

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	9 Tambo Boulevard METUNG VIC 3904 Lot: 10 LP: 94037
The application is for a permit to:	Buildings and Works for an Outbuilding
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-4 (FZ1)	Construct a building within nominated setbacks
42.03-2 (SLO2)	Construct a building or construct or carry out works.
44.04-2 (LSIO)	Construct a building or construct or carry out works.
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2025.366.1

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.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 7 November 2025 12:18 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 25093 Planning Submission.pdf; APPENDIX A Copy of Title.PDF; 25093 Letter to Council.pdf; APPENDIX A Copy of Plan.PDF; APPENDIX B Development Plans.pdf; Planning_Permit_Application_2025-11-07T12-17-37_28768847_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Business trading name: Development Solutions Victoria

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 9

Street name: Tambo Boulevard

Town: Metung

Post code: 3904

Lot number: 10

Plan number: 094037

Other Legal Description: Vol 08920 Fol 391

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?: No

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

Existing conditions : Existing Dwelling

Description of proposal : Buildings and Works (Replacement Outbuilding)

Estimated cost of development: \$45,000

Has there been a pre-application meeting: No

Your reference number: 25093

ExtraFile: 1

Invoice Payer: Development Solutions Victoria

Address for Invoice: 48 Bailey Street, Bairnsdale

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Planning report: [25093 Planning Submission.pdf](#)

Full copy of Title: [APPENDIX A Copy of Title.PDF](#), [APPENDIX A Copy of Plan.PDF](#)

1. Supporting information/reports: [25093 Letter to Council.pdf](#)

Plans: [APPENDIX B Development Plans.pdf](#)

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

Page 1 of 1

VOLUME 08920 FOLIO 391

Security no : 124129694059A
Produced 07/11/2025 11:19 AM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 094037.
PARENT TITLE Volume 08708 Folio 815
Created by instrument LP094037 30/03/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP094037 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: 9 TAMBO BOULEVARD METUNG VIC 3904

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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Document Type	Plan
Document Identification	LP094037
Number of Pages (excluding this cover sheet)	2
Document Assembled	07/11/2025 11:19

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PLAN OF SUBDIVISION
OF CROWN ALLOTMENTS 71, 71C, 72C & 73
PARISH OF BUMBERRAH

COUNTY OF TAMBO

Vol 8708 Fol 814/5
8592 359
2769 675

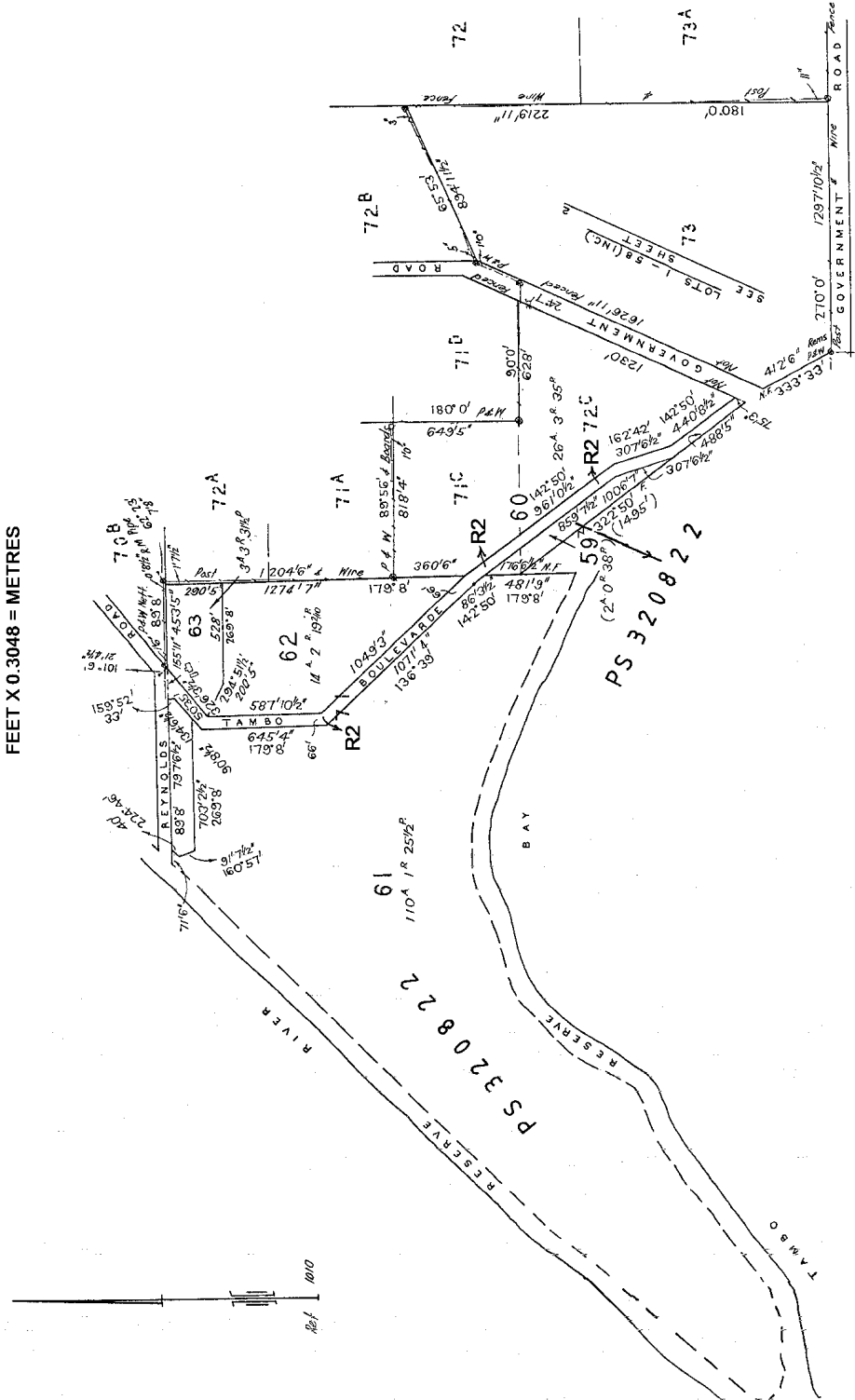
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

LP 94037
EDITION 1
PARISH OF BUMBERRAH

APPROVED 14/1/72
COLOUR CONVERSION
BLUE = B-1
BROWN = R1 & R2
GREEN = E-3

APPROPRIATIONS

Green = way
Blue = drainage
Brown = way & drainage
Lot et not surveyed, area deduced from title.



SHEET 1 OF 2 SHEETS

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Environment Act 1987.
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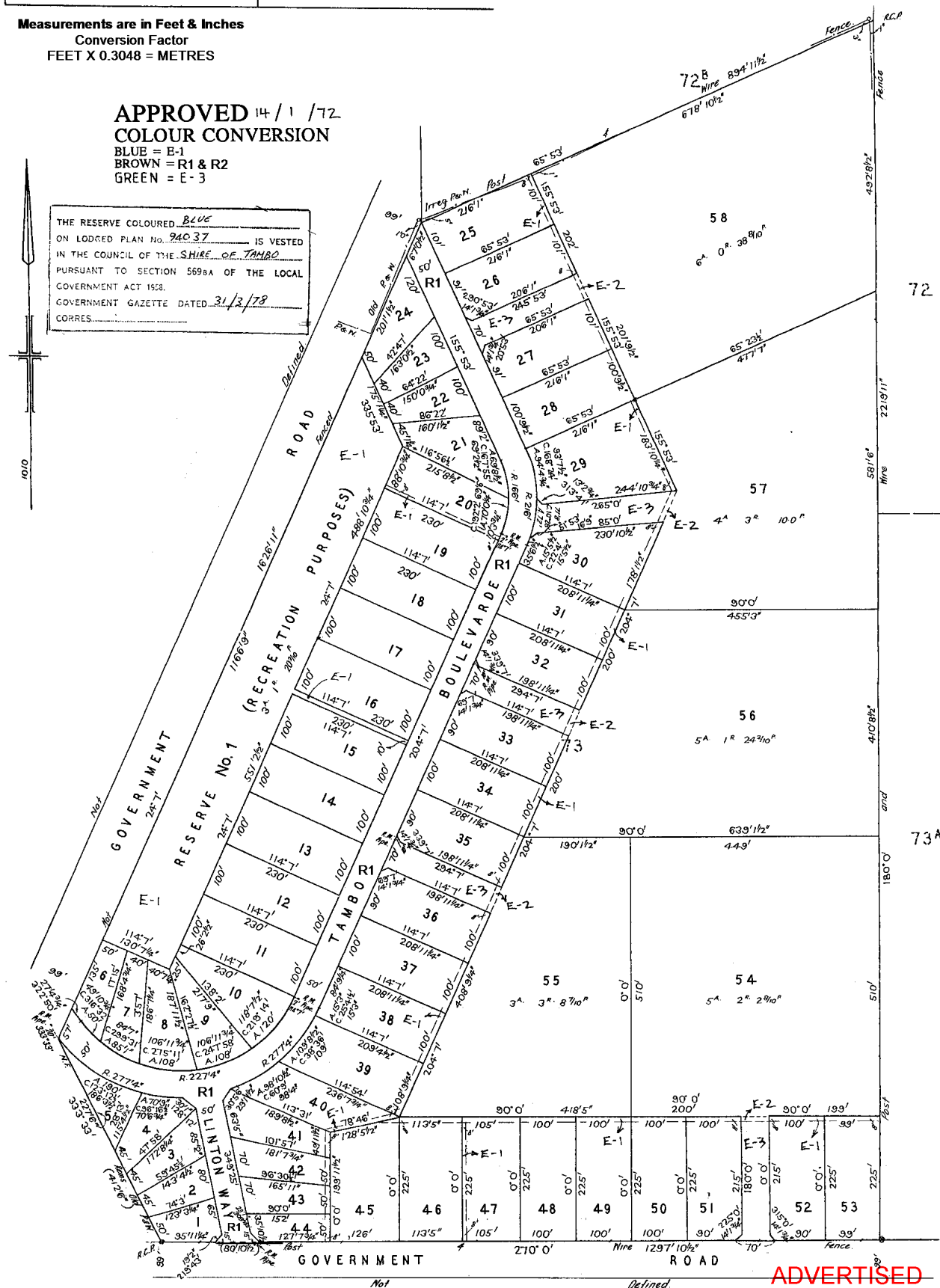
PLAN OF SUBDIVISION OF	CONSENT OF COUNCIL	APPROPRIATIONS
CROWN ALLOTMENTS 71, 71 ^C , 72 ^C & 73		Blue : Drainage Brown : Way & drainage Green : Way
PARISH OF BUMBERRAH COUNTY OF TAMBO		

LP 94037

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

APPROVED 14/1/72
COLOUR CONVERSION
BLUE = E-1
BROWN = R1 & R2
GREEN = E-3

THE RESERVE COLOURED BLUE
ON LODGED PLAN No. 94037 IS VESTED
IN THE COUNCIL OF THE SHIRE OF TAMBO
PURSUANT TO SECTION 5698A OF THE LOCAL
GOVERNMENT ACT 1958.
GOVERNMENT GAZETTE DATED 31/3/78
CORRES.



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
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SHEET 2 OF 2 SHEETS

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25

APPLICATION FOR PLANNING PERMIT

BUILDINGS AND WORKS (REPLACEMENT OUTBUILDING)

9 TAMBO BOULEVARD, METUNG

REF: 25093

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5	Planning Assessment	16
6	Conclusion	18

APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans

DOCUMENT REVISION

1	Draft Report	DAC	2/11/2025
2	Final Report	CMC	5/11/2025



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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the applicant and owner of land for this planning permit application for buildings and works (replacement outbuilding) at 9 Tambo Boulevard, Metung.

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

This application seeks approval for a replacement outbuilding under the provisions of the Farming Zone, Land Subject to Inundation Overlay and the Significant Landscape Overlay. The former outbuilding was damaged by fire in December 2024.

The proposed outbuilding will be used for the storage of vehicles to ensure their safe keeping and protection from the elements.

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

Address	9 Tambo Boulevard, Metung
Site Description	Lot 10 on Plan of Subdivision 094037
Title Particulars	Vol 08920 Fol 391
Site Area	1,523m ²
Proposal	Buildings and Works (Replacement Outbuilding)
Planning Scheme	East Gippsland Planning Scheme
Zone	Farming Zone – Schedule 1
Overlays	Land Subject to Inundation Overlay Significant Landscape Overlay – Schedule 2
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-4 Farming Zone - Buildings and Works Clause 44.04-2 Land Subject to Inundation Overlay - Buildings and Works Clause 42.03-2 Significant Landscape Overlay - Buildings and Works
Notice	Exempt from notice at Clause 44.04-6
Referrals	East Gippsland Catchment Management Authority
Work Authority Licence	Not Applicable
Previous Planning Permits	5.2001.95.1 Buildings and works (dwelling) – Permit Issued
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Growth Area Towns – Clause 02.03-1 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 Built environment and heritage – Clause 15 Farming Zone – Clause 35.07 Land Subject to Inundation Overlay - Clause 44.04 Significant Landscape Overlay – Clause 42.03 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 9 Tambo Boulevard, Metung. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements. There is a 2.3 metre wide sewerage easement along the northeastern boundary.

The subject site is irregular in shape, relatively level and has a total area of approximately 1,523m².

The site contains an existing dwelling, landscaped gardens and scattered vegetation.

Access to the site is existing via a gravel crossover and driveway along the southeastern boundary of the subject site directly from Tambo Boulevard. Tambo Boulevard is a bitumen sealed road with grassed shoulders, traversing in a northeast to southwest direction.

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

Details of the site are depicted in the photographs provided below.



Figure 1 – Locality Plan – 9 Tambo Boulevard, Metung (source: mapshare.vic.gov.au)

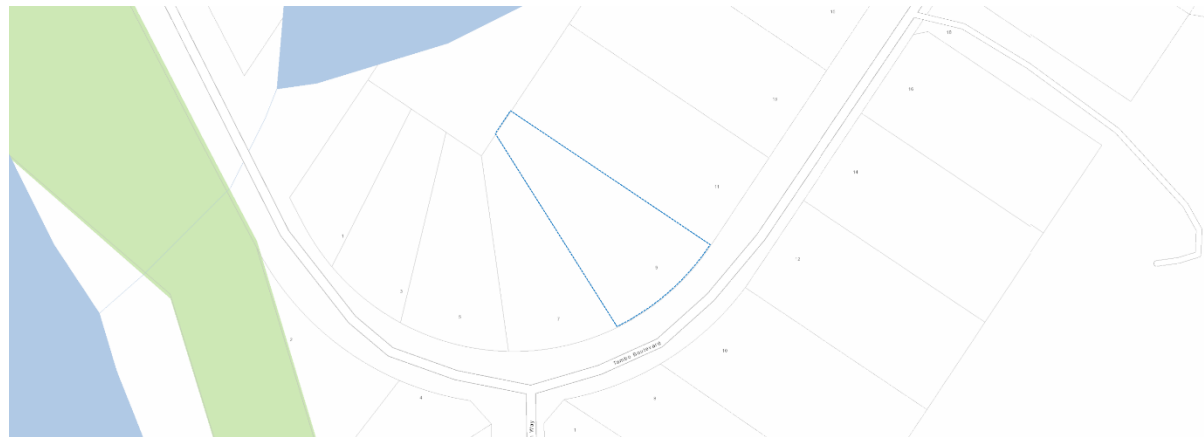


Figure 2 – Locality Plan – 9 Tambo Boulevard, Metung (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the subject site is a combination of residential land and public land.

Properties adjoining the northeastern and southwestern boundaries comprise existing dwellings and associated facilities. Adjoining the south to southeastern boundary is Tambo Boulevard and further existing residential development and associated facilities. Adjoining the northwestern boundary is a vegetated public reserve. Lake King is located to the west of the subject site.

Metung is a small village located on the Gippsland Lakes, centrally between Bairnsdale and Lakes Entrance. Metung is a significant fishing village with a focus on tourism and water sports. Metung has a suitable level of community and commercial services and facilities to support the existing residential component.

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



Photograph 1 – Aerial Photograph of the subject site and surrounding land
– 9 Tambo Boulevard, Metung (source: dpi.vic.gov.au)



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Photograph 2 – Subject site at 9 Tambo Boulevard, Metung showing existing gravel access.



Photograph 4 – Northern portion of subject site facing northwest.



Photograph 6 – Location of proposed replacement outbuilding facing southeast.



Photograph 3 – Existing dwelling on the subject site facing northwest.



Photograph 5 – Location of proposed replacement outbuilding facing northeast.



Photograph 7 – Location of proposed replacement outbuilding facing northwest.



Photograph 8 – Western boundary of subject site facing southeast.



Photograph 10 – Neighbouring property adjoining the eastern boundary at 11 Tambo Boulevard, Metung.



Photograph 12 – Tambo Boulevard facing northeast.



Photograph 9 – Neighbouring property opposite the subject site at 10 Tambo Boulevard, Metung.



Photograph 11 – Neighbouring property adjoining the eastern boundary at 7 Tambo Boulevard, Metung



Photograph 13 – Tambo Boulevard facing southwest.

3. THE PROPOSAL

This application seeks approval for buildings and works (replacement outbuilding) under the provisions of the Farming Zone, Land Subject to Inundation Overlay and Significant Landscape Overlay. The proposed development plans are contained in **Appendix B**.

The proposed buildings and works will be located in the northern portion of the site and will have a setback of 16.3 metres to the northern boundary, 2.54 metres to the northeastern boundary, 1.2 metres from the southwestern boundary and 9 metres from the existing dwelling.

The proposed outbuilding will be within 100 metres of dwellings not in the same ownership to the northeast and southwest as indicated on the proposed development plans.

The total area of the proposed outbuilding will be 120m² being 12 metres wide and 10 metres long, with an overall height of 5.25 metres from the ridge.

The finished material and colour of the proposed outbuilding will include Colorbond metal sheeting for the walls and roof in the Colorbond Heritage Green. A visual indication

of the proposed colour is contained below in **Figure 3**.



Figure 3 – Colour Schedule- A1 Building & Design

An extract from the plans showing the site plan and northwestern elevation is provided in **Figure 4** and **5** and within the proposed development plans contained in **Appendix B**.

Vehicle access to the site is existing along the southern boundary directly from Tambo Boulevard which will remain unchanged. The existing driveway will be used to access the proposed outbuilding.

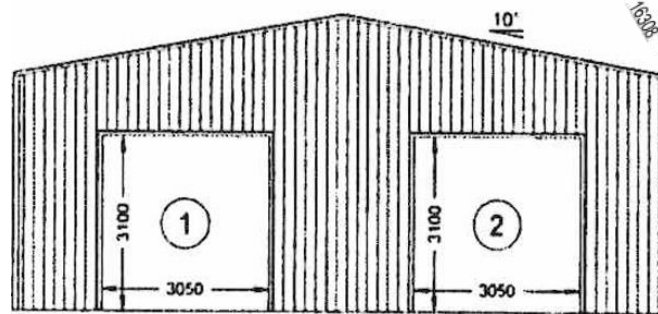


Figure 4 – Northwestern elevation – Venn Engineering

Drainage from the proposed development will be directed to the legal point of discharge to the satisfaction of the responsible authority.

No vegetation is required to be removed, and no earthworks will be required to facilitate the proposal.

The proposed outbuilding will replace the former outbuilding which was destroyed by fire in December 2024. The previous outbuilding was approximately 54m² in area, based on the remaining concrete slab which is to be removed.

The proposed outbuilding will be used to store the owner's vehicles and goods associated with the dwelling to ensure their safe keeping and protection from the elements.

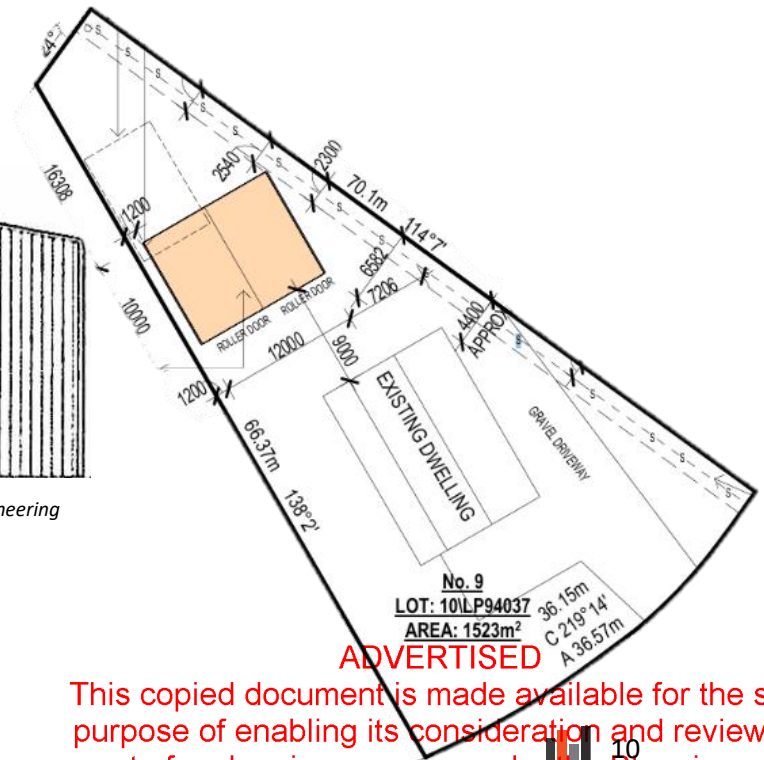


Figure 5 – Site Plan- A1 Building & Design

4. ZONES AND OVERLAYS

Farming Zone – Schedule 1

The purpose of Farming Zone is:

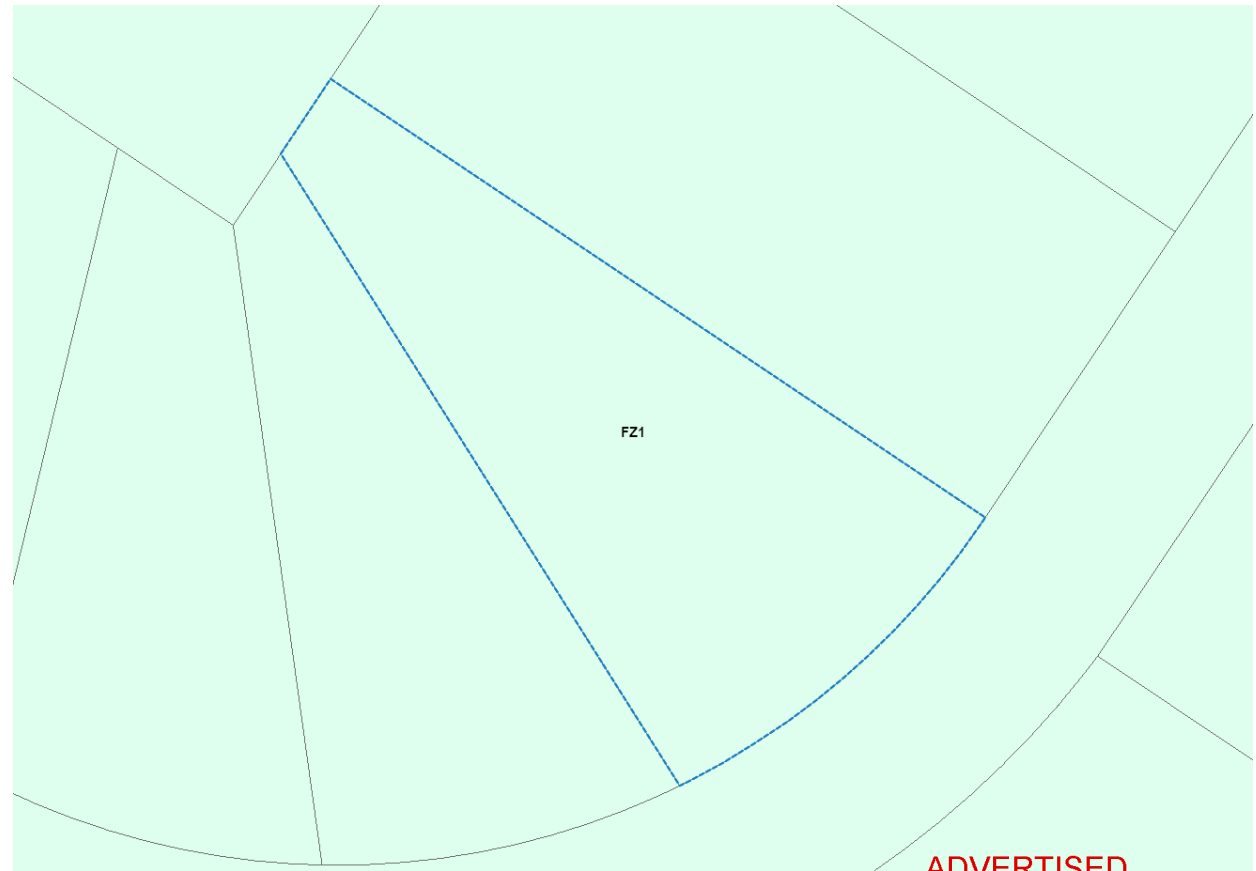
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

An extract of the Farming Zone Map is provided in **Figure 6**.

Clause 35.07-4 provides a permit is required to construct a building or to construct or carry out works within a setback.

The proposed replacement outbuilding will be within 5 metres of the northeastern and southwestern boundary and within 100 metres of a dwelling not in the same ownership.

As such a permit is required under the provisions of the Farming Zone. The relevant decision guidelines are addressed below in Section 5.



Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the

environmental quality of water and groundwater.

- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

An extract of the Land Subject to Inundation Overlay Map is provided in **Figure 7**.

Clause 44.04-2 provides a permit is required to construct a building or to construct or carry out works. As such, the relevant decision guidelines are addressed below in Section 5.

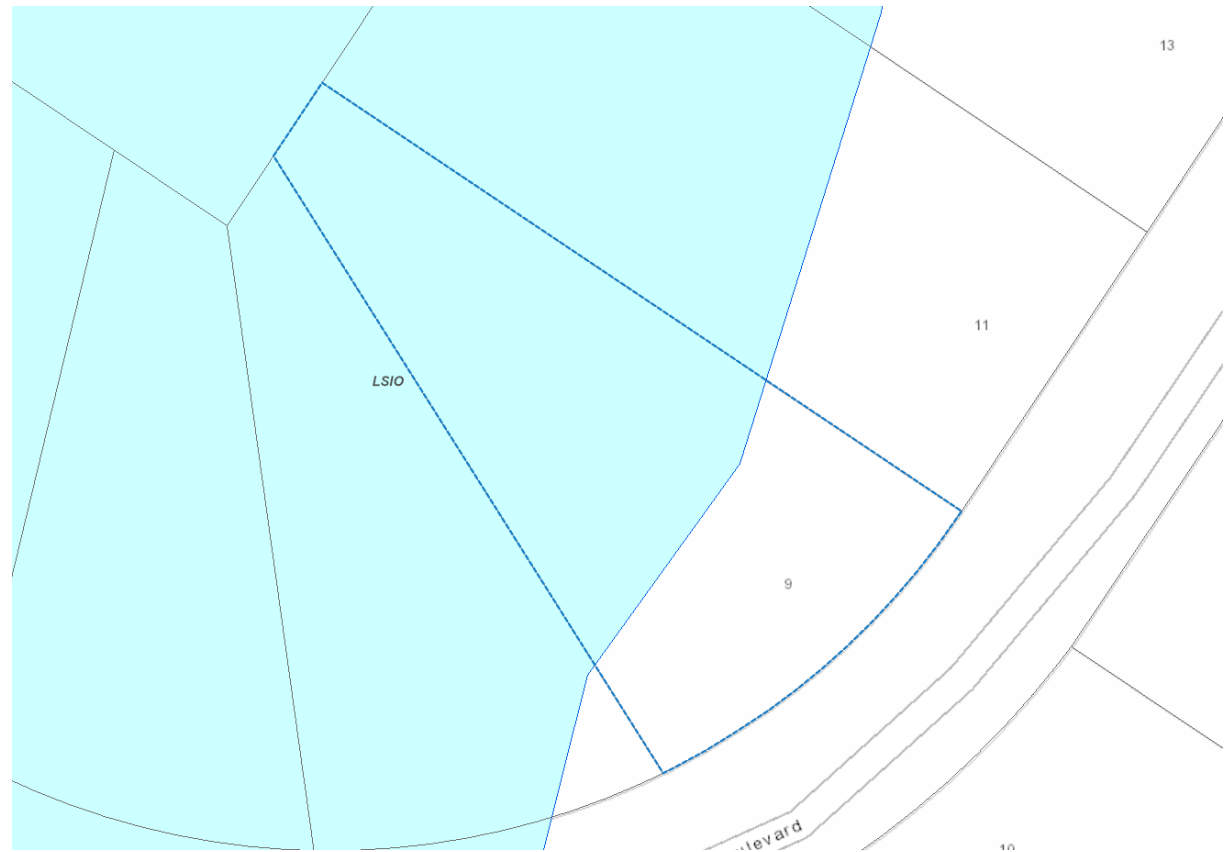


Figure 7 – Land Subject to Inundation Overlay – (source - mapshare.vic.gov.au)

Significant Landscape Overlay – Schedule 2

The purpose of the Significant Landscape Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.*

An extract of the Significant Landscape Overlay Map is provided in **Figure 8**.

Clause 42.03-2 provides a permit is required to construct a building or to construct or carry out works. As such, the relevant decision guidelines are addressed below in Section 5.

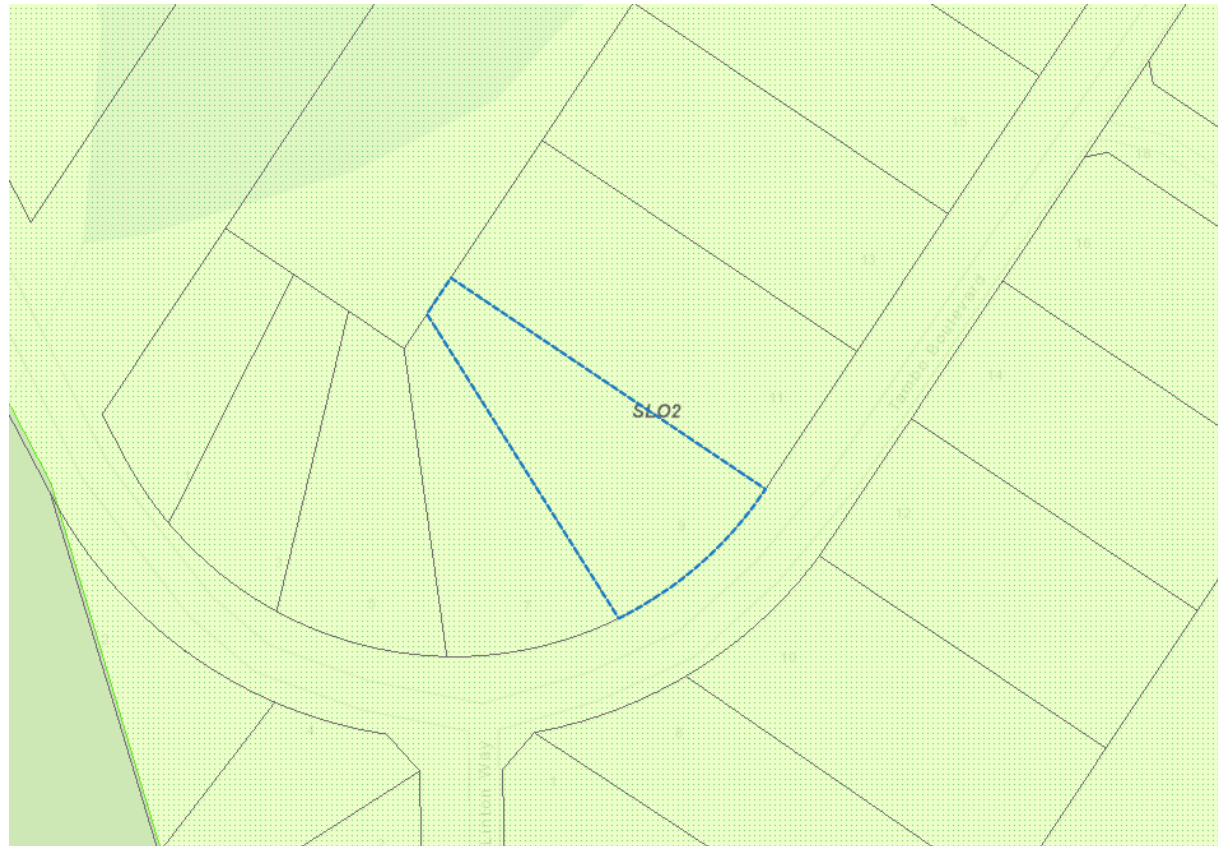


Figure 8 – Significant Landscape Overlay – (source - mapshare.vic.gov.au)

Significant Landscape Overlay continued:

Schedule 2 of the Significant Landscape Overlay provides the following statement of nature and key elements of landscape:

“The Gippsland Lakes are of state significance as a unique estuarine environment with a network of lakes fringed by Ninety Mile Beach and extensive coastal dune systems. Within the East Gippsland Shire, Lakes Victoria and King are the most prominent water features in this landscape but there is also a collection of islands and small peninsulas that contribute to its visual significance. It is the interplay of these features and their vegetated and undeveloped backdrop that make this landscape a valued scenic resource and Victorian icon. As well as its visual qualities, also recognised by the National Trust, this landscape contains some of the most significant and well known environmental and recreational areas in the state. The Ramsar Convention notes this landscape as a wetland system of international significance, and there is a diverse array of flora and fauna, including many endangered species. There are some 60 sites of scientific interest in the area, including sites of geological and geomorphologic significance associated with the sand barriers that have led to the formation of the Gippsland Lakes. The Gippsland Lakes are a highly

significant Aboriginal cultural landscape. Evidence of traditional indigenous occupation of this unique system of waterways is commonplace and is found in the form of shell middens, flaked stone artefacts, scarred trees and other traditionally significant sites and places.”

The landscape character objectives to be achieved is:

“To strengthen the presence of native and indigenous vegetation throughout the landscape, particularly adjacent to lakes, rivers and other waterbodies as well as along roadsides, and in settlements and riparian strips.

To protect the cultural vegetation patterns in rural areas.

To protect locally significant views and vistas that contribute to the character of the landscape, including scenic lookouts and recreation locations with views over the Gippsland Lakes.

To protect locally significant views and vistas, including expansive open views across the inland lakes and natural and unbuilt views along Ninety Mile Beach.

To ensure that development in and around existing settlements does not impact on the characteristics of the landscape, particularly

the natural and unbuilt character at the edge of the Gippsland Lakes.

To manage the impact of new development on the sense of space and openness in the rural landscape.

To protect the largely natural and unbuilt views of Lakes King and Victoria from the lakes’ edges.

To encourage the appropriate siting and design of native hardwood plantation forests that protects the character and viewing of the area. To minimise any increase in development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.

To avoid buildings set high on dunes or development that will be visible on the skyline.

To minimise the visual impact of signage and infrastructure, particularly adjacent to the Gippsland Lakes or areas of high visibility.

To recognise, and protect, the landscape of the Gippsland Lakes as a place of significant Aboriginal cultural heritage value.”

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The development of a replacement outbuilding is an exempt activity and as such a Cultural Heritage Management Plan is not required.

An extract of the Aboriginal Cultural Heritage Map is provided in **Figure 9**.

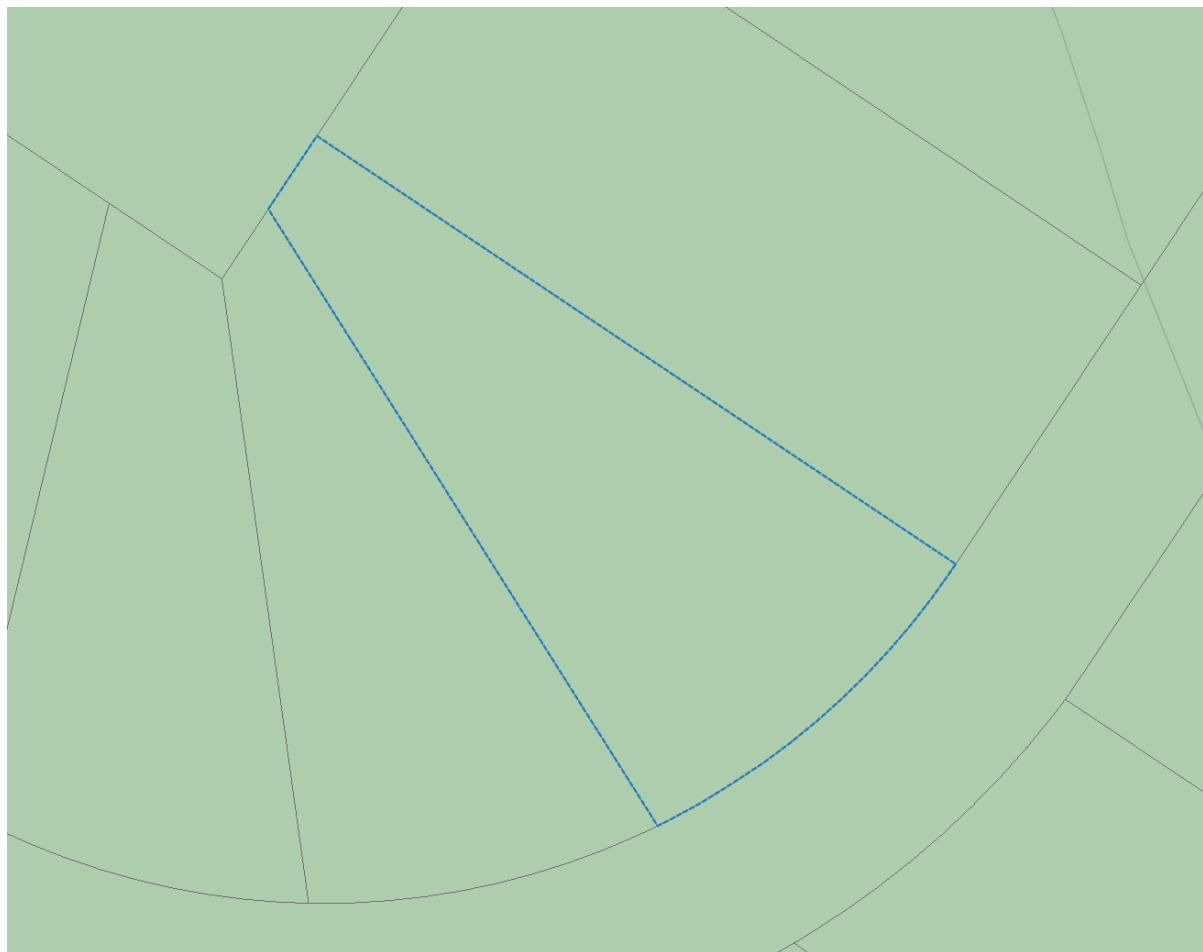


Figure 9 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

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 proposed buildings and works (replacement outbuilding) are 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 for an appropriate replacement outbuilding that can be respectful of the existing development on site, surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, design and amenity by designing the replacement outbuilding to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. No vegetation is required to be removed to facilitate the proposal.
- **Clause 02.03-1** identifies Metung as a coastal settlement. Metung is a key destination for visitors to the Gippsland Lakes system and a significant boating hub with a strong residential community.
- **Clause 13.03-15** requires consideration of floodplain management. The subject site and proposed development are within an area identified as being susceptible to flooding. All preventative measures will be undertaken to ensure hazards are reduced to an acceptable level.
- The proposal is consistent with the decision guidelines of the Farming Zone at **Clause 35.07-6** which seeks protect and enhance agricultural land.
- The subject site whilst zoned Farming Zone is not of a size that is considered to be suitable for any agricultural activity and is within an area comprising a cluster of dwellings.
- The proposed buildings and works will be used to store the owner's vehicles and personal items to ensure their safe keeping and protection from the elements. Given the size limitations of the site there is no other location that would be more suitable to avoid being within setbacks. The buildings and works will be within 100 metres of dwellings not in the same ownership and within 5 metres of the northeastern and southwestern boundaries.
- Given the proposal is seeking a replacement outbuilding there is unlikely to be any detrimental impacts to the adjoining landowners.
- No vegetation will be required to be removed to facilitate the proposal.
- Drainage from the outbuilding will be directed to the legal point of discharge to the satisfaction of the responsible authority.
- Access to the site is existing and will remain unchanged along the southeastern boundary directly from Tambo Boulevard.
- The proposed buildings and works will be suitably setback from the nearby Lake King and will not be visible from the water due to the vegetated reserve and surrounding development.
- The proposal is consistent with the decision guidelines of the Land Subject to Inundation Overlay at **Clause 44.04** which seeks to identify and protect areas prone to flooding.
- The proposal will result in a replacement outbuilding as the former outbuilding was destroyed by fire in December 2024. The former outbuilding has been demolished. Whilst the proposed outbuilding is larger than the previous outbuilding.
- Preliminary advice from the East Gippsland Catchment Management Authority has been sought for this proposal and it has been ascertained the Authority is unlikely to

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object to the proposal. The authority is likely to require flood resistant building materials, high value or hazardous goods /materials and electrical outlets raised above the Nominal Flood Protection Level of 2.3m AHD. All recommendations have been incorporated in the proposal to ensure the risks can be reduced to an acceptable level. The impact of the proposal on future flood events is not expected to be increased particularly given this application is seeking a replacement outbuilding. There is no other flood free area that is more suitable for the proposed outbuilding. AHD levels are indicated on the proposed development plans.

- The proposal is consistent with the decision guidelines of the Significant Landscape Overlay at **Clause 42.03-5** which seeks to identify significant landscapes and conserve and enhance the character of significant landscapes. The statement of nature and key elements of landscape and the landscape character objectives to be achieved are contained in Section 4 of this submission. The subject site contains minimal scattered vegetation. No vegetation is required to be removed to facilitate the proposed buildings and works. Revegetation is not considered an

appropriate response particularly given the bushfire prone nature of the area.

- The proposed building will not be visible from the surrounding areas due to the existing vegetation within the adjoining reserve and surrounding development. The proposed building will not be visually obtrusive in the landscape.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposed buildings and works (replacement outbuilding) supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. The site is identified as being susceptible to flooding hazards. The risks associated with flooding 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.

6. CONCLUSION

This submission is in support of a planning permit application for buildings and works associated with a replacement outbuilding at 9 Tambo Boulevard, Metung

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 Farming Zone, Land Subject to Inundation Overlay and the Significant Landscape Overlay.
- The hazards associated with flooding can be reduced to an acceptable level.
- The design of the proposal will not detrimentally impact the significant character of the landscape.

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

Development Solutions Victoria

DSV Ref: 25093

Disclaimer:

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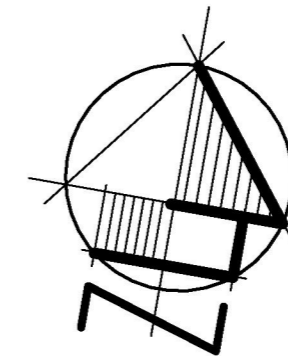
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PROPOSED BUILDING WALL HEIGHT 4.2M - REQUIRED MINIMUM SETBACK - 1.18M
SIDE & REAR SET BACK REQUIREMENTS - CLAUSE 54.04-1
MORE THAN 3-6 M BUT NOT MORE THAN 6-9 M
1 m PLUS AN ADDITIONAL DISTANCE CALCULATED AT THE RATE OF 300 mm FOR EVERY METRE OF
HEIGHT OVER 3-6 m

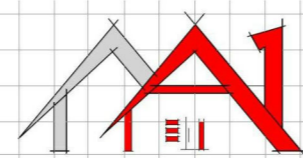
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)

1. ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS
3. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS
4. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERPINNING OF ANY BUILDING AND ITS FOOTING SYSTEM.
5. STORMWATER: 100 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1 : 100 AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.



REFER TO SHED PLANS/ ENGINEERING BY VENN ENGINEERING JOB NO. EAL899635379

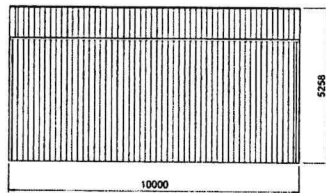
"DO NOT SCALE DRAWINGS" USE FIGURED DIMENSIONS. REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE

[illegible]

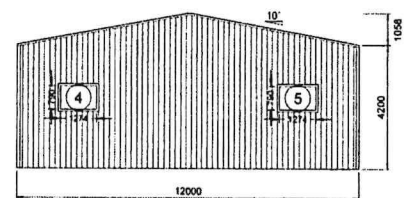
Date:	MARCH 2025
A3 Scale:	1 : 500
Checked:	MJG
Drawn:	PM
Plot Date:	3/11/2025 1:02:51 PM
Client Approval	Signature:
	Date:

Job No: 18169 Revision: 1 Drawing No: A01

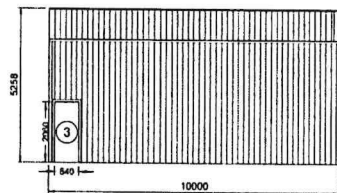
VIC 3904
 18169
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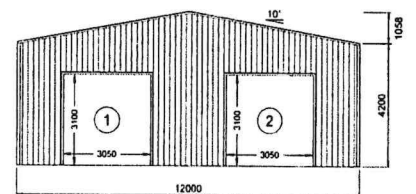
2 SIDEWALL B BUILDING ELEVATION
SCALE: 1:125



3 REAR BUILDING ELEVATION
SCALE: 1:125 FRAME #4

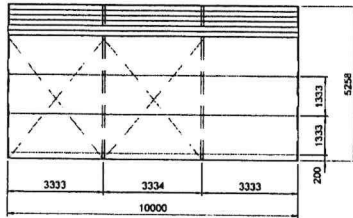


1 SIDEWALL A BUILDING ELEVATION
SCALE: 1:125



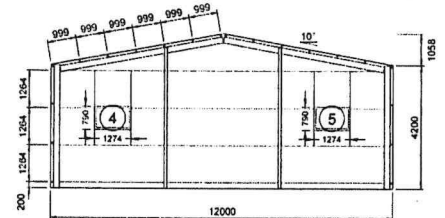
4 FRONT BUILDING ELEVATION
SCALE: 1:125 FRAME #1

REV	DATE	DESCRIPTION								
A	18-02-2025									



2
3 SIDEWALL B FRAMING ELEVATION

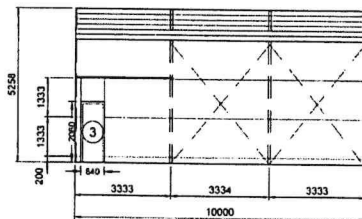
SCALE: 1:125



3
3 REAR FRAMING ELEVATION

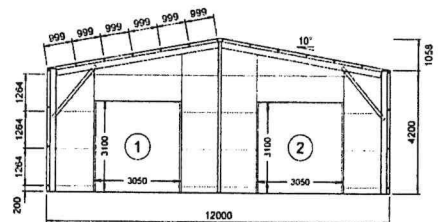
SCALE: 1:125

FRAME #4



1
3 SIDEWALL A FRAMING ELEVATION

SCALE: 1:125



4
3 FRONT FRAMING ELEVATION

SCALE: 1:125

FRAME #1

REV	DATE	DESCRIPTION					Customer Name:	DATE
A	18-02-2025						Site Address: 9 Tambo Blvd Melung, VIC. 3904	18-02-2025
								JOB NO EALB99035378
								SHEET 3 of 10

**COLD FORMED
BUILDINGS**



**VENN
ENGINEERING**

PO Box 3034
THERMOCOL 18300 2515
ENRICH-CHENYI ENGINEERING
ABN 79 628 812 257

Signed

Date 18-02-2025
Grant J Wood MCAJAL CPEng (reg 18 8016)
Proposed E & F Building Fabrication & Supply Pty Ltd
Registered Professional Engineer (E & F) No. 12106
Registered Civil Engineer (Australia) No. 12106
Registered Structural Engineer (Australia) No. 12106
Registered Mechanical Engineer (Australia) No. 12106

Customer Name:
Site Address: 9 Tambo Blvd
Melung,
VIC. 3904

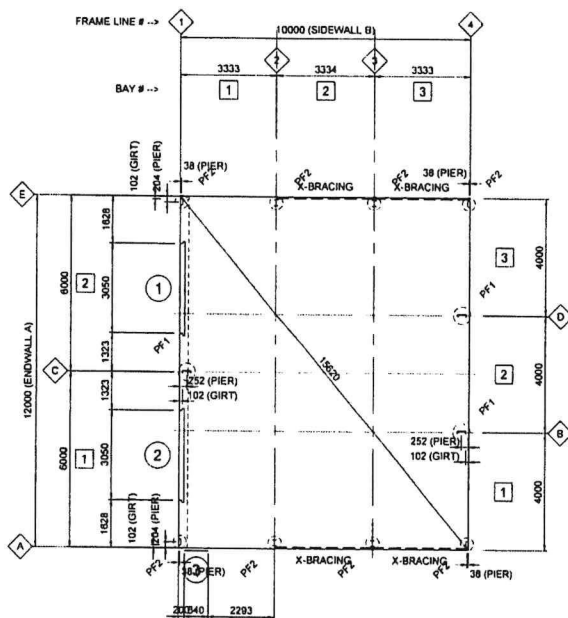
DATE 18-02-2025
JOB NO EALB99035378
SHEET 3 of 10

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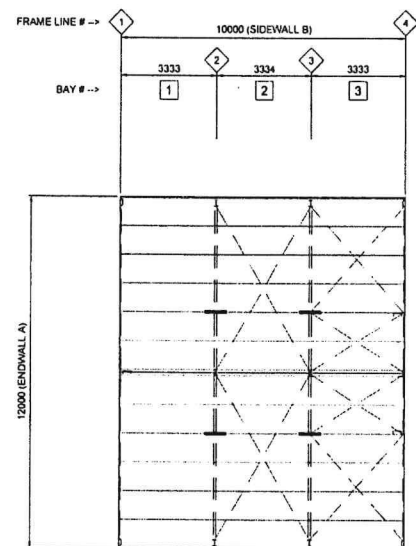


1 FOOTING/SLAB FLOOR PLAN

SCALE: 1:125 PF1 - 6000 REINFORCED CONCRETE PIERS TO DETAIL
PF2 - 4500 REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS
NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT
NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY
EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN
COLUMNS/MULLIONS



2 ROOF FRAMING PLAN

SCALE: 1:125

REV	DATE	DESCRIPTION					
A	18-02-2025						



PG No 3084
THIRUPUL NGV 2515
SHRINATH ENGINEERING
A/N 11 625 802 257

Signed: Grant J Wood M.A.S.A. C.S. Eng. M.A.S. M.P.E. (C)
Date: 18-02-2025
Registered Professional Engineer A.S. No. 123456
Registered Professional Engineer A.S. No. 123456
Registered Professional Engineer A.S. No. 123456
Registered Professional Engineer A.S. No. 123456

Customer Name:
Site Address: 8 Tambo Blvd
Melung,
VIC. 3004

DATE: 18-02-2025
JOB NO: EALB99633379
SHEET: 4 of 10

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