

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	35 Baades Road LAKES ENTRANCE VIC 3909 Lot: 2 PS: 528627
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
35.03-1 (RLZ)	Use of the land for a Dwelling and outbuilding.
35.03-4 (RLZ)	Construct a building or carry out works associated with a Dwelling and outbuilding.
42.01-2 (ESO)	Construct a building or construct or carry out works.
44.01-2 (EMO)	Construct a building or construct or carry out works.
44.06-2 (BMO)	Construct a building or construct or carry out works.
The applicant for the permit is:	Damian Anderson Drafting & Design
The application reference number is:	5.2024.63.2

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.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 1 September 2025 3:02 PM
To: Planning Unit Administration
Subject: Application to Amend a Planning Permit received
Attachments: Title.pdf; Title Plan.pdf; Title 173.pdf; TP Drawings 01.09.25.pdf; Planning Amendment Report.pdf; Soil & LCA Report.pdf; BMP 01.09.25.pdf; Amend_a_Planning_Permit_2025-09-01T15-01-40_27481209_0.pdf

Application to amend a Planning Permit

An "Application to amend a planning permit" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Damian Anderson

Business trading name: D. Anderson Drafting & Design

Email address: damian.anderson@hotmail.com

Postal address : 684 Metung Road, Metung 3904

Preferred phone number: 0417835812

Owner's name:

Owner's postal address:

Street number: 35

Street name: Baades Road

Town: Lakes Entrance

Post code: 3909

Lot number: 2

Plan number: PS 528627

Other Legal Description: VOLUME 10929 FOLIO 071

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?: Yes

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Planning Permit Amended: 5.2024.63.1

Original Estimate: \$380,000

New cost development: \$460,000

The application is to amend the existing planning permit by (select all that apply): Changes to plans

Existing conditions : Vacant land

Has there been a pre-application meeting: Yes

Officer's name: Neha Sharma

Full copy of Title: [Title.pdf](#)

Covenants agreements: [Title Plan.pdf](#), [Title 173.pdf](#)

Plans: [TP Drawings 01.09.25.pdf](#)

Planning report: [Planning Amendment Report.pdf](#)

ExtraFile: 2

1. Supporting information/reports: [Soil & LCA Report.pdf](#)

2. Supporting information/reports: [BMP 01.09.25.pdf](#)

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes



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

VOLUME 10929 FOLIO 071

Security no : 124127633397A
Produced 30/08/2025 12:05 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 528627K.
PARENT TITLE Volume 10929 Folio 064
Created by instrument PS528627K 28/02/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 173 Planning and Environment Act 1987
AE217869M 03/03/2006

DIAGRAM LOCATION

SEE PS528627K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AZ354362Y (E) TRANSFER	Registered	07/07/2025

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

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

Street Address: 35 BAADES ROAD LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END



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Document Type	Plan
Document Identification	PS528627K
Number of Pages (excluding this cover sheet)	2
Document Assembled	30/08/2025 12:05

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PLAN OF SUBDIVISION		STAGE No. <u>1</u> LTO USE ONLY	PLAN NUMBER PS 528627K
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: COLQUHOUN TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 120 (PART) CROWN PORTION: —</p> <p>TITLE REFERENCES: VOL 10929 FOL 064</p> <p>LAST PLAN REFERENCE: LOT A ON PS528626M</p> <p>POSTAL ADDRESS: (At time of subdivision) 361 COLQUHOUN ROAD, LAKES ENTRANCE, 3909</p> <p>AMG CO-ORDINATES: (Of approx. centre of land in plan) E 586 200 N 5811 550 ZONE: 55</p>		<p style="text-align: center;">COUNCIL CERTIFICATION AND ENDORSEMENT</p> <p>COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 31 2005 CRT</p> <p>1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 — / — / — 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</p> <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage— Council Delegate Council seal Date 09/05/05 Re-certified under Section 11(7) of the Subdivision Act 1988— Council Delegate Council seal Date — / — / —</p>	
VESTING OF ROADS AND/OR RESERVES			
IDENTIFIER	COUNCIL/BODY/PERSON		
NIL	NIL		
NOTATIONS			
STAGING This is / is not a staged subdivision Planning Permit No JT/373/2004/P			
DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE			
DIMENSIONS SHOWN UNDERLINED ARE NOT THE RESULT OF THIS SURVEY THE AREA OF LOT 1 IS BY DEDUCTION			
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s)			
EASEMENT INFORMATION			LTO USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
			RECEIVED <input checked="" type="checkbox"/>
			DATE 14 / 2 / 06
			LTO USE ONLY
			PLAN REGISTERED
			TIME 11.02 AM
			DATE 28 / 2 / 06
			<i>[Signature]</i> Assistant Registrar of Titles
			SHEET 1 OF 2 SHEETS
<p>Crowthorpe & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 6162 6011</p>		<p>LICENSED SURVEYOR PAUL ANTHONY DWYER</p> <p>SIGNATURE DATE 10 / 2 / 05</p> <p>REF 11029 VERSION 1</p>	
		<p>DATE 09 / 05 / 05</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL FILED SINCE</p>	

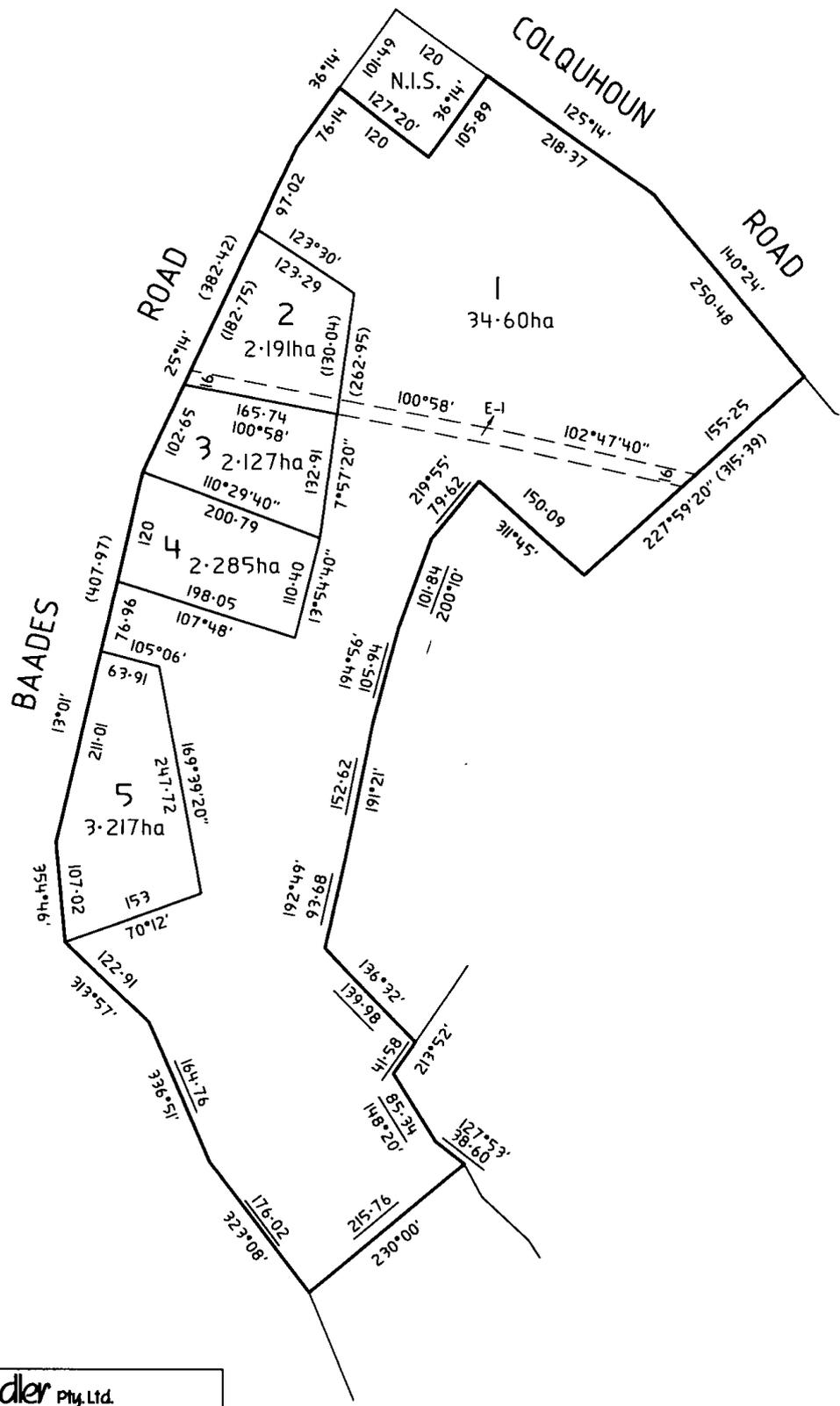
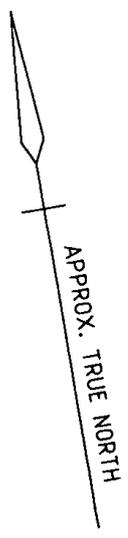
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 528627K



Crowther & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 6162 6011

SHEET 2 OF 2 SHEETS

ORIGINAL	SCALE
SHEET SIZE	50 0 50 100 150 200
A3	1:5000
LENGTHS ARE IN METRES	

LICENSED SURVEYOR	PAUL ANTHONY DWYER
SIGNATURE	DATE / /
REF 11029	VERSION 1

.....
 DATE / /
 COUNCIL DELEGATE SIGNATURE



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Document Type	Instrument
Document Identification	AE217869M
Number of Pages (excluding this cover sheet)	5
Document Assembled	30/08/2025 12:05

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AE217869M



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) 51551286
Address: 383 ESPLANADE, LAKES ENTRANCE
Ref: GAW 435204
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: LOT A ON PLAN OF SUBDIVISION P5528626M
Certificates of Title Volume 8755 Folio 181 and Volume 8849 Folio 283
now = (wh) 10929/064, (now = (wh) 10929/070 to 074 (31)) AB 3-3-06
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: [Signature]
Name of Officer: RAY SMITH, MANAGER STRATEGIC PLANNING (full name)
Date: 3/02/2006

260
14/2/06

AB 3-3-06

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THIS AGREEMENT is made the **3rd** day of **February** 2006
BETWEEN EAST GIPPSLAND SHIRE COUNCIL of Corporate Centre, 273 Main Street, Bairnsdale ("the Council") of the first part and RICHARD ALFRED HENRY ELLIS and KIM ELLIS of Colquhoun Road, Lakes Entrance ("the Owners") of the second part.

AE217869M

03/03/2006 \$97.30 173



WHEREAS:

- A. Subject land means the land situated at 361 Colquhoun Road, Lakes Entrance, Lot A PS 528626M and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.
- B. The Owners are the registered proprietors of the subject land and have made application to the Council as the responsible authority under the East Gippsland Planning Scheme ("the scheme") for a Permit for Subdivision for the land into five lots and development of a single dwelling on each of the four new smaller lots.
- C. The Council has granted Planning Permit Number 373/2004/P dated the 7th March 2005, amended Permit issued 10th March 2005 and 26th January 2006 ("the Permit") for the subject land for Subdivision of the land into five lots and development of a single dwelling on each of the four new smaller lots.
- D. Condition eleven of the Permit requires the Owners to enter into an Agreement with the Council in accordance with Section 173 of the Planning & Environment Act 1987 before the issue of a Statement of Compliance.
- E. The Council and the Owners have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement under Section 173(1) of the Planning & Environment Act 1987.

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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS.

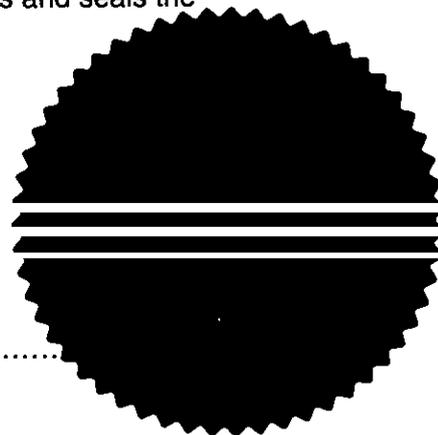
1. In this Agreement unless inconsistent with the context or subject matter "Owners" shall mean the person or persons entitled from time to time to be registered by the Registrar of Title as the proprietor or proprietors of an estate in fee simple of the subject land.
2. The Owners with the intent that their covenant hereunder shall run with the land hereby covenant and agree that:
 - (a) Lot 1 will not be further subdivided in a manner that could fragment ownership of the gully system and vegetation corridors.
 - (b) All plantings and revegetation of rehabilitation of the site must be in accordance with the approved Vegetation Management Plan.
 - (c) That the owners of the lots will contribute to a Special Rates and Charges Scheme under the provisions of the Local Government Act 1989 for the upgrade of Baades Road, should the upgrade be deemed necessary by the Council.
3. The Agreement will bind the Applicants as the Owners and shall run with the land so that all successors in Title are bound by the Agreement. This Agreement will be prepared by the Applicant, at the Applicants' cost and to the satisfaction of the responsible Authority, and shall be registered on the Title in accordance with Section 181 of the Planning and Environment Act 1987.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of EAST GIPPSLAND SHIRE COUNCIL)
was hereunto affixed on the 3rd)
day of February 2006.)

.....
Chief Executive

.....
P. Wiseman
Witness



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SIGNED SEALED and DELIVERED
by the said RICHARD ALFRED HENRY ELLIS
in the presence of:

.....
[Handwritten signature]

) *[Handwritten signature]*
)

(witness)

SIGNED SEALED and DELIVERED
by the said KIM ELLIS in the presence of:

.....
[Handwritten signature]

) *[Handwritten signature]*
)

(witness)

AE217869M

03/03/2006 \$97.30 173


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DATED 3rd February 2006

EAST GIPPSLAND SHIRE COUNCIL

-and-

**RICHARD ALFRED HENRY ELLIS &
KIM ELLIS**

SECTION 173 AGREEMENT

WARREN, GRAHAM & MURPHY
Solicitors
383 Esplanade
LAKES ENTRANCE VIC 3909

TEL: 5155 1286
REF: GRW:ab (ellis.173agreement)
DX: 90901

Site Assessment for Wastewater Disposal for a new residence at 35 Baades Road - Lakes Entrance

INTRODUCTION

The property owners intend to construct a new residence on their property, which is located at No. 35 Baades Road in the Lakes Entrance 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 Rural Living (RLZ) zoned allotment is located at the east side of Baades Road about 450 metres south of the Colquhoun Road, and has an area of 2.19 hectares. The lot under consideration is described as Lot 2 PS528627, which has been created by a five lot subdivision of farmland along the east side of the road.

The property is predominately cleared land that slopes generally to the south east towards a defined drainage line (a tributary of Mississippi Creek) that extends through the adjacent land to the south. The land has been securely fenced, and a formed and gravel surfaced entry from Baades Road provides vehicular access onto the lot at the west corner. Overhead electricity wires follow the south boundary of the lot.

The proposed building site is situated within the middle part of the lot, 46 metres from the south boundary with a setback of 43 metres from the Baades Road frontage. A new shed will be erected to the west, with a 20 metre setback from the south boundary. The front of the lot slopes generally to the south east at grade of about 7%, while the rear part is more steeply graded to the east. The building site is marginally elevated and benefits from views to the south across open farmland.

SITE INVESTIGATION

A suitable wastewater disposal area located to the south of the proposed building site has been further investigated. This area is sufficiently down the slope to ensure that it can command all the wastewater fixtures within the proposed residence. More importantly, this site is not directly within the catchment of a small farm dam that exists along the east boundary, and the required 60 metre setback from the natural gully can be achieved.

The soil profile was found to be consistent across the south part of the lot. The soils encountered comprise of dark brown topsoil and then light grey silty sand up to 700 mm in depth, overlying tan clayey sand with dense (partly cemented) tan sandy clays at greater depth. The entire site has a good cover of pasture grass and is clear of trees, apart from a single large remnant tree growing within the north part of the lot. A row of planted trees exists within the adjacent property to the south.

DRAINAGE

The proposed wastewater disposal site is located on a slope that is "linear planar" in shape and is adequately drained. The site is sufficiently set back about 70 metres from the drainage line and another farm dam that exists within the land to the east. The average annual rainfall for the site is 760 mm.

SITE ASSESSMENT

Several hand augured boreholes have been excavated at the proposed wastewater site to determine the soil profile and to assist with the soil classification. The visual assessment of the soil profile has been used to confirm the suitability of the site for wastewater disposal.

The Design Loading Rate for subsoil absorption/transpiration trenches has been determined, based on the site specific assessment and reference to Table 4.2A2 of AS1547. The underlying partly clayey soils encountered have been classified as Category 4 Clay Loams, well structured but imperfectly drained; with an indicative permeability K_{sat} of 0.5 – 1.5 m/day. A conservative Design Loading Rate (DLR) of 10 mm/day has been adopted for the site.

The plans provided by the proponent show that the residence to be constructed will contain four bedrooms, kitchen, living areas, laundry, bathrooms and toilets. Allow for a maximum of five persons. The assessment is based on a design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 - EPA Code 891.4 (Household with standard water saving fixtures – reticulated water supply).

A design wastewater loading of 750 litres/day is appropriate for the proposed four bedroom residence and for a maximum of five occupants. The total length of 700 mm wide subsoil absorption/transpiration trench required is 107 metres.

CONCLUSION

The Site analysis has indicated that the site is suitable for wastewater disposal by subsoil absorption trenches. The property contains sufficient area for installation of the required length of disposal trenches, providing that the layout is carefully planned to match the topography of the site. The layout can be marginally varied since a consistent soil profile was encountered across the south part of the lot, providing that the required setback from the minor gully is maintained.

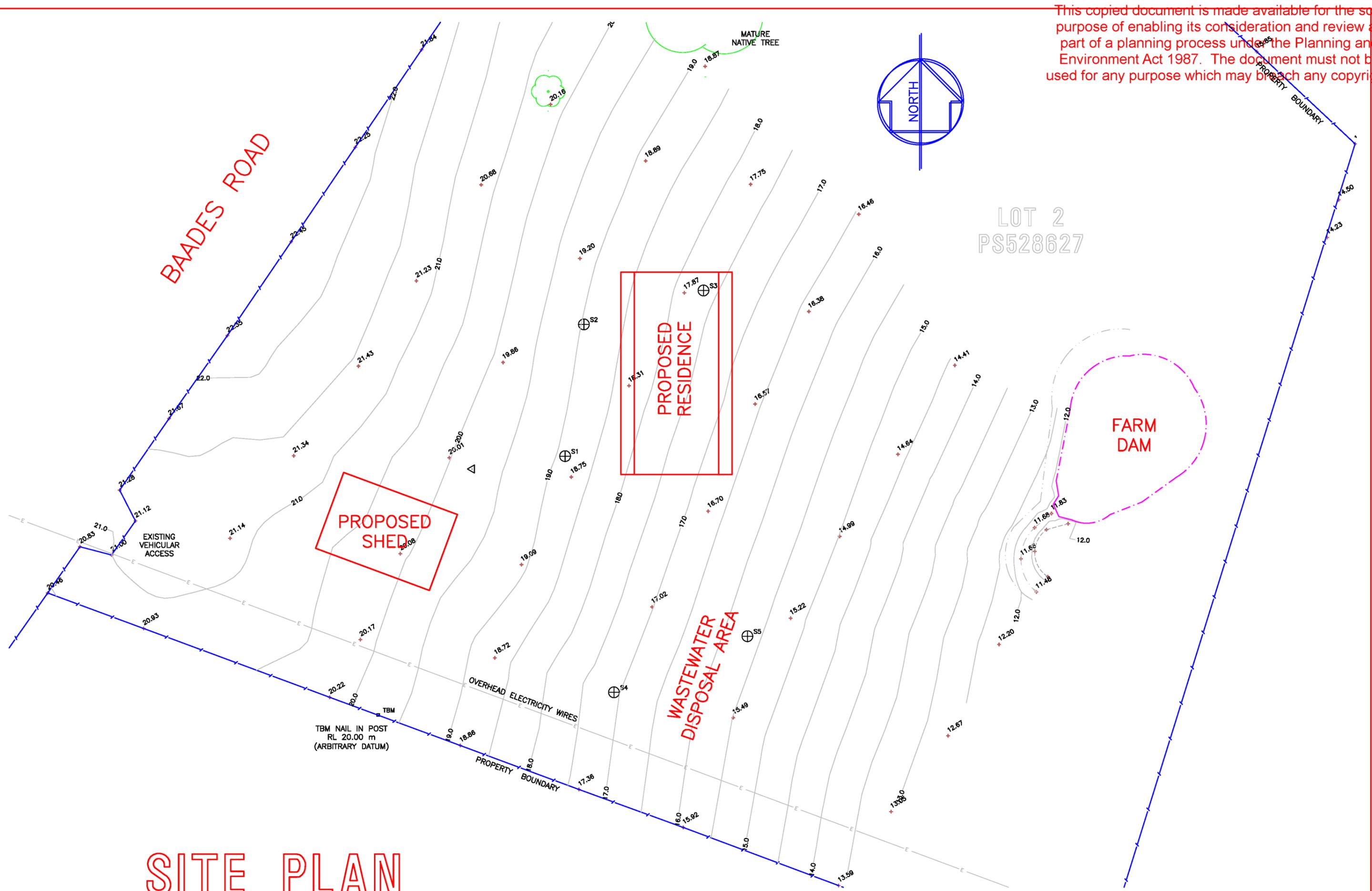
CONSTRUCTION DETAILS

The Septic Tank must be installed and maintained in accordance with EPA Certificate of Approval CA 1.1/03 and manufactured in accordance with the Australian Standard AS 1546- Small Septic Tanks, and must have a minimum capacity of 3000 litres. The exact location of the septic tank must be determined by the plumber, depending on the final building location and floor level, and the layout of the pipe work to connect the plumbing fixtures within the new residence.

Construction of absorption trenches must be carried out in accordance with EPA Certificate of Approval CA 1.2/03. The trench layout will need to be planned by the plumber, but four trenches are recommended. The subsoil trenches should be suitably marked or fenced off to ensure that they are not driven over by vehicles or used for the storage of materials or equipment. The excavated soil from the wastewater trenches, and also the excess topsoil and fill material from the site works must not be disposed of by spreading over the wastewater disposal field.

Stormwater flows from the proposed residence, and overflow from rainwater tanks (if used) must be discharged at a point well clear of the wastewater disposal site, preferably well to the east, towards the small farm dam. Runoff from the new driveway and surfaced areas surrounding the house must also be directed away from the wastewater disposal field.

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SITE PLAN

SCALE 1:500

EXISTING RESIDENCE

PROPERTY BOUNDARIES ARE APPROXIMATE ONLY. FOR EXACT LOCATION CONSULT A LICENSED SURVEYOR FOR A RE-ESTABLISHMENT SURVEY

STREETER Civil Engineering Services Pty Ltd	OFFICE LOCATION 81-101 BROOKS ROAD BRUTHEN	DESIGNED N STREETER	DESIGN FILENAME CIVILCAD V5.7 257040	PROJECT SITE INVESTIGATION NO. 35 BAADES ROAD - LAKES ENTRANCE	DRAWING SCALES 1:500
	P.O. BOX 128 BRUTHEN VIC 3885	DRAWN N STREETER	PLOT FILENAME AUTOCAD 2000 257040.dwg	DATE JULY 2025	REVISION 0
	PHONE (03) 5157 5382 MOBILE 0409 575382	CHECKED N STREETER		DRAWING No.	
		APPROVED			

Results

SOIL PERCOLATION TEST RESULTS

Client:

Property Address: **35 Baades Road, Lakes Entrance**

Limited soil percolation testing has been carried out. The Design Loading Rate for subsoil absorption trenches has been determined, based on the site specific assessment and reference to Table 4.2A2 of AS1547. The underlying clayey soils encountered have been classified as Category 4 Clay Loams, well structured but imperfectly drained; with an indicative permeability Ksat of 0.5 - 1.5 m/day.

A conservative Design Loading Rate (DLR) of 10 mm/day has been adopted for the site.

SEPTIC TANK AND SUB-SOIL ABSORPTION

The plans provided by the proponent show 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 Code 891.4 (Household with standard water saving fixtures - reliable rainwater tank supply).

Design Daily Flow 750 litres/day

Design Soil Percolation Rate	150	mm/hour	
Long-Term Absorption Rate	12.5	l/m ² /day	(estimated)
Design Loading Rate	10.0	mm/day	
Design Daily Flow	750	litres/day	

Trench Width	Length of absorption trench required for design daily flow
300	250
500	150
700	107
1000	75

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 CAPACITY

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.

Consulting Civil Engineer

(A.C.N. 072 946 760)

81 – 101 Brooks Road Bruthen
e-mail: streetercivil@bigpond.com

P O Box 126 Bruthen VIC 3885
Tel. 5157 5362

SITE CLASSIFICATION REPORT – PROPOSED RESIDENCE
35 BAADES ROAD, LAKES ENTRANCE
JOB NUMBER- 257040 DATE: 25 JULY 2025

GENERAL

This Soil Investigation consists of the drilling of three boreholes on the proposed site area using a hand auger. Disturbed soil samples collected have been subjected to visual examination and classification. The Borelogs, showing soil profiles are recorded on page SR2 as attached and forming part of this report. Bore locations are shown on site plan page SR3.

SITE DESCRIPTION

The Rural Living (RLZ) zoned allotment is located at the east side of Baades Road about 450 metres south of the Colquhoun Road, and has an area of 2.19 hectares. The lot under consideration is described as Lot 2 PS528627, which has been created by a five lot subdivision of farmland along the east side of the road.

The property is predominately cleared land that slopes generally to the south east towards a defined drainage line (a tributary of Mississippi Creek) that extends through the adjacent land to the south. The land has been securely fenced, and a formed and gravel surfaced entry from Baades Road provides vehicular access onto the lot at the west corner. Overhead electricity wires follow the south boundary of the lot.

The proposed building site is situated within the middle part of the lot, 46 metres from the south boundary with a setback of 43 metres from the Baades Road frontage. A new shed will be erected to the west, with a 20 metre setback from the south boundary. The front of the lot slopes generally to the south east at grade of about 7%, while the rear part is more steeply graded to the east. The building site is marginally elevated and benefits from views to the south across open farmland.

The soils encountered at the house site comprise of dark brown sandy topsoil and then grey silty sand up to 600 mm in depth, overlying orange very sandy clays at greater depth. The entire site has a good cover of pasture grass and is clear of trees, apart from a single large remnant tree growing within the north part of the lot.

DRAINAGE

Seepage was encountered in the bores located at the north end of the residence, and seepage was evident at surface level down to a small farm dam that exists near the east boundary. Site excavation works will be needed to prepare the building site, given that the residence will be built using a concrete slab on ground. The site excavations will most likely be affected by the seepage that was encountered. It is recommended that a comprehensive subsurface drainage system be installed at the toe of all site excavations and across the north of the site excavation to intercept seepage from higher land. The average annual rainfall for the site is 760 mm.

GEOLOGY

The Bairnsdale Geological Map SJ 55-7 describes the area as Tertiary Upper Pliocene age deposits of gravel, sand, silt and clays. The samples taken confirm this description.

SITE CLASSIFICATION

The conditions exposed by the hand augured bores show that the classification of the site to be **PROBLEM (P)** in accordance with AS 2870 -2011 "**RESIDENTIAL SLABS AND FOOTINGS**", this being due to the following factors.

- the presence of a variable soil profile that includes soft (saturated wet) silty sand and soggy sandy clays
- the site is subject to moisture changes due to excessive seepage

RECOMMENDATIONS – PROBLEM (P) SITES

It is recommended that a competent structural engineer be engaged to design the foundation system for this project. The matters that need to be considered in relation to the foundation design include the following:

1. Variable foundation conditions across the building site.
2. Likelihood of differential settlement due to the variable foundation materials
3. Excessive seepage, especially following periods of wet weather
4. The in-situ soils may be unsuitable for use as controlled fill, in that the sands and clays are sensitive to moisture changes, becoming unstable and difficult to compact using mechanical equipment

MINIMUM FOUNDING DEPTHS FOR FOOTINGS

The variable soil profile needs to be considered when recommending the minimum founding depth for footings that are to be used at this site

- It is recommended that all pad footings be deepened to extend through the grey silty sands down to the stiff orange sandy clays at about 900 mm depth below the natural surface.

BEARING CAPACITIES

Generally the firm to stiff sandy sands that underlie the building site will have a minimum Bearing Capacity of 120 kPa at 900 mm depth. It is recommended that further testing (using a Dynamic Cone Penetrometer, or similar) will be needed to confirm higher bearing capacity at greater depth for pad footings or bored piers.

WIND TERRAIN

Classification in accordance with AS 4055-2012

Region A, Table 2.2 p10 **N3 = W41**

Based on the following criteria

Terrain Category – Cl 2.3 (d)	TC2.0
Topographic Class – Table 2.3 p13	T1
Shielding Class – Cl 2.5 (c)	NS

STREETER CIVIL ENGINEERING SERVICES Pty Ltd	
<i>Consulting Civil Engineer</i>	
(A.C.N. 072 946 760)	
81-101 Brooks Road Bruthen Victoria. 3885 Correspondence : P.O.Box 126, Bruthen Vic 3885	
e-mail: streetercivil@bigpond.com	Tel : (03) 5157 5362
Client:	Job No: 257040
Job: new residence	Date: 25-Jul-25
35 Baades Road	Design: Neil Streeter
Lakes Entrance	Checked: Neil Streeter

LOG OF HAND AUGER BORES

BORE No.	DEPTH		DESCRIPTION	REMARKS
S1	0		dark brown sandy topsoil; moist	
	200		grey silty sand, becoming lighter in colour with depth; moist; firm	
	600		orange very sandy clay, containing a few lenses of grey fine sand; damp; stiff	
	1400		end of bore	
S2	0		dark brown silty topsoil; moist	
S3	200		grey silty sand; moist and becoming saturated wet with depth; soft	bore filling with seepage
	800		orange/grey very sandy clay; wet; stiff and becoming dense with depth	
	1200		end of bore	

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LOCALITY PLAN

STREETER CIVIL ENGINEERING SERVICES

Pty. Ltd.-

Consulting Civil Engineer

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81 – 101 Brooks Road Bruthen
e-mail: streetercivil@bigpond.com

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Tel. 5157 5362

Important Notes

1. The previous conclusions are based on limited bores and should conditions on site vary from the bore descriptions variation in footing sizes and depths may be necessary. It is recommended any variations be reported to the engineer.
2. Clays expand and contract because of moisture changes and even relatively stable clays will move appreciably if subject to extreme moisture conditions on the site. The builder is to make the owner aware of the following:
 - Leaking plumbing or blocked drains should be repaired promptly. Garden watering, especially by sprinklers should be controlled to avoid saturation of foundations. Proper garden maintenance should produce year round uniform moisture conditions.
 - Trees and shrubs can cause substantial drying of the soil and associated shrinkage of the clay. This effect is most likely to result in damage when added to the drying from a drought or long dry spell. This problem can be avoided by plating trees at substantial distances from the house. For complete protection against damage, trees should be avoided on reactive clay sites.
3. Some minor cracking, whilst undesirable, will occur in a significant proportion of houses on reactive clays. It is impossible to design a footing system that will completely protect a house under all circumstances.
4. Various construction and architectural details can be adopted to reduce the effect of movement.
 - articulation of brickwork
 - Flexible plumbing connection
 - Surface drainage of allotments to avoid water ponding against or near footings.
 - Subsoil drainage (refer to site plan page SR-3 and specification sheet page SR-1)
5. Any excavations required parallel to the footings should be kept at a suitable distance from the footings to prevent undermining. Service trenches should be filled with natural site clay in order to prevent rapid movement of soil moisture into the backfill.
6. All foundations and site works should be inspected by a competent person to ensure that subsurface conditions and site preparation procedures are in accordance with those outlined in the report. If any doubt exists then this office should be contacted immediately for further advice. We take no responsibility for any consequences arising from footing excavations either shallower or deepened beyond our recommended founding depths without our prior approval.
7. The use of standard footings as presented in AS2870-2011 is only applicable to building works with a loading and a construction style similar that of a residential dwelling as described in section 3.1 of AS2870-2011.



Application to amend planning permit 5.2024.63.1

For:

Construction of a dwelling and associated
shedding

At:

No. 35 Baades Road, Lakes Entrance 3909

Prepared by:

Damian Anderson

Planning Department
East Gippsland Shire Council

September 01, 2025

Dear Sir/Madam,

Application to amend Planning Permit 5.2024.63.1

For: The construction of a dwelling and associated shedding

At: 35 Baades Road, Lakes Entrance 3909

Please find attached to this application a copy of plans annotated with materials & finishes, revised bushfire management plan, land capability assessment, current copy of title, plan of sub-division, 173 agreement and fee of \$1462.50 for planning permit application for buildings & works over \$100,000. But less than \$500,000.

The Subject Site

The subject site is located at 35 Baades Road, Lakes Entrance, more particularly described as Lot 2 on Plan of Subdivision 528627. The property is located on the east side of Baades Road about 450 metres south of the Colquhoun Road, and has an area of 2.19 hectares, it is predominately cleared land that slopes at approximately 5 degrees (under the proposed dwelling) to the south east towards a defined drainage line (a tributary of Mississippi Creek) that extends through the adjacent land to the south. The land has post and wire rural fencing with a formed and gravel surfaced entry from Baades Road which provides vehicular access onto the lot at the west corner. Overhead electricity wires follow the south boundary of the lot.

Surrounding Environment

The site is located approximately 6 kilometers by road from Lakes Entrance. The surrounding area has dwellings scattered at low densities throughout in a rural living type scenario, with adjoining privately owned residences to the west located in a bush setting. The site is accessed by a sealed dual lane carriageway with the surrounding area supported by a sealed road network. Reticulated power and telecommunications are available at the site.

The Proposal

The proposed is to amend the existing planning permit 5.2024.63.1.

As the property was purchased by my clients with an approved planning permit;

This proposal is for a new dwelling and associated colorbond shedding that has been redesigned and relocated to better suit my clients needs. Although the use of materials and finishes are similar, the form of the dwelling has been altered as well as increased. The overall building footprint has been increased from 371 square meters, to 511 square meters and a 25 degree, gable roof in lieu of the previous flat/skillion type roof. The proposed colorbond shedding will have a foot print of 240 square meters in lieu of the previously approved 364 square meter shedding. Setbacks from Baades Road have been reduced from 49 meters to 43 meters for the dwelling and 35 meters to 26 meters for the proposed shedding. The reduced setback & change of orientation for the dwelling will provide for a better outlook to the east from the living areas and be located on a flatter area of the property with less extensive excavations required.

The dwelling will be connected to a reticulated power supply, 3x 22,500 liter rainwater water tanks as a potable water supply for household use & an approved septic system for waste water treatment & dispersal. The site is accessed via a compacted gravel driveway to accommodate emergency vehicles.

State Planning Policy Framework

11 Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognize the need for, and as far as practicable, contribute towards:

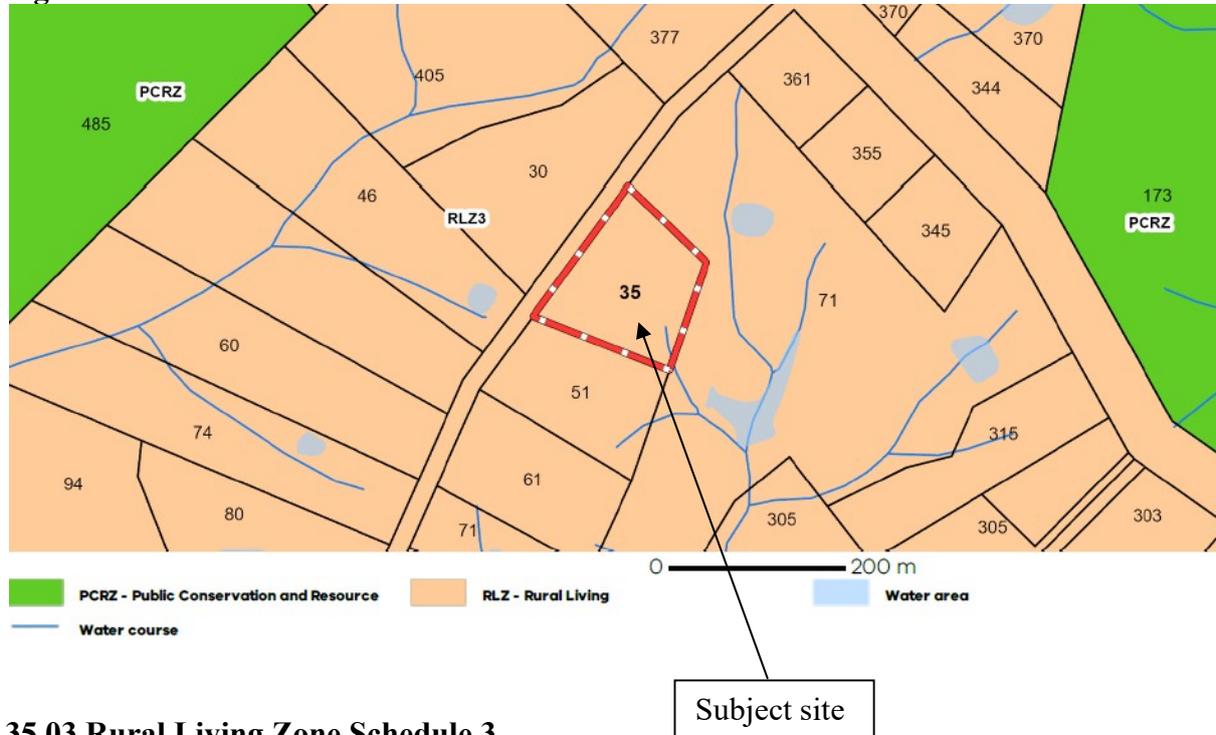
- Health and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.
- Planning is to prevent environmental problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

Zoning

The site is located within the **Rural Living Zone Schedule 3 (RLZ3)** under the provisions of the East Gippsland Planning Scheme.

An extract of the zoning map from the East Gippsland Planning Scheme is shown below in **Figure 1**.



35.03 Rural Living Zone Schedule 3

Purpose

- 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.

Planning Considerations:

Clause 35.03 states that a planning permit is required to construct a dwelling on land less than 8 hectares and located within 100 meters of a designated waterway, however: a planning permit has already been granted for a dwelling and associated shedding on the site.

This proposal will be for the proposed dwelling to be slightly further away from the designated waterway.

Overlays

42.01 Environmental Significance Overlay Schedule 1-56

Purpose

- 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.

Planning Considerations:

No trees are to be removed therefore no planning permit is required under Clause 42.01.

42.02 Vegetation Protection Overlay Schedule 1 (VPO1)

Purpose:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To protect areas of significant vegetation.
- To ensure that development minimizes loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognize 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

Planning Considerations:

The Vegetation Protection Overlay Schedule 1 encroaches into the subject site approximately 98 meters from the Baades Road Reserve. No vegetation is required for removal & the nearest vegetation (tree trunk) is located approximately 38 meters from the proposed works. Under Clause 42.02 no planning permit is required for this proposal.

44.01 Erosion Management Overlay (EMO)

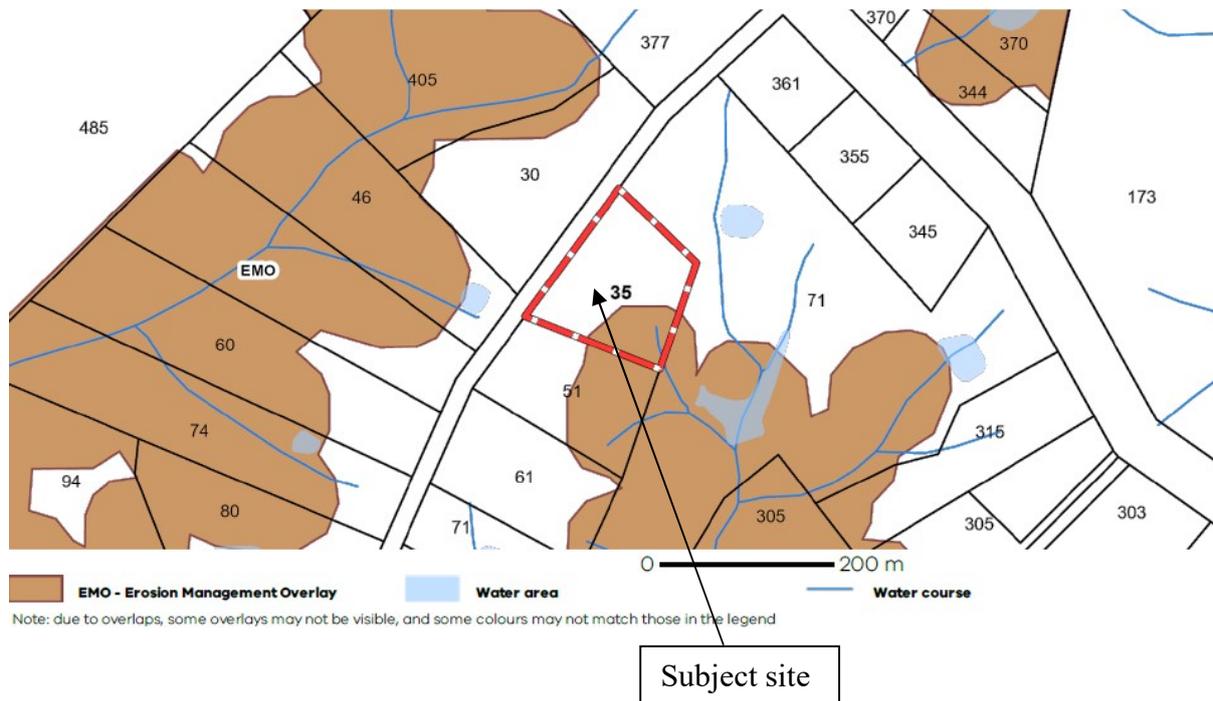
Purpose:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To protect areas prone to erosion, landslip or other land degradation processes, by minimizing land disturbance and inappropriate development.

Planning Considerations:

The Erosion Management Overlay is applicable to a certain area within the property boundaries with a small area of the proposed earthworks within the Erosion Management Overlay with a maximum depth of 400mm of fill (as shown on the attached drawings). The relocation of the proposed dwelling moves it more out of the EMO than was previously applicable. Under the Schedule to Clause 41.01 no planning permit is required for the proposed dwelling.

An extract of the Overlays map showing the applicable EMO on the subject site, from the East Gippsland Planning Scheme is shown below in **Figure 2**.



44.06 Bushfire Management Overlay (BMO)

Purpose:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that the development of land prioritizes 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.

Planning Considerations:

The subject site is located within a bushfire management overlay which states a planning permit is required for new dwellings and associated outbuildings greater to 100 square meters. This proposal maintains the previously approved defendable space of 48 meters and previously applicable requirements as set out in the revised Bushfire management Plan attached to this application. This proposal ensures the development will keep the risk to life and property to an acceptable level as outlined under the BMO.

Municipal Strategic Statement and Local Policies

The Municipal Strategic Statement recognizes that the agriculture industry is of fundamental importance to the shire's economic prosperity and specifically supports it as a key industry within the municipality. The proposal will not reduce the amount of land available for agricultural production nor impede continuation of existing agricultural activities undertaken on surrounding land.

The proposed site has a range of physical services including electricity, telecommunications, and a suitable road network. This proposal does not contravene any element of the Municipal Strategic Statement.

Areas of Aboriginal Cultural Heritage Sensitivity

The subject site is not located in an area of cultural heritage sensitivity, therefore the construction of a single dwelling on the site is deemed not to require the preparation of a cultural heritage management plan for this project.

Conclusion

An amendment to planning permit 5.2024.63.1. for the development of the redesigned and located dwelling and associated shedding to be located on the property, is appropriate for the site as it will:

- Provide a development that is both site responsive and respects the surrounding land uses.
- Satisfy the purpose of the decision guidelines of the Zone.
- Not disrupt the operation of Baades Road.
- Be connected to a reticulated power supply.
- Be connected to an approved septic system in accordance with council guidelines.
- Provide site access via an all-weather road of compacted gravel able to accommodate emergency vehicles.
- Be connected to a potable household water supply.
- Not in any way breach the current building regulations.
- Not require the removal or destruction of any vegetation on the site.

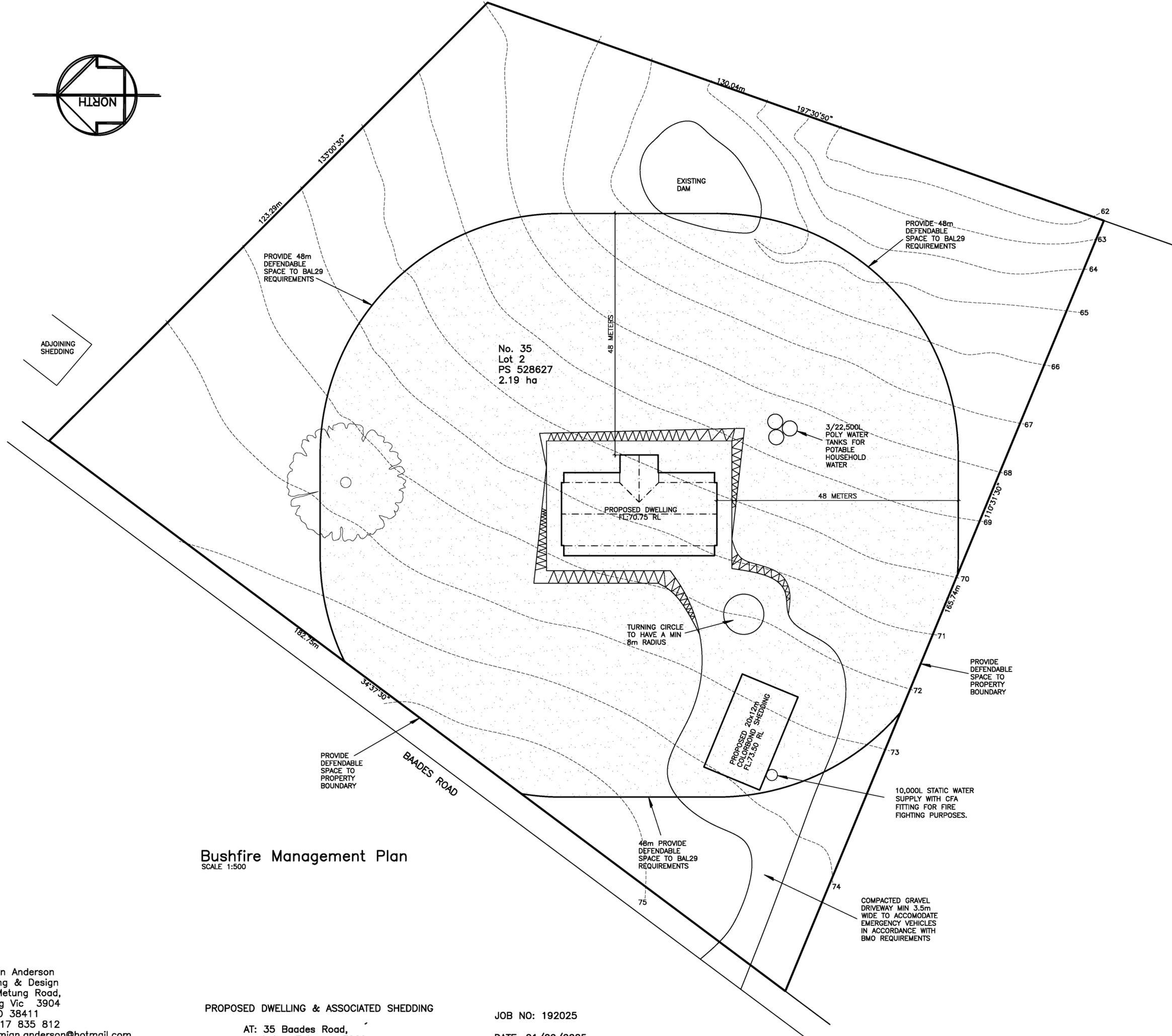
It is requested that East Gippsland Shire Council issue an amendment to planning permit 5.2024.63.1 to allow the construction of the redesigned and located dwelling and associated shedding on the property at 35 Baades Road, Lakes Entrance 3909.

If any other details are required please do not hesitate to contact me personally.

Kind Regards,

Damian Anderson

D. Anderson Drafting & Design
0417 835 812
damian.anderson@hotmail.com



CONSTRUCTION REQUIREMENTS:
 THE BUILDING WILL BE CONSTRUCTED TO A BUSHFIRE ATTACK LEVEL OF BAL-29 IN ACCORDANCE WITH A.S.3959

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

WATER SUPPLY REQUIREMENTS:
 Provide 10,000 litres of effective water supply for fire fighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal. Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.

- Include a separate outlet for occupant use
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

- SITE ACCESS REQUIREMENTS:**
- All weather construction
 - A load limit of 15 tonnes
 - Have a minimum trafficable width of 3.5metres.
 - Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
 - Curves must have a minimum inner radius of 10m.
 - The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
 - A turning circle with a minimum radius of eight meters.

Bushfire Management Plan
 SCALE 1:500

PROPOSED DWELLING & ASSOCIATED SHEDDING

Damian Anderson
 Drafting & Design
 684 Metung Road,
 Metung Vic 3904
 DP-AD 38411
 M: 0417 835 812
 E: damian.anderson@hotmail.com

AT: 35 Baades Road,
 Lakes Entrance 3909

JOB NO: 192025
 DATE: 01/09/2025

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GENERAL NOTES

- All work to comply with NPS BCA 2022 Volume 2 (V20) and the relevant Australian Standards (AS) and referenced under Part 44 of the NCC including the standards listed below.
1. Windows to comply with AS2047 (Glazing in building selection and installation)
2. Windows to comply with AS2047 (Windows in building selection and installation)
3. Roof sheeting to comply with AS1582 (Design and installation of sheet piling and wall sheeting)
4. Footings to comply with AS2870 (Reinforced concrete foundations)
5. Timber framing to comply with AS1884.2 (Residential timber-framed construction)
6. Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
7. Termitic protection to comply with AS3680.1 (Termite management for new building work)
8. Smoke alarms to comply with AS3786, to be hardwired and interconnected.
9. Exhaust fans to discharge directly to the outside at a flow rate of not less than 25 l/s (bathroom, powder rooms, ensuites) or 40 l/s (laundry or kitchen systems), unless otherwise discharged into a ventilated roof space in accordance with BCA 3.5.7.4

BUSHFIRE ATTACK LEVEL 29 ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE ATTACK LEVEL 29 IN ACCORDANCE WITH AS.3959

- 7.3 - FLOORS NO CONSTRUCTION REQUIREMENTS FOR SLAB ON GROUND.
7.4 - EXTERNAL WALLS ALL WALLS ABOVE GROUND TO COMPLY WITH:
(i) NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTANT/NATURAL FIRE RESISTANT TIMBERS.
(ii) ENSURE ALL GAPS/JOINTS NOT TO EXCEED 3mm.
(iii) ALL WEEPHOLES AND VENTS TO BE PROTECTED WITH SPARK GUARDS MADE OF CORROSION-RESISTANT STEEL MESH, 'BRONZE' OR 'ALUMINIUM' WITH A MAX. APERTURE SIZE OF 2mm.

- 7.5 - EXTERNAL WINDOWS WINDOWS TO BE FITTED WITH EITHER:
(i) BUSHFIRE SHUTTERS MADE OF NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTANT TIMBERS OR
(ii) WINDOW FRAMES CONSTRUCTED FROM METAL OR METAL REINFORCED PVC-U OR FIRE RESISTANT TIMBERS AND COMPLETELY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH WITH A MAX. APERTURE SIZE OF 2mm OR
(iii) CONSIST OF 5mm TOUGHENED SAFETY GLASS OR GLASS BLOCKS.

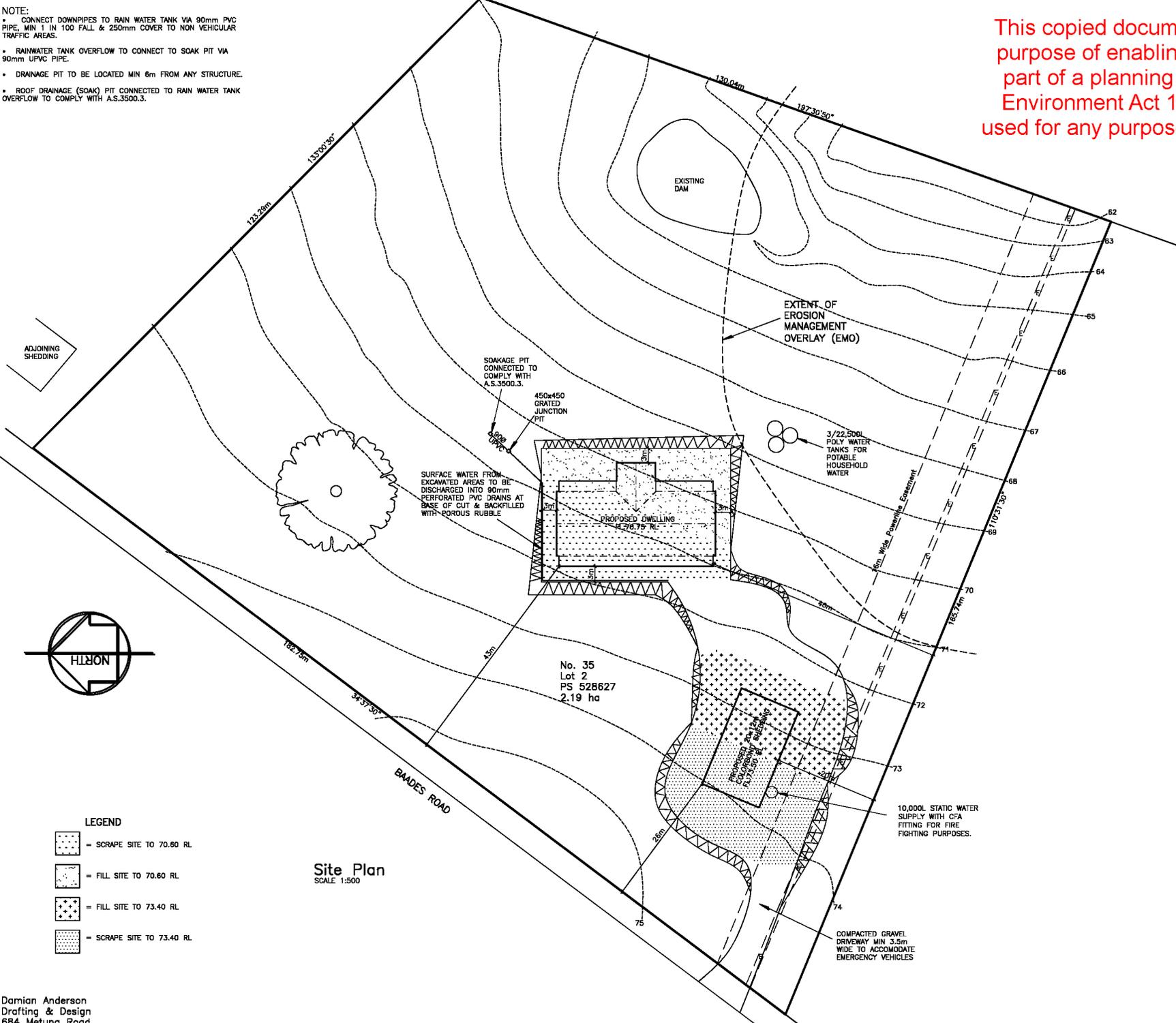
- 7.5 - EXTERNAL DOORS DOORS TO BE TIGHT FITTING WITH WEATHER STRIPS OR DRAUGHT EXCLUDERS TO THE BASE OF DOORS AND BE EITHER OF THE FOLLOWING:
(i) NON-COMBUSTIBLE OR 35mm SOLID TIMBER
(ii) METAL OR BUSHFIRE RESISTANT TIMBER FRAMED
(iii) COMPLETELY EXTERNALLY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH WITH A 2mm MAX APERTURE SIZE.
DOORS WITH GLAZED INFILLS TO HAVE 5mm TOUGHENED GLASS.

- 7.6 - ROOFS ROOF TO BE NON-COMBUSTIBLE AND FULLY SARKED WITH ALL JOINTS SEALED. SARKING UNDER ROOF TILES TO HAVE FLAMMABILITY INDEX NOT MORE THAN 5.
ROOF PENETRATIONS TO BE SEALED WITH NON-COMBUSTIBLE MATERIALS AND ANY OPENINGS TO BE FITTED WITH STEEL MESH OR PERFORATED SHEET.

- 7.7 - VERANDAH'S, DECK'S ETC A VERANDAH, CARPORT OR AWNING ROOFS FORMING PART OF THE MAIN ROOF TO COMPLY WITH THE REQUIREMENTS FOR THE MAIN ROOF.
ROOFS SEPARATED FROM THE MAIN ROOF BY AN EXTERNAL WALL SHALL COMPLY WITH CLAUSE 7.4. THE SUPPORT STRUCTURE SUPPORTING THAT ROOF SHALL BE:
(i) OF NON-COMBUSTIBLE MATERIAL
(ii) A SYSTEM COMPLYING TO AS 1530.8.1
(iii) LINED WITH MIN 8mm THICK FIBRE CEMENT OR MATERIAL COMPLYING WITH AS 1530.8.1

- WATER AND GAS PIPES FOUND ABOVE GROUND SHALL BE METAL.
FIRE RESISTANT TIMBERS FIRE RESISTANT TIMBERS MUST BE MIN. 18mm THICK TO BE EFFECTIVE AND ARE AS FOLLOWS: SILVER-TOP ASH, BLACK BUTT, RIVER RED GUM, SPOTTED GUM, RED IRON BARK, KWILA (MERBAU), TERPENTINE

- NOTE:
• CONNECT DOWNPIPES TO RAIN WATER TANK VIA 90mm PVC PIPE, MIN 1 IN 100 FALL & 250mm COVER TO NON VEHICULAR TRAFFIC AREAS.
• RAINWATER TANK OVERFLOW TO CONNECT TO SOAK PIT VIA 90mm UPVC PIPE.
• DRAINAGE PIT TO BE LOCATED MIN 6m FROM ANY STRUCTURE.
• ROOF DRAINAGE (SOAK) PIT CONNECTED TO RAIN WATER TANK OVERFLOW TO COMPLY WITH A.S.3500.3.



- LEGEND
[Symbol] = SCRAPE SITE TO 70.80 RL
[Symbol] = FILL SITE TO 70.80 RL
[Symbol] = FILL SITE TO 73.40 RL
[Symbol] = SCRAPE SITE TO 73.40 RL

Site Plan SCALE 1:500

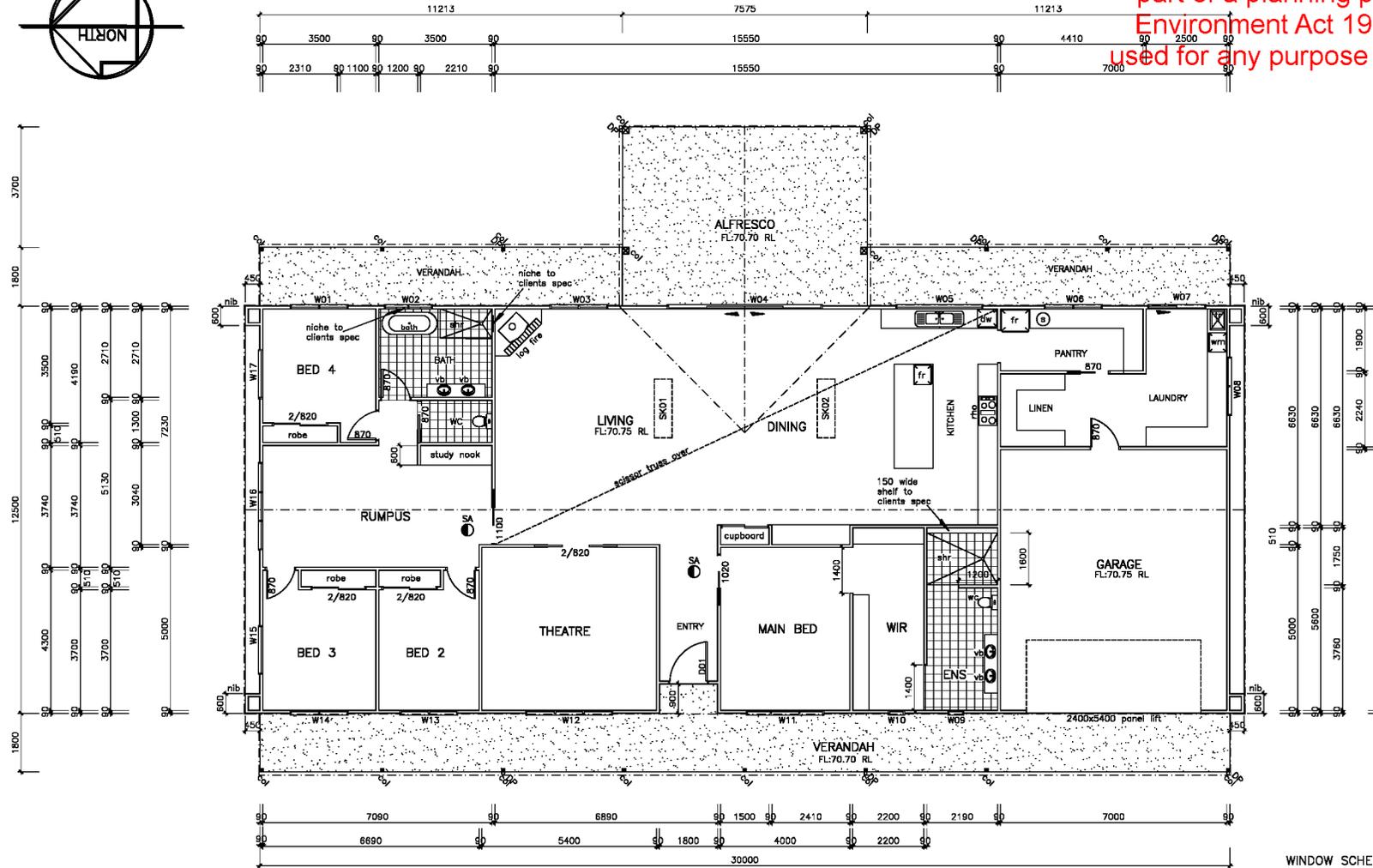
Damian Anderson Drafting & Design 684 Metung Road, Metung Vic 3904 DP-AD 38411 M: 0417 835 812 E: damian.anderson@hotmail.com

PROPOSED DWELLING & ASSOCIATED SHEDDING

AT: 35 Baades Road, Lakes Entrance 3909

JOB NO: 192025

DATE: 01/09/2025



Floor Plan
SCALE 1:100

AREAS:

DWELLING	316.02	sqm
GARAGE	57.35	sqm
VERANDAH/PORCH	55.62	sqm
VERANDAH/ALFRESCO	82.02	sqm
TOTAL	511.01	sqm

LEGEND:

EXHAUST FAN	
SMOKE ALARM	
DOWNPIPE	
COLUMN	
RELATIVE LEVEL	RL 10.0

WINDOW SCHEDULE:

No	H	W	FRAME	OPENING	HEAD	GLAZING	U-VALUE	SHGC
W01	1500	x	1800	ALUMINIUM AWNING	2.4m	5/6/5	3.39	0.47
W02	1500	x	1500	ALUMINIUM AWNING	2.4m	5/6/5	3.39	0.47
W03	2400	x	1800	ALUMINIUM AWNING	2.4m	5/6/5	3.39	0.47
W04	2400	x	4800	ALUMINIUM SD	2.4m	5/6/5	3.39	0.47
W05	1300	x	2700	ALUMINIUM FIXED	2.4m	5/6/5	3.39	0.47
W06	1300	x	1800	ALUMINIUM AWNING	2.4m	5/6/5	2.94	0.48
W07	2400	x	1800	ALUMINIUM SD	2.4m	5/6/5	3.39	0.47
W08	1300	x	1800	ALUMINIUM AWNING	2.4m	5/6/5	3.39	0.47
W09	2100	x	500	ALUMINIUM AWNING	2.4m	5/6/5	3.39	0.47
W10	2100	x	500	ALUMINIUM AWNING	2.4m	5/6/5	3.39	0.47
W11	2100	x	2400	ALUMINIUM AWNING	2.4m	5/8/5	2.94	0.48
W12	2100	x	2700	ALUMINIUM AWNING	2.4m	5/6/5	3.39	0.47
W13	1500	x	1800	ALUMINIUM AWNING	2.4m	5/8/5	2.94	0.48
W14	1500	x	1800	ALUMINIUM AWNING	2.4m	5/6/5	2.94	0.48
W15	1500	x	1800	ALUMINIUM AWNING	2.4m	5/8/5	2.94	0.48
W16	500	x	1500	ALUMINIUM FIXED	2.4m	5/8/5	2.94	0.48
W17	1200	x	2700	ALUMINIUM AWNING	2.4m	5/8/5	2.94	0.48
W18	500	x	1500	ALUMINIUM FIXED	2.4m	5/8/5	2.94	0.48

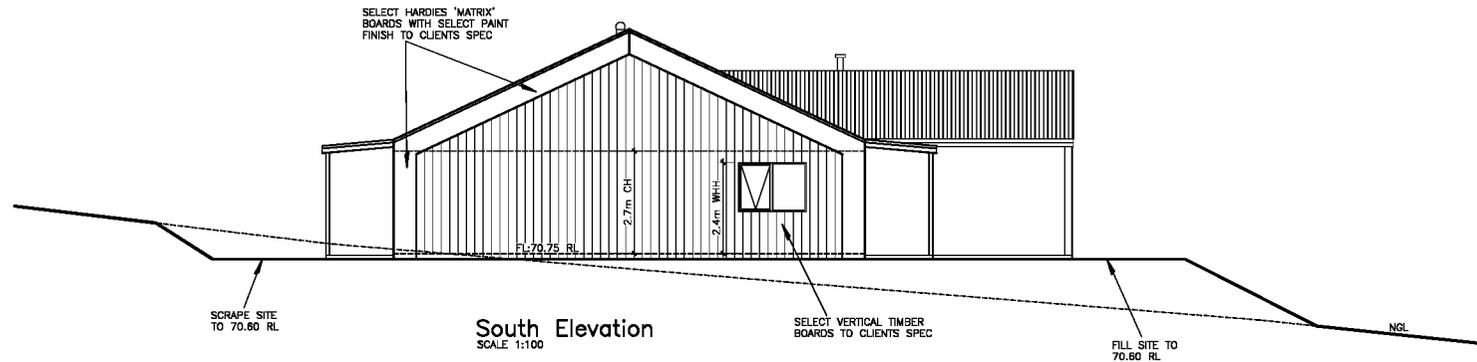
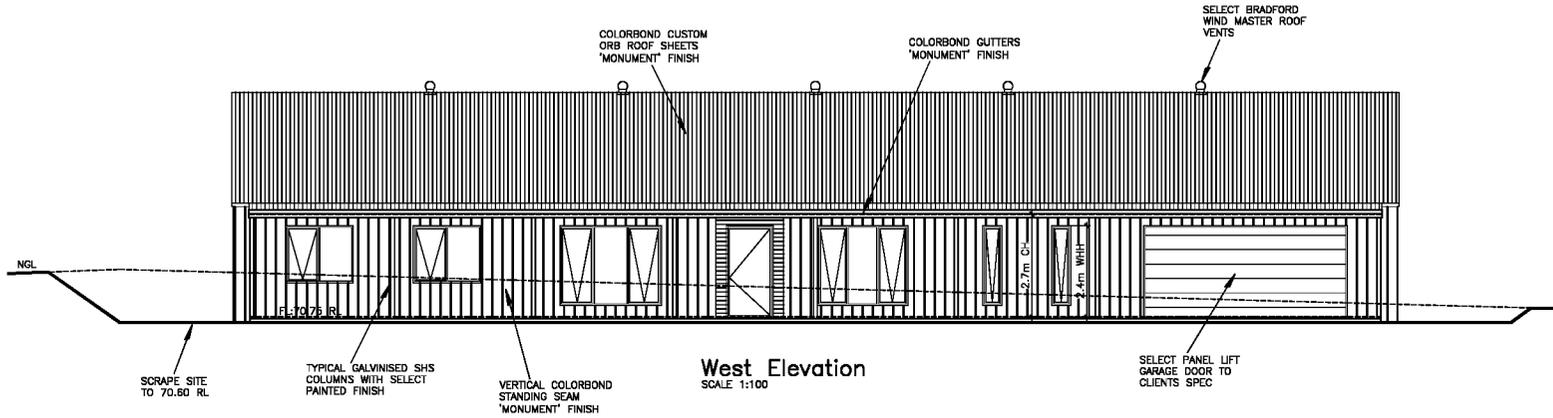
DD1 2400 x 1200 TIMBER ENTRY DOOR TO CLIENTS SPEC

SK01	1800	x	550	FIXED VLUX SKYLIGHT	5/8/5	2.94	0.48
SK02	1800	x	550	FIXED VLUX SKYLIGHT	5/8/5	2.94	0.48

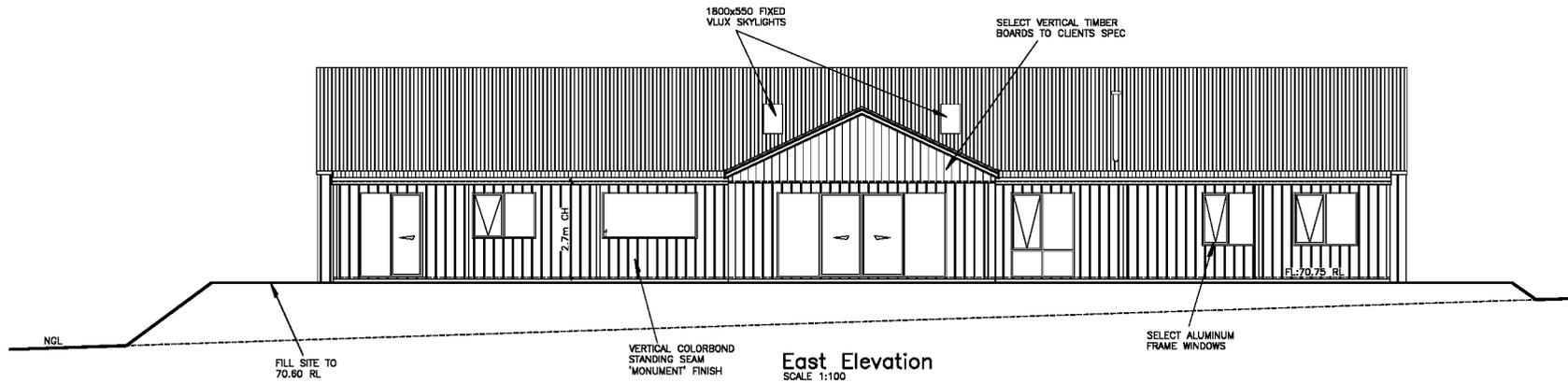
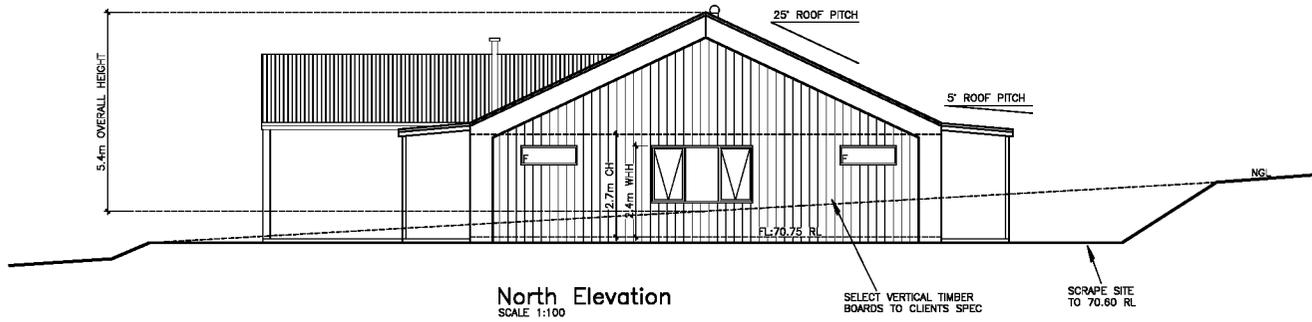
NOTE:
ALL INTERNAL DOORS TO BE 2.4m HIGH (nominal)

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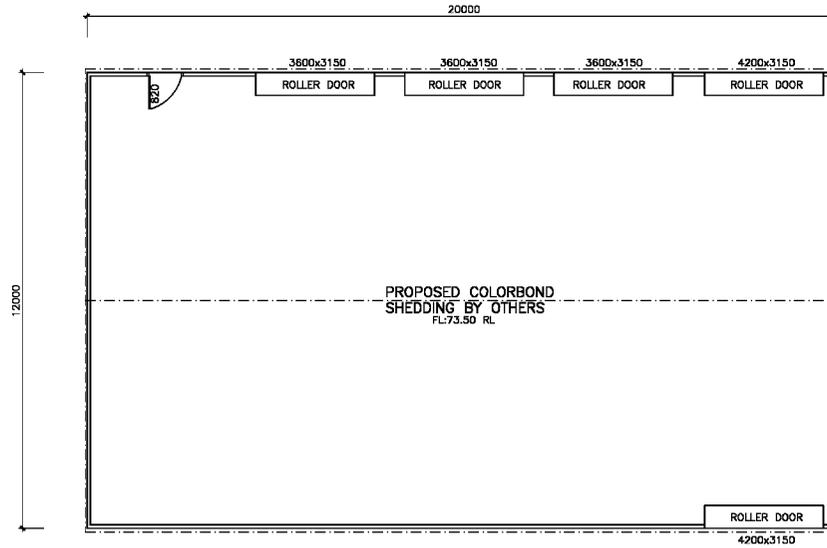
NOTE:
PROVIDE VENTILATION TO ROOF SPACES IN ACCORDANCE WITH ABOS HOUSING PROVISIONS 2022 PART 10.8.3.



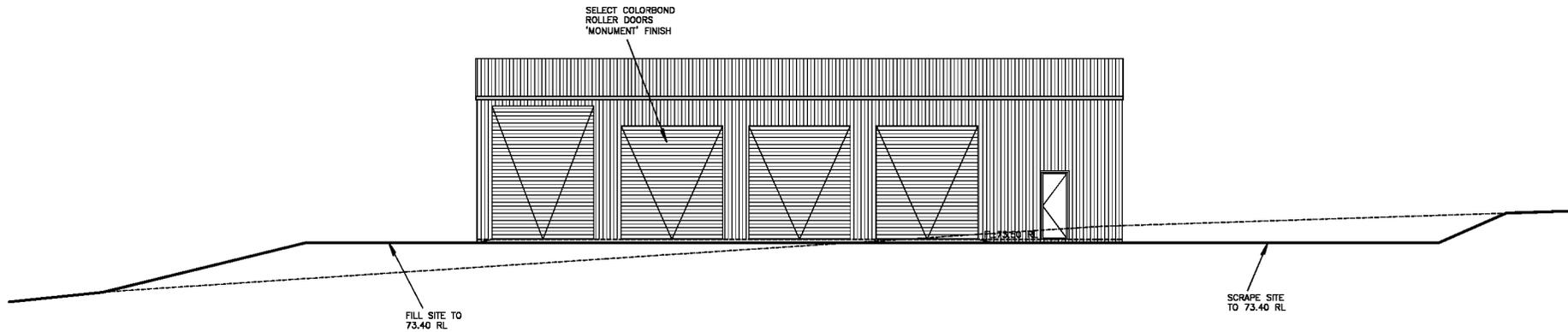
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Floor Plan
SCALE 1:100



North Elevation
SCALE 1:100

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