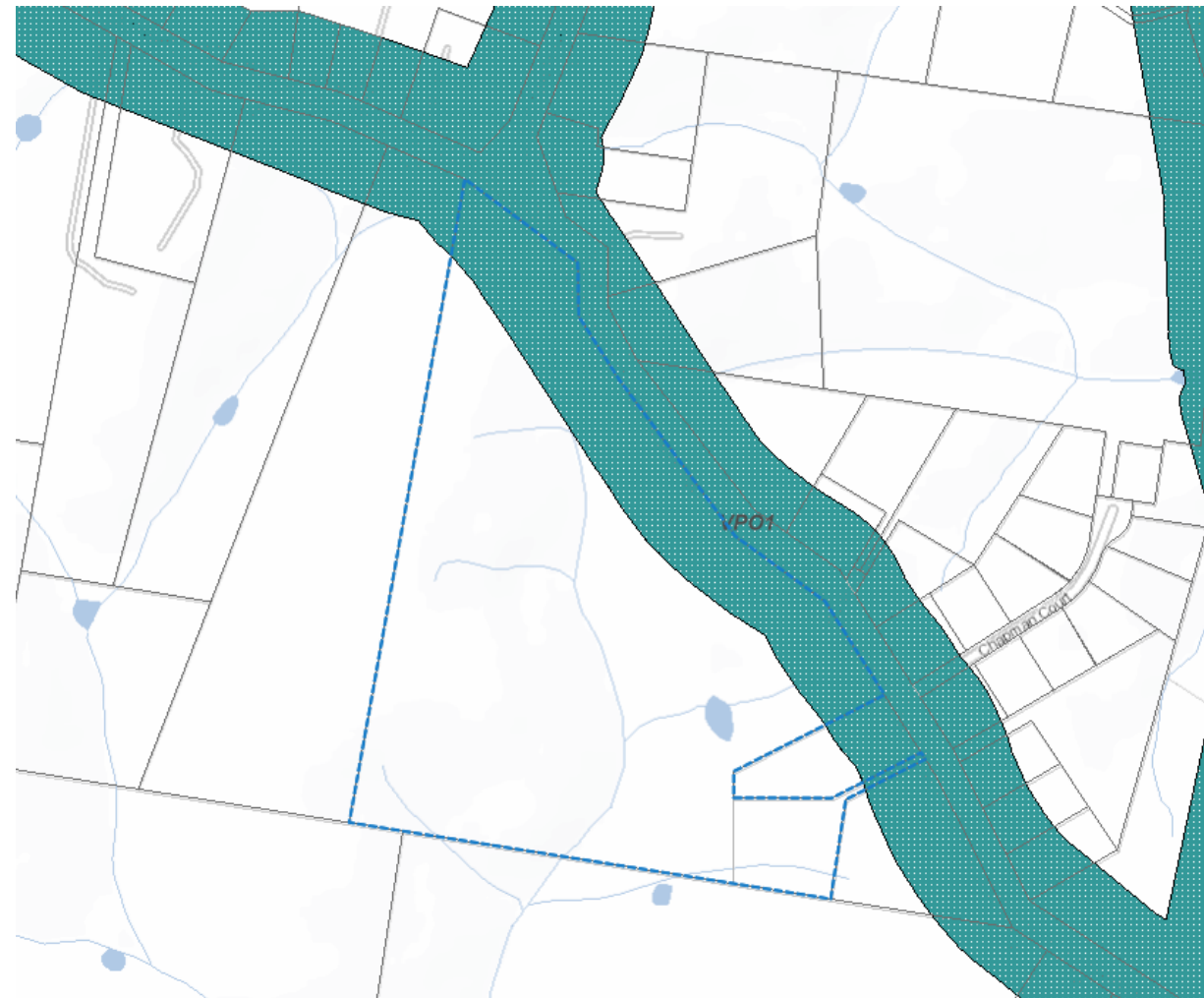


Figure 9 – Vegetation Protection Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The development of an agricultural building does not require the preparation of a Cultural Heritage Management Plan.

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposal is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing a use and development that will enhance and support agriculture. Agriculture is recognised as one of the region's major industries contributing significantly to the East Gippsland economy.
- The proposed agricultural building will be located in an area that is clear of vegetation, reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- The proposed agricultural building will be used for the safe keeping of agricultural machinery associated with the agricultural use of the site.
- The proposed agricultural building will be located in the southwestern portion of the site as indicated on the proposed site plan. The proposed development is of a scale relative to the subject site.
- **Clauses 02.03-3** and **13.04-2S** requires consideration of erosion and landslip hazards and implications as a result of any proposed development. The proposed agricultural building will be located within an area that requires minimal excavation. A Geotechnical Risk Assessment waiver is contained in **Appendix C**.
- The proposal is generally consistent with the decision guidelines of the Rural Living Zone at **Clause 35.03-5** which seeks to provide for residential use in a rural environment.
- The proposed use and development of an agricultural building has been designed to be respectful of the existing surrounding development and the environment. The subject site is currently used for the grazing of livestock. The proposed agricultural building will be used to store machinery and equipment associated with the agricultural use of the site and will ensure protection from the elements and safekeeping. No vegetation is required to be removed to facilitate the proposal.
- Access to the subject site is existing directly from Mount Lookout Road along the northern boundary via a gravel crossover.
- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to protect areas prone to erosion, landslip, other land degradation.
- The proposal will require some minimal earthworks below 1 metre in depth to create a level building surface. Disturbed areas will be appropriately battered and be re grassed to prevent erosion.
- Access is existing directly from Mount Lookout Road along the northern boundary via a gravel crossover and driveway that extends to the proposed agricultural building.
- The subject site contains multiple ephemeral watercourses throughout and a dam in the southeastern portion. The proposed building will be located a suitable distance from the watercourses and dam.
- A Geotechnical Risk Assessment waiver is contained in **Appendix C** that concludes the proposal is unlikely to contribute or cause additional erosion hazards provided silt fences are constructed down slope of works.
- This submission has addressed the decision guidelines of **Clause 65**. The proposal supports orderly planning of the area and has taken into consideration the potential effect on the environment, human health and the amenity of the area. The proposal does not require the removal of any native vegetation and there will not be any

negative impact on the existing road network. The natural hazards associated with the site have been addressed and measures implemented to ensure the risks can be reduced to an acceptable level.

- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- The proposed building is not located within proximity to any dwellings and will not be visually obtrusive in the landscape.

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6. CONCLUSION

This submission is in support of a planning permit application for the use and development of an agricultural building at 75 Mount Lookout Road, Ellaswood.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Rural Living Zone.
- The erosion hazards can be reduced to an acceptable level.
- The proposed agricultural building will support and enhance the existing agricultural use of the site.

It is requested that a planning permit be granted for this development.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

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Reference No: B23378

Project No: 121023

12/10/2023

Development Solutions Victoria
46 Bailey Street
BAIRNSDALE Vic 3875

Attn: Olivia Zagami

Email: olivia@devsolvic.com.au

Dear Olivia,

**RE: Proposed Agricultural Building (Greater than 200m2)
75 Mount Lookout Road, Mount Taylor.**

Chris O'Brien & Company Pty Ltd have been engaged by Olivia Zagami of Development Solutions Victoria to determine whether or not a full Geotechnical risk assessment report is required for a proposed agricultural Building (Greater than 200m2) at 75 Mount Lookout Road, Mount Taylor Vic 3875. An erosion management overlay exists over the property.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 10th October 2023.

Inspection of the site where the agricultural shed is to be constructed confirmed that no erosion problems currently exist. The area had already undergone some earthworks in the past with a flat area already formed with no grass growing on the area. The area surrounding the proposed agricultural building has trees all around except to the south where the area is clear. The land falls mostly from west to east with the existing batters formed being no greater than 1 in 5. Photos of the area where the agricultural building is to be located are attached to this report.

A flat platform already exists however it runs in a north to south direction. The proposed agricultural building is to run at 45 degrees to this and therefore some further earthworks will be required. During any earthworks protection barriers such as silt fences must be installed on the downslope side of the works and these protection barriers are to remain in place until all batters have been stabilised. Maximum slope for cut/fill batters to be 1 in 3. Earthworks for the shed footings will only be minor and will be completed while protection

Development Solutions Victoria

Proposed Shed (Greater 200m2), 75 Mount Lookout Road, Mount Taylor

Project No. 121023

Page 2 of 6

barriers are still in place. Provided the above is strictly adhered to we expect no environmental risks from this work.

Storm water created from the proposed agricultural building will be directed to the legal point of discharge via water tanks and an underground pipe system with the overflow from tanks and outlets from pipes to be treated with rock beaching. Should this be done we expect no environmental risks from this source.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as all precautions as listed above are strictly adhered to we anticipate no environmental risks with the work to be undertaken.

Should you need to clarify anything, please contact the Andrew Powell on 0402384596

Yours faithfully,



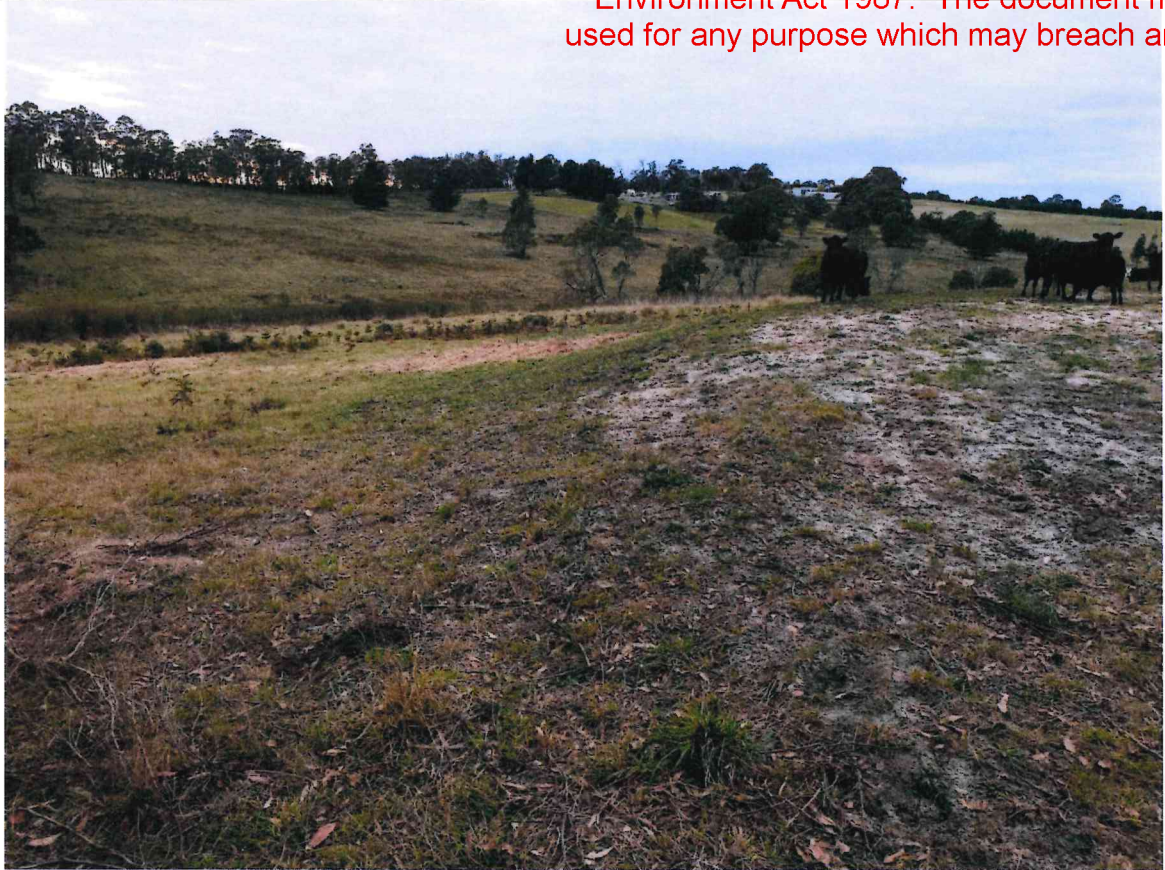
Andrew Powell Assoc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

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Photos below show views of the area where the shed is to be located.



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SITE CLASSIFICATION: *
 IN ACCORDANCE WITH AS2870-2011
 WIND CLASSIFICATION: N*
 IN ACCORDANCE WITH AS4055-2012

PROPOSED FARM SHED

75 MOUNT LOOKOUT ROAD, ELLASWOOD

HAUSSEGGER FARM SHED



FARM SHED : BY OTHERS

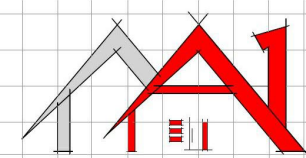
MACHINERY SHED 12.0MW X 25.0ML X 4.5MH - PALE EUCALYPT.
 4 BAYS ENCLOSED ONE BAY OPEN FRONT
 FRAME - 200 X 100 X 4ML RHS
 5 X 5.0MW BAYS
 1 ROLLER DOOR 4.0MW X 4.0MH - PALE EUCALYPT.
 2 ROLLER DOORS 3.5MW X 3.5MH - PALE EUCALYPT.
 1 LIGHT INDUSTRIAL PERSONAL ACCESS DOOR - PALE EUCALYPT.
 BUSH FIRE REQUIREMENTS BY SHED MANUFACTURES
 SISAL, MESH, VERMASEAL AND CLEVERSEAL HI CLAD WALLS , CGI ZINCALUME ROOF.

BAL **

AS. 3959 Construction of Buildings In Bushfire Prone Areas

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AREA:	m ²	Issue	Amendment	Date	Date:	Title:	
SITE AREA:		-	-	-	APRIL 2024	COVER	
HOUSE AREA:		-	-	-	A3 Scale:	Client: DARE BUILDERS	
GARAGE AREA:		-	-	-	Designed:	Project: NEW FARM SHED AT 75 MOUNT LOOKOUT ROAD, ELLASWOOD	
ALFRESCO / VERANDA:		-	-	-	Drawn: MEAGHAN GAMBLE DPAD2468	Job No: 17941	
PORCH AREA:		-	-	-	Plot Date: 24/04/2024 5:02:54 PM	Revision: A	Drawing No: 0FS
OTHER AREA:		A	300mm BATTER SHOWN	24.4.24	Client Approval Signature:	Date:	



A1 BUILDING DESIGN AND DRAFTING
 121 Macleod St Bairnsdale Victoria 3875
 Mob.: 0438 560 215

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GENERAL NOTES GN.01- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. SITE PLAN MEASUREMENTS IN METERS, ALL OTHER DIMENSIONS IN MILLIMETERS.

GN.02- THE OWNER/BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFIRM TO THE BUILDING REGULATIONS 2006, THE BUILDING CODE OF AUSTRALIA 2008, AND ALL RELEVANT A.S CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY LAWS AND TOWN PLANNING REQUIREMENTS, REPORT ALL DISCREPANCIES TO GAMCORP FOR CLARIFICATION.

GN.03- ALL WORKS SHALL COMPLY WITH BUT NOT BE LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
 AS 1170 MINIMUM DESIGN LOADS ON STRUCTURES
 AS 1170.2-2011(R2016) WIND LOADS
 AS 1170.3-2003 SNOW LOADS
 AS/NZS 1170 STRUCTURAL DESIGN ACTIONS
 AS 1288-2006 GLASS IN BUILDINGS- SELECTION AND INSTALLATION.
 AS 1428 (set) 2010 DESIGN FOR ACCESS AND MOBILITY
 AS 1428.1-2009 GENERAL REQUIREMENTS FOR ACCESS-NEW BUILDING WORK
 AS 1428.4-2009 TACTILE GROUND SURFACE INDICATORS FOR THE ORIENTATION OF PEOPLE WITH VISION IMPAIRMENT
 AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF & WALL CLADDING METAL
 AS 1562.1-2018 METAL
 AS/NZS 1668 - 2016 THE USE OF VENTILATION AND AIRCONDITIONING IN BUILDINGS
 AS 1670 FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS
 AS 1670.1-2018 FIRE
 AS 1670.3-2018 FIRE ALARM MONITORING
 AS 1670.4-2018 SOUND SYSTEMS AND INTERCOM SYSTEMS FOR EMERGENCY PURPOSES
 AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
 AS 1684.2-2010 NON-CYCLONIC AREAS
 AS 1684.3-2010 CYCLONIC AREAS
 AS 1684.4-2010 SIMPLIFIED-NON-CYCLONIC AREAS
 AS 1684.1-1999 NATIONAL TIMBER FRAMING CODE
 AS 1860.2-2006 (R2016) INSTALLATION OF PARTICLE FLOORING
 AS 1926 SET - 2012 SWIMMING POOL SAFETY
 AS 1926.1-2012 FENCING FOR SWIMMING POOLS
 AS 1926.2-2007 (R2016) LOCATION OF FENCING FOR PRIVATE SWIMMING POOLS
 AS 1926.3-2010 (R2016) WATER RECIRCULATION AND FILTRATION SYSTEMS
 AS 2047-2014 WINDOWS IN BUILDINGS- SELECTION & INSTALLATION.
 AS 2049-2002(R2015) ROOF TILES
 AS 2050-2018 INSTALLATION OF ROOFING TILES
 AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS- CONSTRUCTION
 AS 2904-1995 DAMP-PROOF COURSES AND FLASHINGS.
 AS/NZS 2918-2018 DOMESTIC SOLID FUEL BURNING APPLIANCES-INSTALLATION
 AS/NZS 3500.2-2018 SANITARY PLUMBING AND DRAINAGE-ACCEPTASBLE SOLUTIONS
 AS 3600-2018 CONCRETE STRUCTURES
 AS 3660.1-2014 TERMITE MANAGEMENT- NEW BUILDING WORK
 AS 3700- 2018 MASONRY STRUCTURES
 AS 3740- 2010 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS A.S.3786- 1993 SMOKE ALARMS
 AS 3798-2007 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS
 AS 3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS
 AS 4055-2012 WIND LOADS FOR HOUSING
 AS 4072.1-2005 (R2016) COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTENT SEPARATING ELEMENTS
 AS 4100-1998 (R2016) STEEL STRUCTURES
 AS 4256-2006 (R2018) PLASTIC ROOF & WALL CLADDING MATERIALS.

GN.04- THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

GN.05- SOIL CLASSIFICATION- ' ' THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT BY - GAMCORP P/L REPORT NO.- FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.

GN.06- WHERE THE BUILDING(OTHER THAT CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED TO SUB-FLOOR AND PERMITER AREAS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD. INCREASED SUBFLOOR CLEARANCE OF 400mm TO UNDERSIDE OF STRUCTURE SHALL BE ADOPTED IN TERMITE AREAS.

GN.07- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES: i) ALL ROOMS- WITHIN 500mm VERTICAL OF THE FLOOR ii) BATHROOMS- WITHIN 1500mm VERTICAL FROM THE BATH BASE. -WITHIN 500mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES. iii)LAUNDRY- WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm VERTICAL TROUGH. iv) DOORWAY- WITHIN 300mm HORIZONTAL FROM ALL DOORS. v) ENSUIT- AS FOOR (ii) SHOWER SCREENS SHALL BE GRADE AS SAFETY GLASS.

GN.08- WINDOW SIZES ARE NORMAL ONLY. ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

GN.09- STORMWATER PIPES IN SIZES NOTED ON PLANS SHALL BE CLASS 6 UPVC S/W LINE LAID AT A MINIMUM GRADE AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY. PROVIDE INSPECTION OPENINGS AT 90 METER CENTERS AND AT CHANGE OF DIRECTION. PROVIDE MINIMUM COVER TO STORMWATER DRAINS AS FOLLOWS- 100mm UNDER SOIL, 50mm UNDER PAVED CONCRETE AREAS, 100mm UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS, 75mm UNDER REINFORCED CONCRETE DRIVEWAYS.

GN.10- INSTALLATION OF SERVICES INCLUDING SEWER OR SEPTIC SYSTEM, ELECTRICITY, WATER, COMMUNICATIONS AND THE LIKE SHALL BE IN ACCORDANCE WITH THE RELEVANT SUPPLY AUTHORITY'S REQUIREMENTS.

GN.11- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO REVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING OF ANY BUILDING AND ITS FOOTING SYSTEM.

GN.12- FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

GN.13- FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS, ETC. THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH TABLE 2.2 OF A.S. 3700- 2001 MASONRY STRUCTURES, HOT DIPPED GALV. S/LESS STEEL OR CADMIUM COATED. ADDITIONALLY MASONRY, MORTAR AND BUILT IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF PART3.4.6 OF THE B.C.A 96 (VOL.1) OR TABLE 5.1 OF A.S.37000-2001 MASONRY STRUCTURES

GN.14- ALL WET AREAS TO COMPLY WITH B.C.A. PART 3.8 OR A.S 3740 2004 WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASINS, SINKS, TROUGHS AND THE LIKE IF WITHIN 75mm OF THE WALL, PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500mm OF AN ENCLOSED SHOWER AND TO THE SAME WALLS TO 1800mm ABOVE FLOORS

GN.15- PROVIDE WALL TILES TO BRICKWORK AT MAXIMUM 600MM CENTERS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

GN.16- SUB-FLOOR VENTS LOCATED BELOW BEARERS SHALL PROVIDE A RATE OF 7500mm SQ. CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS.

GN.17- PROVIDE CLARENCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLE BOARD FLOORING.

GN.18-

GN.19- STAIR REQUIRMENTS:-(OTHER THAN SPIRAL STAIRS) RISERS- 190mm MAXIMUM, 115mm MINIMUM. GOING- 355mm MAXIMUM, 240mm MINIMUM; PRIVATE STAIRS (250mm FOR PUBLIC STAIRS) NOTE: 2R + 1G = 700mm MAX AND 550mm MIN. RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. MAX GAP TO OPEN TREADS 125mm. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SLID STRIP TO EDGE OF NOSINGS, ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125mm OR USE CLOSED RISERS. PROVIDE CONTINUOUS HANDRAIL 1000mm MINIMUM HEIGHT TO LANDINGS, BALCONIES AND DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL. 865mm MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS. MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125mm.

GN.20- CONCRETE STUMPS. 100mm SQ. UP TO 1400mm LONG (1 NO.II.D. WIRE) 100mm SQ. 1401mm TO 1800mm LONG (2 NO. H.D. WIRES); 125mm SQ, 1801mm, TO 3000mm. LONG (2 NO. H.D. WIRES). NOTE ALL STUMPS EXCEEDING 1200mm ABOVE GROUND TO BE BRACED

GN.21- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS

GN.22- THE BUILDER SHALL ENSURE THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.

GN.23- 'S' DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786 1993. AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1,2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.

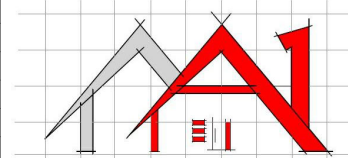
GN.24- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF GAMCORP FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USED OR RELIES ON THESE PLANS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

GN.25- THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES.

GN.26- THE APPROVAL BY GAMCORP OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORIZATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING

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AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		A	300mm BATTER SHOWN	24.4.24



A1 BUILDING DESIGN AND DRAFTING
 121 Macleod St Bairnsdale Victoria 3875
 Mob.: 0438 560 215

Date:	APRIL 2024
A3 Scale:	1 : 1
Designed:	
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	24/04/2024 5:02:54 PM
Client Approval Signature:	
Date:	

Title:	STANDARD NOTES			
Client:	DARE BUILDERS			
Project:	NEW FARM SHED AT 75 MOUNT LOOKOUT ROAD, ELLASWOOD			
Job No:	17941	Revision:	A	Drawing No: A00

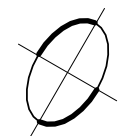
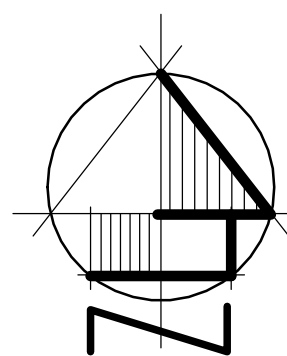
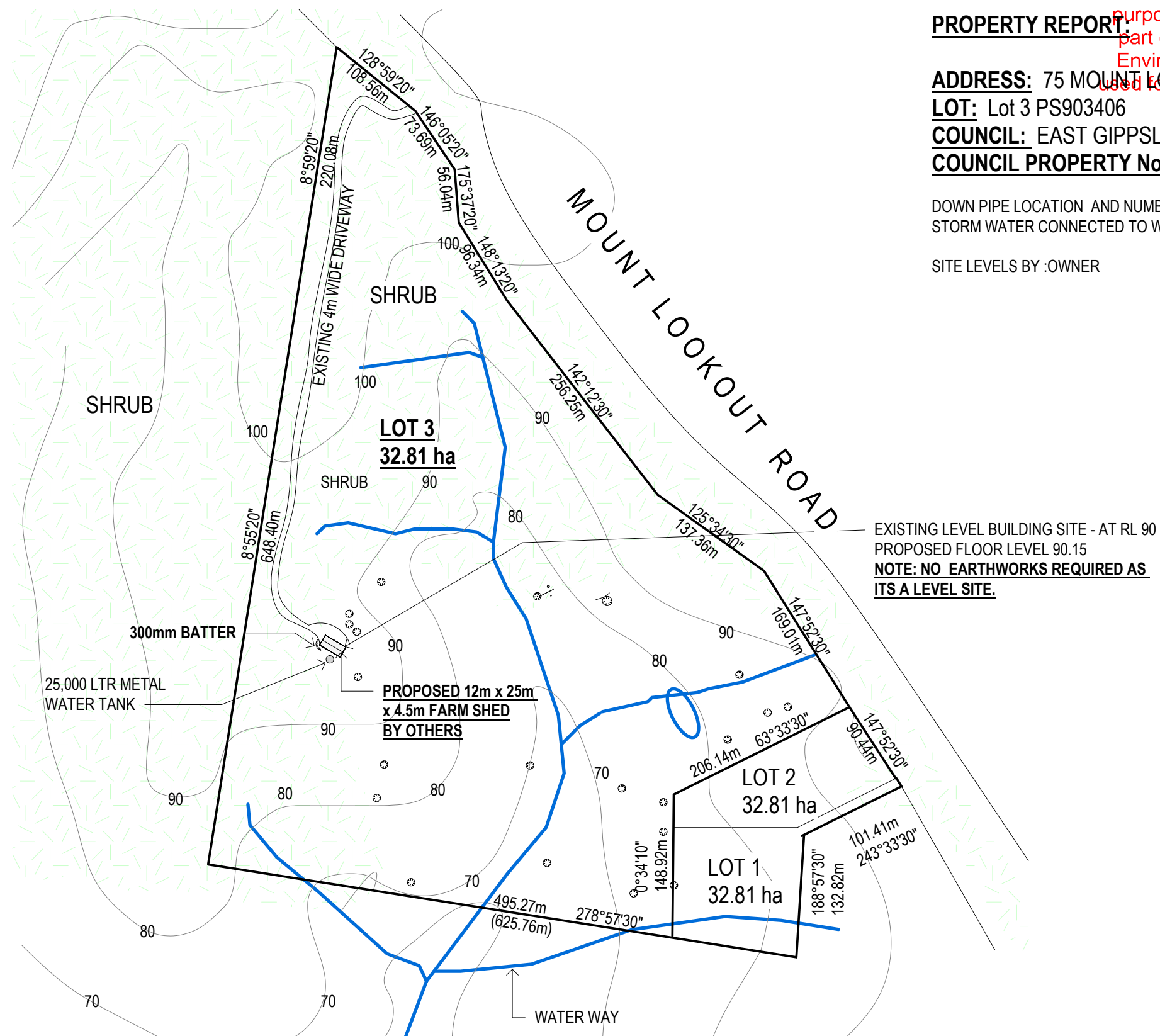
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PROPERTY REPORT:

ADDRESS: 75 MOUNT LOOKOUT ROAD ELLASWOOD 3875
LOT: Lot 3 PS903406
COUNCIL: EAST GIPPSLAND
COUNCIL PROPERTY No.: 101642

DOWN PIPE LOCATION AND NUMBER TO BE CONFIRMED BY PLUMBER ON SITE.
 STORM WATER CONNECTED TO WATER TANK

SITE LEVELS BY :OWNER

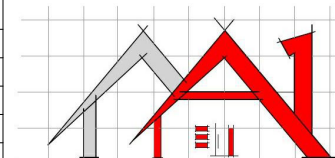


PROPOSED LOCATION PLAN

Scale.: 1 : 5000

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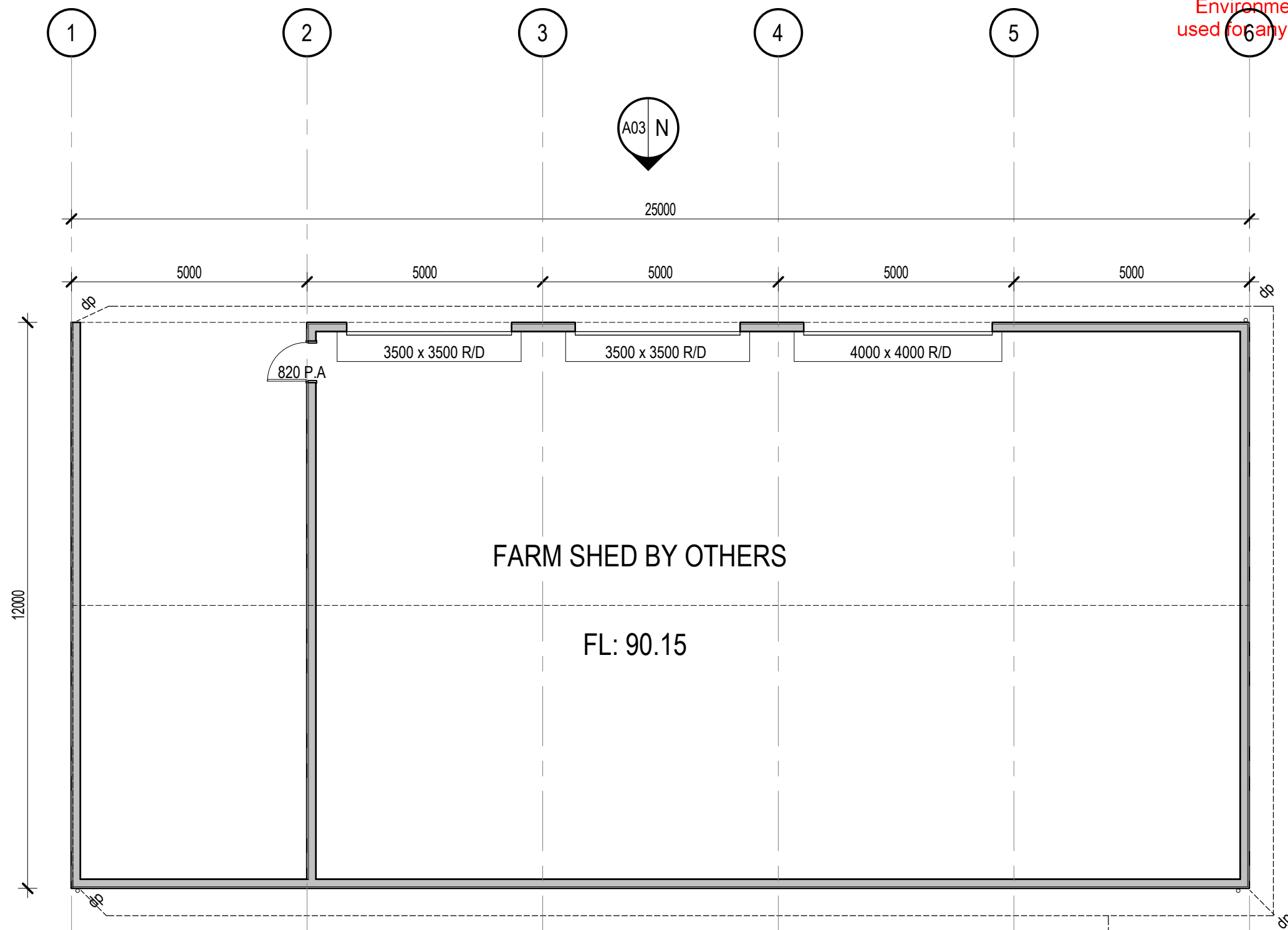
AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		A	300mm BATTER SHOWN	24.4.24



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 121 Macleod St Bairnsdale Victoria 3875
 Mob.: 0438 560 215

Date:	APRIL 2024
A3 Scale:	1 : 5000
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	24/04/2024 5:02:55 PM
Client Approval Signature:	
Date:	

Title:	SITE PLAN			
Client:	DARE BUILDERS			
Project:	NEW FARM SHED AT 75 MOUNT LOOKOUT ROAD, ELLASWOOD			
Job No:	17941	Revision:	A	Drawing No: A01

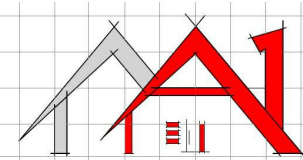


FLOOR PLAN

Scale: 1 : 100

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AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		A	300mm BATTER SHOWN	24.4.24



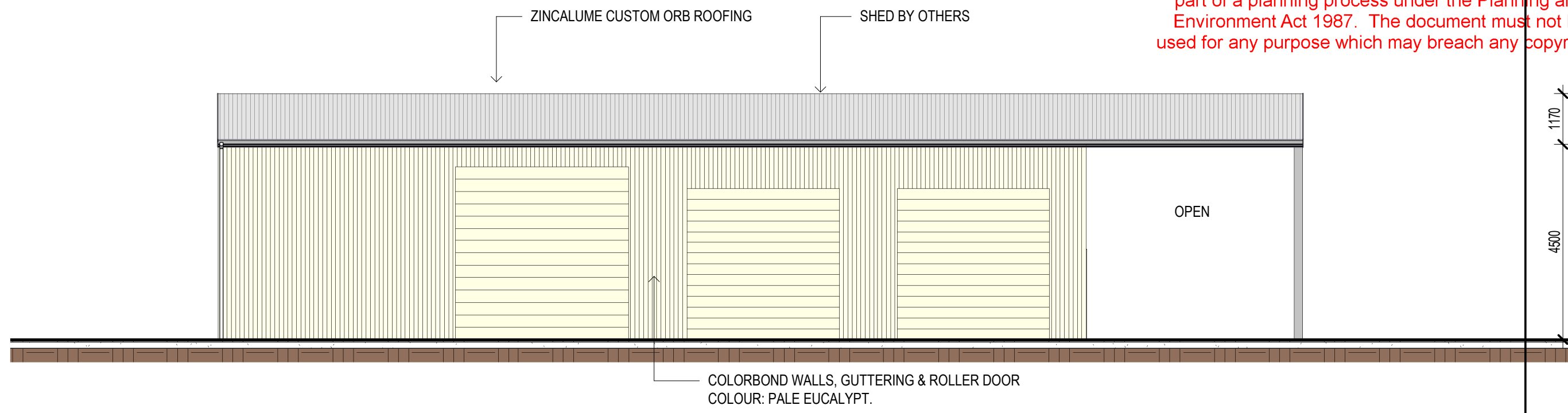
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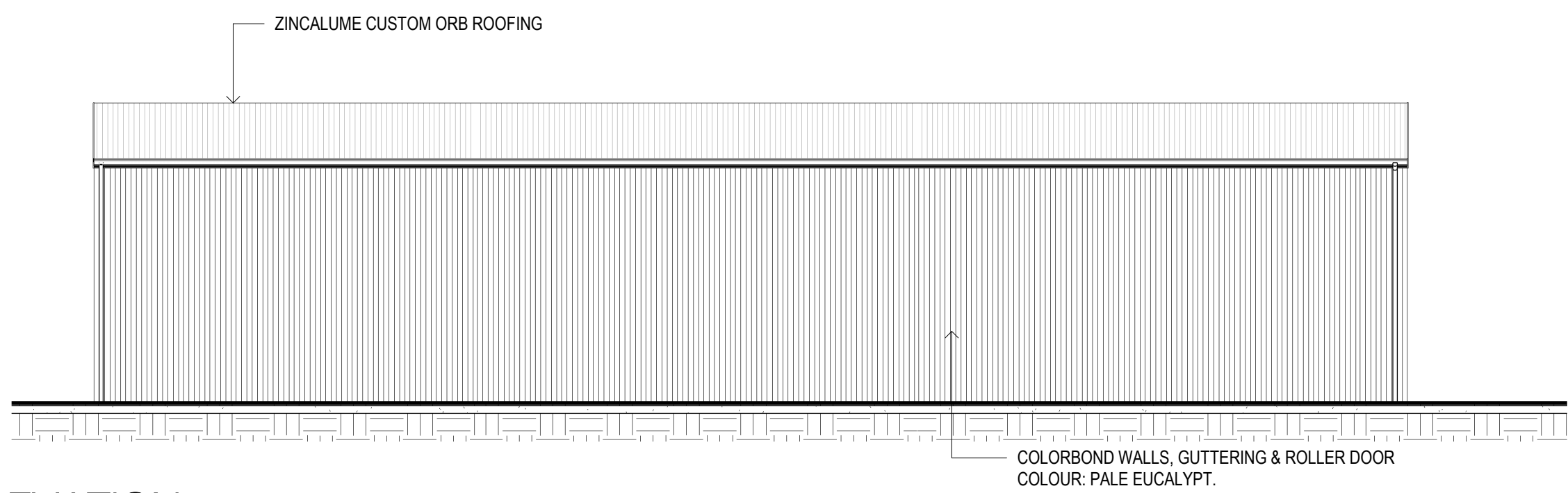
Date:	APRIL 2024
A3 Scale:	1 : 100
Designed:	MJG
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	24/04/2024 5:02:55 PM
Client Approval Signature:	

Title:		GROUND FLOOR PLAN	
Client:		DARE BUILDERS	
Project:		NEW FARM SHED AT 75 MOUNT LOOKOUT ROAD, ELLASWOOD	
Job No:	17941	Revision:	A
Drawing No:		A02	

Date:



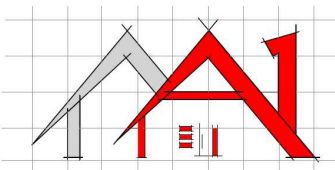
NORTH ELEVATION
Scale.: 1 : 100



SOUTH ELEVATION
Scale.: 1 : 100

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AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		A	300mm BATTER SHOWN	24.4.24

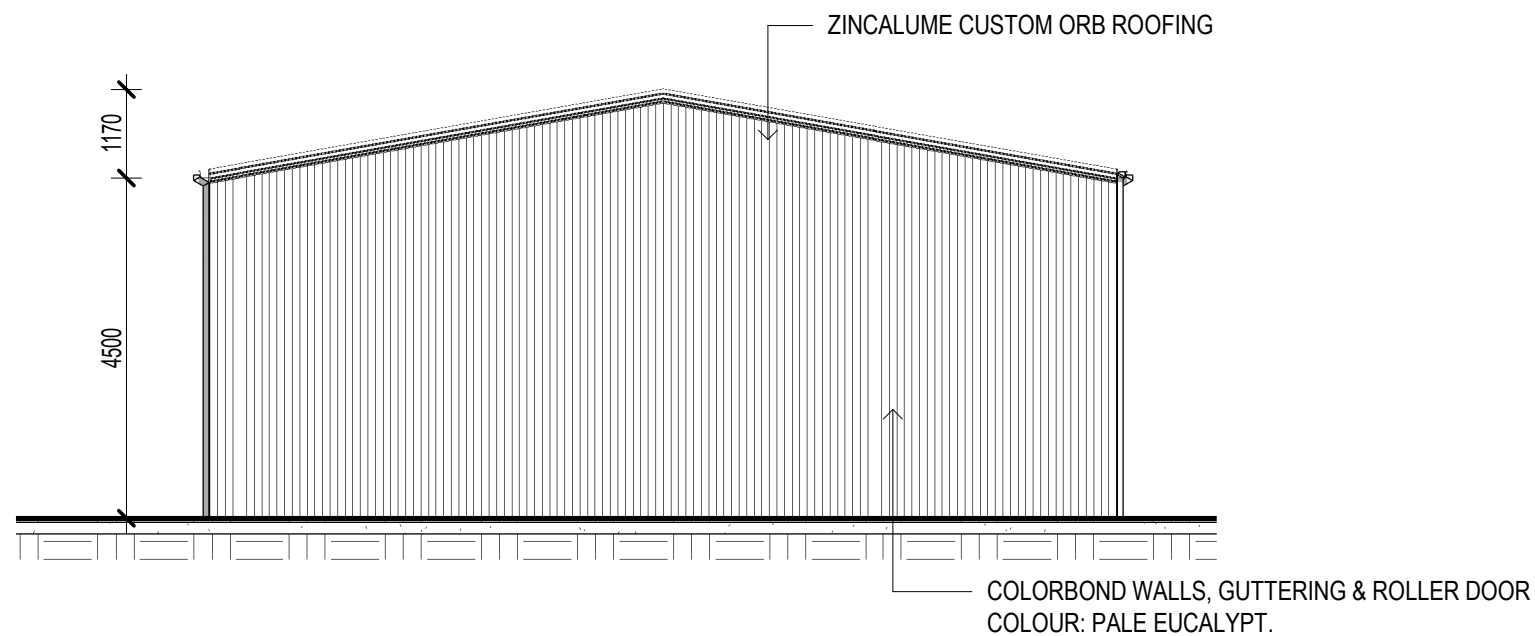


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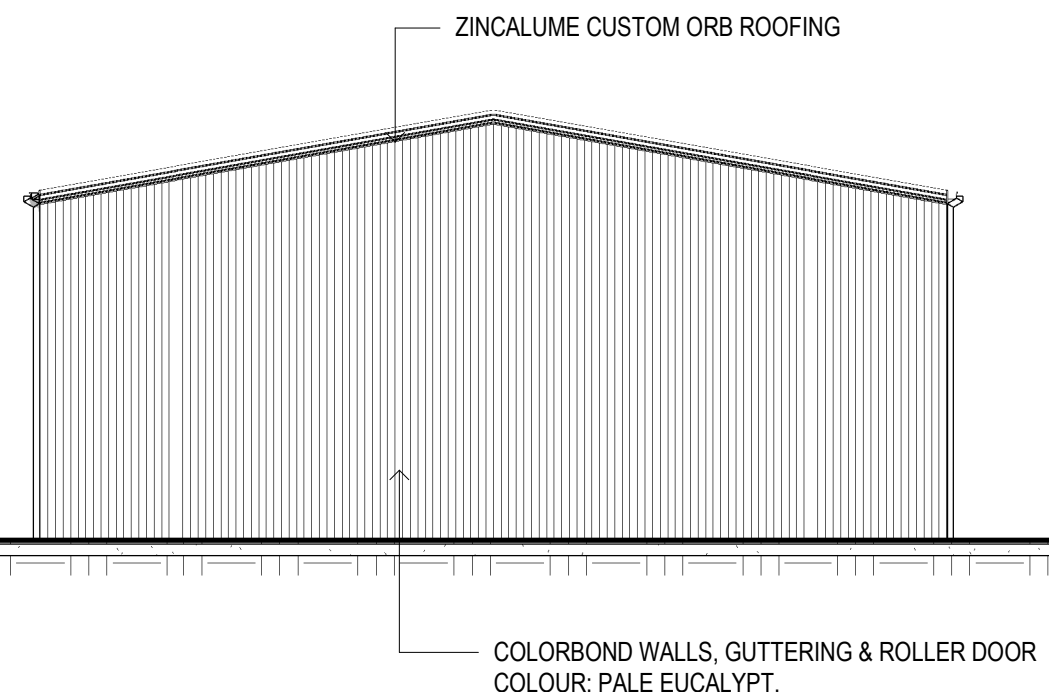
Date:	APRIL 2024
A3 Scale:	1 : 100
Designed:	
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	24/04/2024 5:02:56 PM
Client Approval Signature:	
Date:	

Title: ELEVATIONS			
Client: DARE BUILDERS			
Project: NEW FARM SHED AT 75 MOUNT LOOKOUT ROAD, ELLASWOOD			
Job No:	17941	Revision:	A
Drawing No:		A03	

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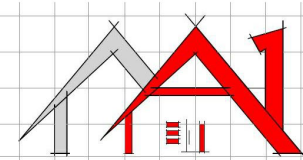
WEST - ELEVATION
Scale.: 1 : 100



EAST - ELEVATION
Scale.: 1 : 100

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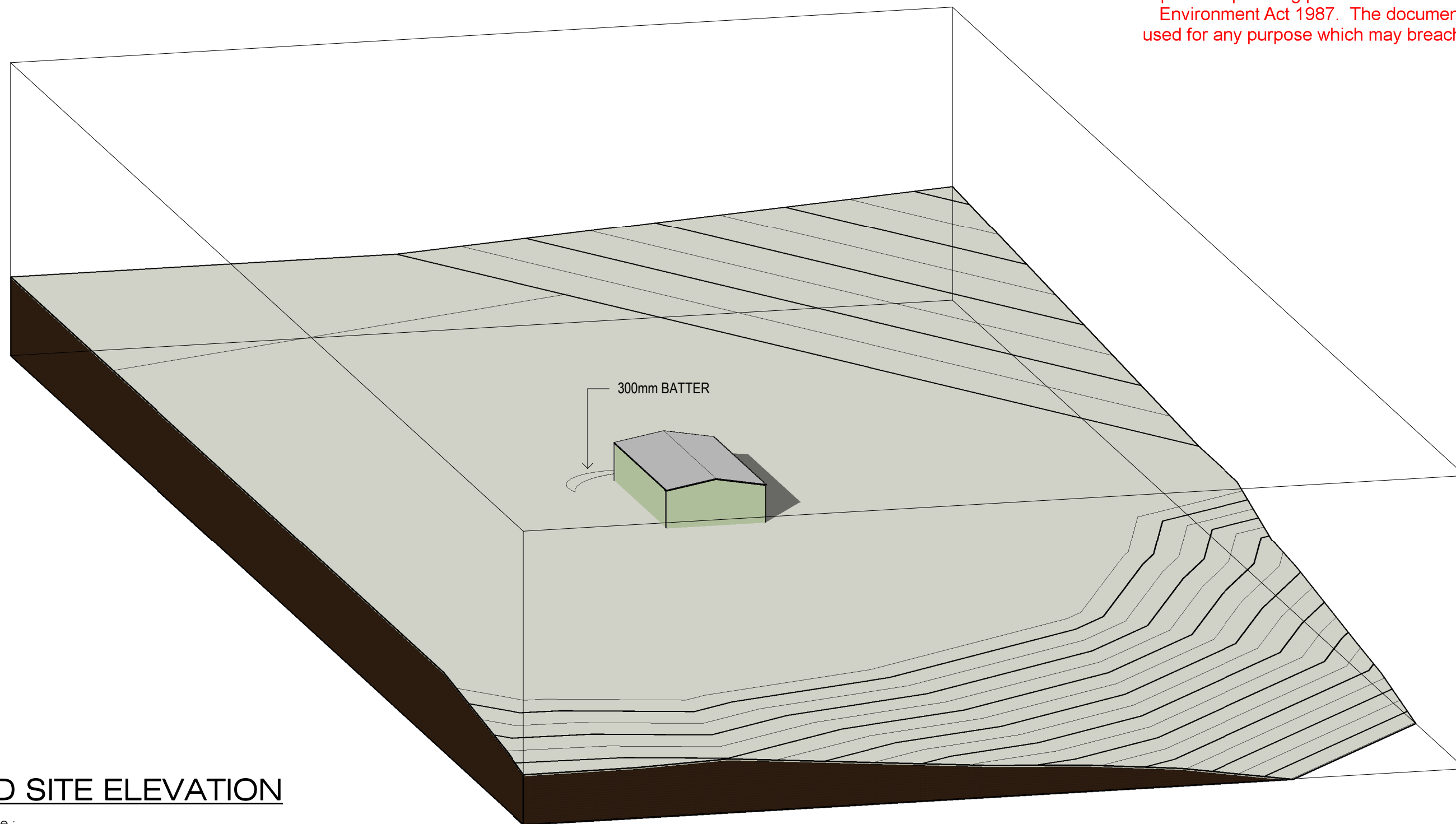
AREA:	m ²	Issue	Amendment	Date
SITE AREA:		-	-	-
HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
ALFRESCO / VERANDA:		-	-	-
PORCH AREA:		-	-	-
OTHER AREA:		A	300mm BATTER SHOWN	24.4.24



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Date:	APRIL 2024
A3 Scale:	1 : 100
Designed:	Designer
Drawn:	MEAGHAN GAMBLE DPAD2468
Plot Date:	24/04/2024 5:02:57 PM
Client Approval Signature:	
Date:	

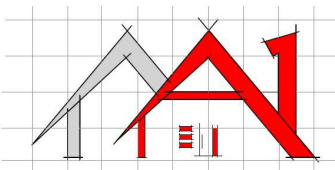
Title:	ELEVATIONS			
Client:	DARE BUILDERS			
Project:	NEW FARM SHED AT 75 MOUNT LOOKOUT ROAD, ELLASWOOD			
Job No:	17941	Revision:	A	Drawing No: A04



 **3D SITE ELEVATION**
Scale.:

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AREA:	m ²	Issue	Amendment	Date	Date:	Title:	
SITE AREA:		-	-	-	APRIL 2024	3D ELEVATION	
HOUSE AREA:		-	-	-	A3 Scale:	Client: DARE BUILDERS	
GARAGE AREA:		-	-	-	Designed:	Project: NEW FARM SHED AT 75 MOUNT LOOKOUT ROAD, ELLASWOOD	
ALFRESCO / VERANDA:		-	-	-	Drawn: MEAGHAN GAMBLE DPAD2468	Job No: 17941	
PORCH AREA:		-	-	-	Plot Date: 24/04/2024 5:02:58 PM	Revision: A	Drawing No: A05
OTHER AREA:		A	300mm BATTER SHOWN	24.4.24	Client Approval Signature:	Date:	



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