

**PP49/2019-1**

**1 Skenes Creek Valley Road SKENES CREEK**

**Lot: 2 PS: 513330 V/F: 11008/969**

**Construction of Dwelling**

**A M Sherman & G D Sherman**

**Officer - Bernadette McGovan**

# **EXHIBITION FILE**

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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

16 April 2019

Planning Department  
Colac Otway Planning Department  
PO Box 283  
COLAC VIC 3250

Dear Sir/Madam

**SUBJECT SITE: 1 SKENES CREEK VALLEY ROAD, SKENES CREEK**  
**APPLICATION: CONSTRUCTION OF A DWELLING**

We refer to the further information request by Council dated 4 April 2019.

Please find the following in response.

1. SLO2 - An assessment against the provisions of Schedule 2 to the Significant Landscape Overlay; addressing in particular the visual impact of the dwelling from the Great Ocean Road and advising if fencing is proposed. The submitted planning report lists the landscape character objectives but provides no response/assessment.

Response: Please note no fencing is proposed.

*Permit requirement*

*A permit is required to construct a fence, other than: a post and wire fence that is less than 1.2 metres in height if on the front boundary a post and wire fence that is less than 1.5m in height if on any other boundary.*

*For the purpose of this clause a post and wire fences includes wire strands, wire mesh ('ringlock'), chainmesh and similar open rural style fencing.*

*A permit is required to remove, destroy or lop a tree.*

*This does not apply to: A tree having a single trunk circumference less than 0.5 metre at a height of one metre above the ground level. The pruning of a tree for regeneration or ornamental shaping. A tree which is dead or dying.*

Response: There are no fences proposed as part of this application and no vegetation removal is proposed as part of this application.

*Decision guidelines*

*Before deciding on an application the responsible authority must consider, as appropriate:*

*Buildings and Works*

*The impact of the development on the nationally significant Great Ocean Road Region landscape.*

RESPONSE: The site sits amongst existing built form and will sit down low into the urban backdrop. Please refer to the photos below showing indicative icons on where the dwelling will be sited. The area is a Township Zone and urban development controlled through relevant overlay is anticipated. The land opposite the site is Crown land and includes existing vegetation and trees. This landscape setting will be retained, and the dwelling will not be visible from the GOR aside from potentially the rooftop.



Image 1 - indicative location of dwelling.



Image 2 - indicative location of dwelling.

*Whether the landscaping plan accompanying the application, details existing vegetation, vegetation to be removed, new plantings incorporating native and indigenous species and avoids the use of exotic species.*

RESPONSE: The site does not benefit from any existing vegetation. A landscape plan can be provided subject to a planning permit condition to complement the design response.

*Whether the vehicle access and storage proposed has been designed to minimise excavation, loss of vegetation and dominance of car storage facilities.*

RESPONSE: No vegetation will be lost through excavation and the proposed car storage sits down low on the ground level taking up only a small part of the building façade frontage.

*The impact of the proposed development on the conservation of trees.*

RESPONSE: The site does not include any existing trees and will not impact upon any conservation values.

*The impact of the proposed development on natural ground levels and drainage patterns which may have a detrimental impact on the health and viability of surrounding trees.*

RESPONSE: There are no known adverse impacts to the drainage patterns of the site due to the topography of the land and open drains along Skenes Creek Road and impermeable surfaces such as the dirt road Skenes Creek Valley Road.

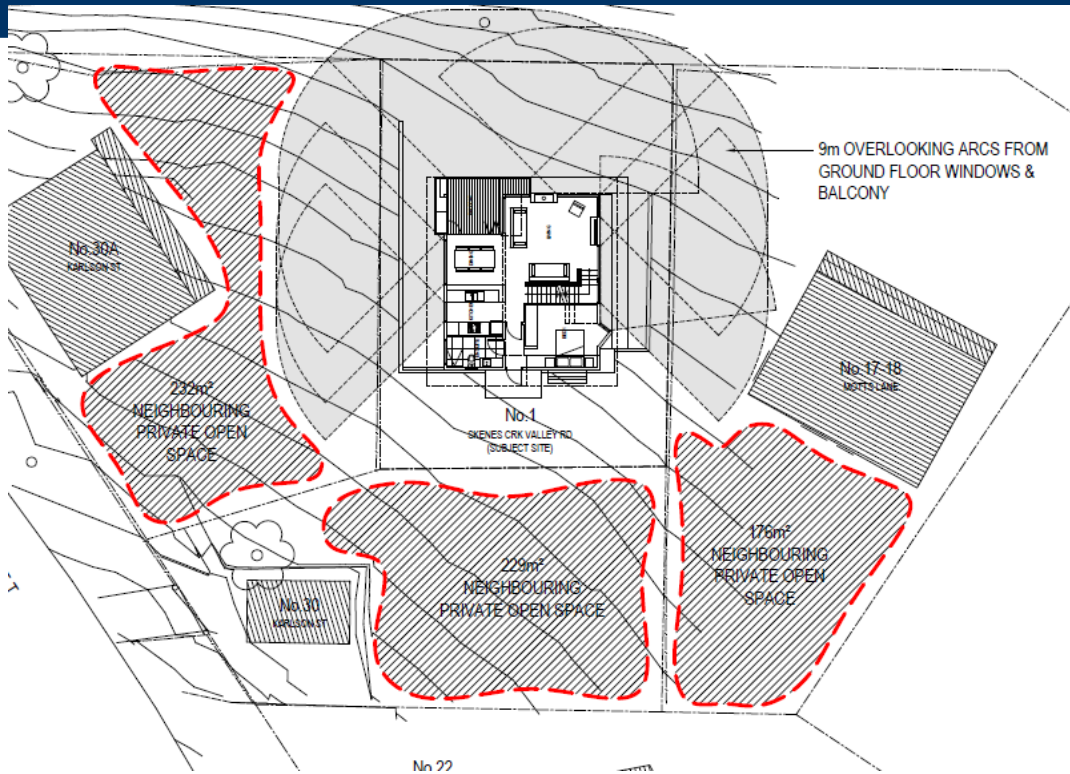
*Whether there is an adequate buffer strip along roads and between private gardens.*

RESPONSE: The private gardens are in fact open shared spaces with no formal fencing. There is no buffer between private gardens, however if Council are of the view this is required, a permit condition for a landscape plan could consider this as a requirement. Based upon the existing vegetation around the site on both Council and Crown land, the vegetated buffer is satisfactory. Council will be able to put this response into context when a site inspection is undertaken.

2. NCO1/Clause 54 – Details of the measures proposed to address overlooking within 9m of the private open space and habitable room windows of the existing dwellings adjoining to the north and south to comply with Clause 54.04-6.

Response: Please refer to **attached** Overlooking Plan by Mark Gratwick dated February 2019. This plan shows the adjoining private open space areas/opportunities. It is noted there are no formal SPOS areas so difficult to respond directly to SPOS controls. The POS areas can be essentially anywhere on the sites as the entire urban landscape is open and informal.

Also, updated plans (12 sheets dated February 2019) **attached** show windows on south elevation TP09 to include a 2.1m high screen from the top window to assist with overlooking. The roof top viewing area is to view the ocean and coast. We seek this set of plans goes to public notice.



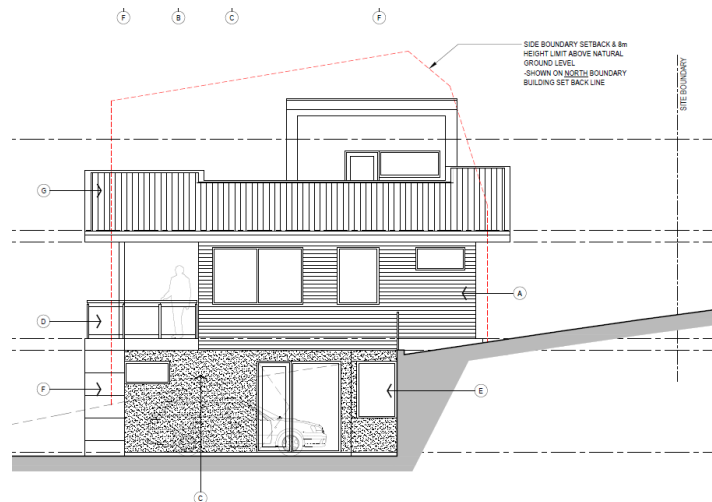
3. EMO1 – A geotechnical assessment/landslip risk assessment must be submitted in accordance with this overlay. Please also provide justification for the extensive site cut which appears to be up to 6m deep.

Response: Please see **attached** LRA by St Quentin dated April 2019 demonstrating landslide risk to be 'low' on this site.

4. BMO2 – A bushfire management plan is required to comply with Clause 3.0 to BMO2. The planning report makes reference to BMO1, BAL-12.5 and includes an illegible extract only from a BMP.

Response: Please find **attached** the BMP in response to BMO2 showing a BAL29 by Beacon Ecological.

5. The roof top door area provides access to the roof top. This space will be used for informal recreational. The height is not more than 8m and complies with the NCO1. See TP08 showing the proposed height within the 8m limitation.



If you require any further particulars in relation to the above please do not hesitate to contact us at your convenience.

Kind Regards



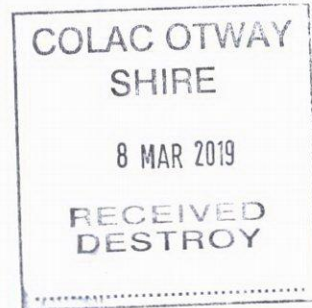
Shelly Fanning  
Planning Consultant

*Attachments:*

- *Overlooking Plan dated 12.04.2019 prepared by Mark Gratwick Architects*
- *Revised Development Plans dated February 2019*
- *Copy of Land Slip Assessment*
- *Copy of BMO2 Bushfire Mng Plan prepared by Beacon Ecological*

27 February 2019

Planning Department  
Colac Otway Planning Department  
PO Box 283  
COLAC VIC 3250



Dear Sir/Madam

**SUBJECT SITE:** 1 SKENES CREEK VALLEY ROAD, SKENES CREEK  
**APPLICATION:** USE AND CONSTRUCTION OF A DWELLING

Please find attached the following:

- Current title search
- Application form
- Planning Report
- Fees

If you require any further particulars in relation to the above please do not hesitate to contact us at your convenience.

Kind Regards

A handwritten signature in blue ink, appearing to be 'Shelly Fanning', written in a cursive style.

Shelly Fanning  
Planning Consultant



**Colac Otway**  
SHIRE

Planning Enquiries  
Phone: (03) 5232 9400  
Email: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au)  
Web: [www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)

**Office Use Only**

VicSmart?  YES  NO

Specify class of VicSmart application:

Application No.: \_\_\_\_\_ Date Lodged:    /    /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back 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 concerns, 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.

**i** Click for further information.

Clear Form

## Application Type

Is this a VicSmart application?\*

No  Yes

If yes, please specify which VicSmart class or classes:.....

**⚠** If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

## Pre-application Meeting

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

No  Yes

If 'Yes', with whom?: \_\_\_\_\_

Date: \_\_\_\_\_ day / month / year

## The Land **i**

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

**Street Address \***

Unit No.: \_\_\_\_\_ St. No.: 1 \_\_\_\_\_ St. Name: Skenes Creek Valley Road

Suburb/Locality: Skenes Creek \_\_\_\_\_ Postcode: 3233

**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   Lodged Plan  Title Plan  Plan of Subdivision

**OR**

B





## 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

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

Use and Construction of One (1) Dwelling

**☑** 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.

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

Cost \$500,000

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

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

## 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.

Vacant land.

**☑** 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:	First Name: Greg & Anne	Surname: Sherman
Organisation (if applicable): c/o Coastal Planning		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 28	St. Name: Taits Road
Suburb/Locality: Barwon Heads	State: Vic	Postcode: 3233

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>	
Business phone:	Email: shelly@coastalplanning.com.au
Mobile phone: 0408 734169	Fax:

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

<b>Contact person's details*</b>		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name: Shelly	Surname: Fanning
Organisation (if applicable): Coastal Planning		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 28	St. Name: Taits Road
Suburb/Locality: Barwon Heads	State: Vic	Postcode: 3233

### 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:		Same as applicant <input type="checkbox"/>
Title:	First Name: Gregory	Surname: Sherman
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	

## Information requirements

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist.

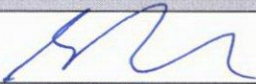
Is the required information provided?

Yes  No

## Declaration **i**

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: 	Date: 27/02/2019
	day / month / year



## Checklist

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)
  - If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

## Need help with the Application?

If you need help to complete this form, read [More Information](#) at the end of this form.

For help with a VicSmart application see [Applicant's Guide to Lodging a VicSmart Application](#) at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

General information about the planning process is available at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

Assistance can also be obtained from Council's planning department.

## Lodgement

**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](mailto:inq@colacotway.vic.gov.au)

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



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

Page 1 of 1

VOLUME 11852 FOLIO 369

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**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 513330T.  
PARENT TITLE Volume 11008 Folio 969  
Created by instrument AN532451N 07/02/2017

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
GREGORY DAVID SHERMAN  
ANNE MAREE SHERMAN both of 11 MILL STREET BENDIGO VIC 3550  
PS513330T 18/05/2007

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS513330T 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: 1 SKENES CREEK VALLEY ROAD SKENES CREEK VIC 3233

DOCUMENT END



# Imaged Document Cover Sheet

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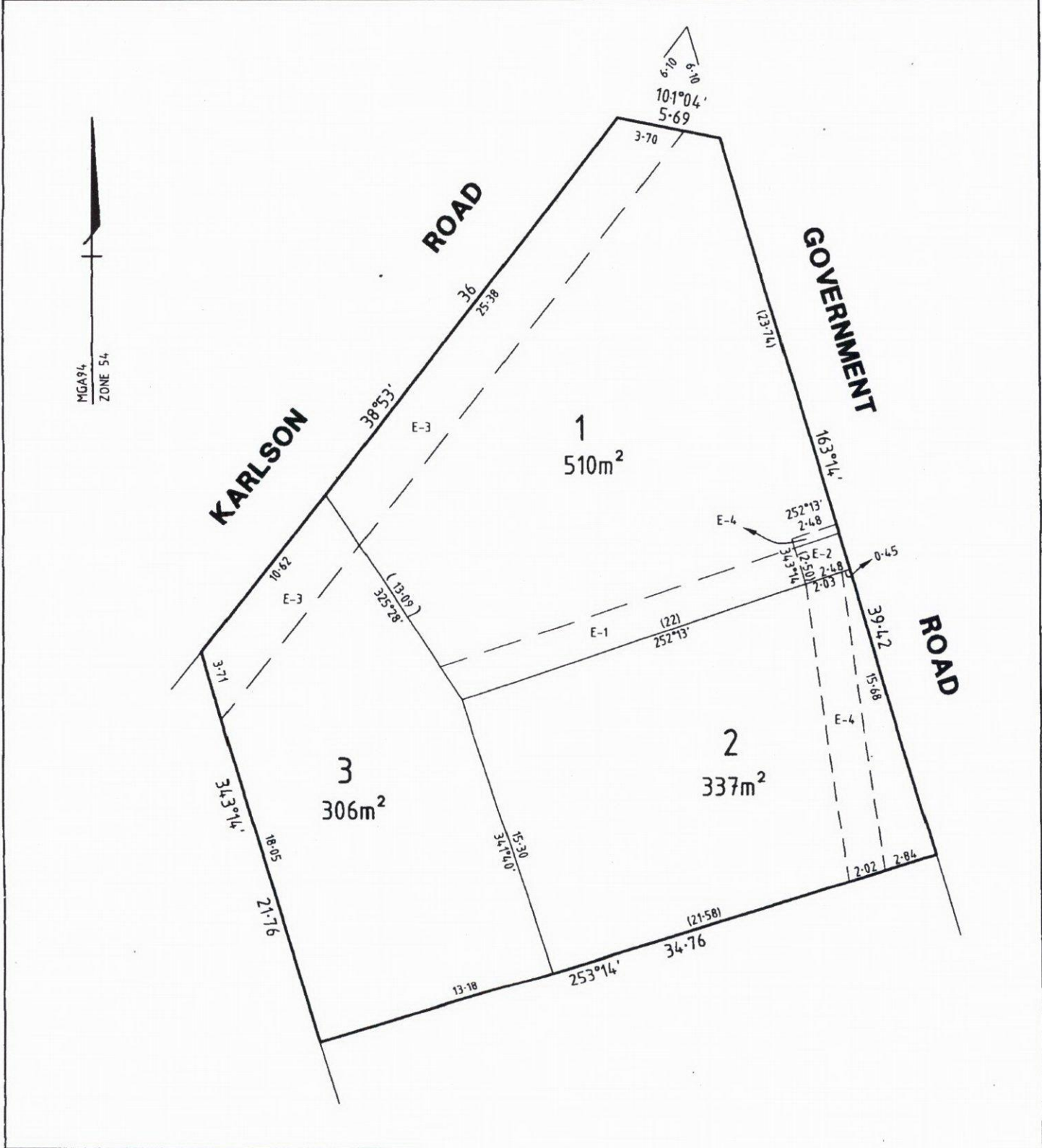
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<b>PLAN OF SUBDIVISION</b>		STAGE NO.	LR use only <b>EDITION 1</b>	Plan Number <b>PS 513330T</b>
<b>Location of Land</b> Parish: KRAMBRUK Township: Section: 3 Crown Allotments: 11 (PART) Crown Portion:  Title Reference: VOL 8464 FOL 036 & VOL 8464 FOL 037  Last Plan Reference: LOTS 1 & 2 ON LP 62670 Postal Address: 30 KARLSON STREET & (at time of subdivision) 1 SKENES CREEK VALLEY ROAD SKENES CREEK MGA Co-ordinates: E 735 580 Zone: 54 (of approx. centre of land in plan) N 5 710 400		<b>Council Certification and Endorsement</b> Council Name: COLAC OTWAY SHIRE COUNCIL Ref. 5125105 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 8 / /</del> 3. <del>This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del> OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has/has not been made.</del> (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage</del> Council Delegate <del>Council Seal</del> Date 15/11/06 <del>Re-certified under section 11(7) of the Subdivision Act 1988</del> <del>Council Delegate</del> <del>Council Seal</del> Date / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier	Council/Body/Person			
NIL	NIL			
<b>Notations</b>				
<b>Staging</b>		This plan is/is not a staged subdivision Planning Permit No. 210/03		
<b>Depth Limitation</b>		DOES NOT APPLY		
<b>Survey</b>				
This plan is/is not based on survey This survey has been connected to permanent marks no(s) 43 & 75 In Proclaimed Survey Area No. 123				
<b>Easement Information</b>				
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement(Road)				LR use only
				Statement of Compliance/ Exemption Statement
				Received <input checked="" type="checkbox"/>
				Date 17/5/07
				LR use only
				PLAN REGISTERED
				TIME 2:59 PM
				DATE 18/5/07
				Assistant Registrar of Titles
				Sheet 1 of 2 sheets
<b>TONY JEAVONS SURVEYS</b> LAND SURVEYORS PO BOX 196 APOLLO BAY PHONE (03) 52376757 FAX (03) 52376949 EMAIL tjsurveys@bigpond.com		LICENSED SURVEYOR (PRINT) ANTHONY HAROLD JEAVONS SIGNATURE DATE 17/10/2006 REF 1307 VERSION 09		DATE 15/11/06 COUNCIL DELEGATE SIGNATURE Original sheet size A3

<b>PLAN OF SUBDIVISION</b>	STAGE NO.	Plan Number <b>PS 513330T</b>
----------------------------	-----------	----------------------------------



MGA84  
ZONE 54

**TONY JEAVONS SURVEYS**  
 LAND SURVEYORS  
 PO BOX 196  
 APOLLO BAY  
 PHONE (03) 52376757 FAX (03) 52376949  
 EMAIL [tjsurveys@bigpond.com](mailto:tjsurveys@bigpond.com)

Sheet 2 of 2 sheets

ORIGINAL	SCALE	<p>LENGTHS ARE IN METRES</p>
SCALE 1:200	SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ANTHONY HAROLD JEAVONS	DATE 17/10/2006
SIGNATURE .....	VERSION 09
REF 1307	

DATE 15/11/06
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

0 10 20 30 40 50 60 70 80 90 100 mm

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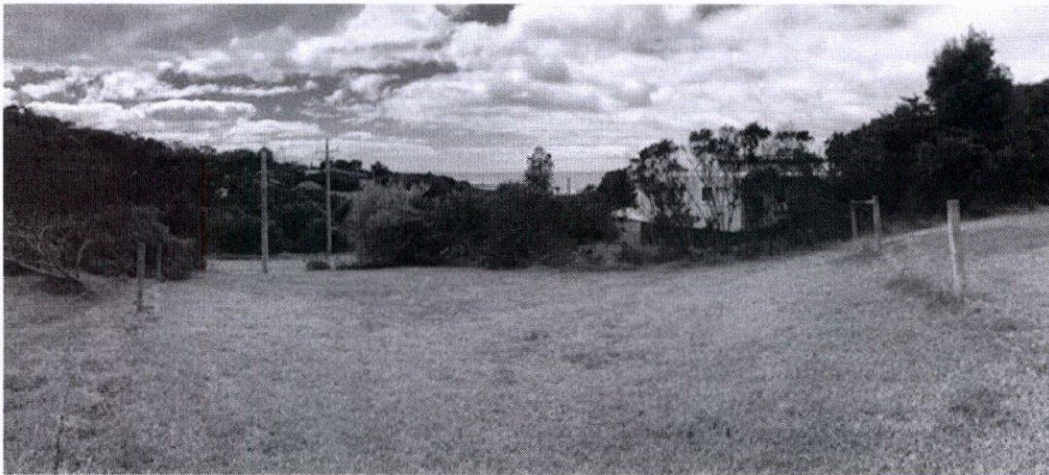
## **Use and Construction of a Dwelling**

1 Skenes Creek Valley Road,

Skenes Creek

described as Lot 2 on PS513330

---



Permit Applicant:

**Anne and Greg Sherman**

Prepared by:

**Coastal Planning**

Date: February 2019

Reference: SF550



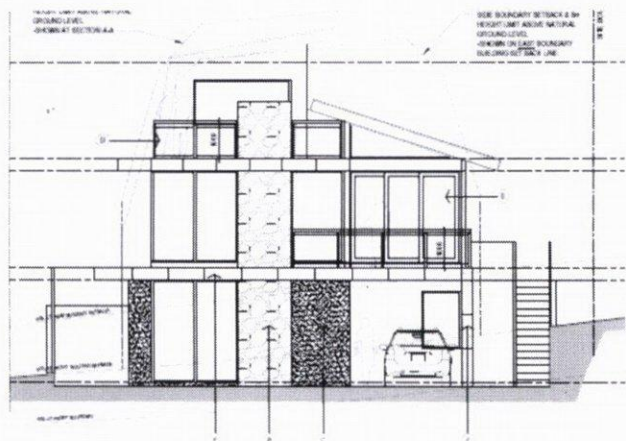
**CONTACT DETAILS**

Coastal Planning

**M** 0408 734 169

**E** shelly@coastalplanning.com.au

**W** www.coastalplanning.com.au



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# 1 Introduction

This planning report has been prepared for Anne and Greg Sherman, the permit applicant of the works described within the table below. The purpose of this planning report is to provide a town planning assessment under the provisions of the Colac Otway Planning Scheme in response to the controls of the day.

The following information provides an overview of the site, proposal, and the planning framework applicable to the development.

**Table 1.1 APPLICATION DETAILS**

<b>Subject Site</b>	1 Skenes Creek Valley Road, Skenes Creek
<b>Site Area</b>	337m <sup>2</sup>
<b>Title Description</b>	Lot 2 on PS513330
<b>Vol/Folio</b>	11852/369
<b>Encumbrances</b>	Easement 4
<b>Applicant</b>	Anne and Greg Sherman c/o Coastal Planning
<b>Owner</b>	Gregory David Sherman
<b>Zoning</b>	Township Zone
<b>Assessment Level</b>	Use and Buildings and Works provisions Clause 65 Zoning and Overlay provisions
<b>Approval Sought</b>	Use and Construction of a Dwelling
<b>Planning Scheme</b>	Colac Otway Planning Scheme
<b>Overlays</b>	Bushfire Management Plan (BMO) Design and Development Overlay (DDO4) Erosion Management Overlay (EMO) Neighbourhood Character Overlay (NCO1) Significant Landscape Overlay - Schedule 2

## 2 Characteristics of the Site and Surrounding Area

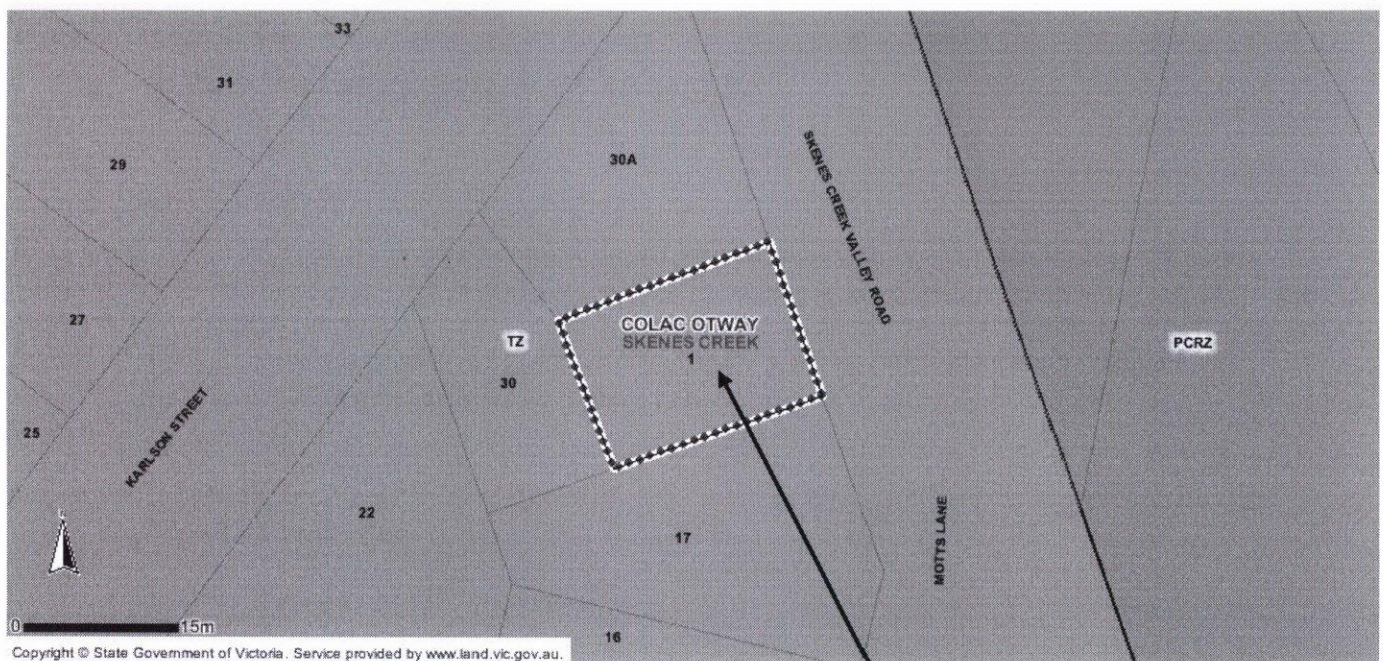
### 2.1 Description of the Site

#### 2.1.1 Location

The site is located within an existing residential area of Skenes Creek. The site includes a small residential allotment within a Township Zone.

A locality plan is provided within **Figure 1** of this report identifying the site within the surrounding area of Skenes Creek.

**Figure 1 – Location Map**



Source: Department of Planning and Community Development


1 Skenes Creek Valley Road,  
Skenes Creek

## 2.1.2 Land Use Designation & History

The site is contained' within the Township Zone under the provisions of the Colac Otway Planning Scheme.

The site historically formed part of a subdivision in 2004 PP210/03 for the land otherwise referred to as 30 Karlson St and 1 Skenes Creek Valley Rd as follows:

- - - - -  
Planning 2329412  
- Tomi -



**Colac Otway**  
SHIRE  
Naturally Progressive

**PLANNING PERMIT**

<p><b>TO:</b> MARK GRATWICK ARCHITECTS PTY LTD 290 LATROBE TERRACE NEWTOWN 3220</p>	<p><b>Assessment No. -</b> 320103000</p>	<p><b>Permit No -</b> PP210/03</p>
	<p><b>Planning Scheme -</b> Colac-Otway Scheme</p>	
	<p><b>Responsible Authority -</b> COLAC OTWAY SHIRE</p>	

**ADDRESS OF THE LAND:**

30 KARLSON STREET & 1 SKENES CREEK VALLEY RD, SKENES CREEK  
LOTS 1 & 2 LP62670, PARISH OF KRAMBRUK

**THE PERMIT ALLOWS:**

Construction of two (2) dwellings (including excavation and retaining walls, driveways, carports, car parking bays, and removal of vegetation) and a three (3) lot subdivision in accordance with the endorsed plans and the details submitted.

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

---

**Colac Otway Shire Council Conditions:**

Expiry:

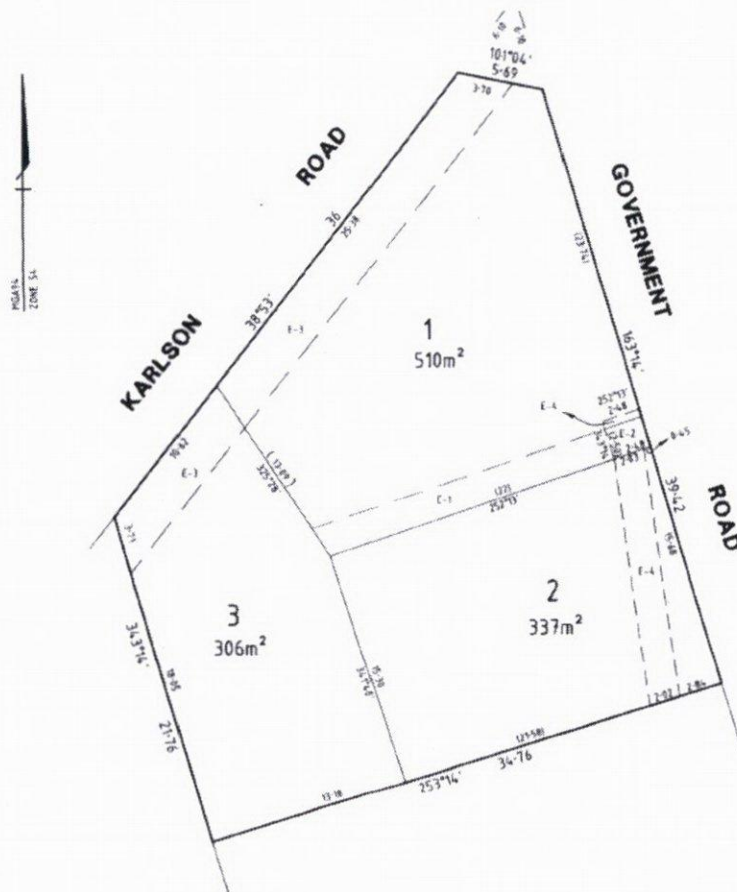
1. This permit will expire if one of the following circumstances applies:
  - (a) The development is not started within two (2) years of the date of this permit.
  - (b) The development is not completed within four (4) years of the date of this permit.
  - (c) The relevant plan of subdivision is not certified within two (2) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

---

Date Issued 08.01.2004      Signature for the  
Date Amended: 08.02.2005      Responsible Authority Edly van H

Planning and Environment Regulations 1993 Form 4 Page 1 of 5



The site had been subdivided into three (3) smaller lots prior to the introduction of the DDO4. The subject site was subdivided back in 2006 and the proposed lot is Lot 2 at 337m<sup>2</sup>. Lots 1 and 3 include an existing dwelling each.

### 2.1.3 Vegetation

The site includes no existing vegetation and no vegetation is required to be removed. The application does not require the removal of any vegetation.

### 2.1.4 Flooding

The site is not impacted by any flooding issues as it is elevated well above the requisite AHD levels.

### 2.1.5 Soil Characteristics

There are no known adverse soil characteristics identified on the subject land.

## 2.2 Site Analysis

The site is located within an existing area of Skenes Creek and is adjacent to the Skenes Creek.

The site is accessed via Skenes Creek Valley Road which is a dirt road with no formal finishes.

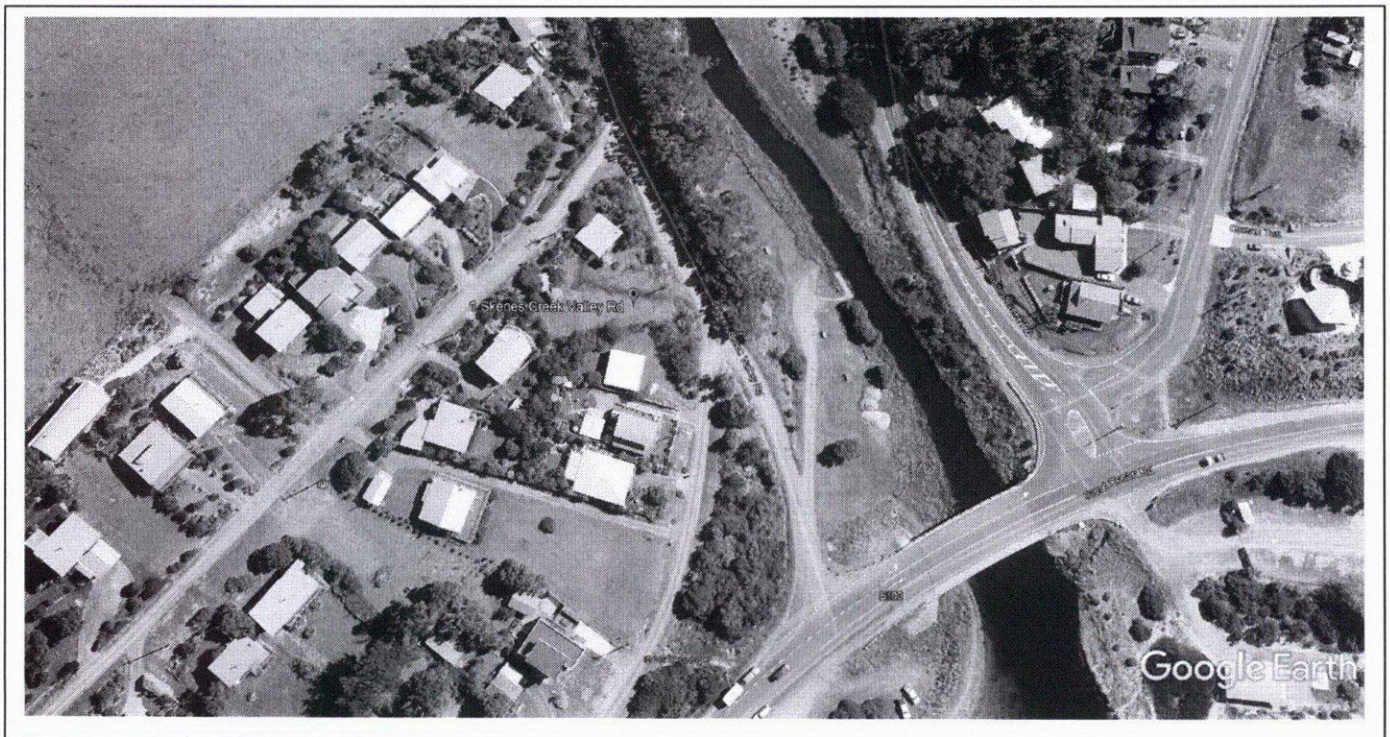
The site is vacant land and includes a powerline easement along the frontage.

The subject site also includes Easement 4 which is in favour of a Sewerage infrastructure for Barwon Water. The easement is located within the front setback.

The land slopes down from top to bottom and benefits from views towards the ocean.

The site is not visible from the Great Ocean Road aside from some neighbouring existing dwelling roof tops.

The site is connected to all relevant infrastructure services.



## 3 Proposal

### 3.1 Summary of Proposed Use and Development of a Dwelling

The permit applicant seeks a permit for the use and construction of a dwelling.

The dwelling has been designed by Mark Gratwick Architects. The layout essentially includes the following:

Lower Ground Level:

- Carport
- Bedroom 2 with ensuite
- Bedroom 3 with ensuite and walk in robe
- Laundry
- Storage

Ground Floor:

- Living Room
- Dining
- Kitchen
- Bedroom 1 with ensuite
- Balcony

First Level:

- Roof Access
- Roof Terrace

The levels are linked via an internal stairwell.



## 4 Development Assessment

### 4.1 Compliance with Victorian Planning Policy (VPP's)

The proposed dwelling is supported from the following State and Local Planning Policies in summary.

#### **Clause 12.02-1A Protection of coastal areas**

Objective

*To recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of natural coastal resources.*

#### **Clause 13.02-1S Bushfire Planning**

Objective

*To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Strategies

*Protection of human life*

*Give priority to the protection of human life by:*

*Prioritising the protection of human life over all other policy considerations.*

*Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*

*Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.*

#### **Clause 13.04-2S Erosion and landslip**

Objective

*To protect areas prone to erosion, landslip or other land degradation processes.*

Strategies

*Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.*

*Prevent inappropriate development in unstable areas or areas prone to erosion.*

*Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.*

#### **Clause 15.01-1S Urban Design**

Objective

*To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Strategies

*Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*

*Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*

*Ensure the interface between the private and public realm protects and enhances personal safety.*

*Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*

*Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*

*Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*

*Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*

*Promote good urban design along and abutting transport corridors.*

#### **Clause 15.01-5S Neighbourhood Character**

##### **Objective**

*To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

##### **Strategies**

*Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character. Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the: Pattern of local urban structure and subdivision. Underlying natural landscape character and significant vegetation. Heritage values and built form that reflect community identity.*

#### **Clause 16.01-4 Housing diversity**

The proposed development responds favourably to the housing diversity policy. It provides for a range of housing types to meet increasing diversity in the older area of Skenes Creek.

The proposal makes better use of existing infrastructure and improves energy efficiency of housing by infill development principles which assist with reducing urban sprawl.

#### **Clause 21.03-5 Skenes Creek**

##### **Overview**

*Skenes Creek is a coastal hamlet set on rolling topography at the base of the Otway Ranges. There is a sense of openness to the town created by the spacious siting of buildings and expansive views to the coast and hillsides. A green wedge corridor through the centre of the township links the town with a vegetated hillside backdrop and is enhanced by regeneration of indigenous and appropriate coastal shrubs around dwellings and public areas. Objective To protect the nationally significant Great Ocean*

*Road Region landscape and the distinctive landscape qualities and coastal setting of Skenes Creek township. Strategies Ensure new development responds to the above key issues and achieves the following Preferred Character Statement for the Character Areas identified at Schedule 4 to Clause 43.02.*

**Skenes Creek Precinct 1 – Preferred Character Statement**

This precinct provides a native 'green wedge' for the whole township, extending from the hill slopes behind the town to the Great Ocean Road. The character of the precinct will be strengthened by the planting and regeneration of indigenous and native vegetation. Dwellings will be set far enough apart to accommodate substantial native bush areas including canopy trees, and will be set substantially below the vegetation canopy. The semi-rural feel of the area will be retained by the lack of fencing and frequent unmade roads. Views to the dwellings will be softened by native vegetation in frontages to major roads and in the public domain along road verges.

**Clause 21.06 Settlement and Housing**

This policy notes that the majority of new housing development in the municipality will continue to be in the form of detached dwellings on conventionally sized blocks; however the demand for smaller dwelling types is expected to escalate. In order to meet these demands there is a need to provide for a range of housing typologies including unit, townhouse, etc.

This proposed meets the demand for infill development and provides for a range of housing types.

**Clause 21.06-2 Urban Growth**

This policy seeks to ensure that development occurs within designated settlement boundaries. This proposal limits urban growth by directing urban growth in designated urban growth areas.

## **4.2 Compliance with Zoning**

### **4.2.1 Township Zone (TZ)**

The subject site is located within the TZ. The purpose of the TZ is as follows:

**Purpose**

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To provide for residential development and a range of commercial, industrial and other uses in small towns.*

*To encourage development that respects the neighbourhood character of the area.*

*To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The permit applicant seeks a permit for the use and construction of a dwelling.

**Clause 32.05-3 provides:**

Use for a dwelling or a dependent person's unit

A lot may be used for a dwelling provided the following requirements are met:

- *Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*

RESPONSE: Complies as sewerage is located and connected to the site.

- *Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.*

RESPONSE: Complies as potable water is located and connected to the site.

- *Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority. These requirements also apply to a dependent person's unit.*

RESPONSE: Complies as electricity is located and connected to the site.

**Clause 32.05-6 provides:**

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- *A lot of less than 300 square metres.*
- *A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.*

RESPONSE: Permit trigger.

A permit is required to construct or extend a front fence within 3 metres of a street if:

The fence is associated with one dwelling on:

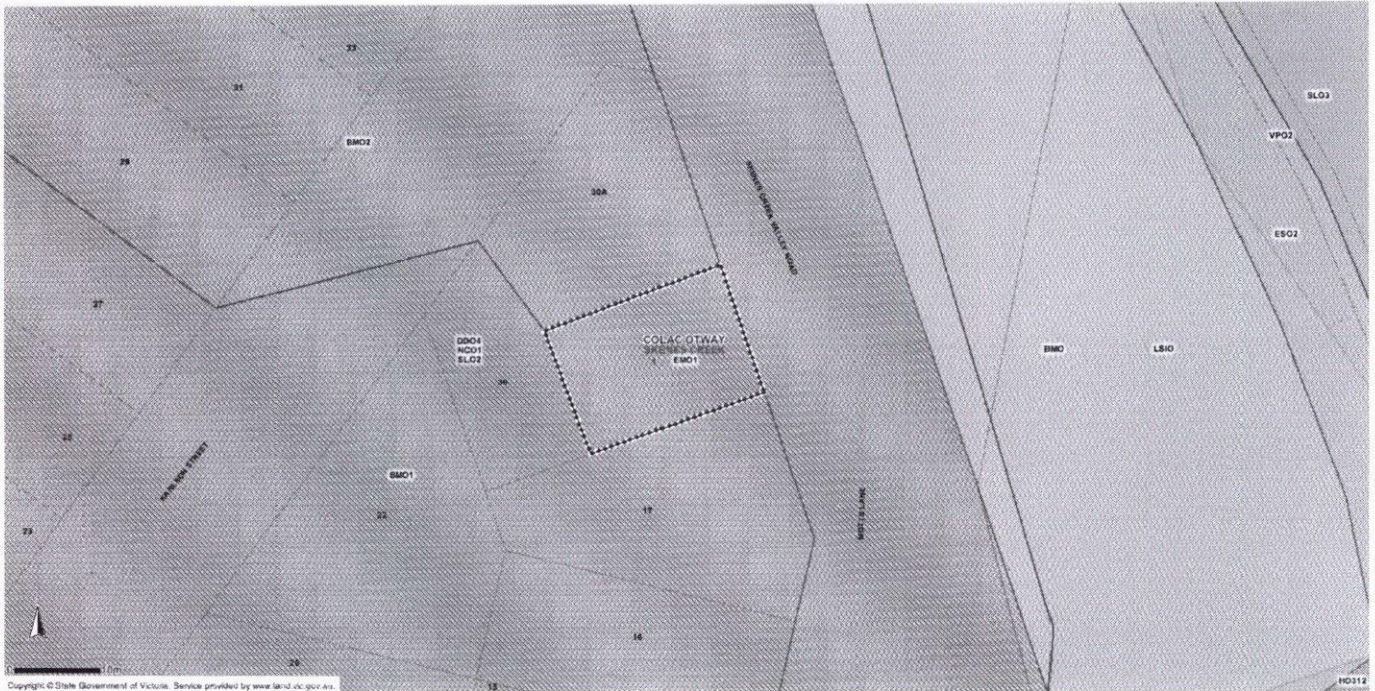
- *A lot of less than 300 square metres, or*
- *A lot of between 300 and 500 square metres if specified in a schedule to this zone, and Page 4 of 10 The fence exceeds the maximum height specified in Clause 54.06-2.*

A development must meet the requirements of Clause 54.

## 4.3 Compliance with Overlays

The subject site is located within a number of overlays including the Bushfire Management Overlay Schedule 1 (BMO1), Erosion Management Overlay Schedule 1 (EMO1), Design and Development Overlay Schedule 4 (DDO4), Neighbourhood Character Overlay Schedule 1 (NCO1) and Significance Landscape Overlay Schedule 2 (SLO2).

A response to the respective overlays includes the following.



### 4.3.1 Bushfire Management Overlay (BMO1)

The subject site is located within the BMO1.

#### FORREST, SKENES CREEK BAL-12.5 AREAS

##### 1.0 Statement of the bushfire management objectives to be achieved

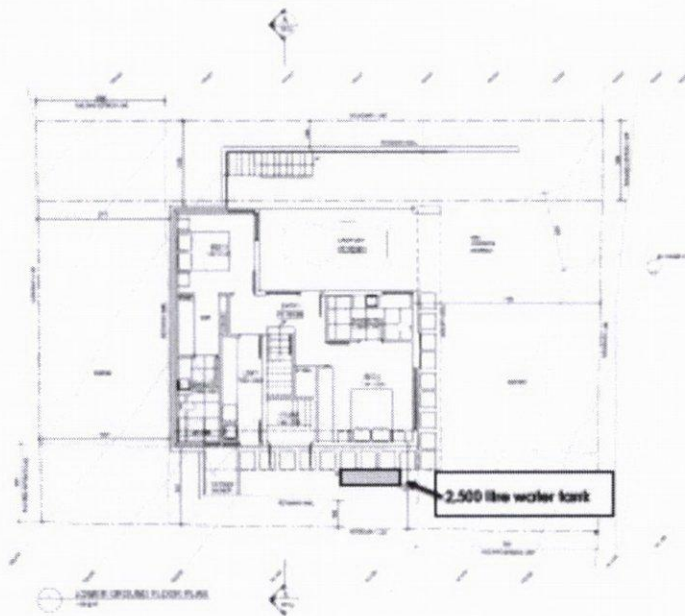
- To specify bushfire protection measures to construct or extend one dwelling on a lot.
- To specify referral requirements for applications to construct or extend one dwelling on a lot.

##### 3.0 Application requirements

- An application must be accompanied by a bushfire management plan that:
  - Shows all of the required bushfire protection measures specified in this schedule,
  - Includes written conditions that implement the required bushfire protection measures,
  - Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
  - Details vehicle access.

The following BMP has been prepared by Luke Hynes of Beacon Ecological. The design responds to a BAL 29 and meets the BMO objectives as follows:

## 1 Skenes Creek Valley Road, Skenes Creek. Bushfire Management Plan for a Proposed Dwelling



<p>1 SKENES CREEK VALLEY ROAD          SKENES CREEK          30/01/2019          1 SKENES CREEK VALLEY ROAD, SKENES CREEK</p>	<p>PROJECT: 1 SKENES CREEK VALLEY ROAD, SKENES CREEK          DRAWING: BUSHFIRE MANAGEMENT PLAN          DATE: 30/01/2019          DRAWN BY: [Name]          CHECKED BY: [Name]</p>	<p>SCALE: 1:100          NORTH</p>	<p>1 SKENES CREEK VALLEY ROAD, SKENES CREEK          30/01/2019          1 SKENES CREEK VALLEY ROAD, SKENES CREEK</p>
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### Requirements in response to the Bushfire Management Overlay Schedule 2

#### Construction Requirements

The proposed dwelling is to be built to Bushfire Attack Level (BAL) construction standards of 29 to all aspects.

#### Defendable Space Management

Defendable space is to be provided to the property boundary to all aspects.

Vegetation within the defendable space area must be managed to the following requirements:

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

#### Water Supply For Fire Fighting Purposes

As the property is less than 500 square metres, a static water supply of a minimum of 2,500 litres of effective water supply for fire fighting purposes is to be provided to the following requirements:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosion resistant metal.
- Include a separate outlet for occupant use.

#### Access Requirements for CFA access

As the driveway is less than 30 metres, there are no CFA access requirements.

Version: V1, 21 February 2019



Image: Extract from BMP dated February 2019.

#### **4.3.2 Erosion Management Overlay (EMO1)**

The subject site is located within the EMO1.

*An application must be accompanied by any information specified in a schedule to this overlay and information showing: The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.*

*The extent of any proposed earthworks.*

*The means proposed to stabilise disturbed areas.*

*Any other application requirements specified in a schedule to this overlay.*

The proposed dwelling does trigger an EMO assessment. St Quentin has been engaged to prepare an LRA/LSA and this will be submitted upon receipt.

#### **4.3.3 Design and Development Overlay – Schedule 4 (DDO4) Coastal Towns: Skenes Creek, Kennett River, Wye River and Separation Creek**

The subject site is located within the DDO4.

##### **Design objectives**

*To achieve the neighbourhood character*

*Vision for the townships and Preferred Character of each Precinct as identified in the Municipal Strategic Statement and in the Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study, Planisphere, 2005.*

*To ensure that lot sizes are sufficient to accommodate adequate vegetation, including substantial trees, dwellings that meet the township's Visions and Preferred Character, and provide space for wildfire management requirements.*

Clause 2.0 Buildings and works specifies: *A permit is not required to construct a building or carry out works.*

There are no permit triggers for the proposed dwelling under DDO4. DDO4 is fundamentally a subdivision control only therefore is not applicable.

#### **4.3.4 Neighbourhood Character Overlay – Schedule 1 (NCO1)**

The subject site is located within the NCO1.

##### **Purpose**

To ensure that new buildings and works respect the nationally significant Great Ocean Road Region landscape.

To ensure that new buildings and works achieve the preferred character for the townships as stated above and in Clauses 21.03-5 (Skenes Creek), 21.03-6 (Kennett River, Wye River and Separation Creek).

*To encourage the siting of buildings within the vegetation and landform, and below the predominant tree canopy height.*

*To ensure new buildings reflect and complement the scale, setback, siting, materials and overall form of existing buildings.*

*To ensure the townships retain an informal, open, spacious character created by the dominance of vegetation, low scale buildings and a lack of solid fencing.*

*To ensure that applications for more than one dwelling can be subdivided in accordance with the subdivision requirements of DDO4.*

The Clause 54 assessment has included the relevant modifications and all the provisions comply with the clause.

#### Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The effect of the building or works on the nationally significant Great Ocean Road Region landscape.
- Whether the extension or modification to a building contributes to the township vision and preferred character of the area.
- Whether the siting, bulk, form and appearance of any building or works will contribute to the township vision and preferred character of the township.
- Whether the building is sited to provide large setbacks from front, side and rear boundaries.
- Whether the building respects the predominantly low scale forms in the area.
- Whether the building materials contribute to the preferred neighbourhood character.

The design response complies with the decision guidelines by being firstly architecturally design, secondly, staying with the restricted building envelope, thirdly, staying with the height restrictions and for providing a dwelling of visual interest and mixture of finishes to improve the streetscape.

#### **4.3.5 Significant Landscape Overlay – Schedule 2 (SLO2)**

**The subject site is located within the SLO2.**

##### *2.0 Landscape character objective to be achieved*

*The general landscape objectives to be achieved include:*

*To protect and enhance the valued characteristics of the nationally significant Great Ocean Road Region landscape.*

*To ensure that the dominance of vegetation over built form is retained as an element of township character by encouraging retention of existing trees and planting of new indigenous vegetation.*

*To increase the use of indigenous vegetation to highlight natural features within the precinct.*

*To retain the contrasts between landscape elements within the precinct.*

*To ensure that development that occurs on hill faces or in other prominent locations is not highly visible.*

*To minimise the visual impact of signage and other infrastructure, particularly in coastal areas, hill faces and ridges.*



*To protect the clear, sweeping views to the ocean available from the precinct.*

*To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.*

*To ensure that fence styles and heights reflect the predominant and preferred character of the townships.*

*NCO1 prescribes a number of variations to Rescode 54 which have been included in the Clause 54 assessment and include A3, A4, A5, A10, A11, A19 and A20.*

#### **Clause 5.0 Decision guidelines**

*Before deciding on an application, the responsible authority must consider, as appropriate:*

*The effect of the building or works on the nationally significant Great Ocean Road Region landscape.*

RESPONSE: The propose dwelling is located within a township area and will sit down below other dwellings and will not be visually prominent from the Great Ocean Road.

*Whether the extension or modification to a building contributes to the township vision and preferred character of the area.*

RESPONSE: The proposed design response is a modest dwelling with split level in order to respond to the land slope. The dwelling is architecturally design and the built form will contribute positively to the character in the area.

*Whether the siting, bulk, form and appearance of any building or works will contribute to the township vision and preferred character of the township.*

RESPONSE: The design response includes substantial articulation. As the dwelling is set down into the site, the roof tops around on adjoining lots will provide a variation in roof lines that provide rhythm across the hill face. The dwelling will unlikely to be visually prominent from any road networks.

*Whether the building is sited to provide large setbacks from front, side and rear boundaries.*

RESPONSE: The site is heavily constrained by the lot size. However, the design response by architects Mark Gratwick have carefully considered these limitations and provided a well thought out design response that meets the site constraints and maintain substantial setbacks including side setback of 3m and rear of 5m.

*Whether the building respects the predominantly low scale forms in the area. Whether the building materials contribute to the preferred neighbourhood character.*

RESPONSE: Complies

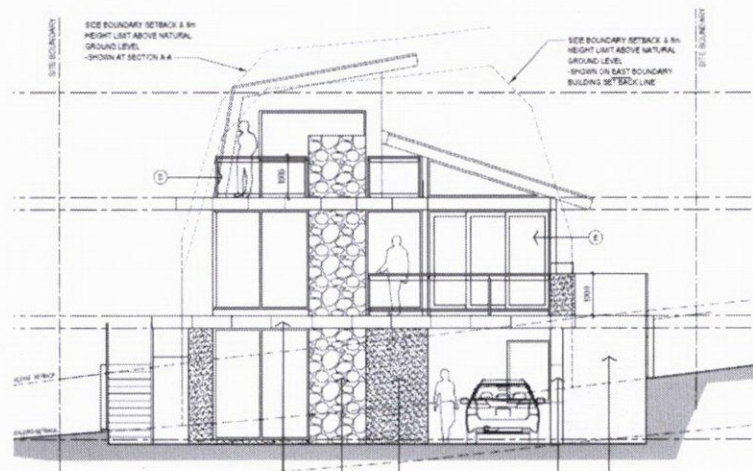
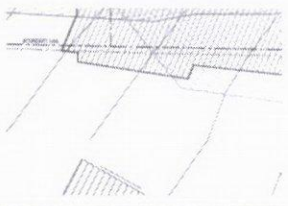


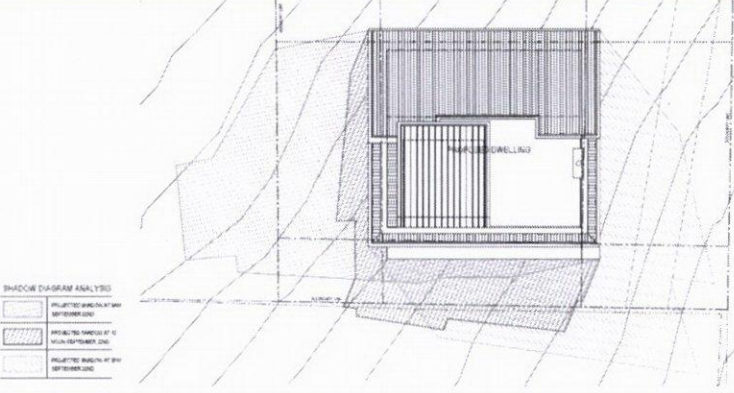
Image: from Mark Gratwicks development plans.

### 4.4 Clause 54 One Dwelling on a Lot

A dwelling is proposed within the TZ and is required to meet the following controls Rescode clause 54 including:

PLANNING SCHEME REQUIREMENTS	RESPONSE
<p>Cl.54.01-1 Neighbourhood Character &amp; Site Description</p>	<p><i>Neighbourhood Character: Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features.</i></p> <p>The subject site is surrounded by a variety of lot sizes ranging from less than 300m<sup>2</sup> to around 1000m<sup>2</sup>. Whilst the subject site is one of the smaller sites it is of suitable size for the current design response, it also meets the adjoining neighbourhood character attributes of dwellings with smaller building envelopes. There are a number of smaller holiday cabins type dwellings that are older and likely finished in concrete sheeting materials with open yards. This era of dwelling is typical to the 70's beach shack and often found around Skenes Creek including directly abutting the site. There are however also many new contemporary dwellings that reflect modern but coastal themed design response mostly built to maximise views to the ocean. The proposed design response is small in building envelope however provides for a liveable dwelling with a two storey home with a roof top terrace opportunity to take in views to the water.</p> <p>The Skenes Creek Valley Road is also low key and informal. The road is a dirt finish with no curb nor channelling. The land slopes down from 106.5AHD down to 102AHD. Therefore, a difference of 4.5m from the highest to the lowest point on site.</p> <p>The mixed nature of the character provides opportunity for a variety of dwelling types. The design response includes various roof lines and articulation treatments. The design response sites the dwelling down into the site in order to meet the height limitations as well as provides a built form consistent with the open space nature in this area.</p>

	Complies.
<i>Cl.54.01-2 Design Response</i>	The design response is architecturally designed.
<i>Cl.54.02-1 Neighbourhood Character Objective</i>	As above and refer to the NCO1 response.
<i>Cl.54.02-2 Integration with the Street Objective</i>	The site is located on Skenes Creek Valley Road. This road includes only approximately 5 houses facing this street. The street itself is an informal secondary dirt road. The proposed dwelling is directed towards the street and includes a front door (to the north) and open glass finishes (front façade facing the street) that present well to the street frontage providing integration.
<i>Cl.54.03-1 Street setback NCO1 Min. 7m</i>	There is proposed 7m front setback to the front wall of the house. Complies.
<i>Cl.54.03-2 Building Height NCO1 Max. 8m</i>	The maximum height proposed from NGL is less than 8m. Refer to elevation plans with red line showing the 8m height area. Complies.
<i>Cl.54.03-3 Site coverage Max is 25%</i>	24.9% Complies
<i>Cl.54.03-4 Permeability</i>	67% Complies
<i>Cl.54.03-5 Energy Efficiency</i>	TBA during Building Permit stage.
<i>Cl.54.03-6 Significant Trees</i>	None
<i>Cl. 54.03-7 Parking</i>	A single carport is proposed on the lower ground level and a secondary space can be situated in tandem. Complies.
<i>Cl.54.04-1 Side and rear setbacks</i>	Proposed 3m setback from both adjoining boundaries. Rear setback of 5m.
<i>Cl.54.04-2 Walls on boundaries</i>	Not Applicable.
<i>Cl.54.04-3 Daylight to existing windows</i>	There are no adverse effects of daylight to existing windows. This is demonstrated in TP12. Complies. 
<i>Cl.54.04-4 North facing windows</i>	The proposal includes substantial north facing windows, refer to elevations which north facing windows for demonstration at TP08.
<i>Cl.54.04-5 Overshadowing</i>	There are no adverse overshadowing issues associated with this proposed. There is a slight overshadowing in the afternoon to the adjoining property south of the site however this is considered to not be unreasonable. Please refer to TP12.

	
<p><i>Cl.54.04-6</i> <i>Overlooking</i></p>	<p>None considered, please refer to page TP11 Overlooking plan. Whilst there is some overlooking, into both adjoining dwellings to the north and south, this is hard to avoid due to the land size and also the adjoining dwellings include alternative open space areas thus the overlooking is only partial.</p>
<p><i>Cl.54.05-1</i> <i>Daylight to new windows</i></p>	<p>The dwelling on the north aspects include sufficient windows to daylight.</p>
<p><i>Cl.54.05-2 Private</i> <i>Open Space</i></p>	<p>The site includes both front, rear and side POS areas. It is noted the dwelling includes balcony's and a roof top deck area which also contributes to POS area. Rear: 5x15m = 75m<sup>2</sup> in addition to side areas.</p>
<p><i>Cl.54.05-3 Solar</i> <i>access to open space</i></p>	<p>The site includes various open space areas and solar access is ample to both the north, east and west areas include the balcony on the living room level and roof top.</p>
<p><i>Cl.54.06-1 Design detail</i></p>	<p>The architecturally designed dwelling provides for a well thought out design and the design responds well to the site constraints.</p> <p>The external finishes include the following:</p> <p><b>EXTERNAL FINISHES SCHEDULE</b></p> <ul style="list-style-type: none"> <li>(A) WALLS: CUSTOM ORB CORRUGATED STEEL CLADDING. COLORBOND FINISH</li> <li>(B) WALLS: FEATURE STONE CLADDING</li> <li>(C) WALLS: RENDERED FINISH</li> <li>(D) BALUSTRADE: GLASS BALUSTRADE WITH BRUSHED STEEL UPRIGHTS AND RAIL</li> <li>(E) WINDOWS: POWDERCOATED ALUMINIUM FRAMED WINDOWS</li> <li>(F) FASCIA: VITRACORE ALUMINIUM CLADDING</li> <li>(G) ROOF: CUSTOM ORB CORRUGATED STEEL ROOF SHEETING. COLORBOND FINISH</li> <li>(H) ROOF &amp; WALL: MAXLINE STANDING SEAM TRAY DECK ROOF &amp; WALL CLADDING. COLORBOND FINISH</li> </ul>

The site is connected to all necessary infrastructure services to accommodate a dwelling on both lots. The feature level and survey plan identify a sewer main plotted from the Barwon Water

records. The application is very standard and relevant infrastructure conditions can apply via the Infrastructure Department to address any relevant issues.

#### **4.5 Aboriginal Heritage issues**

The requirements under the *Aboriginal Heritage Act 2007* have not been triggered. Whilst the site is not within an area of aboriginal cultural heritage, no significant ground disturbance has or will occur.

## **5 Conclusion & Recommendation**

This planning report has been prepared for the permit applicant Anne and Greg Sherman. The application includes the use and development of a dwelling.

The planning report includes an assessment of the proposal against the relevant provisions of the planning scheme including the VPP, MSS, zoning controls, overlay and Rescode requirements of the Colac Otway Planning Scheme.

In summary, the planning application is considered to have addressed the relevant Planning Scheme considerations. We therefore recommend favourable consideration of the application based upon the assessment provided within this report.

## 6 Site Photographs

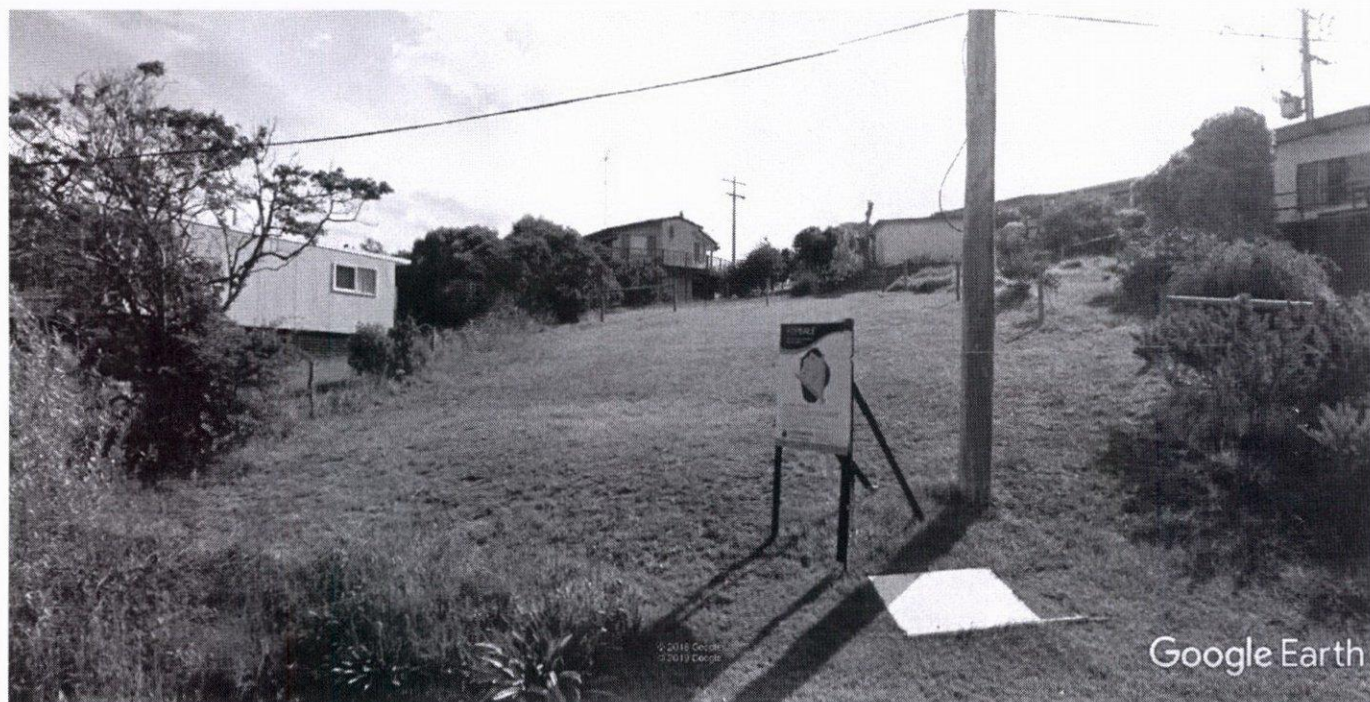


Photo 1: Subject Site include existing vehicle crossover off the Great Ocean Road

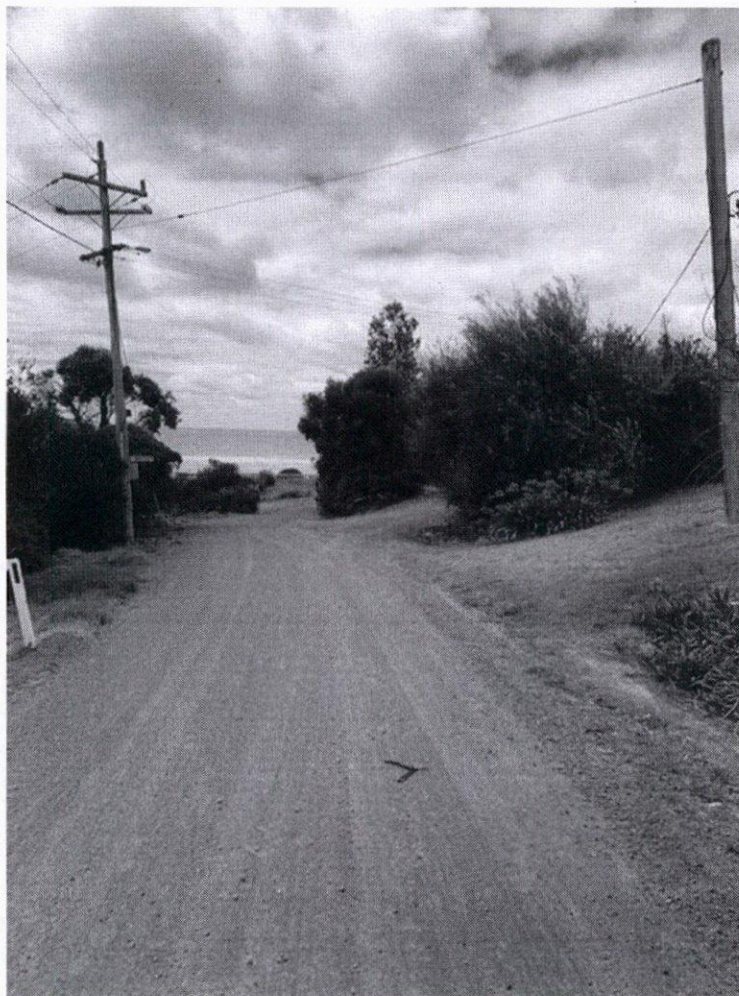


Photo 2: Skenes Creek Valley Road (facing south towards the beach)

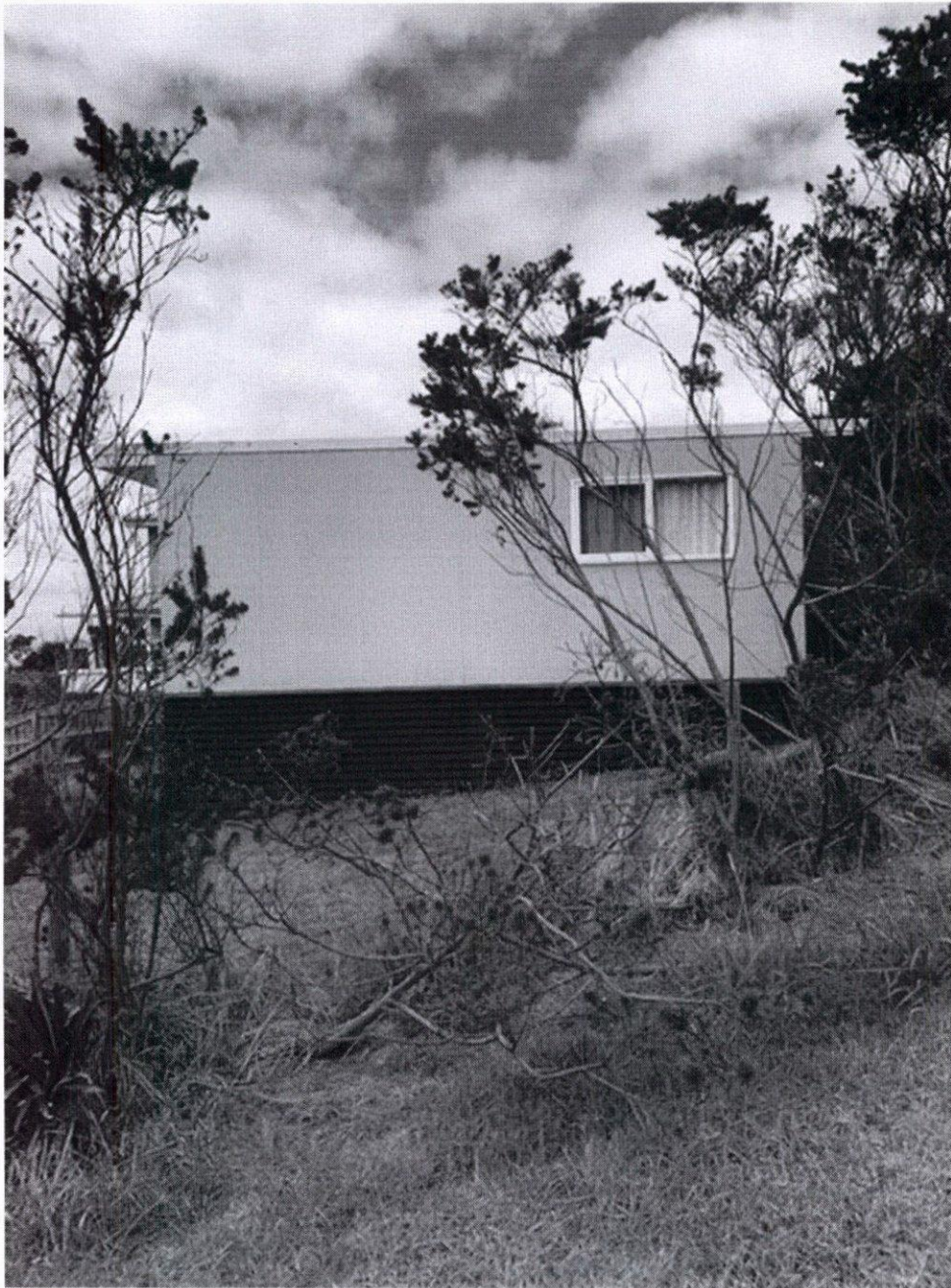


Photo 3: Existing fibro panelled dwelling adjoining the site to the south at 17-18.



Photo 4: Existing fibro panelled shed adjoining the site to the rear at 30 Karlson Street.





Photo 5: Existing fibro panelled dwelling adjoining the site to the south at 30A Karlson Street, Skenes Creek.



Photo 6: Existing site facing the ocean.

# PROPOSED RESIDENCE

## 1 SKENES CREEK VALLEY ROAD, SKENES CREEK

TP01 - SITE LOCATION / DRAWING SCHEDULE	1:2000
TP02 - EXISTING SITE PLAN / SITE ANALYSIS	1:200
TP03 - PROPOSED SITE PLAN	1:200
TP04 - LOWER GROUND FLOOR PLAN	1:100
TP05 - GROUND FLOOR PLAN	1:100
TP06 - ROOF TERRACE PLAN	1:100
TP07 - ROOF PLAN	1:100
TP08 - ELEVATIONS	1:100
TP09 - ELEVATIONS	1:100
TP10 - SECTION A-A	1:100
TP11 - OVERLOOKING PLANS	1:200
TP12 - SHADOW DIAGRAMS	1:100

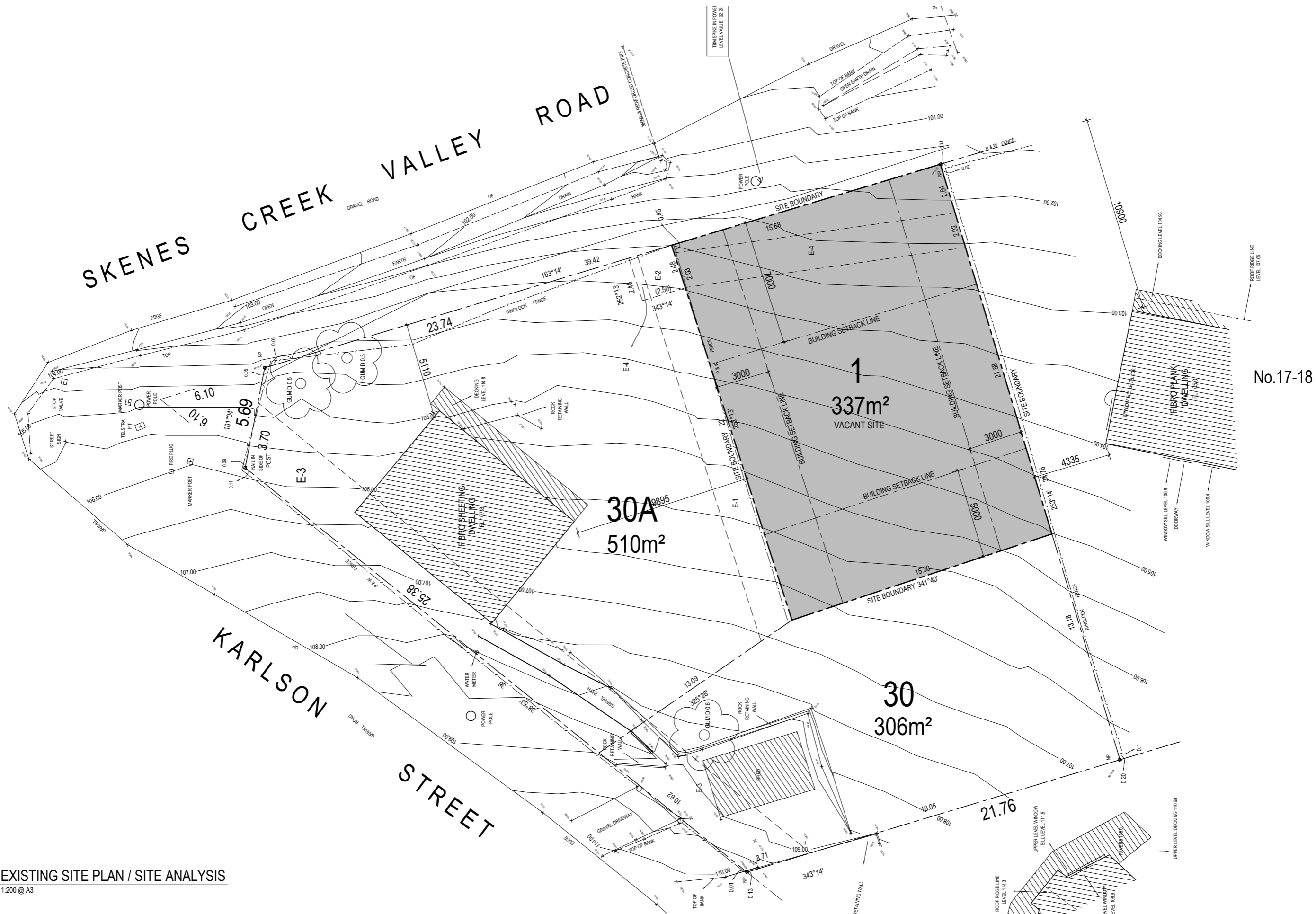


○ SITE LOCATION  
1:2000 @ A3

1 SKENES CREEK VALLEY ROAD, SKENES CREEK

<p>NORTH</p> <p><small>Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not take place prior to the return of inspected shop drawings by the Architect/Consultant.</small></p>	<p>PROJECT PROPOSED RESIDENCE 1 SKENES CREEK VALLEY RD, SKENES CREEK</p> <p>TITLE SITE LOCATION / DRAWING SCHEDULE</p> <p>SCALE 1:2000 @A3    DATE FEB 2019</p> <p>DRAWN DB    CHECKED MG</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">ISSUE</td> <td style="width: 50%;">TOWN PLANNING ISSUE</td> </tr> <tr> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>14.02.2019</td> <td></td> </tr> <tr> <td>DWG NO</td> <td>REV</td> </tr> <tr> <td>TP01</td> <td>-</td> </tr> </table>	ISSUE	TOWN PLANNING ISSUE	DATE	DESCRIPTION	14.02.2019		DWG NO	REV	TP01	-	<p>mark j gratwick architects</p> <p><small>148 aberdeen street geelong west vic 3218</small></p> <p><small>f. 5229 3896 f. 5229 0836 office@markgratwickarchitects.com</small></p> <p>© COPYRIGHT 2017</p>
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TP01	-												

1706



No.17-18

EXISTING SITE PLAN / SITE ANALYSIS  
1:200 @ A3

SITE SURVEY INFORMATION DERIVED FROM TONY JEAVONS SURVEYS FEATURES & LEVELS & PLAN OF SUBDIVISION SURVEY DRAWINGS.  
REFS: 1307FS200 & 1307 V8  
DATES: 04.12.2001 & 03.07.2006

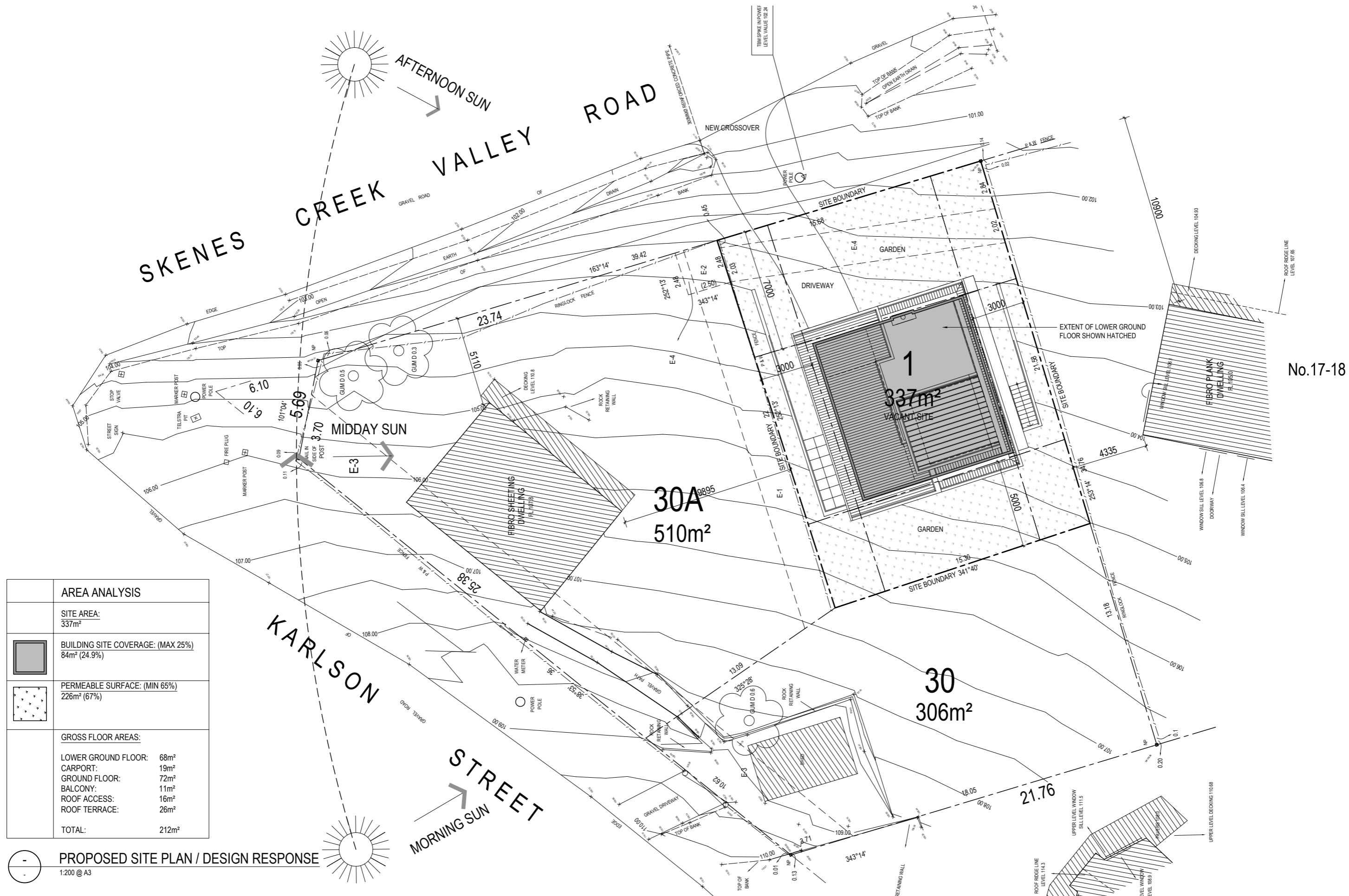
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

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PROJECT PROPOSED RESIDENCE 1 SKENES CREEK VALLEY RD, SKENES CREEK	
TITLE EXISTING SITE PLAN / SITE ANALYSIS	
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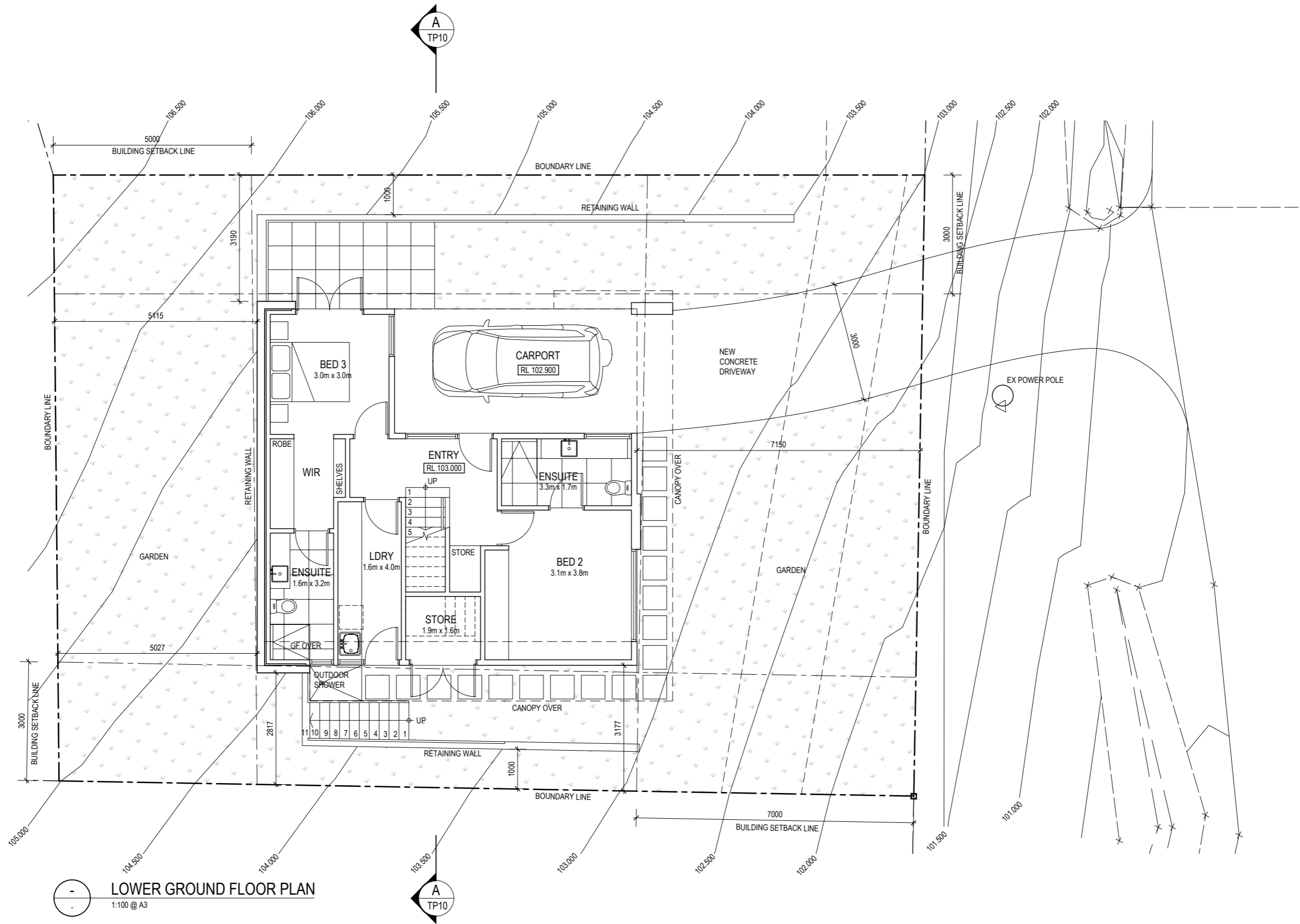


AREA ANALYSIS	
SITE AREA: 337m <sup>2</sup>	
	BUILDING SITE COVERAGE: (MAX 25%) 84m <sup>2</sup> (24.9%)
	PERMEABLE SURFACE: (MIN 65%) 226m <sup>2</sup> (67%)
GROSS FLOOR AREAS:	
LOWER GROUND FLOOR:	68m <sup>2</sup>
CARPORT:	19m <sup>2</sup>
GROUND FLOOR:	72m <sup>2</sup>
BALCONY:	11m <sup>2</sup>
ROOF ACCESS:	16m <sup>2</sup>
ROOF TERRACE:	26m <sup>2</sup>
TOTAL:	212m <sup>2</sup>

PROPOSED SITE PLAN / DESIGN RESPONSE  
1:200 @ A3

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	TITLE PROPOSED SITE PLAN / DESIGN RESPONSE	SCALE 1:200 @ A3 DATE FEB 2019 DRAWN DB CHECKED MG	



LOWER GROUND FLOOR PLAN  
1:100 @ A3

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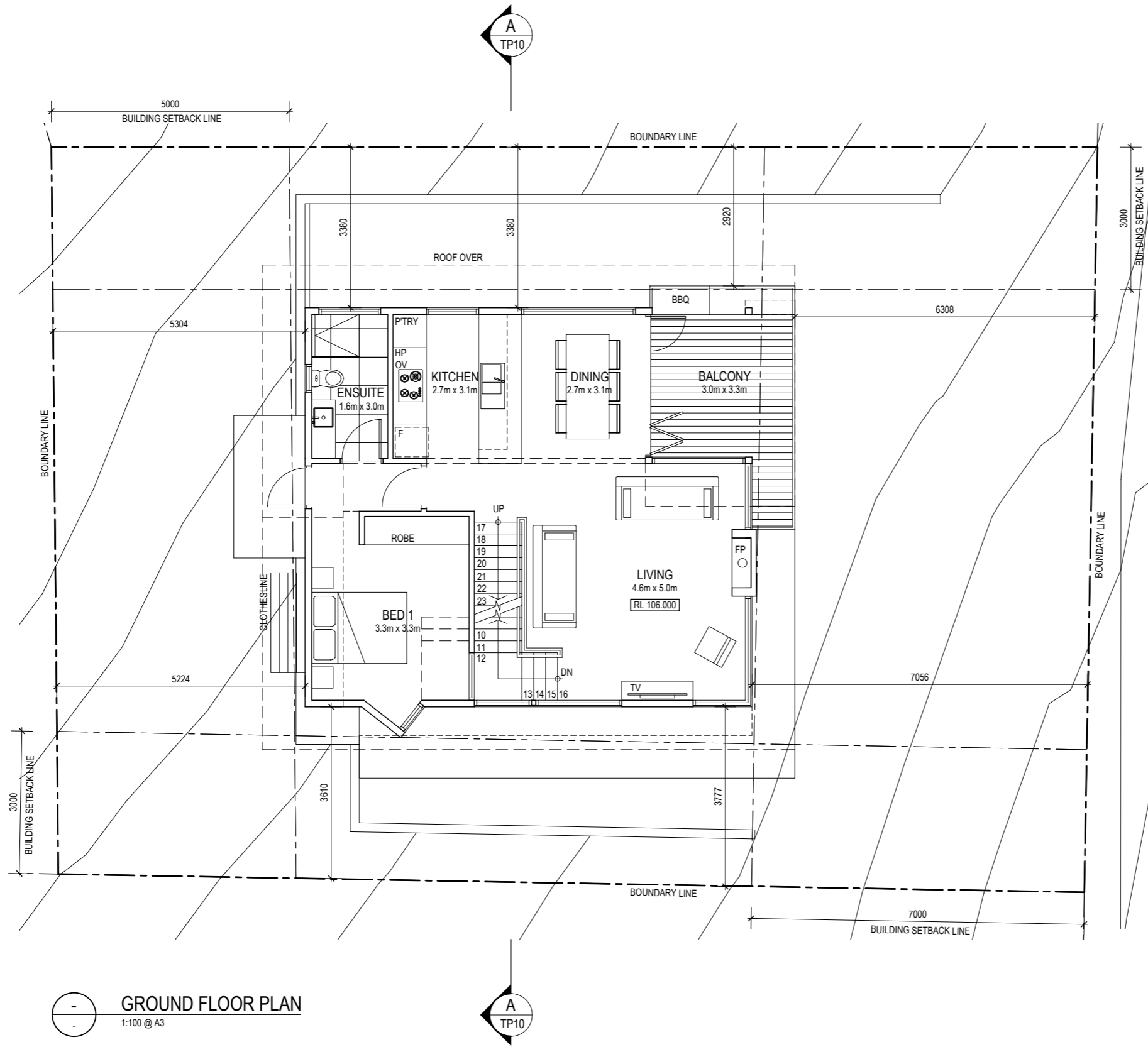
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PROJECT  
PROPOSED RESIDENCE  
1 SKENES CREEK VALLEY RD, SKENES CREEK  
TITLE  
LOWER GROUND FLOOR PLAN  
SCALE 1:200 @ A3 DATE FEB 2019  
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GROUND FLOOR PLAN  
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DATES: 04.12.2001 & 03.07.2006

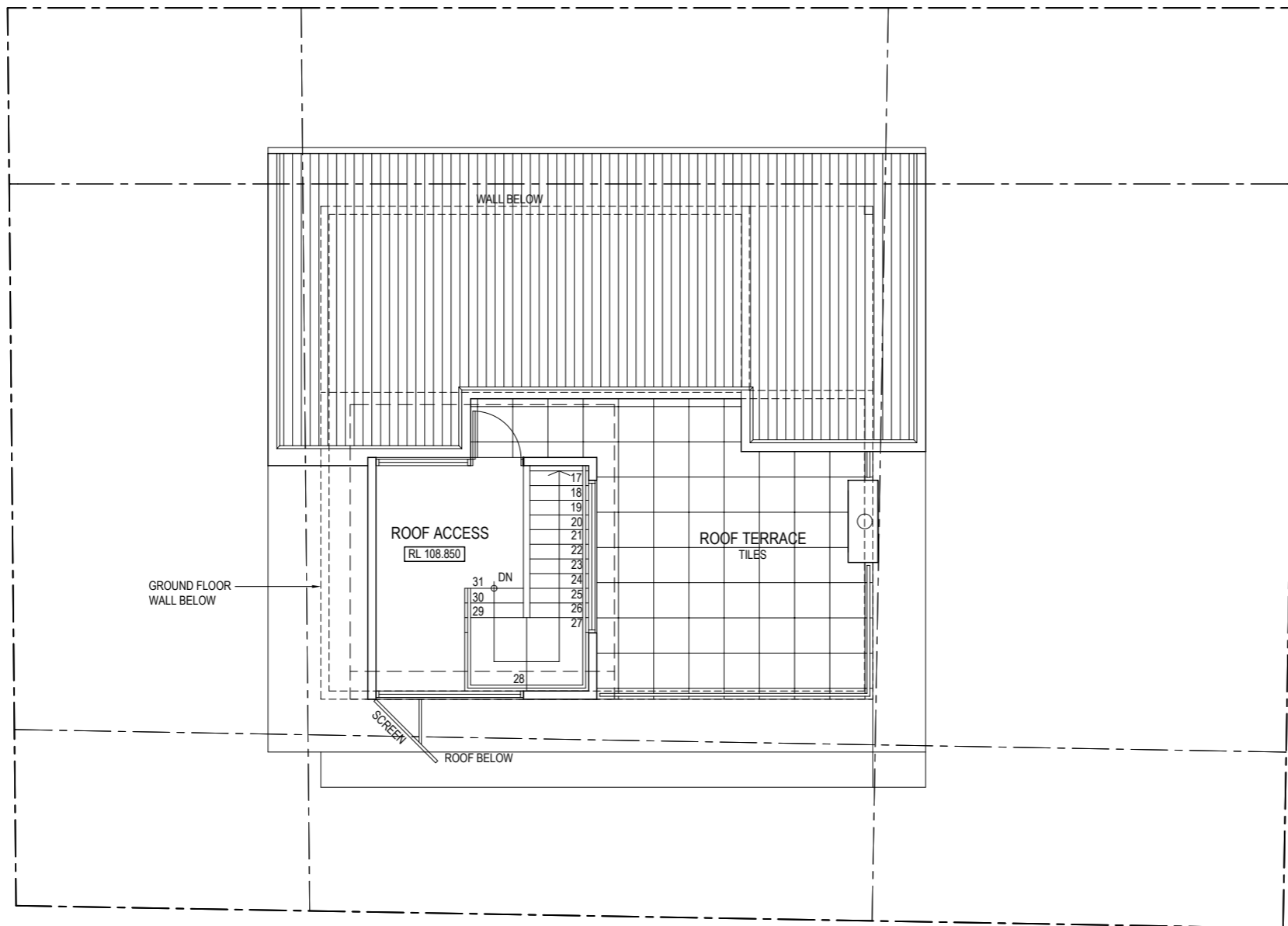
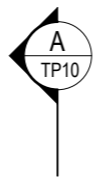
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PROJECT  
PROPOSED RESIDENCE  
1 SKENES CREEK VALLEY RD, SKENES CREEK  
TITLE  
GROUND FLOOR PLAN  
SCALE 1:200 @A3 DATE FEB 2019  
DRAWN DB CHECKED MG

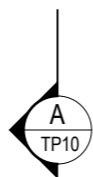
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ROOF TERRACE PLAN  
1:100 @ A3



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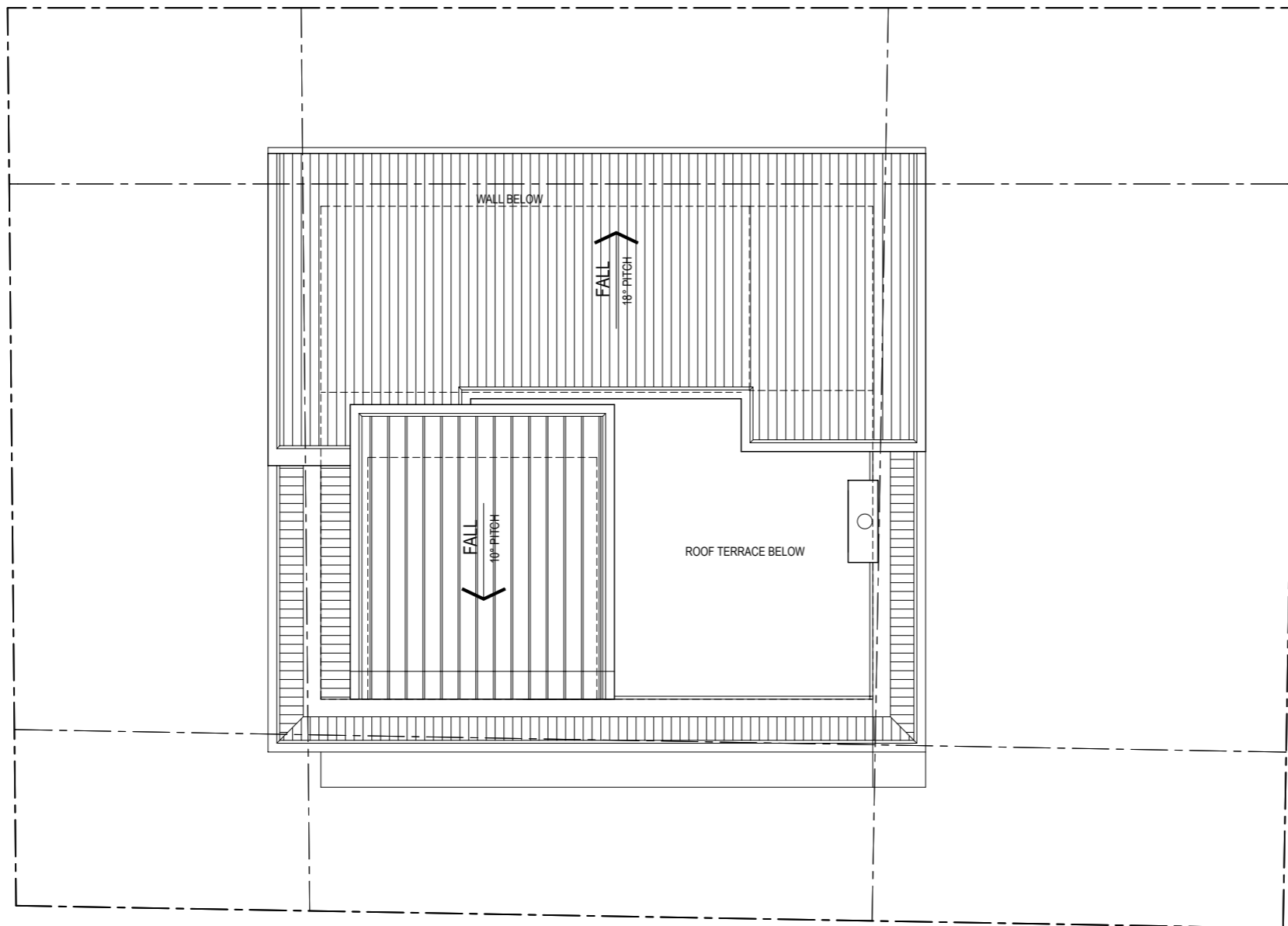
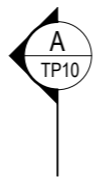
PROJECT  
PROPOSED RESIDENCE  
1 SKENES CREEK VALLEY RD, SKENES CREEK  
TITLE  
ROOF TERRACE PLAN  
SCALE 1:200 @A3 DATE FEB 2019  
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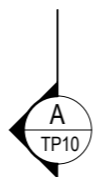
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ROOF PLAN  
1:100 @ A3



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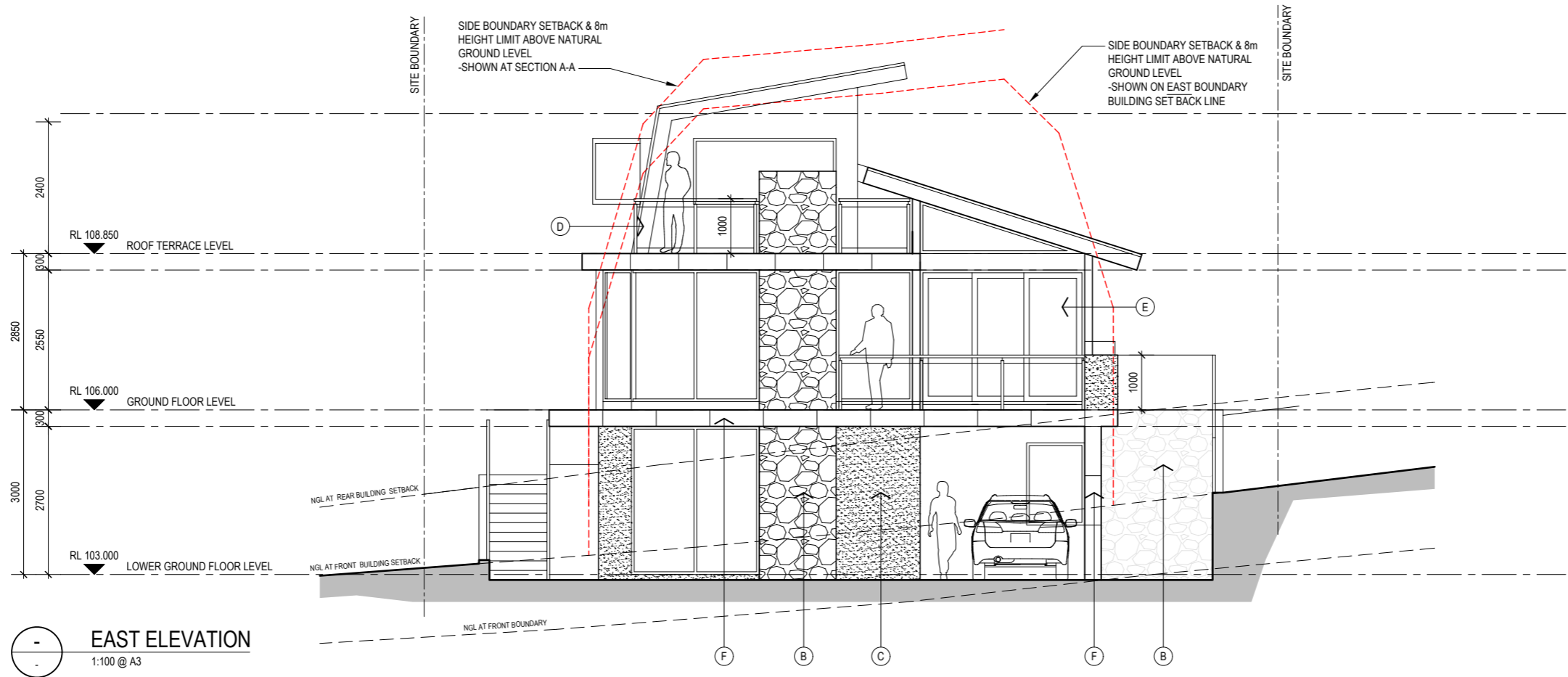
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PROJECT  
PROPOSED RESIDENCE  
1 SKENES CREEK VALLEY RD, SKENES CREEK  
TITLE  
ROOF TERRACE PLAN  
SCALE 1:200 @ A3 DATE FEB 2019  
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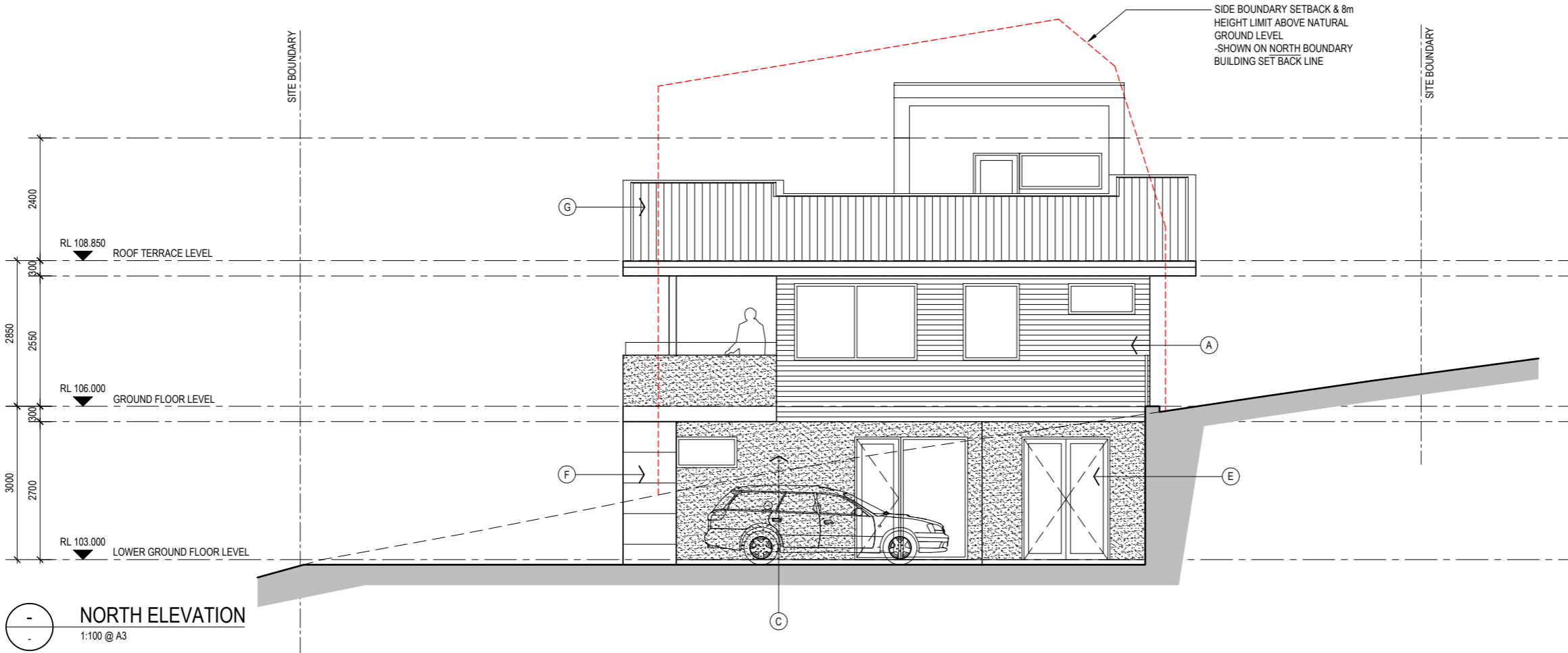
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**EAST ELEVATION**  
1:100 @ A3

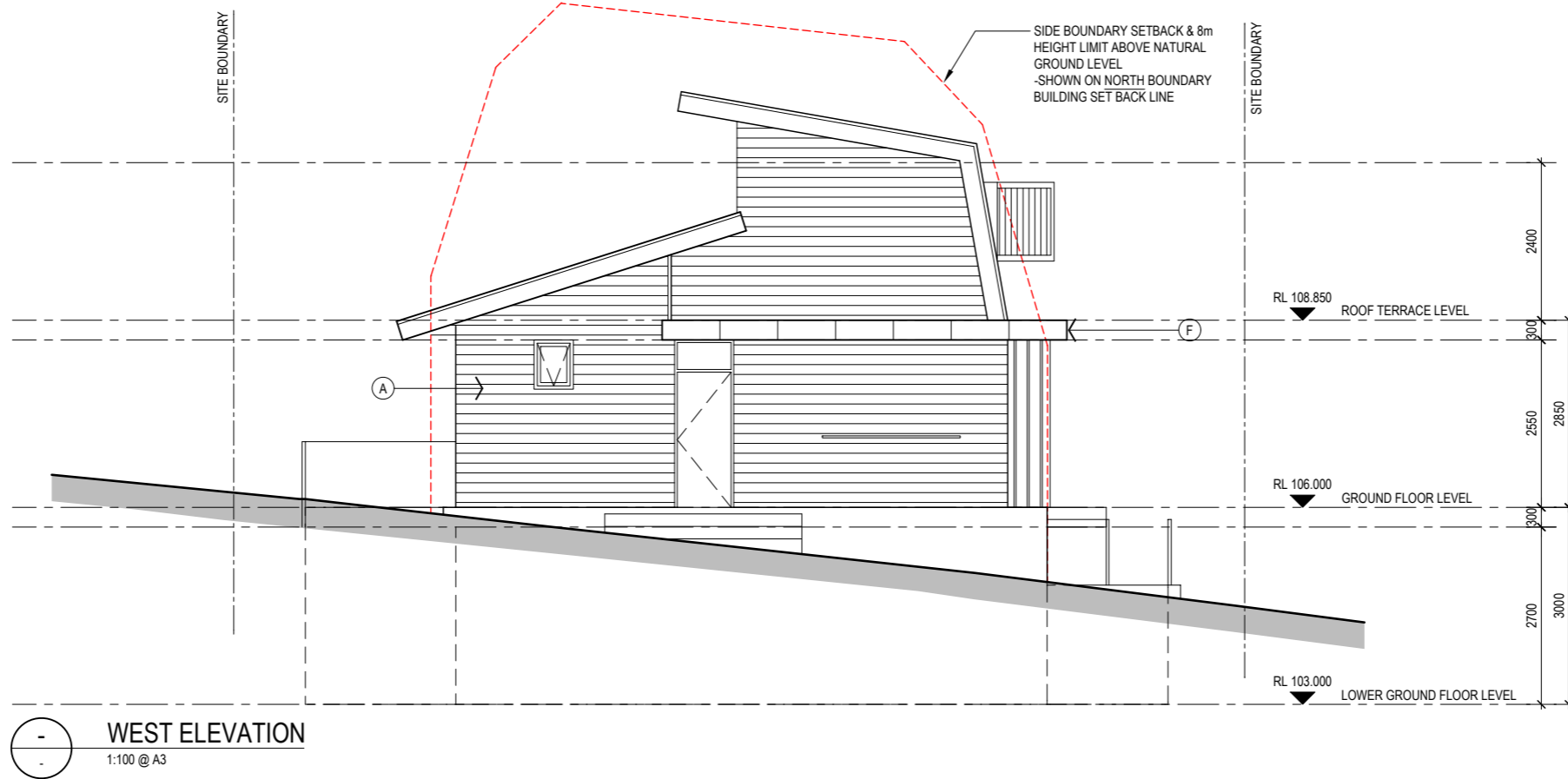


**NORTH ELEVATION**  
1:100 @ A3

**EXTERNAL FINISHES SCHEDULE**

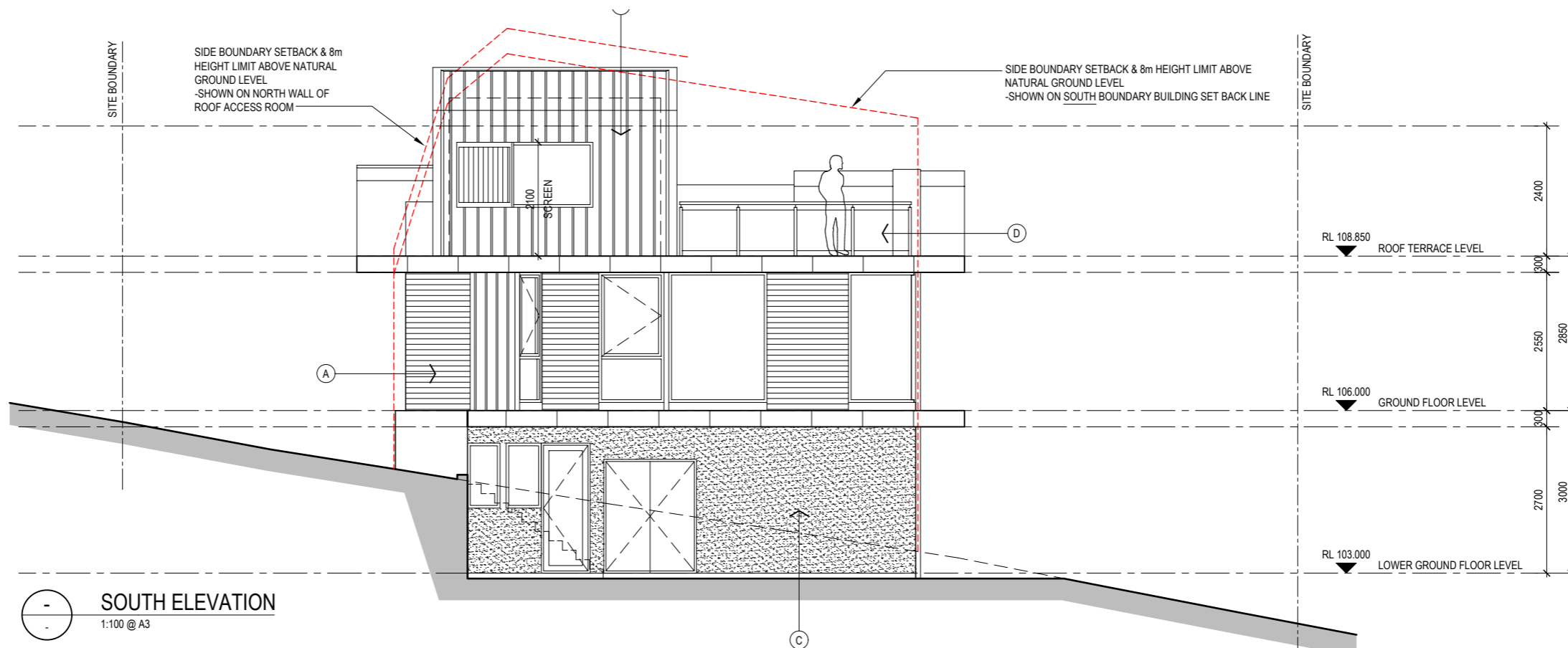
(A) WALLS:	CUSTOM ORB CORRUGATED STEEL CLADDING. COLORBOND FINISH
(B) WALLS:	FEATURE STONE CLADDING
(C) WALLS:	RENDERED FINISH
(D) BALUSTRADE:	GLASS BALUSTRADE WITH BRUSHED STEEL UPRIGHTS AND RAIL
(E) WINDOWS:	POWDERCOATED ALUMINIUM FRAMED WINDOWS
(F) FASCIA:	VITRACORE ALUMINIUM CLADDING
(G) ROOF:	CUSTOM ORB CORRUGATED STEEL ROOF SHEETING. COLORBOND FINISH
(H) ROOF & WALL:	MAXLINE STANDING SEAM TRAY DECK ROOF & WALL CLADDING. COLORBOND FINISH

<p>PROJECT PROPOSED RESIDENCE 1 SKENES CREEK VALLEY RD, SKENES CREEK</p>		<p>14.02.2019 TOWN PLANNING ISSUE</p>	
<p>TITLE ELEVATIONS</p>		<p>ISSUE DATE DESCRIPTION</p>	
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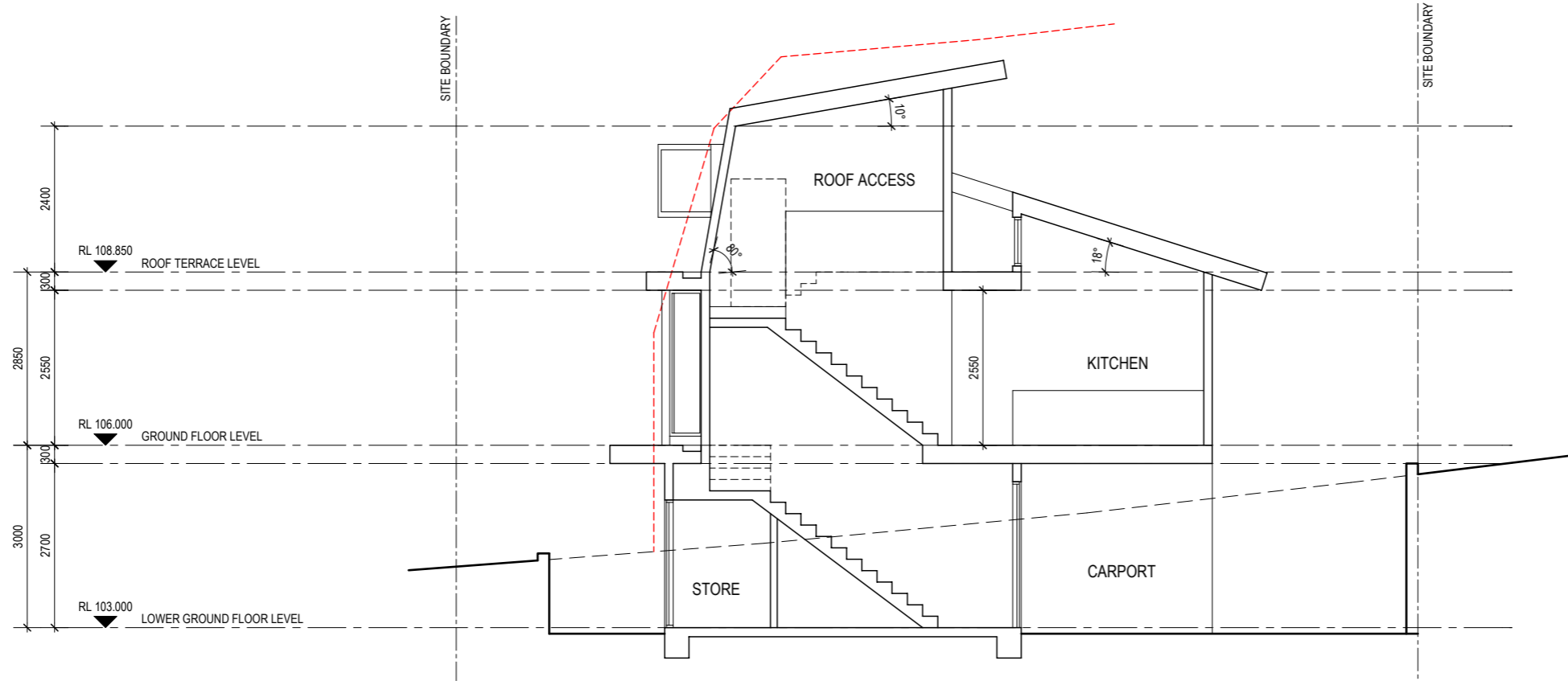
**EXTERNAL FINISHES SCHEDULE**

- (A) WALLS: CUSTOM ORB CORRUGATED STEEL CLADDING. COLORBOND FINISH
- (B) WALLS: FEATURE STONE CLADDING
- (C) WALLS: RENDERED FINISH
- (D) BALUSTRADE: GLASS BALUSTRADE WITH BRUSHED STEEL UPRIGHTS AND RAIL
- (E) WINDOWS: POWDERCOATED ALUMINIUM FRAMED WINDOWS
- (F) FASCIA: VITRACORE ALUMINIUM CLADDING
- (G) ROOF: CUSTOM ORB CORRUGATED STEEL ROOF SHEETING. COLORBOND FINISH
- (H) ROOF & WALL: MAXLINE STANDING SEAM TRAY DECK ROOF & WALL CLADDING. COLORBOND FINISH



1 SKENES CREEK VALLEY ROAD, SKENES CREEK

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	<p>TITLE ELEVATIONS</p>		
<p>SCALE 1:200 @ A3 DATE FEB 2019</p>	<p>DRAWN DB CHECKED MG</p>	<p>DWG NO TPO9 REV -</p>	<p>markgratwickarchitects.com</p>



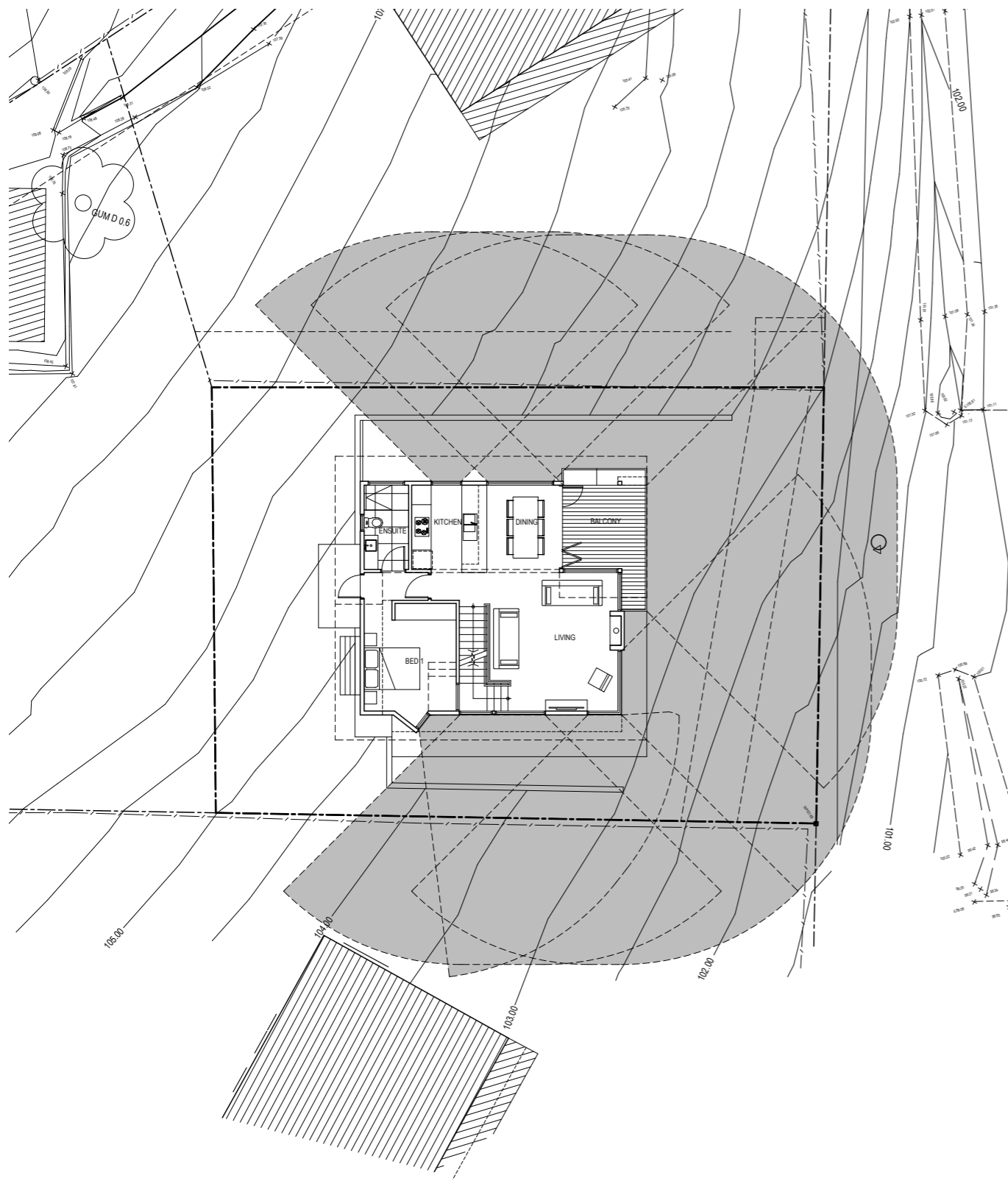
SECTION A-A  
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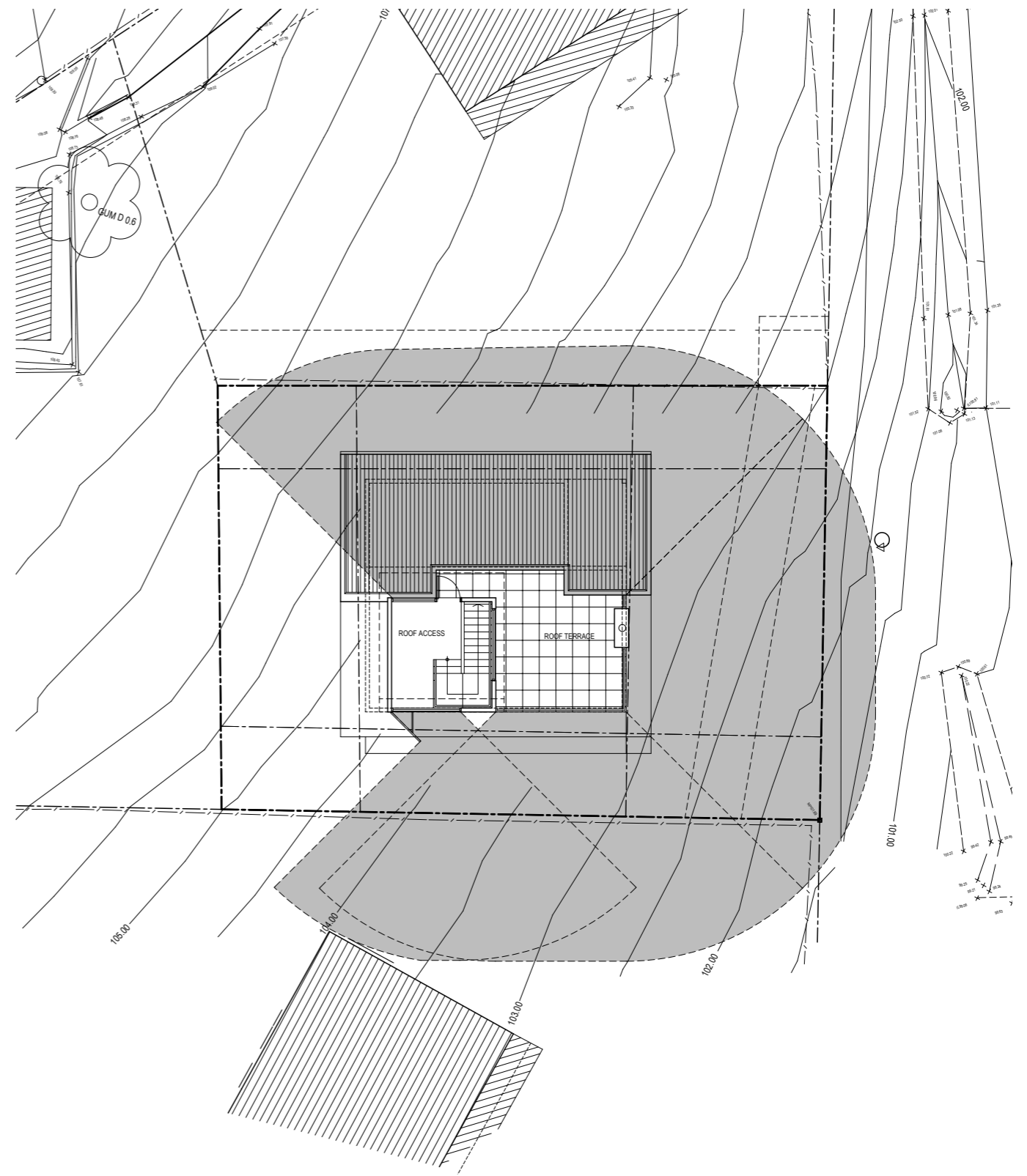
PROJECT PROPOSED RESIDENCE 1 SKENES CREEK VALLEY RD, SKENES CREEK	
TITLE SECTION A-A	
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**GROUND FLOOR OVERLOOKING PLAN**  
1:200 @ A3



**ROOF TERRACE OVERLOOKING PLAN**  
1:200 @ A3

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& PLAN OF SUBDIVISION SURVEY DRAWINGS.  
REFS: 1307FS200 & 1307 V8  
DATES: 04.12.2001 & 03.07.2006

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1 SKENES CREEK VALLEY RD, SKENES CREEK

TITLE  
OVERLOOKING PLANS

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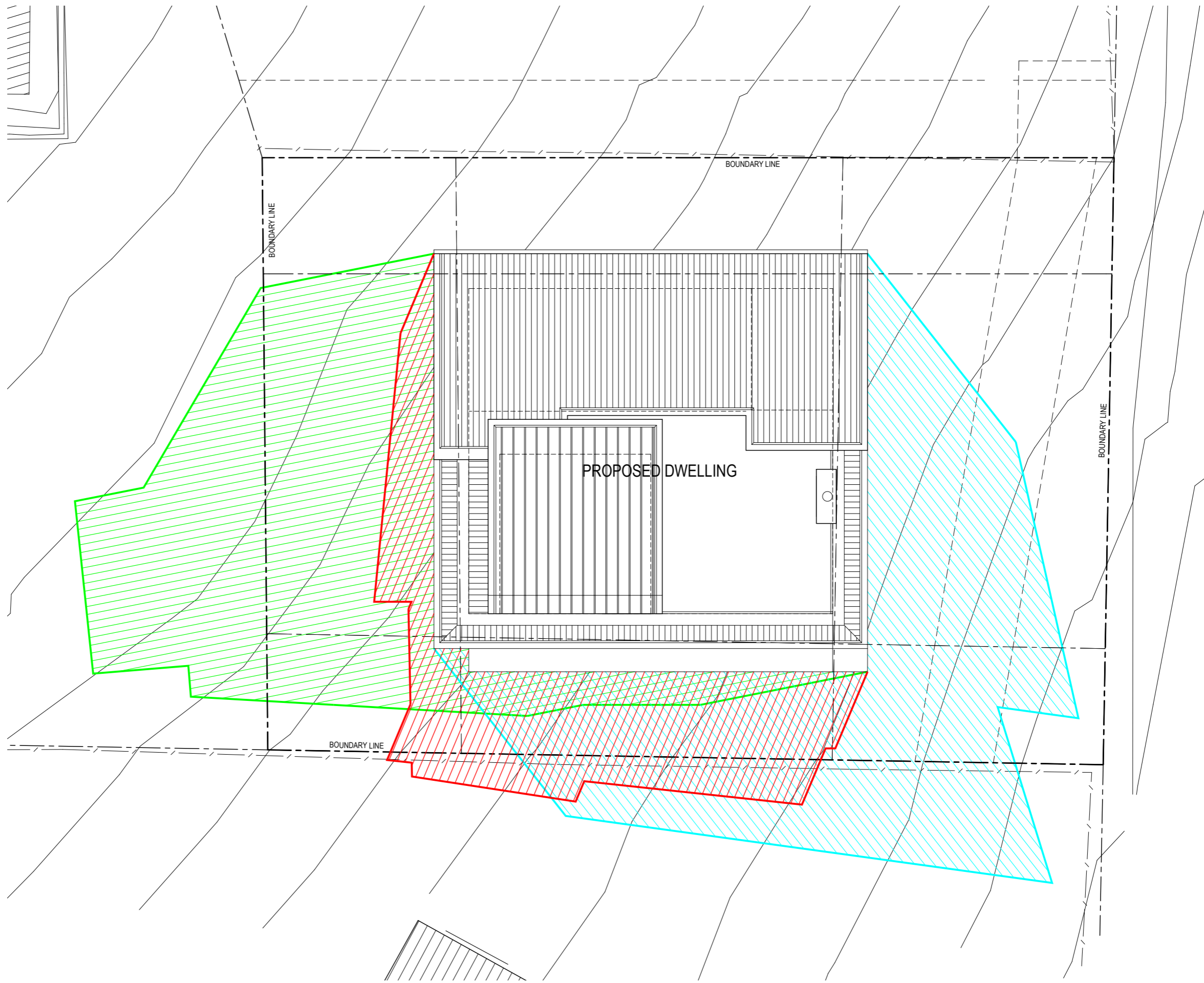
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**SHADOW DIAGRAM ANALYSIS**

	PROJECTED SHADOW AT 9AM SEPTEMBER 22ND
	PROJECTED SHADOW AT 12 NOON SEPTEMBER 22ND
	PROJECTED SHADOW AT 3PM SEPTEMBER 22ND

SITE SURVEY INFORMATION DERIVED FROM  
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 & PLAN OF SUBDIVISION SURVEY DRAWINGS.  
 REFS: 1307FS200 & 1307 V8  
 DATES: 04.12.2001 & 03.07.2006

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PROJECT  
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 1 SKENES CREEK VALLEY RD, SKENES CREEK

TITLE  
 SHADOW DIAGRAMS

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## **GEOTECHNICAL ASSESSMENT REPORT**

**1 Skenes Creek Valley Road, Skenes Creek**

**Prepared for:  
Anne & Greg Sherman**

**Report No:  
15943G-LRA**

**April 2019**

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<b>REPORT ADDENDUM</b> .....	<b>ATTACHMENT</b>



## **EXECUTIVE SUMMARY**

We have been commissioned by the client Anne & Greg Sherman to investigate the site conditions at the address shown provide a geotechnical assessment report to meet the requirements of the Colac Otway Shire Planning Scheme Amendment C68: Schedule 1 to the Erosion Management Overlay (EMO).

Our geotechnical landslide risk assessment has found there are possible landslide events in the area, common to many sites in Otway region. However, subject to our recommendations and assessment of the risks, we conclude that there are no geotechnical reasons to prevent the issue of a permit to build the proposed residence on this site.

Following our geotechnical assessment for the proposed development and at the nominated location on this site, we have judged the landslide risk is “low” and that a landslide risk assessment in accordance with guidelines published by the Australian Geomechanics Society (AGS) journal Volume 42 No 1 of March 2007, entitled “Landslide Risk Management”, is not required.

Due to evidence of prior drainage courses on site we recommend upslope cut-off drains be designed by a suitability qualified engineer and connected to the legal point of discharge to prevent surface run-off impacting the building envelope.

Due to the proposed site cut it is recommended that both temporary and permanent support is provided for the proposed excavations. All retaining walls/retention systems must be fully engineer designed.

## **1.0 INTRODUCTION**

Colac Otway Shire have developed an erosion management overlay (EMO1) for certain geological areas where potential risk of erosion or landslide have been identified.

Landslides, erosion and other forms of earth / rock movements are common throughout the Otway Ranges and are a continual natural process of geomorphological shaping of the land. Developments of sites in geologically active areas are potentially at risk of damage from natural soil or rock movements.

Whilst the risks due to soil movement can usually be identified and steps often be taken to mitigate or reduce the risks to acceptable levels, it is not always feasible to entirely eliminate the risks of damage or personal injury entirely.

## **2.0 SCOPE OF THE REPORT**

St. Quentin Consulting was commissioned by the client Anne & Greg Sherman to provide a geotechnical assessment on the property to meet the requirements of the Colac Otway Shire: EMO1.

The purpose of the assessment is to identify possible landslide hazards on the subject site near the proposed development location and to provide guidance and options for possible risk mitigation.

## **3.0 DEVELOPMENT DESCRIPTION**

The proposed development is the construction of a residential dwelling, with approximate footprint dimensions of about 9m x 9.5m. We have provided recommendations for a clad frame two storey dwelling with roof terrace with pad footings. Elevations indicate the site will have a maximum site cut of about 2.7m.

Plans and elevations prepared by the designer are considered to be an accurate representation of the proposed works. Refer to the proposed plans (referenced in our geotechnical declaration) and our attached photos.

NOTE: If the building type is changed this report may be inappropriate.

## **4.0 TESTING PROGRAM AND FINDINGS**

### **4.1 Data gathering – desk top studies and previous investigations**

There have been many of private and published landslide risk assessment reports conducted in the Otway Ranges (refer references). These reports suggest that landslide hazards are evident in particular areas and that inappropriate development can result in and contribute to slope failure.

In preparation of our field investigation of the site, preliminary data was gathered from the following sources:

- Colac Otway Shire – landslide details and website information: inventory of known major landslides within the Shire developed by A.S. Miner Geotechnical and Dahlhaus Environmental Geology Pty Ltd.
- Corangamite Catchment Management Authority – ‘CCMA’ published landslide details, susceptibility mapping, field guide and information on its website.
- Department of Primary Industries – GeoVic website: details on geological features and mapping and the Victorian Resources Online website: information about soil properties.
- Federation University– UB Spatial: digital database of landslide, erosion features.
- Aerial photos and maps published by Nearmap.com & Googlemaps.com.
- Previous investigations and reports by us and other consultants, published and unpublished.
- Plans and elevations prepared by the designer.
- Previous site classification report prepared by others.

### **4.2 Field Investigation**

#### **4.2.1 Site inspection and mapping**

A thorough geomorphological appraisal of the site was conducted, identifying the main features of the site and the surrounding area to identify evidence of slope instability and past slope failures. Slope angles were measured with an inclinometer.

A plan showing the approximate borehole location and plan showing main geomorphic features is presented in Appendix A

#### **4.2.2 Site description and geomorphology**

The proposed development site is currently a vacant lot. The subject site is on the west side of the Skenes Creek Valley Road on a waxing divergent hillside, sloping to the east. The overall natural slope of the land is relatively uniform over the development area at an angle of about 11°. Review of aerial imagery indicates a drainage course was present at the site, we suspect this drainage course was backfilled as part of a previous development in adjacent sites. We have judged the geomorphology of the local area (at the base of high hillslopes) suggest “colluvium” formation of soils has occurred, similar to many areas in Skenes Creek.

#### **4.2.3 Sub-surface conditions**

Two (2) boreholes were drilled to a maximum depth of 3.00m at the locations nominated on the site plan. Disturbed soil samples were collected, logged and hand classified by an experienced and qualified geologist or geotechnical engineer. A description of the soil types observed in the boreholes is shown in Appendix B.

Our investigation has revealed that the soil profile comprises mainly “colluvial” silts and clays predominately derived from prolonged sheetwash and related creep and weathering of Cretaceous age sediments known as Eumeralla Formation.

Site geology mapping is presented in Figure 1.

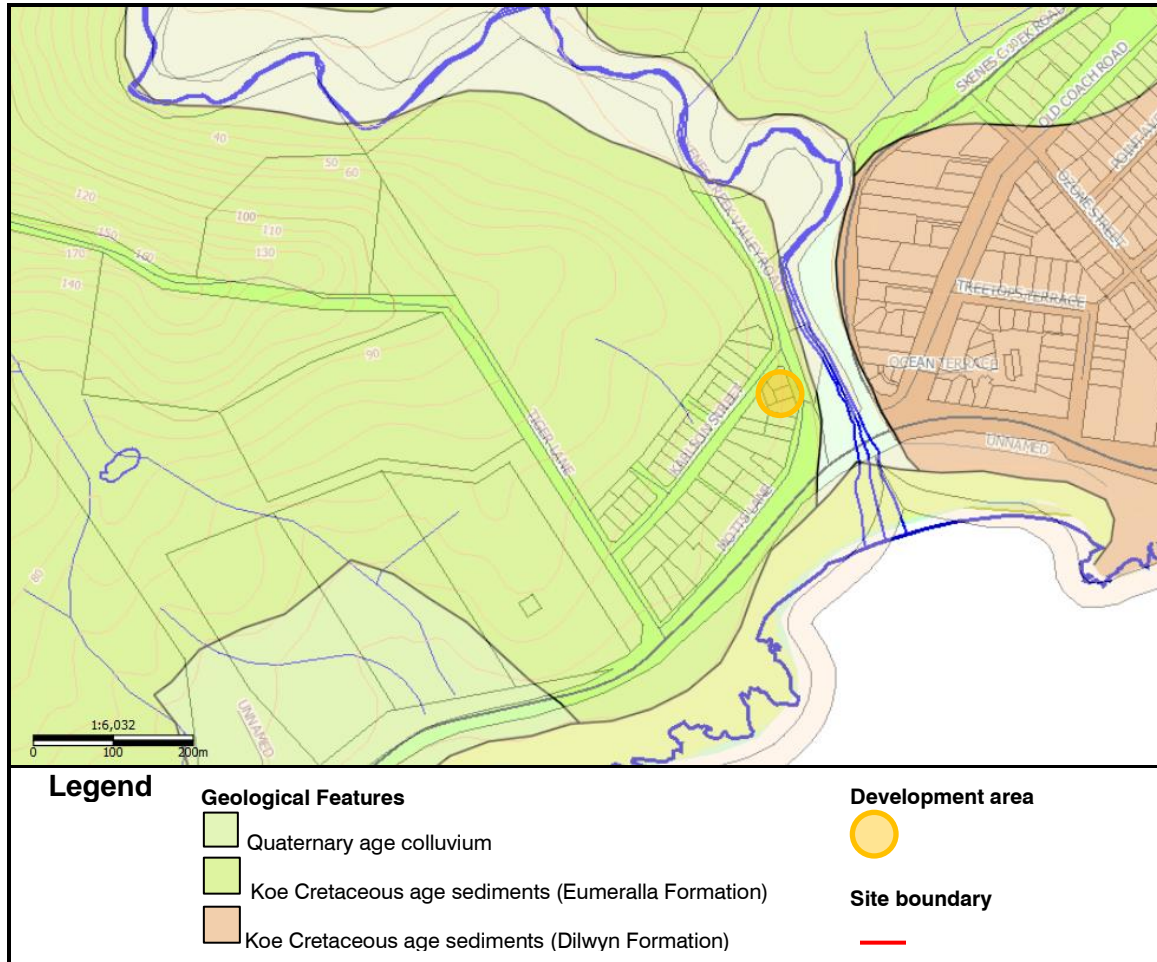


Figure 1: Site geology, Derived from Colac 1:50,000 geological map (Second Edition).  
Department of Manufacturing & Industry Development, Victoria

#### 4.2.4 Groundwater conditions

There is limited published bore data available on permanent / transient water table for this area of Skenes Creek. No permanent or perched water table was encountered during testing however a transient perched water table may develop in very wet conditions above the clay layer. Such a perched water table may prove problematic if construction is commenced after wet periods and deep excavations may collapse without warning.

#### 4.3 Previous landslide movements

There are several large landslide features in the Skenes Creek locality, however no significant landslide features were identified on the subject site. We are aware of a large mapped landside features however the appearance of the soil profile suggests that. Inventory Mapping (collated by A.S. Miner Geotechnical and Dahlhaus Environmental Geology Pty Ltd), refer Figure 1. Roberts (2006-2004) suggests there is a a large landslide feature encompassing the site that is inferred to emanate from an incised gully the north-west. We acknowledge the local geomorphology could be interpreted as a possible ancient ‘fossil’ landslide however we have judged the boundaries this feature is not accurate and suggest a large and sudden landslide event is unlikely to have impacted the site.

It is more likely the prolonged creep has occurred on the site, common to many parts of Skenes Creek. Recent creep that has occurred within the Skenes Creek township has been known to affect open excavations and existing dwellings, resulting in slow but sometimes significant movement that has resulted in structural damage. Similar and ongoing creep could impact areas of the site, particularly open excavations or unsupported cuts exist.

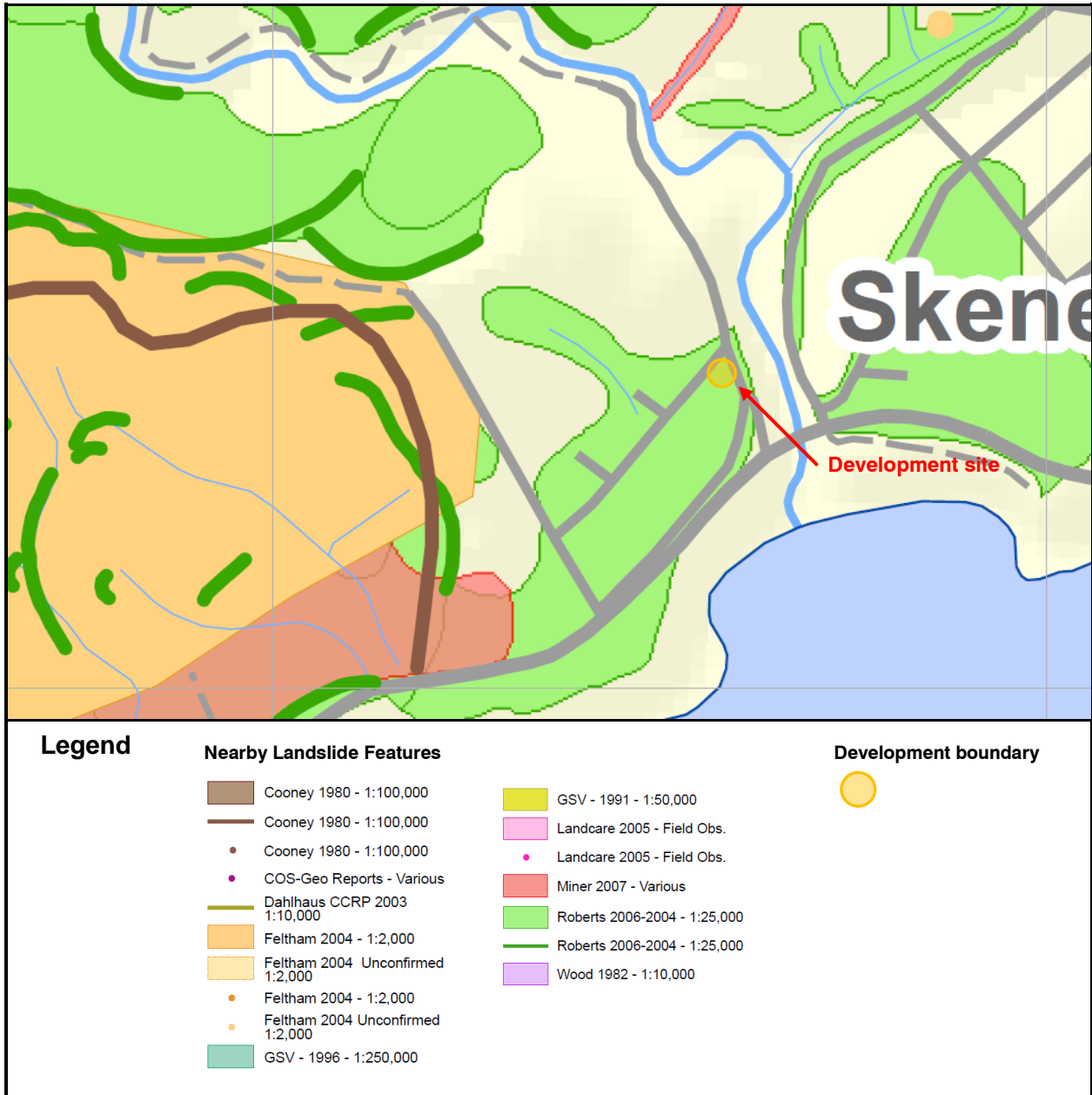


Figure 2: Department of Primary Industries Skenes Creek Colac-Otway Shire Landslide Inventory Mapping (A.S. Miner Geotechnical and Dahlhaus Environmental Geology Pty Ltd)

**5.0 GEOTECHNICAL STATEMENT REQUIRED BY EMO SCHEDULE 1**

In accordance with Colac Otway Shire Planning Scheme, Erosion Management Overlay (EMO)\_44.01 we provide the following information.

**5.1 Practitioner details**

Cameron Farrar who is a professional geotechnical engineer with a Bachelor of Engineering degree and registered member of Engineers Australia and Australian Geomechanics Society. The author has more than 20 years of experience in geotechnical engineering and management of slope instability issues and landslip risk management.

## **5.2 Currency**

This report is based on field measurements made less than 12 months ago.

## **5.3 Site description**

Refer to section 4.2.2.

## **5.4 Site assessment plans**

Appendix A show slope details of the development site area.

## **5.5 Sub-surface conditions**

Borehole logs presented in Appendix B and section 4.2.3 describe the site's subsurface features.

## **5.6 Natural slope failure**

Past failures were identified on and near the site. Refer to section 4.3.

## **5.7 Site investigations**

A site investigation was conducted to examine and sample the soil profile in order to assess the geotechnical/geological model. Details of the soil conditions revealed are included in this report (Appendix B) and are described in item 4.2.3 above.

## **5.8 Sub-surface investigation**

Geological soil and rock samples were recovered from test boreholes for examination by a professional geotechnical engineer.

## **5.9 Landslide risk**

The risks for slope instability hazards identified are of an acceptable risk level and will remain so over the design life of the proposed development (as presented in development plans).

## **5.10 Development suitability**

The subject lot is suitable for the proposed development and the proposed development can meet the acceptable risk criteria, as defined in the EMO schedule.

In our opinion the development can be carried out in a manner which will not adversely increase the landslip risk to life or property affecting the subject lot or adjoining or nearby land.

The subject lot is suitable for the proposed development and the proposed development can meet the tolerable risk criteria, as defined in the EMO schedule.

## **5.11 Special conditions and inspections**

In our opinion and subject to our recommendations, no other special geotechnical conditions are required for approval of the development and a program of periodic inspections is not required.

## **5.12 Time frame**

If the proposed works are not completed within 12 months of the date of this report this report may need to be re-evaluated.

## **6.0 SUMMARY OF RISKS AND CONCLUSION**

Our geotechnical assessment has not identified significant risks of loss of life and damage to property on the site. We have determined the risks associated with building on the proposed site are "low" and that a landslide risk assessment is not warranted for the proposed development.

## **7.0 RECOMMENDATIONS**

### **7.1 Site recommendations**

We have no geotechnical objections to the construction of an appropriately designed development. The proposed development is considered appropriate for the site.

Note that an increase in slope failure and erosion can be expected if an inappropriate development is undertaken or if site maintenance is neglected. Maintaining the site drainage and monitoring the site and buildings for any evidence of soil or slope movement are very important aspects of the ongoing site maintenance requirements.

### **7.2 Drainage management**

Due to evidence of prior drainage courses on site we recommend upslope cut-off drains be designed by a suitability qualified engineer and connected to the legal point of discharge to prevent surface runoff impacting the building envelope. Note that moisture inundation at the building edge is known to cause foundation movement and can affect the long-term serviceability of the structure. Careful attention to drainage is also essential to reduce the slope failure and erosion.

Particular care must be taken to slope the soil surface away from the building and to install adequate and effective site drains, both surface and sub-surface to prevent excessive soil moisture variations. Upslope cut-off drains should be installed upslope from the dwelling and positioned and constructed with sufficient fall to discharge completely to prevent water from accumulating in the soil anywhere near the buildings. Any blockages must be cleared and repaired promptly.

Care must also be taken to ensure that all levelled areas (vehicle parking bays, recreation areas etc.) have a slight fall ( $\geq 2^\circ$ ) to prevent surface water from ponding or seeping into the ground and diverted away from the buildings.

### **7.3 Site vegetation**

Suitable vegetation significantly improves the stability of a site by reducing the soil moisture content, minimising soil erosion and binding the soil structure together. Large trees should be retained wherever possible. Where large tree removal is necessary to accommodate the proposed building, they should be cut off at ground level with the root structures left intact.

On reactive sites care must be taken to ensure adequate drainage and sufficient offset to trees to ensure low and constant moisture content is achieved around the building perimeter. The owner is reminded to pay close attention to site drainage. Moisture ingress into the footing area is known to cause edge heave (lifting) or settlement depending on the footing type.

### **7.4 Site excavations and fill batters**

Cut areas must have a slight fall ( $\geq 2^\circ$ ) away from cut interface to prevent surface water from ponding or seeping into the near the base of any site cut.

The construction of appropriately designed walls or battered slopes will reduce the risk of soil movement and the collapse of any proposed site excavations.

### **7.5 Site classification**

Australian Standard AS2870-2011 provides the following system of site classification for residential footing designs:

Table 1: Site Classification Classes

Site Classification	Foundation Type
A	Most sand and rock sites with negligible ground movement from moisture change
S	Slightly reactive clay sites subject to slight ground movement from moisture change
M	Moderately reactive clay sites subject to moderate ground movement from moisture change
H1/H2	Highly reactive
E	Extremely reactive
P	Sites with environmental factors that may affect the performance of the building including trees, deep fill, recently removed building, abnormal moisture conditions, soft soils, landslide risk or erosion.

NOTE 1: AS2870-2011 recommends a site inspection during excavation to confirm the soil profile.

NOTE 2: The above classification is made assuming that the site will not change significantly before construction of the proposed building. Site cuts greater than 500mm or the placement of addition uncontrolled fill is considered a significant change and the site may need to be re-classified.

The site has been classified **M** in accordance with Section 2 of AS2870-2011 which suggests moderately reactive soil conditions. We estimate the characteristic surface movement to range between 20-40mm, for climate category 1, where depth of suction change (Hs) is 1.5m. However, given the proposed site cut, we recommend footings for this site to be engineer designed.

We recommend that an experienced structural engineer be commissioned to design footings and any retaining structures higher than 1m.

### 7.6 Strip / pad footing recommendations

The use of strip / pad footing for a Class **M** classification is considered appropriate. The footings should be detailed as specified in Section 3 and constructed in accordance with Section 4, 5 & 6 of AS2870-2011.

During our investigation a suitable founding depth for strip / pad footings was found as follows:

Table 2: Minimum founding depths for strip / pad footing systems

Borehole	Minimum Founding Depth	Founding Stratum	Minimum Allowable Bearing Capacity
1	1000 mm	Stiff Silty Clay	150 kPa
2	1000 mm	Stiff Silty Clay	150 kPa

NOTE: The above quoted depths were determined from surface level at the time of testing and may vary across the site or if the site is cut and/or filled. We recommend the footings penetrate the recommended "Founding Material" by at least 100mm.

Due to possible creep, known to occur in the area, we recommend a gridded strip footing be considered to allow for possible lateral movement.

### 7.7 In-fill floor recommendations

In-fill type floor slabs for garages, verandahs, etc., be separated from walls and footings by a compressible strip and contain regular saw cuts or groove joints to control cracking. Such slabs are not considered to be a structural part of the building and minor cracking or movement may occur.

### 7.8 Site excavations/retaining wall recommendations

Excavations with slope angles up to 30° will be stable without support, but those steeper than 30° will require netting or other retaining structures to minimise surface erosion and fretting. Observations of nearby roads in the same soil conditions have revealed that cut batters in clay or extremely weathered

rock appear to have long term stability at angles up to 30° from horizontal however exfoliation and more significant failure is more likely during intense or prolonged rainfall events. Construction of appropriately designed walls or battered slopes is therefore essential to reduce the risk of soil movement and the collapse of any proposed site excavations.

It is recommended that both temporary and permanent support is provided for the proposed excavations, particularly near boundaries to ensure adjacent properties are not impacted. It is recommended that shoring is left in place, where applicable with the permanent retaining structure installed directly adjacent.

All retaining walls/retention systems must be fully engineer designed. The engineer may use the following approximate soil parameters in the design. These values have been derived from our field test results and from published tables. We have not carried out specific testing to determine these values.

The following soil parameters, presented in Table 3 may be used for design purposes.

Table 3: Soil parameters for retaining structures

Soil parameter	Approx. value for clayey silt	Approx. value for clay
Wet density ( $\gamma$ )	1.70 t/m <sup>3</sup>	1.90 t/m <sup>3</sup>
Drained cohesion (c')	1 kPa	2 kPa
Angle of internal friction ( $\phi'$ )	24°	25°

## 7.9 Differential movements

Please note that significant differential heave is expected from significant site cuts or placing of reactive clay fill as part of the preparation works. Where site cuts over 500 mm are proposed, the cracked zone of the soil is effectively removed and exposed soils are highly susceptible to moisture variations and therefore potential for heave on these areas. Filling of reactive clay sites can potentially result in surface movements due to cracks in the natural soils being filled resulting in vertical movements.

## 7.10 General recommendations

The satisfactory performance of buildings on this site depends on good engineering and building practice. This includes:

- a) Design of an appropriate development for the site;
- b) Use of flexible construction materials whenever possible which are “movement tolerant” (e.g. clad frame is preferable to brick and articulated brick or stone walls are preferable to non-articulated);
- c) Minimisation of site excavations wherever possible and the provision of adequate retaining structures and drainage for cut faces (or batter at an appropriate angle);
- d) A re-vegetation program including planting suitable trees and shrubs (preferably indigenous) at an appropriate distance from the buildings to help support the soil and minimise erosion;
- e) Appropriate site drainage to ensure surface water, excess roof water and household effluent (where relevant) does not pond or seep into the ground near building envelope;
- f) Diversion on uncontained water around the building envelope area and be widely dispersed laterally well below the house site;
- g) regular maintenance by the owner, including clearing of surface drains, sub-surface drains, repair of leaking plumbing, monitoring the site and buildings for any evidence of soil or slope movement and seeking immediate advice should any building distress become apparent.



Refer also to the attached Appendices for more general advice.

Prepared by:



**C. Farrar B.Eng, MIE Aust (Reg No 4367740)**  
Geotechnical Manager  
**St. Quentin Consulting Pty Ltd**

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**Appendix A**



**Borehole Location Plan**

# Site Plan



**ST. QUENTIN**  
 Surveyors • Town Planners • Engineers  
 51 LITTLE FYANS STREET,  
 P.O. BOX 919, GEELONG 3220  
 TELEPHONE (03) 5201 1811 FAX (03) 5229 2909  
 stqc.com.au

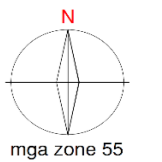
**Legend:**

-  Borehole Locations
-  Development Area
-  Site slope
-  Site cut - top
-  Site cut - bottom
-  Retaining wall
-  Break in slope
-  Possible filled drainage course
-  Scarp
-  Ridgeline

**Site Plan**  
**Location:** 1 Skenes Creek Valley Road  
 Skenes Creek, Victoria  
**Source:** Nearmap.com - Jan-2005

**Project No:** 15943G-LRA  
**Inv. date:** 1/03/2019  
**Drawing No:** 1  
**Scale:** NOT TO SCALE

**Drawn by:** O.R  
**Date:** 1/04/2019  
**Approved by:** C.F.  
**Date:** 1/04/2019



**Appendix B**

**Borehole Logs**

# BOREHOLE LOG



**Client:** Anne & Greg Sherman  
**Location:** 1 Skenes Creek Valley Road  
 Skenes Creek, Victoria

**Project No.:** 15943G-LRA  
**Borehole No:** BH 1  
**Inv. Date:** 1/03/2019

**Sheet:** 1 of 1  
**Logged by:** S.L.  
**Checked by:** C.F.

Depth (metres)	Graphic Log	Material Description Type, Plasticity, Colour, Particle characteristics	Soil Classification	Consistency / Density	Moisture	Degree of Weathering	Sample / Test	Test Results	Geology and additional observations
0.3		Clayey SILT Grey to brown Medium plasticity Firm, slightly moist	Cl	F	SM	RS			Geology: Cretaceous age sediments Eumeralla Formation (Koe)
0.6		Silty CLAY Mottled orange and grey Medium plasticity Stiff, moist	Cl	St	M	RS			
0.9									
1.2									
1.5									
1.8									
2.1									
2.4									
2.50		Trace of rock fragments							
2.7									
3.0									
3.00		Borehole 1 terminated at 3m							
3.3									

<b>moisture:</b> D Dry SM Slightly Moist M Moist W Wet Sat Saturated	<b>Degree of Weathering</b> RS Residual Soil XW Extremely Weathered Rock HW Highly Weathered Rock MW Moderately Weathered Rock SW Slightly Weathered Rock FR Fresh Rock	<b>Consistency/density:</b> VS very soft S soft F firm St stiff VSt very stiff H hard Fb friable VL very loose L loose MD medium dense D dense VD very dense	<b>Structure</b> Ma Massive SG Single grained We Weak Mo Moderate Str Strong	<b>Method:</b> <input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Auger Drilling <input type="checkbox"/> Roller/Tricone <input type="checkbox"/> Washbore <input type="checkbox"/> Non Destructive Digging
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# BOREHOLE LOG



**Client:** Anne & Greg Sherman  
**Location:** 1 Skenes Creek Valley Road  
 Skenes Creek, Victoria

**Project No.:** 15943G-LRA  
**Borehole No:** BH 2  
**Inv. Date:** 1/03/2019

**Sheet:** 1 of 1  
**Logged by:** S.L.  
**Checked by:** C.F.

Depth (metres)	Graphic Log	Material Description Type, Plasticity, Colour, Particle characteristics	Soil Classification	Consistency / Density	Moisture	Degree of Weathering	Sample / Test	Test Results	Geology and additional observations
0.3		Clayey SILT Grey to brown Medium plasticity Firm, slightly moist	Cl	F	SM	RS			Geology: Cretaceous age sediments Eumeralla Formation (Koe)
0.6		Silty CLAY Mottled orange and grey Medium plasticity Stiff, moist	Cl	St	M	RS			
0.9									
1.2									
1.5									
1.8									
2.1									
2.4									
2.50		Trace of rock fragments							
2.7									
3.0									
3.00		Borehole 2 terminated at 3m							
3.3									

<b>moisture:</b> D Dry SM Slightly Moist M Moist W Wet Sat Saturated	<b>Degree of Weathering</b> RS Residual Soil XW Extremely Weathered Rock HW Highly Weathered Rock MW Moderately Weathered Rock SW Slightly Weathered Rock FR Fresh Rock	<b>Consistency/density:</b> VS very soft S soft F firm St stiff VSt very stiff H hard	Fb friable VL very loose L loose MD medium dense D dense VD very dense	<b>Structure</b> Ma Massive SG Single grained We Weak Mo Moderate Str Strong	<b>Method:</b> <input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Auger Drilling <input type="checkbox"/> Roller/Tricone <input type="checkbox"/> Washbore <input type="checkbox"/> Non Destructive Digging
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## Appendix C

### Site Photographs



## 1 Skenes Creek Valley Road - Photographs



Photo 1: Existing site conditions, view west from borehole 1.



Photo 2: Existing site conditions, view east from borehole 1.

## 1 Skenes Creek Valley Road - Photographs



Photo 3: Existing site conditions, view north from borehole 2.



Photo 4: Existing site conditions, view south from borehole 2.

## 1 Skenes Creek Valley Road - Photographs



Photo 5: Borehole drilling being carried out.




Photo 6: Existing soil profile, brown clayey silt overlying yellow silty clays.

**Appendix D**

**Geotechnical Declaration: Form A**

<b>FORM</b>	<b>A</b>	Page 1 of 2	
		<b>Geotechnical Declaration and Verification Development Application</b>	
<b>Office Use Only</b>			
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.			
<b>Section 1 Related Application</b>			
Planning Application Number (if known)			
DA Site Address		<b>No.1 Skenes Creek Valley Road, Skenes Creek</b>	
DA Applicant		<b>Anne &amp; Greg Sherman</b>	
<b>Section 2 Geotechnical Assessment and /or Landslip Risk Assessment</b>			
Details	Title: <b>Geotechnical Assessment at No.1 Skenes Creek Valley Road, Skenes Creek</b>		
	Author's Company/Organisation Name: <b>St Quentin Consulting</b>		Report Reference No: <b>15943G-LRA</b>
	Author: <b>Cameron Farrar</b>		Dated: <b>April 2019</b>
<b>Section 3 Checklist</b>			
Geotechnical Requirements (Tick as appropriate)		<b>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.</b>	
Yes	No		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A review of readily available history of slope instability in the site or related land as per: <b>Section 4.1 and 4.3</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	An assessment of the risk posed by all reasonably identifiable geotechnical hazards as per: <b>Section 5.0</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plans and sections of the site and related land as per: <b>Section 4.2.2 and Appendix A &amp; B</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Presentation of a geological model as per: <b>Section 4.2.3 and Appendix A &amp; B</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs and/or drawings of the site as per: <b>Appendix A &amp; C</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A conclusion as to whether the site is suitable for the development proposed to be carried out as per: <b>Section 6.0</b>	
<input type="checkbox"/>	<input type="checkbox"/>	If any items above are ticked No, an explanation is to be included in the report to justify why.	
		<b>Subject to recommendations and conditions relevant to:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Selection and construction of footing systems	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Earthworks	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Surface and sub surface drainage	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any conditions that may be required for the ongoing mitigation and maintenance of the site	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Highlighting and detailing the inspection regime to provide adequate notification for all necessary inspections	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	State Design life adopted: 50 years	
<b>NOTE: THIS FORM IS ADAPTED FROM: PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007</b> Australian Geomechanics Vol 42 No 1 March 2007			

<b>FORM</b>	<b>A</b>	<b>Geotechnical Declaration and Verification Development Application</b>	
	<b>Section 4 List of pertinent drawings and documents referenced in Geotechnical Report</b>		
<b>Document</b>	<b>Description</b>	<b>Reference</b>	<b>Date</b>
TP01	Site location and drawing schedule	1706-1	14/02/2019
TP02	Existing site plan and site analysis	1706-1	14/02/2019
TP03	Proposed site plan	1706-1	14/02/2019
TP04, TP05 & TP06	Lower ground, ground floor and roof terrace plans	1706-1	14/02/2019
TP07	Roof plan	1706-1	14/02/2019
TP08 & TP09	Elevations	1706-1	14/02/2019
TP10	Section A - A	1706-1	14/02/2019
TP11	Overlooking plans	1706-1	14/02/2019
TP12	Shadow diagrams	1706-1	14/02/2019
		1706-1	14/02/2019
<b>Section 5 Declaration</b>			
Declaration (Tick all that apply)		<b>I am a geotechnical practitioner as defined by the Schedule 1 to the Erosion Management Overlay and on behalf of the company below:</b>	
Yes	<input checked="" type="checkbox"/>	No	I am a geotechnical engineer or engineering geologist as defined by the Colac Otway Planning Scheme and on behalf of the company below
Yes	<input checked="" type="checkbox"/>	N/A	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
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/> 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.
Yes	<input checked="" type="checkbox"/>	No	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.
Yes	<input checked="" 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.
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/> 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.
<b>Section 6 Geotechnical Engineer or Engineering Geologist Details</b>			
Company/ Organisation Name		<b>St Quentin Consulting</b>	
Name (Company Representative)	Surname: <b>Cameron</b>		Mr /Mrs /Other: <b>Mr</b>
	Given Names: <b>Farrar</b>		
	Chartered Professional Status: <b>Member Institute of Engineers</b>		Registration No: <b>4367740</b>
Signature			Dated: <b>02/04/2019</b>

## **GEOTECHNICAL INVESTIGATION ADDENDUM**

### **TESTING PROGRAMME & REPORT**

1. Report has been prepared by qualified persons and based on current available standards.
2. Recommendations are based on the assumption that limited test positions are representative of the sub-surface profile.
3. Whilst care has been taken to accurately report on the sub-surface conditions across the site it is not possible to anticipate unexpected sub-surface variations given the limited testing performed.
4. Changes in legislative policy may require report update or additional testing.

The purpose of this report is to conduct a limited and preliminary geotechnical investigation. Where any variation or anomalies are encountered, we recommend additional investigation and reporting by us to resolve any potential issues.

### **GENERAL COMMENTS**

St Quentin Consulting does not accept responsibility for our report where it has been altered or not reproduced in full, including addendum.

Dimensions, slope, test locations are approximate only and must not be used for calculation of positioning.

Recommendations are based on information regarding the site and development type provided by the client or agent. If information supplied is not accurate or if significant changes are required our report may be inappropriate. We cannot accept responsibility for significant changes and anticipate additional fees should further tests or report update be required.

Offset distance to any subsurface excavations must not exceed the minimum angle of repose for the in-situ naturally occurring soil. We estimate the maximum angle of repose for sand is 30 and 45 for clay soils. We do not recommend steeper angles unless competent rock is encountered.



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