

PP224/2018-1

185 Wickhams Road MURROON

CP: 159278

Proposed Agriculture Shed and Access

A H Maxwell

Officer - Vikram Kumar

EXHIBITION FILE

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

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185 Wickham's Rd
MURRUMBidgee 3243
14-9-2018

Dear Sir

Dear Council please consider a reduced fee
to the amount of \$195-10 as \$1,119-90 is much too
dear for a farm sheet and we are pensioners

Yours faithfully

Lorraine D Maxwell

Alan H Maxwell





Colac Otway
SHIRE

Planning Enquiries
Phone: (03) 5232 9400
Web: www.colacotway.vic.gov.au

Clear Form

Office Use Only

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 185	St. Name: WICKHAM'S RD
Suburb/Locality: MURROON		Postcode: 3243

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No. CP	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 1592789
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? *

AGRICULTURE SHED + NEW ACCESS TO WICKHAM'S TRACK.

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of any development for which the permit is required *

Cost \$ 50,000

You may be required to verify this estimate. Insert '0' if no development is proposed.

Existing Conditions **I**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

HOUSE

☒ Provide a plan of the existing conditions. Photos are also helpful.

Title Information **I**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☐ Not applicable (no such encumbrance applies).

☒ Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details **I**

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name: Title: MR First Name: ALAN Surname: MAXWELL

Organisation (if applicable): ALAN OR LORRAINE MAXWELL

Postal Address: Unit No.: St. No.: 185 St. Name: WICKHAM'S RD

Suburb/Locality: MURROON State: VIC Postcode: 3243

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: 52363322 Email: —

Mobile phone: Fax: 52363322

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* Same as applicant ☒

Name: Title: MR First Name: ALAN Surname: MAXWELL

Organisation (if applicable):

Postal Address: Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ☒

Name: Title: MR + MRS First Name: ALAN + LORRAINE Surname: MAXWELL

Organisation (if applicable):


Postal Address: Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Alan Maxwell Date: 14 - 9 - 2018
day / month / year

Declaration **1**

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

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

Signature:

Kim A. Roswell

Date: 14-9-2018

day / month / year

Need help with the Application? **1**

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

☐ No

☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist **1**

Have you:

☐

Filled in the form completely?

☐

Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?

☐

A full, current copy of title information for each individual parcel of land forming the subject site.

☐

A plan of existing conditions.

☐

Plans showing the layout and details of the proposal.

☐

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☐

Completed the relevant council planning permit checklist?

☐

Signed the declaration above?

Lodgement **1**

Lodge the completed and signed form, the fee and all documents with:

Colac Otway Shire
PO Box 283
Colac VIC 3250
2-6 Rae Street
Colac VIC 3250

Contact information

Phone: (03) 5232 9400

Email: inq@colacotway.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description – the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting the Planning Schemes Online section of the department's website <http://planning-schemes.delwp.vic.gov.au>

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au. Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.


See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?


A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

 You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

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Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

⚠ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.


Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES

Example 1

The Land 


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: 4 St. No.: 26 St. Name: Planmore Avenue

Suburb/Locality: HAWTHORN Postcode: 3122

Formal Land Description *
Complete either A or B

 This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A Lot No.: 2 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No. LP93562

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:


Example 2

 For what use, development or other matter do you require a permit? *

Construction of two, double-storey dwellings and construction of two new crossovers.

☒ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Example 3

Existing Conditions 


Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling.

☒ Provide a plan of the existing conditions. Photos are also helpful.

Example 4

Applicant and Owner Details 

Provide details of the applicant and the owner of the land

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Title: Mr First Name: Len Surname: Browning

Organisation (if applicable): Responsible Developers P/L

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: 4 St. No.: 12 St. Name: Ardour Lane

Suburb/Locality: Wycheproof State: Vic Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567 Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678 Fax: 9123 4567

Contact person's details* Same as applicant ☐

Name:

Title: Mr First Name: Andrew Surname: Hodge

Organisation (if applicable): Town Planning Consultants

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name: PO Box 111

Suburb/Locality: Parkdale State: Vic Postcode: 3194

Name: Same as applicant ☒

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Date:

day / month / year

From: "Oborne, Riley" <riley.oborne@westpac.com.au>
Sent: 14/09/18 4:21 AM
To: ""inq@colacotway.vic.gov.au"" <inq@colacotway.vic.gov.au>
Subject: Planning permit A H & L D MAXWELL 185 WICKHAMS RD MURROON VIC 3243
Attachments: CP159278S_180914-L1168-006GO.PDF, 09649 934_180914-L1168-0035R.PDF

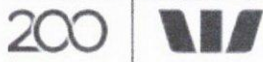
Hi,

As discussed please find attached requested documents.

If you require any further information please let me know.

Regards,

Riley Osborne
Bank Manager- Colac & Apollo Bay
130-132 Murray St, Colac, Vic, 3250
M: 0478 491 941 | **T:** 03 5234 1166 | **F:** 03 5231 1095
E: riley.oborne@westpac.com.au



200 years proudly supporting Australia

Confidential communication

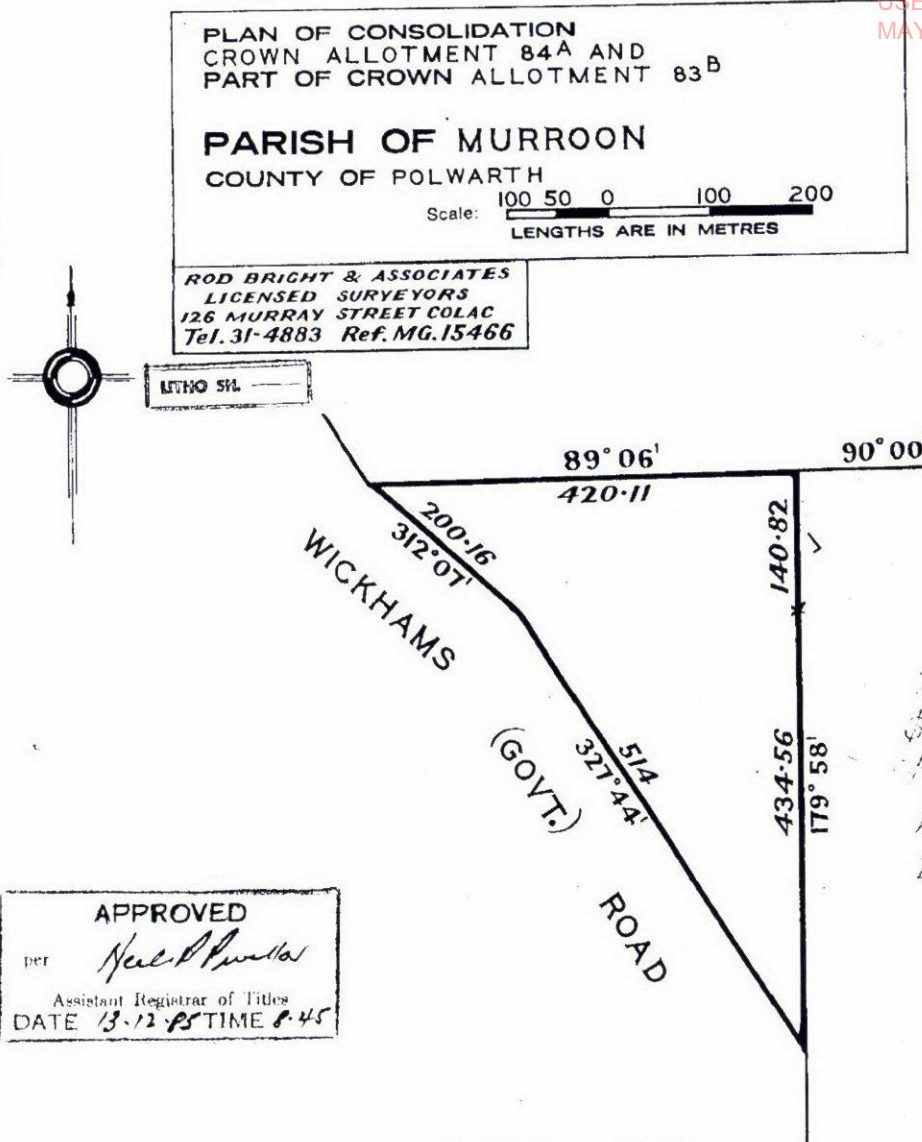
Westpac Banking Corporation (ABN 33 007 457 141)

Westpac Institutional Bank is a division of Westpac Banking Corporation

Council Reference No. 521,2457

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CP1592785



APPROVED
per *Neil P. Smith*
Assistant Registrar of Titles
DATE 13.12.85 TIME 8.45

V. 7625 F. 193
V. 9323 F. 940
V. 9453 F. 403

Vol. 9649 Fol. 934

**SEAL & ENDORSEMENT
OF MUNICIPALITY**

Sealed Pursuant to the provisions of
Sec. 569 A B of the Local Gov. Act

The Council of the Shire of Winchelsea hereby
consents to the consolidation of Land as shown on this
Plan and as shown on the Seal of the Municipality

12th day of December 1984

Paul B. Smith
Mayor
COUNCILOR
MAYOR

SURVEYORS CERTIFICATION

I certify that this plan has been made by me
or under my immediate supervision and accords
with title, except for bearings relating to C/A. 84^A
which are adjusted 0°18' for datum & parcel miscloses
2.57m on 271°45'.

R. Bright
LICENSED SURVEYOR

DATED 15th October 1984

CP1592785

CP159278

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

VOLUME 09649 FOLIO 934

Security no : 124073931443P
Produced 14/09/2018 10:51 am

LAND DESCRIPTION

Land in Plan of Consolidation 159278S.

PARENT TITLES :

Volume 07625 Folio 193 Volume 09323 Folio 940 Volume 09453 Folio 403

Created by instrument CP159278S 13/12/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ALAN HARRY MAXWELL

LORRAINE DOROTHY MAXWELL both of MURROON

CP159278S 13/12/1985

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U627742T 10/02/1997

WESTPAC BANKING CORPORATION

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 CP159278S 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: 185 WICKHAMS ROAD MURROON VIC 3243

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

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SITE PLAN



Authorised Distributor

For



Genua Brothers Pty Ltd

3 Hurst Court

Colac, VIC, 3250

ABN: 75616379759

P: 52313477

F: 52313282

E: damian@genuabrothers.com.au

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QUOTATION

Quoted for: Allan and Lorraine Maxwell - 10156C - 1

DATE: 15 May 2018

VALID UNTIL: 12 June 2018

TO Allan and Lorraine Maxwell
52363322
185 Wichams Road
Murroon, VIC, 3243

SITE Allan and Lorraine Maxwell, 52363322
185 Wichams Road
Murroon, VIC, 3243

DELIVERY 185 Wichams Road
Murroon, VIC, 3243

SALESPERSON	QUOTE #	DELIVERY METHOD
Damian Genua	Allan and Lorraine Maxwell - 10156C - 1	Standard Freight

QTY	DESCRIPTION	PRICE \$
1	Sturdy. (RHS Frame, Z Purlins) 18m Long x 9m Wide x 4.5m Eave Height. 10° Roof Pitch. 3 Bays. COLORBOND® 0.47 TCT Monoclad Wall Cladding or similar. COLORBOND® 0.47 TCT Corrugated Roof Cladding or similar. COLORBOND® Vee Ridge Flashing. COLORBOND® Garage Barge Flashing. COLORBOND® Easiflow Eave Gutter. White uPVC Ø90 DownPipes.	
1	COLORBOND® Larnec 650/37 PA Door 2040H x 820W	
1	COLORBOND® 1 Sliding Door on 1 Track in Gable End 4200H x 4190W	
1	Lean To Left Side. 18.00m Long x 6.00m Wide x 3.98m Eave Height. 0.00m LeanTo Roof To Gable Wall Step Height. 5° Roof Pitch. 3 Bays.	
3	LeanTo Open Bay	
2	LeanTo Open End	
1	Safety Mesh under skylights	
6	Clear Wonderglass 1500gsm Corrugated Skylight Sheeting.	33,074.00
1	Installation of building.	17,884.00
1	Footing Type. (Bolt Cage at finished floor level).	
	GST	4,632.55
	TOTAL inc(\$)	50,958.00

Comments:

Solid shed frame constructed from 150mm x 50mm Galvanised R.H.S.....Z 150mm Galvanised purlins and girts.....Price based on
Shed site to be levelled and concreted before erection.....All footings for shed and lean to are to be installed by concreter.

This quotation is subject to Genua Brothers Pty Ltd standard terms and conditions.

Quotation prepared by:

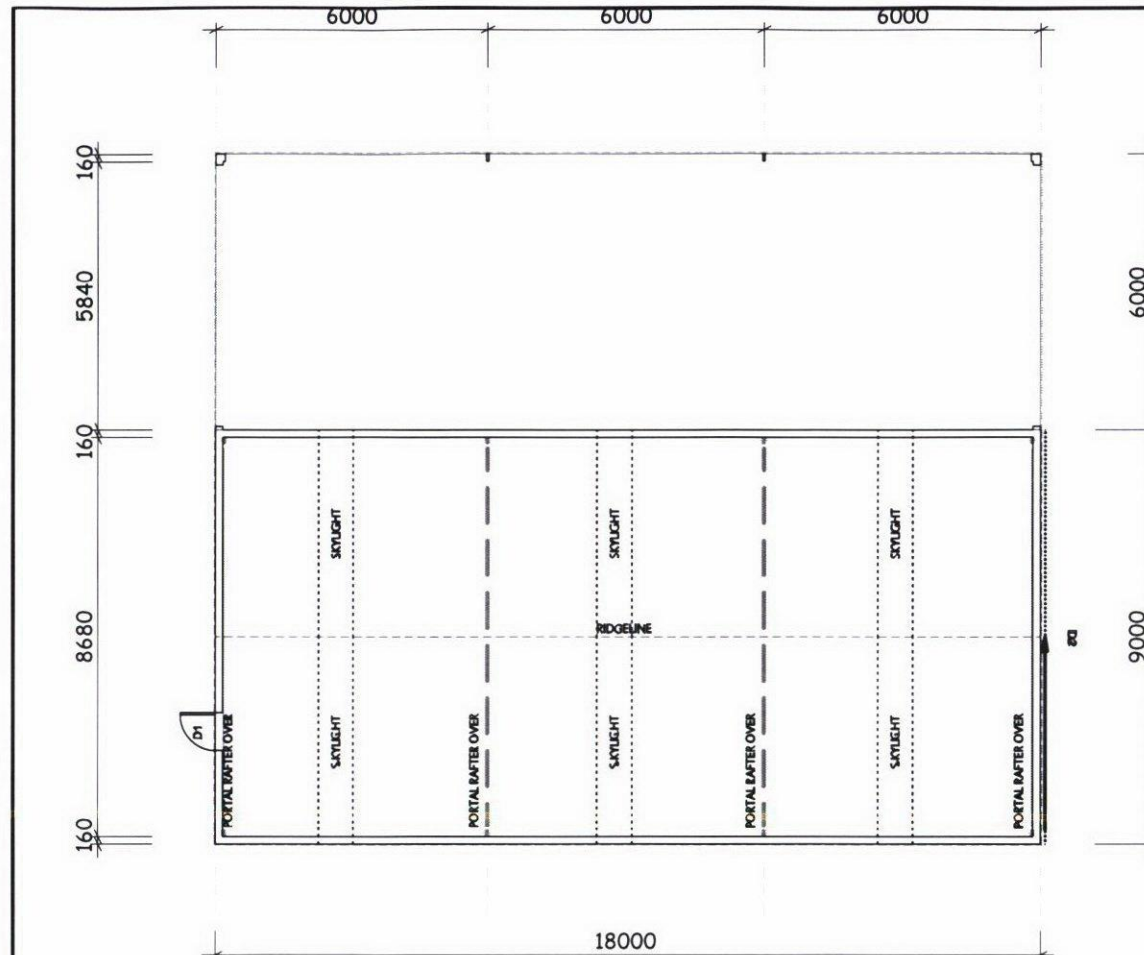
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FLOORPLAN
SCALE 1:150



VIEW LEGEND

DOOR SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D1	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
D2	SLIDING DOOR	4200	4190	1 SLIDING DOOR ON 1 TRACK

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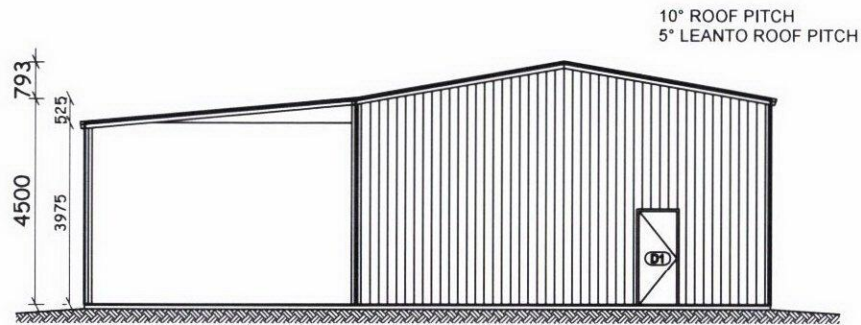


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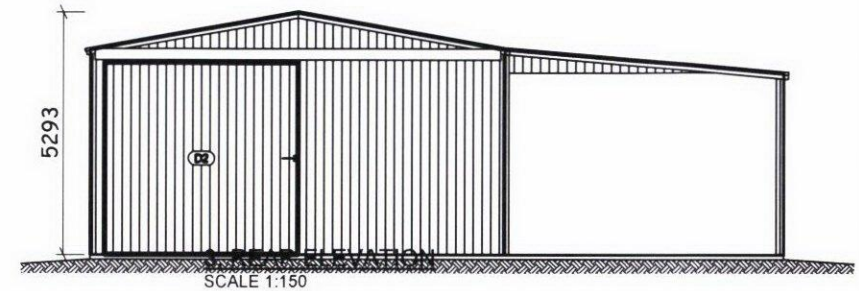
Client: Allan and Lorraine Maxwell
Project: Proposed Farm Shed
185 Wichams Road
Murroon, VIC, 3243

Drawing Name: Floor Plan	Drawing Number: A1.1	Rev: C
Project Number: 10156C - 1	Date: May 2018	
Scale: 1:150	Sheet: 18Lx9Wx4.5H 10" 3 bays	Sheet Size: A4

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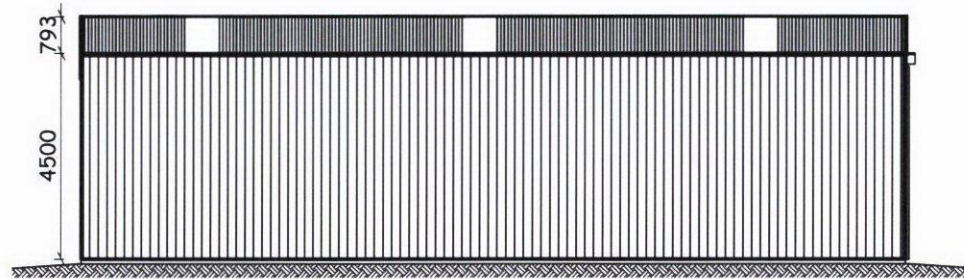
Client: **Allan and Lorraine Maxwell**

Project: **Proposed Farm Shed**
185 Wichams Road
Murroon, VIC, 3243

Drawing Name: **Gable Elevations**

Project Number		Drawing Number		Rev.
10156C - 1		A2.1		C
Drawn:	Date:		May 2018	
All Dimensions in Millimetres U.N.O.				Sheet Size
Scale:	1:150	Shed:	18Lx9Wx4.5H 10° 3 bays	
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2. RIGHT ELEVATION
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DOOR SCHEDULE				
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D1	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
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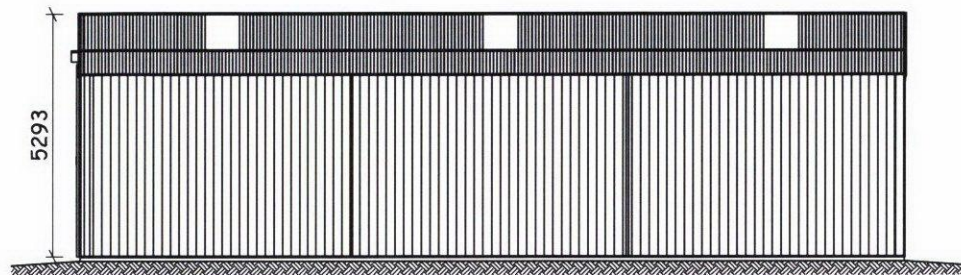
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Client	Allan and Lorraine Maxwell		
Project	Proposed Farm Shed 185 Wichams Road Murroon, VIC, 3243		
Drawing Name	Right Side Elevation		
Project Number	10156C - 1	Drawing Number	A2.2
Drawn		Date	May 2018
All Dimensions In Millimetres U.N.O.			Sheet Size
Scale	1:150	Shed	18Lx9Wx4.5H 10° 3 bays
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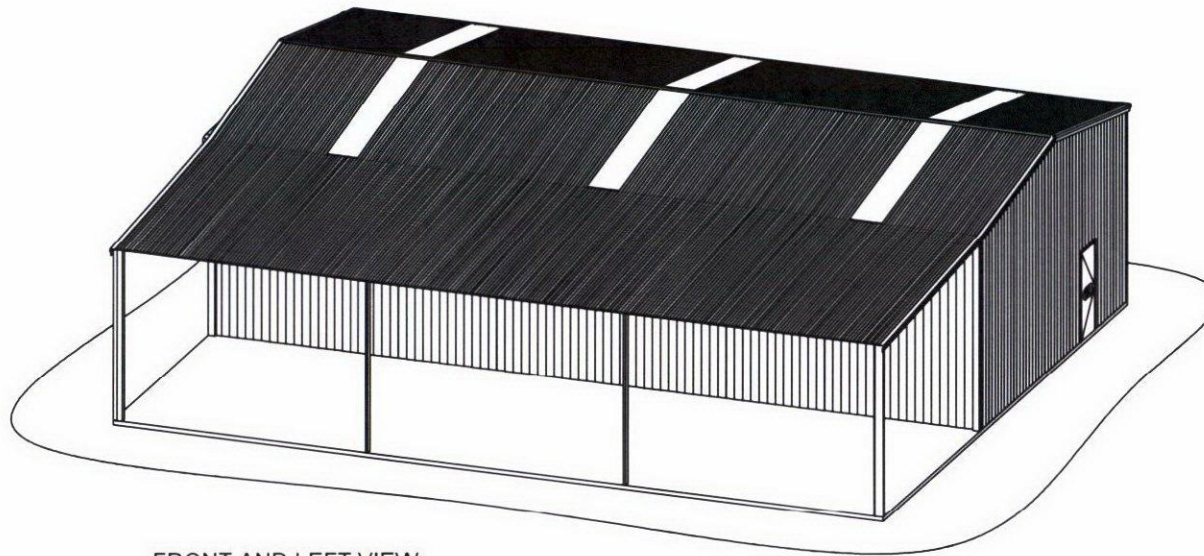
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Project: Proposed Farm Shed 185 Wichams Road Murroon, VIC, 3243			
Drawing Name: Left Side Elevation			
Project Number 10156C - 1		Drawing Number A2.3	
		Rev. C	
Drawn:		Date: May 2018	
All Dimensions In Millimetres U.N.O.			Sheet Size A4
Scale: 1:150		Sheet: 18Lx9Wx4.5H 10" 3 bays	

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FRONT AND LEFT VIEW
SCALE 1:150

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Client: **Allan and Lorraine Maxwell**

Project:
**Proposed Farm Shed
185 Wichams Road
Murroon, VIC, 3243**

Drawing Name: **3D View**

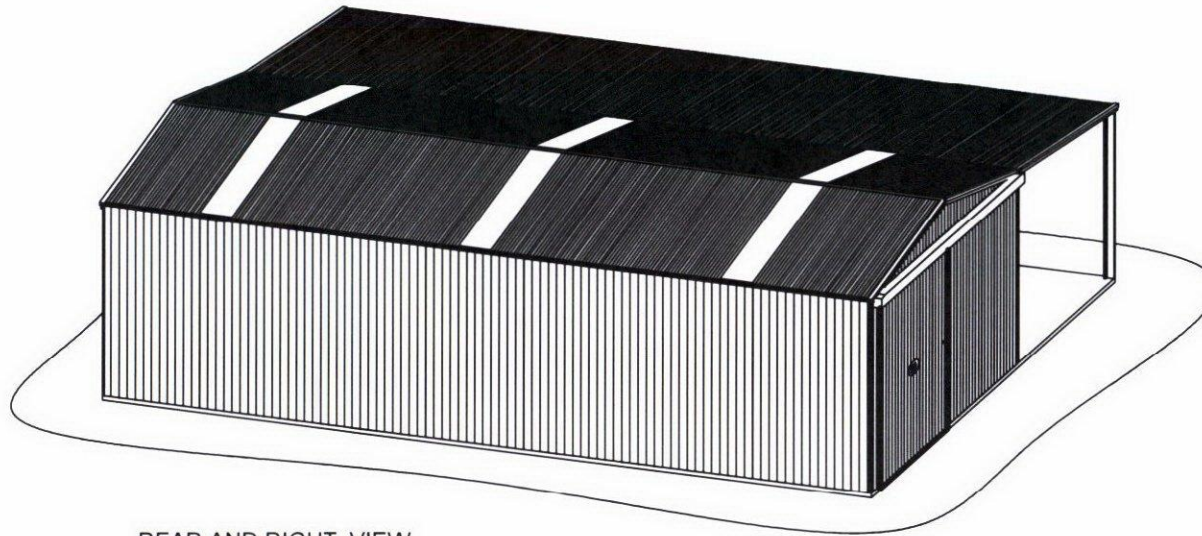
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Drawn: **May 2018**

Scale: **1:150** Sheet: **18Lx9Wx4.5H | 10" | 3 bays** Sheet Size: **A4**

All Dimensions In Millimetres U.N.O.

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REAR AND RIGHT VIEW
SCALE 1:150

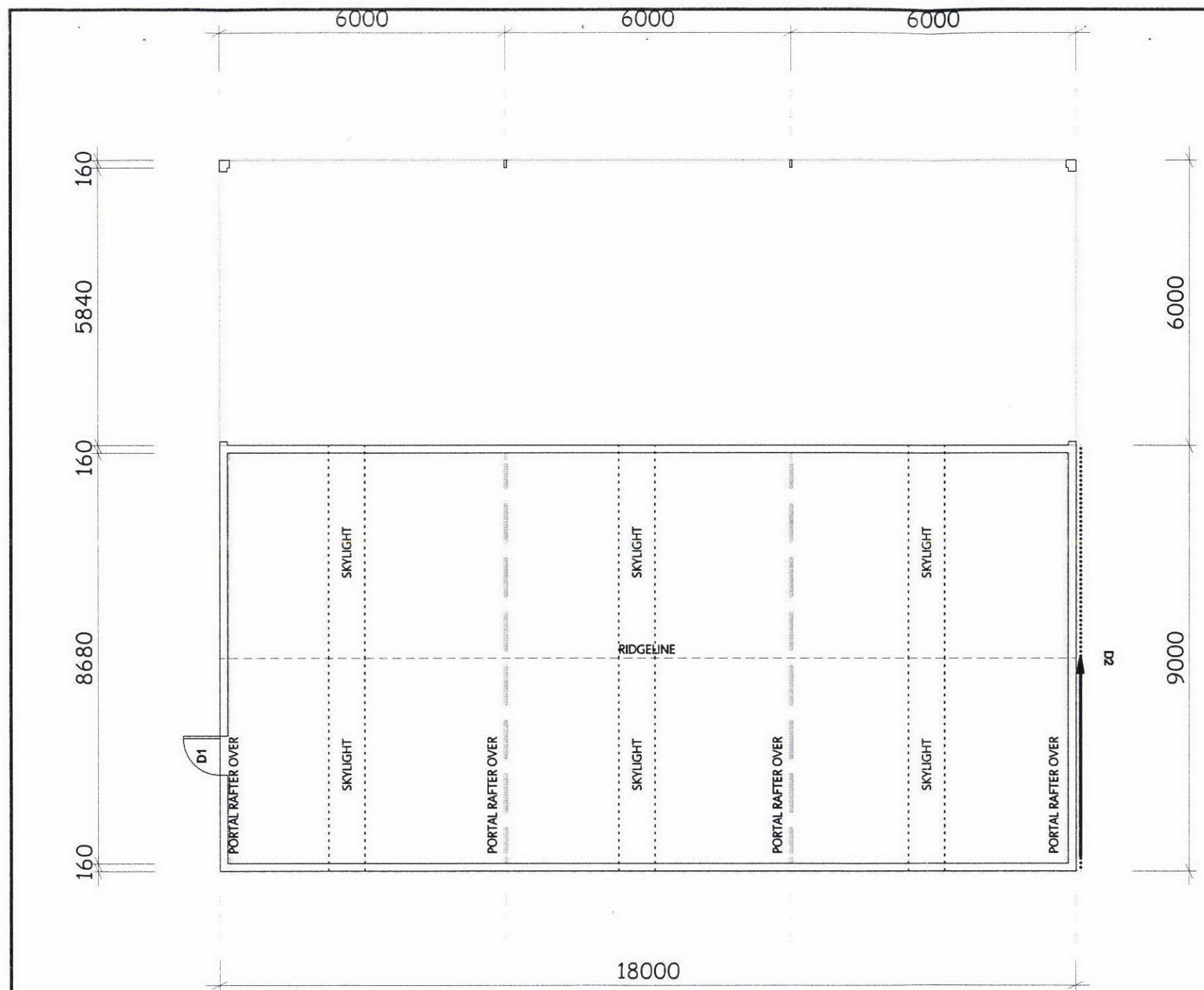
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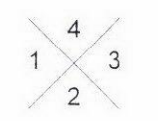
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Client: Allan and Lorraine Maxwell		Project: Proposed Farm Shed 185 Wichams Road Murroon, VIC, 3243	
Drawing Name: 3D View 2		Drawing Number: A3.2	
Project Number: 10156C - 1		Rev: C	
Drawn: May 2018		Date:	
All Dimensions In Millimetres U.N.O.		Sheet Size: A4	
Scale: 1:150		Sheet: 18Lx9Wx4.5H 10" 3 bays	

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FLOORPLAN
SCALE 1:150



VIEW LEGEND

DOOR SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D1	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
D2	SLIDING DOOR	4200	4190	1 SLIDING DOOR ON 1 TRACK

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Client:
Allan and Lorraine Maxwell

Project:
Proposed Farm Shed
185 Wichams Road
Murroon, VIC, 3243

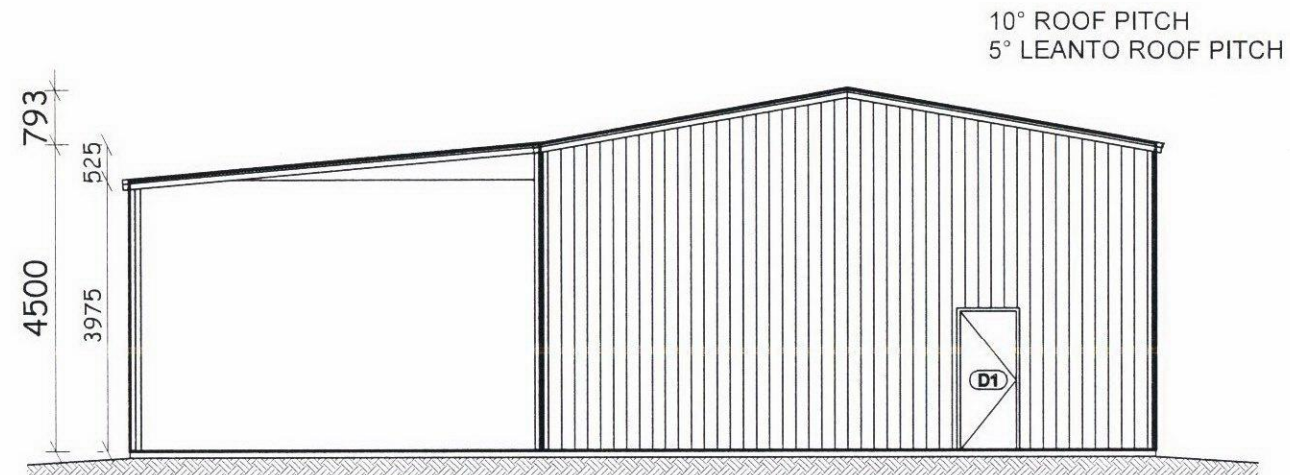
Drawing Name: **Floor Plan**

Project Number: 10156C - 1	Drawing Number: A1.1	Rev: C
Drawn:	Date: May 2018	

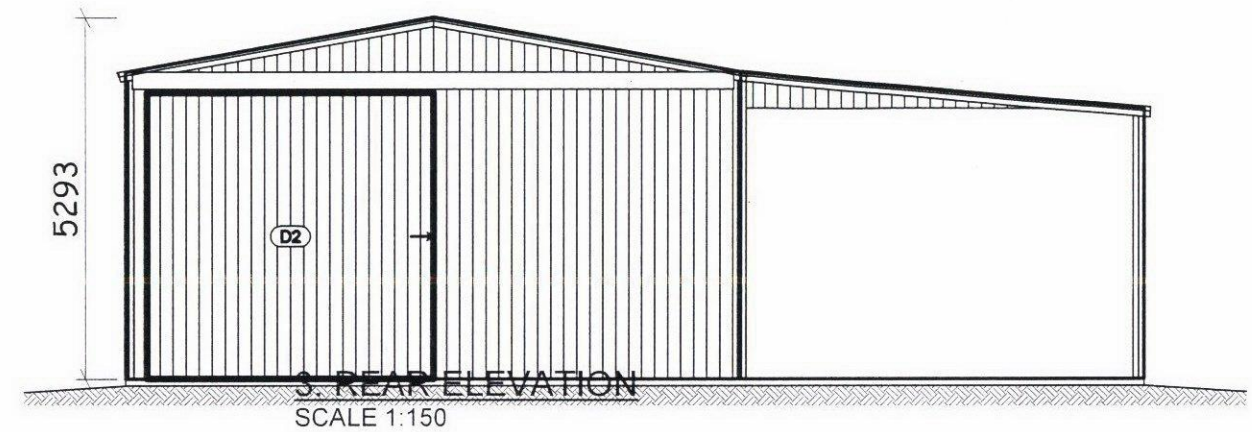
All Dimensions In Millimetres U.N.O.

Scale: 1:150	Shed: 18Lx9Wx4.5H 10° 3 bays
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Sheet Size
A4



1. FRONT ELEVATION
SCALE 1:150



3. REAR ELEVATION
SCALE 1:150

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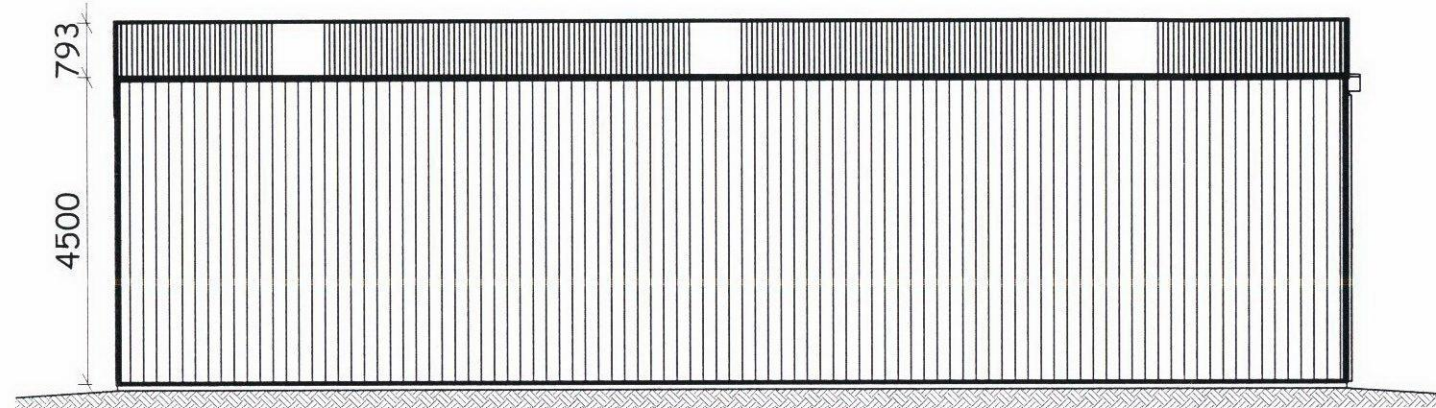
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Client: Allan and Lorraine Maxwell	
Project: Proposed Farm Shed 185 Wichams Road Murroon, VIC, 3243	
Drawing Name: Gable Elevations	
Project Number: 10156C - 1	Drawing Number: A2.1
Drawn: May 2018	Rev: C
All Dimensions In Millimetres U.N.O.	
Scale: 1:150	Sheet Size: A4
Shed: 18Lx9Wx4.5H 10° 3 bays	



2. RIGHT ELEVATION

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DOOR SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D1	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR
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Client: **Allan and Lorraine Maxwell**

Project: **Proposed Farm Shed
185 Wichams Road
Murroon, VIC, 3243**

Drawing Name: **Right Side Elevation**

Project Number: **10156C - 1**

Drawing Number: **A2.2**

Rev: **C**

Drawn: _____ Date: **May 2018**

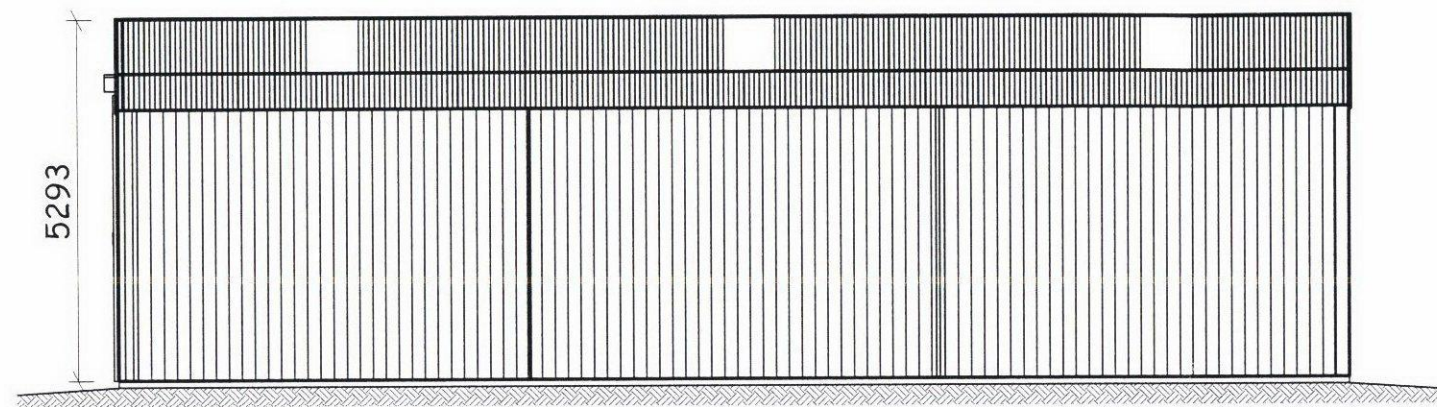
All Dimensions In Millimetres U.N.O.

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Shed: **18Lx9Wx4.5H | 10° | 3 bays**

Sheet Size

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4. LEFT ELEVATION
SCALE 1:150

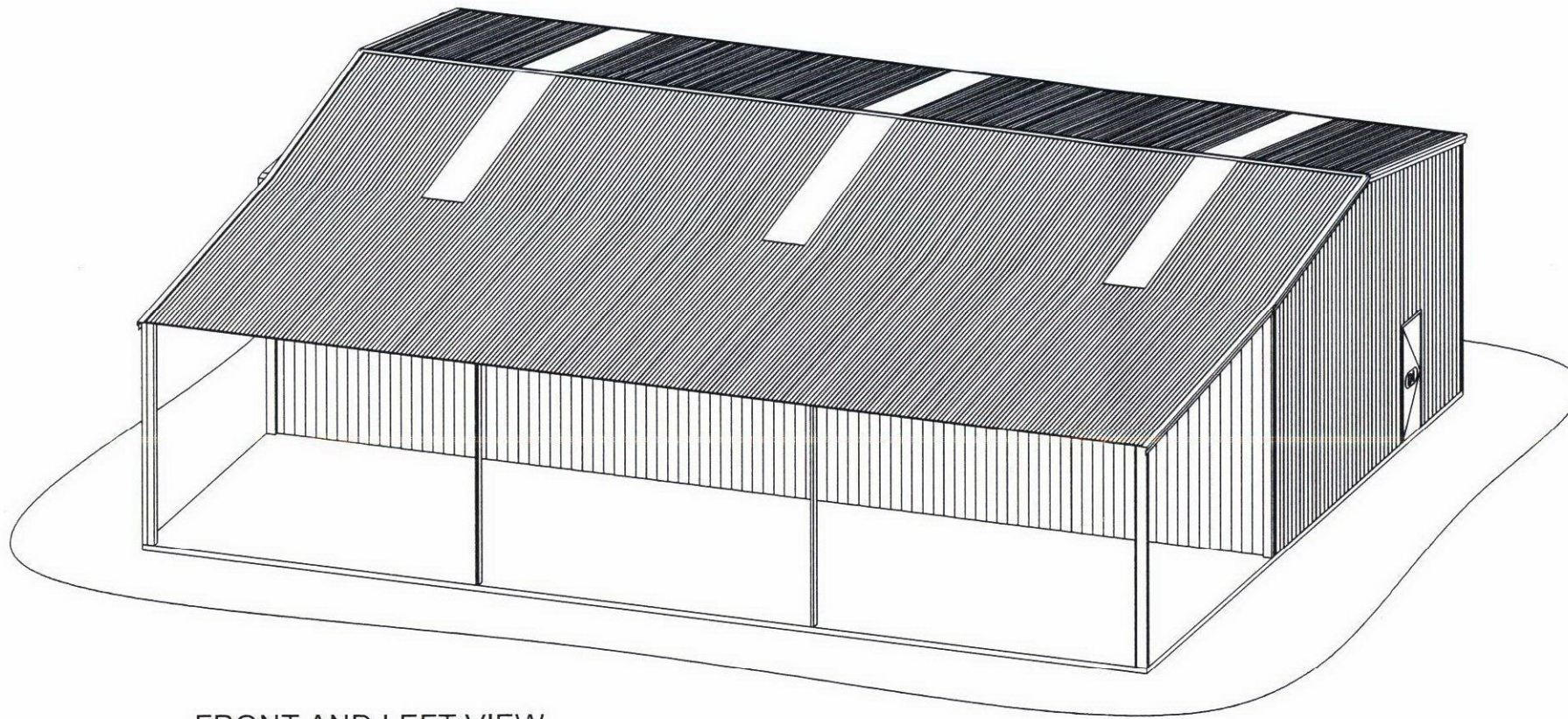
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Drawing Name: Left Side Elevation			
Project Number: 10156C - 1		Drawing Number: A2.3	
		Rev. C	
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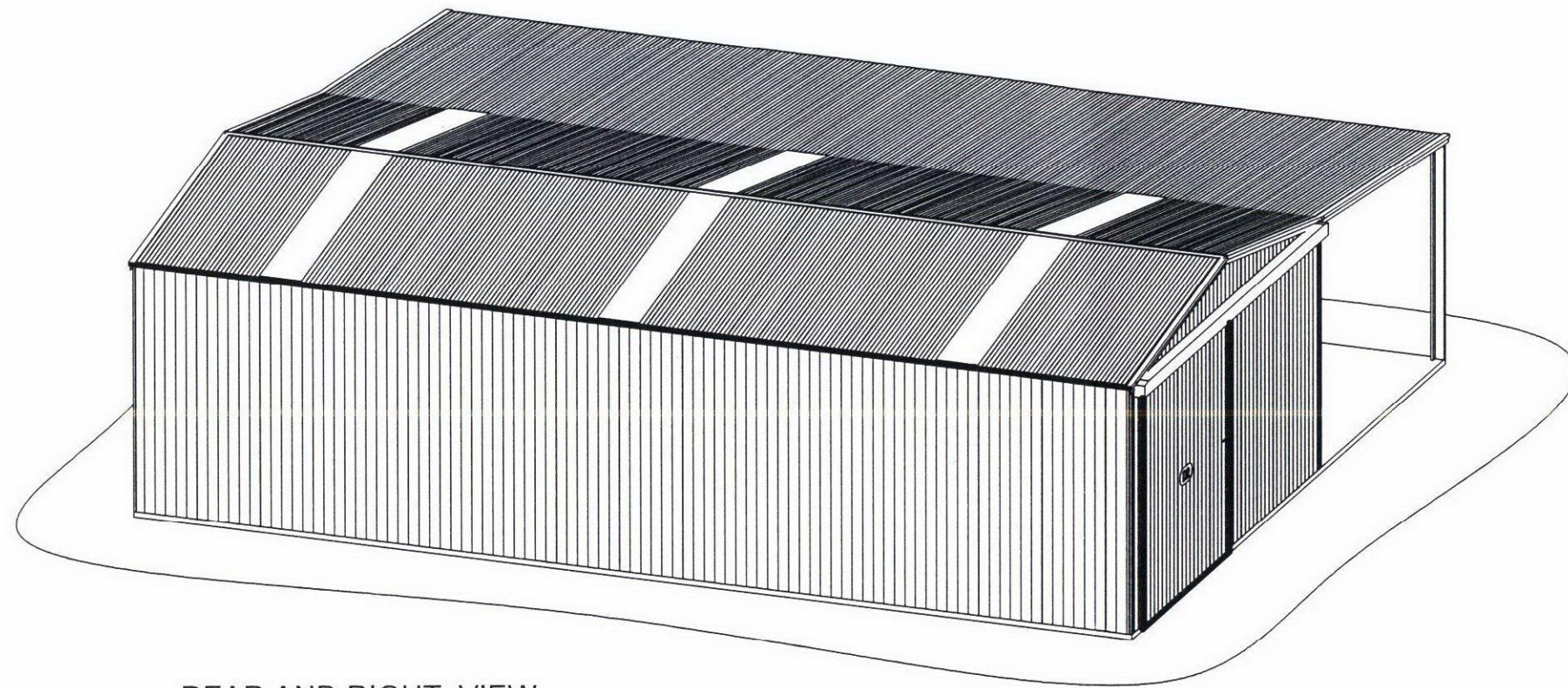
FRONT AND LEFT VIEW
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Project: Proposed Farm Shed 185 Wichams Road Murroon, VIC, 3243		
Drawing Name:	3D View	
Project Number:	10156C - 1	Rev. C
Drawing Number:	A3.1	
Drawn:	Date: May 2018	
All Dimensions In Millimetres U.N.O.		Sheet Size
Scale:	1:150	A4
Shed: 18Lx9Wx4.5H 10° 3 bays		



REAR AND RIGHT VIEW
SCALE 1:150

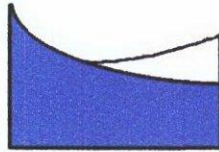
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Allan and Lorraine Maxwell
Project:
Proposed Farm Shed
185 Wichams Road
Murroon, VIC, 3243

Drawing Name:	3D View 2		
Project Number:	10156C - 1	Drawing Number:	A3.2
Drawn:		Date:	May 2018
All Dimensions In Millimetres U.N.O.			Sheet Size
Scale:	1:150	Shed:	18Lx9Wx4.5H 10° 3 bays
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GEOTECHNICAL ASSESSMENT

SITE; 185 Wickams Rd
Murroon Victoria. 3243

DEVELOPER; A & L Maxwell

REPORT NUMBER; ES18115

DATE; 31/05/2018

REPORTING TO; COLAC OTWAY SHIRE
Planning Scheme, Erosion Management
Overlay Procedures (EMO), 2013.
Amendment C68

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12. Report Recommendations		
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14. Professional Compliance Statement		
15. Controlling and Referenced Documents		
16. Site Conditions Photo (Planning Maps on Line)	17.. Geotechnical Declaration.	
18. The Geotechnical Assessment / Landslip Risk Assessment		

Executive Summary

Maximum Annual probability of loss of life, Barely Credible
This figure is below the advised acceptable limit
Property Risk would be Very Low
This is also below the advised acceptable limit.

Succinct Recommendations

- a) The proposal be allowed as the calculated risk is within the acceptable ranges for Life and Property
- b) Landslip Risk Assessment is not required

Preamble

Note; This document reports to Schedule One to the Erosion Management Overlay as in operation at the time of commissioning.

The Shire contains areas of land that are susceptible to landslip..... In areas susceptible to landslips, it is necessary to assess the potential impact of buildings, works and vegetation removal on the environment, in order to minimise risk to life and property.
(EMO Policy Basis)

The proposal comprises the construction of a machinery storage shed.
This report considers the geotechnical implications of the proposal.

1.0 Consultant

Michael Daniel Delahunty
'Culliamurra'
1745 Colac – Forrest Road
Colac Victoria Australia.

1.1 Details of Qualifications, Experience and Expertise

Bachelor Degree in Mining Engineering University of Ballaratt.

2001-2003 Civiltest, Geotechnical technologist

2006- to current 2020Engineering Solutions P/L
Managing Director, Principal Engineer

Member Institute of Engineers Australia Member # 2274072

1.2 Specific Expertise

Over the past eighteen years I have personally conducted several hundred site and soil investigations across SW Victoria. This work, along with academic qualifications, has equipped me with an understanding of typical and atypical sub-soil conditions.

The author has valid professional indemnity insurance at the time of inspection and reporting. As part of a commitment to on-going professional development the author is undertaking the process of accreditation and attainment of chartered status.

1.3 Equipment

Kobelco 007 hydraulic mounted auger
100mm hand auger
GMC Digital spirit level
Manual measuring devices
Computer hardware and software

2.0 Date of Assessment

24th May 2018

2.1 Reporting Date

31th May 2018

3.0 Site Description

The subject property comprises a rural allotment in a farming area. The proposal comprises construction of a machinery storage shed.

The proposed foot print comprises an area of cleared open grassland adjoining Wickhams Road, which has some low scrub/trees.

3.1 Address

185 WickhamS Rd.
Murroon, Victoria. 3243

3.2 Title Details

CP159278

3.2.1 Property Owner

A & L Maxwell

3.3 Developer

A & L Maxwell

3.4 Responsible Authority

Colac Otway Shire
Rae St Colac 3250

3.4.1 Planning Details

Planning Application; TBA.

4.0 Site Assessment Plans



Fig 1.Site Plan (Source; Author)

5.0 Surface Conditions



Fig 2.Site Condition Photo, view to SW.(Source; Author).

Build site comprises grassed area adjoining road reserve.

5.1 Subsurface Conditions

Based upon a number of sub-surface drilling and investigations conducted by the author across the district it is our opinion that the weathered in-situ subsurface profile comprised a Silty Sand over a deep Sandy Clay.

5.2 Groundwater

No discharge areas were noted on the subject land.

5.3. Geology

Published geological maps of the area indicate the property covers a range of CRETACEOUS Age, Eumeralla Formation part of the Otway Group.

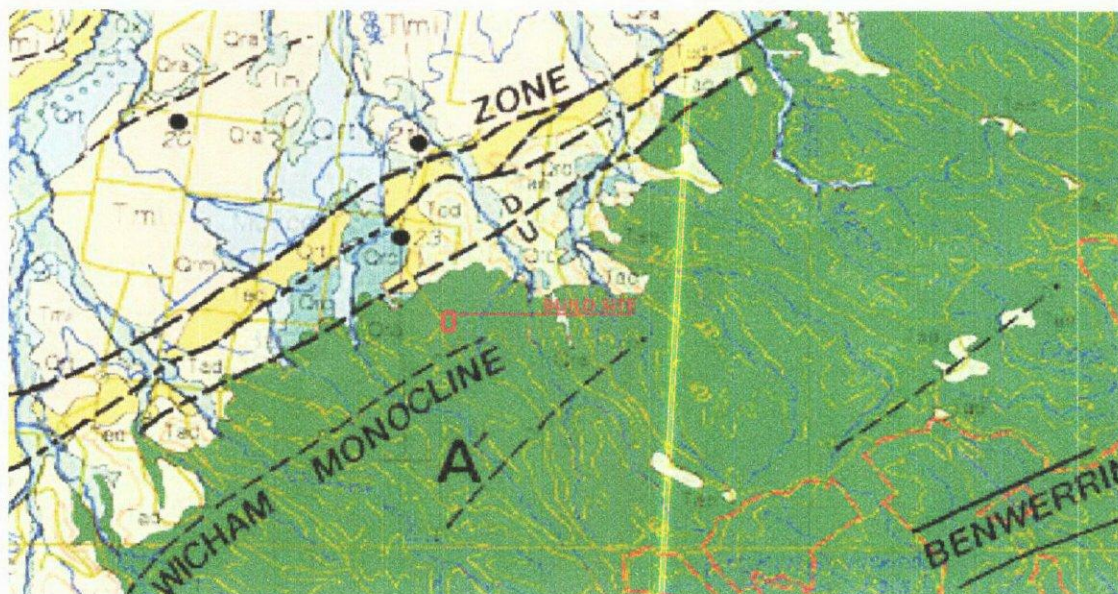


Fig 3.Site Geology (Source; Geovic)

5.4 Geomorphic Process

Generally the geomorphic process that takes place throughout the Otways involves deeply weathered material, due to high rainfall, on steep slopes being subjected to a 'trigger' event such as extreme rainfall or anthropogenic activity. This proposed build envelope is on Eumeralla sediments which have an elevated tendency to display mass movement but generally when subject to moderate/high slope angles.

Mitigating this risk will involve careful management of drainage and stormwater.

6.0 Regional Instability

6.1 Mapped



Fig 4. Mapped Slip Systems (Source; Colac Otway Shire)

Inventory of Landslides, Colac Otway Shire Map, shows no slip systems on or near the subject land.

6.2 Unmapped

No evidence of mass land instability was noted on or near the subject land.

7.0 Assessment Methodology

The principal assessment methodology of instability analysis for this development was visual informing a considered opinion and providing input for the following slope model.

Slope angles were measured by digital level.

7.1 Slope Model

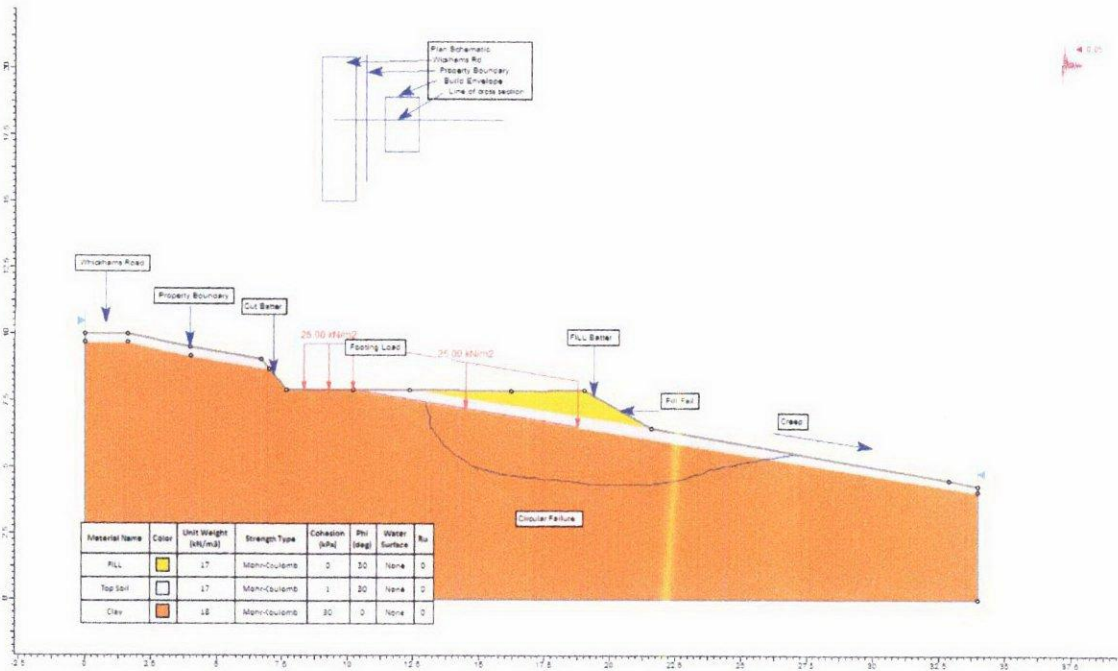


Fig 5. Slope model with footing loads, possible failure modes and seismic factor.

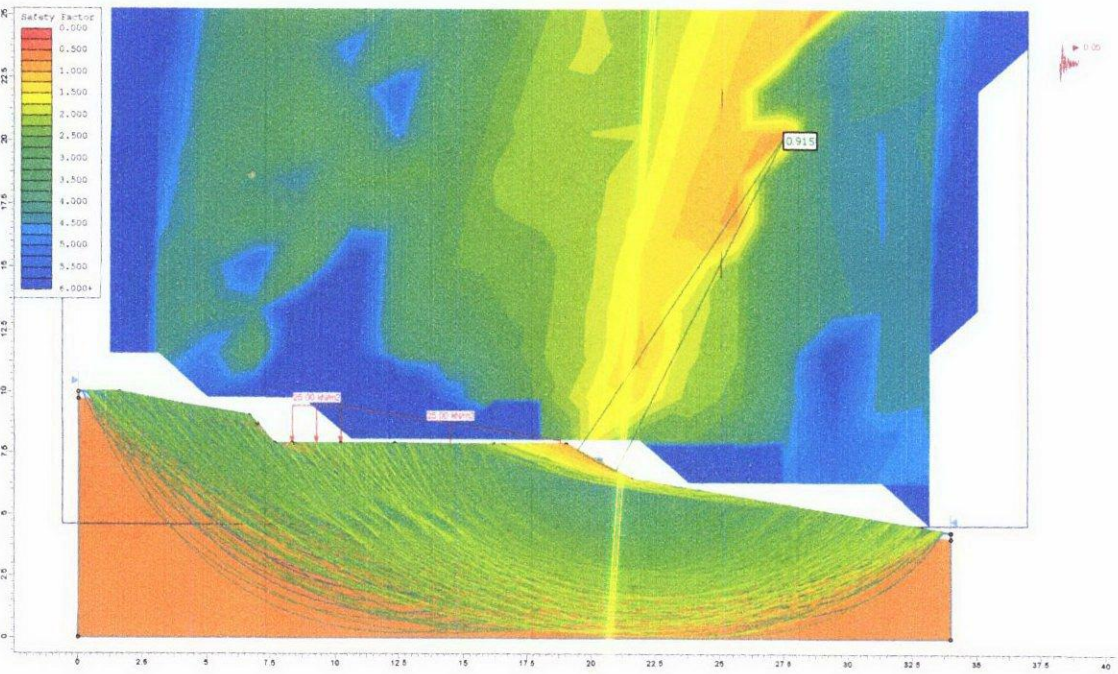


Fig 6. Circular analysis of slope model.

A circular analysis was performed on the slope model to develop a Safety Factor for the site dynamics. Based upon this analysis, the site returns a high Factor of Safety except for the FILL batter which will require stabilization with vegetation, and as such will not be considered further in the analysis.

8.0 Plausible Failure Modes

Of the 10 types of landslide systems, AGS Figure B1, and with reference to the information obtained during the site investigation, regional characteristics and computer analysis, there is minimal indication of plausible failure modes.

8.1 Elements at risk

Given the proposal is for a shed, Life will be an element at risk but at a very low level. The proposed development will be an at risk property element. No third party exposure is expected.

8.2 Failure analysis

Based upon the foregoing assessment, no plausible failure mode was identified.

9.0 Risk Analysis

Risk Analysis brings together Probability and Consequence

9.1 Consequence Analysis

If the entire shed was involved it probably would not collapse in a catastrophic fashion, avoiding serious injury, also an occupant may have a reasonable time to evacuate.

9.2 Probability Analysis

The annual probability of a slope failure affecting this development will be considered Rare or 10^{-5} . Given the shed will be used to store machinery exposure could be as low as 5 min/wk or 9.5×10^{-6} .

9.3 Vulnerability Analysis

Vulnerability for Property would be unity with Life minimal considering type of structure.

9.4 Spatial Factor

If a spatial was incorporated it would be unity.

9.5 Risk analysis

Maximum Annual probability of loss of life Barely Credible

This figure is below the advised acceptable limit

Property Risk would be Low

This is also below the advised acceptable limit.

10.1 Footing structure and Foundation Materials

Conventional into underlying clay.

10.2 Cut and Fill Earthworks

Batter cut slopes to around 1:3 for clay and provide toe drainage.

Batter FILL slopes to 1:4 and establish perennial grasses.

10.3 Soil Retention Structures

None anticipated.

10.4 Drainage

Roof water should be directed to suitable legal point of discharge.

10.5 Building Design and Structural System

Conventional

10.6 Vegetation

At the time of inspection the site contained a surface covering of grasses. No trees were on the proposed build envelope, none are proposed to be removed.

10.7 Wastewater Management

N/A

10.8 On-going Maintenance and Mitigation Measures

This report does not recommend specific on-going erosion mitigation measures apart from general good practice in maintaining plumbing fittings.

10.9 Development Timeframe

There is no geotechnical timeline for this development

10.10 Additional Geotechnical Requirements

Additional geotechnical requirements not required.

11.0 Landslip Risk Assessment Statement

Landslip Risk Assessment is not required due to the low slope angles on the subject site and surrounds. It should also be noted that annual risk of 10^{-5} is applicable to an acceptable level for an existing slope.

12. Report Recommendations

a) The proposal be allowed as the calculated risks are within the acceptable range.

13. Report Restrictions

Should the final proposal differ substantially from the assessed proposal, the testing and resultant recommendations, may not be valid. It also assumes the 'as tested' conditions are consistent across the site. If this is not the case, the client would be advised to contact the author, should encountered conditions vary from those reported. 2020Engineering Solutions takes no responsibility for errors or omissions contained in sourced material. This report should be read in entirety and not selectively reproduced.

14. Professional Compliance Statement

The author has valid professional indemnity insurance at the time of inspection and reporting. As part of a commitment to on-going professional development the author is undertaking the process of accreditation and attainment of chartered status.

15 Controlling and Referenced Documents;

AS1726-1993 (incorporating amendments to #2-1994)

AS4360-2005 Risk Management Set

AS4200-2000 General Conditions of Contract for Engagement of Consultants

AS2870-2011 Residential Slabs and Footings

Colac Otway Shire

Planning Scheme, Erosion Management Overlay Procedures (EMO)

Schedule 1

Geographic Information System (GIS) Data base

Geological Survey of Victoria (GSV)

Colac 7621-3 Zone 54

1:50,000 Map Series

Tickell S.J. 1990.

Report 103 (Department of Agriculture, Energy and Minerals)

2020ES JSA 01.14.05.18


www.dse.vic.gov.au

16. Site Condition Photo.



Fig 7. General site conditions with build site in foreground, roadside vegetation on photo right. (Source; Author)

17. Geotechnical Declaration

FORM	A	Geotechnical Declaration and Verification Development Application	
Office Use Only		 Colac Otway <small>S H I R E</small>	
<p>To be submitted with planning application. It must accompany the Geotechnical Assessment and/or Landslip Risk Assessment. This form is essential to verify that the Geotechnical Assessment and/or Landslip Risk Assessment has been prepared in accordance with CI 44.01 of the Colac Otway Planning Scheme and that the author of the Assessment/s is a geotechnical engineer or engineering geologist as defined by this clause.</p>			
Section 1		Related Application	
Planning Application Number (if known)		TO BE ADVISED	
Site Address		185 WICKHAMS ROAD MURROON VIC 3243	
Applicant		A & L MAXWELL	
Section 2		Geotechnical Assessment and/or Landslip Risk Assessment	
Details		Report Title: GEOTECHNICAL ASSESSMENT	
		Author's Company/ Organisation Name: 2020 ENGINEERING SOLUTIONS	Report Reference No: ES18115
		Author: MR MICHAEL DELAHUNTY	Dated: 04/06/2018
Section 3		Checklist	
Geotechnical Requirements (Tick as appropriate either Yes or No)		The following checklist covers the minimum requirements to be addressed in a Geotechnical Assessment and/or Landslip Risk Assessment. The report must also cover any additional matters required by Clause 44.01. This checklist must accompany each report. Each item is to be cross-referenced to the section or page of the Geotechnical Assessment and/or Landslip Risk Assessment which addresses that item.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	A review of readily available history of slope instability in the site or related land as per <SECTION 6 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	An assessment of the risk posed by all reasonably identifiable geotechnical hazards as per <SECTION 6.1 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Plans and sections of the site and related land as per <SECTIONS 17 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Presentation of a geological model as per <SECTION 8 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Photographs and/or drawings of the site as per < SECTION 16 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	A conclusion as to whether the site is suitable for the development proposed to be carried out either conditionally or unconditionally as per <SECTION 12 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If any items above are ticked No, an explanation is to be included in the report to justify why < >	
Is the approval subject to recommendations and conditions relevant to:			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Selection and construction of footing systems.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Earthworks.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Surface and sub surface drainage.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Any conditions that may be required for the ongoing mitigation and maintenance of the site and the proposal from a geotechnical viewpoint.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Highlighting and detailing the inspection regime to provide the <PCA> and builder with adequate notification for all necessary inspections.	
FIFTY Years		State the Design Life of the Structure adopted in the Geotechnical Assessment and/or the Landslip Risk Assessment.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Are the risk mitigation measures as recommended in the Geotechnical Assessment and/or the Landslip Risk Assessment suitable for the design life of the structure?	
NOTE:		<Add Reference> - Add in the relevant section or page number of the listed Geotechnical Assessment and/or Landslip Risk Assessment which addresses each item	

FORM	A	Geotechnical Declaration and Verification Development Application			
Section 4		List of Drawings referenced in Geotechnical Assessment and/or Landslip Risk Assessment			
Design Documents		Description	Plan or Document No.	Revision or Version No.	Author
		SITE GEOLOGY	FIG 3.		GEOVIC
		MAPPED SLIP SYSTEMS	FIG 4.		COS
		SLOPE MODEL	FIG 5.		M DELAHUNTY
		CIRCULAR ANALYSIS	FIG 6.		M DELAHUNTY
Section 5		Declaration			
Declaration (Tick all that apply)		I am a geotechnical engineer or engineering geologist as defined by the Colac Otway Planning Scheme and on behalf of the company below:			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	I am aware that the Geotechnical Assessment and/or Landslip Risk Assessment I have either prepared or am technically verifying (referenced above) is to be submitted in support of a planning application for the proposed development site (referenced above) and its findings will be relied upon by the Colac Otway Shire Council in determining the planning application.			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	I prepared the Geotechnical Assessment and/or Landslip Risk Assessment referenced above in accordance with the Colac Otway Planning Scheme and the AGS Guidelines 2007 as defined in the planning scheme.			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	I technically verify that the Geotechnical Assessment and/or Landslip Risk Assessment referenced above has been prepared in accordance with the Colac Otway Planning Scheme and the AGS Guidelines 2007 as appropriate.			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	I technically verify that the Geotechnical Assessment prepared for the planning application for the site confirms the land can meet the acceptable risk criteria specified in the schedule to Clause 44.01 of the Colac Otway Planning Scheme taking into account the total development and site disturbance proposed.			
<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	I technically verify that the Landslip Risk Assessment prepared for the planning application for the site confirms the land can meet the tolerable risk criteria specified in the schedule to Clause 44.01 of the Colac Otway Planning Scheme taking into account the total development and site disturbance proposed.			
Section 6		Geotechnical Engineer or Engineering Geologist Details			
Company/ Organisation Name		2020 ENGINEERING SOLUTIONS PTY LTD			
Name (Company Representative)		Surname: DELAHUNTY	Dr / Mr / Mrs / Ms / Miss		
		Given Name(s): MICHAEL			
		Chartered Professional Status	Registration Number		
Signature		Dated: 04/06/2018			

Reference: AGS Guidelines 2007c "Practice Note Guidelines for Landslide Risk Management", Australian Geomechanics Society, Australian Geomechanics. V42. N1 March 2007.

Note: N/A = Not Applicable

April 2013.

18. The Geotechnical Assessment

The initial level of assessment requires a report known as a "Geotechnical Assessment". A primary purpose of the Geotechnical Assessment is the collection of base information about the site. This is to include:

- A detailed site description typically including aspects of the site geomorphology, site drainage and site physiography including slope and aspect.
- It is expected that the site description also includes other site features such as existing development, access roads, retaining walls and site excavations and/or fills.
- Site assessment plans and cross sections of the subject site and related lands that may contribute to or be affected by instability at the site. This should include contours and ground slopes drawn to scale and dimensioned from a survey and recent field measurements. The plan and section should be separate from any geological model or stability model provided as additional analysis/assessment information.
- A detailed assessment of subsurface conditions including both surface and subsurface geology. Such information is vital in developing a geological model for the site and should include any exposures or outcrops as well as groundwater discharges or seeps
- The above information should then be summarised in a description of a geological/ geotechnical model for the site
- Details of all site investigations and any other information used in developing the Geotechnical Assessment.

The purpose of the base information is to effectively describe key aspects of the site in detail so as to clearly establish a context for the site conditions prior to the proposed development.

The next aim of the Geotechnical Assessment is to establish relevant features of the slope stability conditions of the site. This should include:

- A statement indicating whether there are natural slopes on or immediately adjacent to the subject lot which exhibit evidence of possible or past slope instability such as landslide, rockfall or erosion.
- The Geotechnical Assessment should list all credible, potential modes of failure.

By combining an understanding of the site conditions and aspects of slope stability, a primary finding from the Geotechnical Assessment must be:

- A statement indicating risks for all slope stability hazards identified are of an ACCEPTABLE RISK level (as defined by the schedule) and that these risks will remain at an ACCEPTABLE RISK level over the design life of the development.

An ACCEPTABLE RISK level by necessity must be defined by COS, but is expected to be in line with risk levels recommended in the Australian Geomechanics Society's (AGS) Landslide Risk Management Guidelines (AGS 2007c and d). For a typical low rise residential development, ACCEPTABLE levels of risk as recommended by AGS are as follows:

Risk Type for low rise residential development	ACCETABLE RISK level (as per AGS 2007 c and d)
Risk to Property and Infrastructure (Qualitative Assessment)	LOW
Risk to Life for existing slopes and development (Quantitative Assessment)	1×10^{-5}
Risk to Life for new slopes and new development (Quantitative Assessment)	1×10^{-6}

Note other combinations of building importance and slope conditions can result in different levels of ACCEPTABLE risk (e.g. a hay shed has less stringent criteria whilst heavily used building such as schools or recreation centers will require more stringent criteria). The AGS guidelines offer detailed recommendations on this aspect of ACCEPTABLE RISK.

If the Geotechnical Assessment cannot make the statement regarding ACCEPTABLE RISK levels for all slope hazards, then the assessment must proceed to a second more detailed assessment known as a "Landslide Risk Assessment".

It is generally not expected that detailed risk calculations would be included in a Geotechnical Assessment however a consultant may choose to include some calculations if they feel the need to justify the required statement regarding ACCEPTABLE RISK levels.

Other recommendations regarding the development must also be included in the Geotechnical Assessment where they have influence on the final recommendation for approval. These include:

- Determination of appropriate founding depths
- Location and depth of cuts and fills,
- Construction of retention systems
- Details of surface and sub-surface drainage
- Vegetation retention
- Drainage and effluent disposal
- Need for ongoing mitigation measures
- Timeframes for completion of works
- Any other geotechnical approvals

Finally the Geotechnical Assessment must include a statement on whether or not the next level assessment i.e. a Landslip Risk Assessment is required.

The Landslip Risk Assessment

A Landslip Risk Assessment may be required in one of two ways:

1. Where the Geotechnical Assessment cannot make the statement regarding all potential slope hazards are at an ACCEPTABLE risk level and hence the call for a more detailed assessment or;
2. Where landform data indicates the natural slopes on or immediately adjacent to the subject lot exceed certain slope angle thresholds for various geologic units (as defined in the schedule). In the case of the spatially extensive Eumeralla Formation (Otway Group) this threshold angle is 14°.

The Landslip Risk Assessment must include the initial Geotechnical Assessment OR must include all information required in a Geotechnical Assessment where the initial level of assessment was bypassed by the slope threshold requirement.

The Landslide Risk Assessment then requires a full risk assessment in accordance with the requirements of the AGS2007 guidelines.

This includes an assessment for risks for all reasonably identified geotechnical hazards and must be undertaken for risks to life and risk to property/infrastructure. Qualitative and quantitative calculations must be included in this assessment.

The Landslip Risk Assessment must include a specific statement as follows:

- A statement that the subject lots are suitable or can be made suitable for the proposed development and that the subject lot or the proposed development can meet the TOLERABLE RISK criteria as defined in the schedule.

As before, a TOLERABLE RISK level will need to be defined by COS but is again expected to be in line with risk levels recommended in the Australian Geomechanics Society's Landslide Risk Management Guidelines (AGS 2007c and d). For a typical low rise residential development TOLERABLE levels of risk as recommended by AGS are as follows:

Risk Type for low rise residential development	TOLERABLE RISK level (as per AGS 2007 c and d)
Risk to Property and Infrastructure (Qualitative Assessment)	MODERATE
Risk to Life for existing slopes and development (Quantitative Assessment)	1 x 10 ⁻⁴
Risk to Life for new slopes and new development (Quantitative Assessment)	1 x 10 ⁻⁵

It is again noted that different combinations of building importance and slope conditions may result in different levels of tolerable risk.

19. Report Limitations

2020 Engineering Solutions Pty Ltd ("2020") Geotechnical Report Limitations

The report to which this document has been attached assesses risks arising from land slope instability and proposes risk minimisation solutions. Absolute risk avoidance cannot be assured, principally due to assessment cost factors. It is therefore necessary to rely on instructions and make assumptions.

Changed Conditions

The report may be invalidated by changed conditions including:-

1. topography.
2. soil moisture content.
3. above or below ground structures.
4. soil and substrate profiles.
5. location of site boundaries.

Causes of Changed Conditions

Changed conditions may occur due to:-

1. extreme conditions such as flood, drought, cold, heat or fire.
2. human activities.
3. natural processes.
4. planning or design requirements.

Client to inform 2020 of any changes

2020 will endeavour to identify any reasonably foreseeable risk factors on the site which may cause changed conditions. Samples are taken at reasonable intervals bearing in mind the cost to the client. In the absence of specific instructions or patent conditions it will be assumed that conditions observed in samples are consistent across the site.

This document is provided to inform the client that their responsibility for risk is shared with 2020. The client will be responsible for inaccurate instructions or failure to instruct in relation to changed conditions, events that may cause changed conditions or when it becomes evident that assumptions may be invalid. Failure to do so could result in substantial and costly damage and disputes.

Interpretation

The report must be considered in its entirety. Each part of the report may be dependent on other parts for meaningful interpretation. The report should also only be used by the client. It may not be relied upon by any other person without first conferring with 2020. The report should only be acted upon and interpreted by persons qualified and competent in the activities contemplated in the report.