

PP80/2019-1

28 Murrell Street BIRREGURRA

C/A: 7 SEC: U

**Building and Works Comprising Alteration and
Extension of Dwelling**

L Dodds

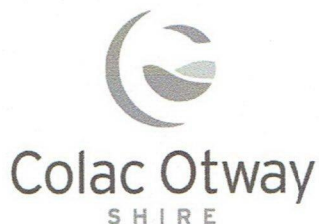
Officer - Vikram Kumar

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



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

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VicSmart?

Specify class of VicSmart application:

Application No.:

Date Lodged:

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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.

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

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

Street Address *

Unit No.:

St. No.: 28

St. Name: Murrell

Suburb/Locality: Birregurra

Postcode: 3242

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title

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

A Lot No.: ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.:

OR

B Crown Allotment No.: 7

Section No.: U

Parish/Township Name: Birregurra

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? *

Soil erosion overlay

! 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.

Cost \$60,000

! 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 for information.

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

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.

3 bedroom house, 1 bathroom
- Proposed extra bedroom/ bathroom

! 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

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land

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

Name:		
Title: Mr	First Name: Luke	Surname: Dodds
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 36
Suburb/Locality: Birregurra		State: VIC Postcode: 3242
Contact information for applicant OR contact person below		
Business phone:		Email: doddsy@fastmail.fm
Mobile phone: 0438887360		Fax:
Contact person's details* Same as applicant <input checked="" type="checkbox"/>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Owner * Same as applicant <input checked="" type="checkbox"/>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Owner's Signature (Optional):		Date: 10/04/2019 day / month / year

Information requirements


Is the required information provided?

☒ Yes ☐ No

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

Declaration

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: **10/04/2019**

day / month / year

From: "Luke A. Dodds" <doddsy@fastmail.fm>
Sent: 12/04/19 8:39 AM
To: inq@colacotway.vic.gov.au
Subject: Planning permit drawings 28 Murrell St, Birregurra
Attachments: 1 Colac otway cr card form.pdf, 1 Colac otway planning form.pdf, 1 colac otway Geo tech report.pdf, 1 colac otway Site Class.pdf, 1 Colac otway Title.pdf, 1 colac otway cover letter.doc, 1 colac otway cover letter 2.doc, 1 colac otway draw 1.pdf, 1 colac otway draw 2.pdf, 1 colac otway draw 3.pdf, 1 colac otway draw 4.pdf, 1 colac otway draw 5.pdf

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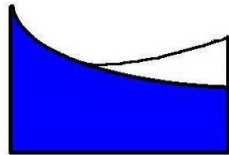
Hi Colac Otway shire,

Attached are hopefully all drawings, credit payment, soil testing, erosion overlay report for planning permit at 28 Murrell St, Birregurra,

Thanks

Luke Dodds

ph: 0438887360



**2020
ENGINEERING
SOLUTIONS**

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GEOTECHNICAL ASSESSMENT



SITE;	28 Murrell Street. Birregurra, Victoria.
DEVELOPER;	L & K Dodds
REPORT NUMBER;	ES1976
DATE;	06/04/2019
REPORTING TO;	COLAC OTWAY SHIRE Planning Scheme, Erosion Management Overlay Procedures (EMO), 2013. Amendment C68

CONTENTS

Executive Summary	Succinct Recommendations	Preamble
1.0 Consultant		
1.1 Details of Qualifications, Experience and Expertise		
1.2 Specific Expertise		
1.3 Equipment		
2.0 Date of Assessment		
2.1 Reporting Date		
3.0 Site Description.		
3.1 Address		
3.2 Title Details	Fig 1 Location and planning details EMO (Planning Maps Online)	
3.2.1 Overlays	Fig 2. Extent of EMO (Planning Maps Online)	
3.2.2 Property Owner		
3.3 Developer		
3.4 Responsible Authority		
3.4.1 Planning Details		
4.0 Site Assessment Plans.	Fig 3. Proposal and subject land (Author) Fig 4. Subject site (Author)	
5.0 Geology		
5.1 Surface Conditions	Fig 5. Regional geology (Geo Vic)	
5.2 Subsurface Conditions		
5.3 Groundwater		
5.4 Geology	Fig 3. Regional geology (GEOVIC)	
5.4 Geomorphic Process		
6.0 Regional Instability		
6.1 Mapped	Fig 6. Mapped Slip System (COS)	
6.2 Unmapped		
7.0 Assessment Methodology		
7.1 Slope Model	Fig 7 Cross Slope Model Fig 8. Circular Analysis Fig 9. Block Analysis	
8.0 Plausible Failure Modes		
8.1. Elements at Risk		
8.2 Failure Analysis.		
9.0 Risk Analysis		
9.1 Consequence Analysis		
9.2 Probability Analysis		
9.3 Vulnerability Analysis		
9.4 Spatial factor		
9.5 Risk Analysis		
10.1 Footing structure and Foundation Materials		
10.2 Cut and Fill Earthworks		
10.3 Soil Retention Structures		
10.4 Drainage		
10.5 Building Design and Structural System		
10.6 Vegetation		
10.7 Wastewater Management		
10.8 On-going Maintenance and Mitigation Measures		
10.9 Development Timeframe		
10.10 Additional Geotechnical Requirements		
11.0 Landslip Risk Assessment Statement	12. Report Recommendations	
13. Report Restrictions	14. Professional Compliance Statement	
15. Controlling and Referenced Documents	16. Site Conditions Photo (Author)	
17. Geotechnical Declaration.	18. The Geotechnical / Landslip Risk Assessment	
19. Report Limitation		

Executive Summary

Across the proposed developments the Maximum Annual probability of loss of life,
Barely Credible

This figure is below the advised acceptable limit

Property Risk would be Low,
Overall the risk to property is below the advised acceptable limit.

Succinct Recommendations

- a) The various aspects of the proposal be allowed as the calculated risk is within the acceptable ranges for Life and Property
- b) A Landslip Risk Assessment it is not required due to the low risk to Life.

Preamble

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

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

The proposal comprises the construction of an extension to an existing dwelling.

This report considers the geotechnical implications of the proposal.

1.0 Consultant

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

1.1 Details of Qualifications, Experience and Expertise

Bachelor Degree in Mining Engineering University of Ballarat.

2001-2003 Civiltest, Geotechnical technologist

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

Member Institute of Engineers Australia Member # 2274072

1.2 Specific Expertise

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

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

1.3 Equipment

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

2.0 Date of Assessment

05th Apr 2019

2.1 Reporting Date

08th Apr 2019

3.0 Site Description

The subject property comprises a large residential allotment, in Town Zone, containing an existing dwelling and extensive garden/open space..

3.1 Address

28 Murrell St.
Birregurra, Victoria. 3242

3.2 Title Details (Planning Maps Online)

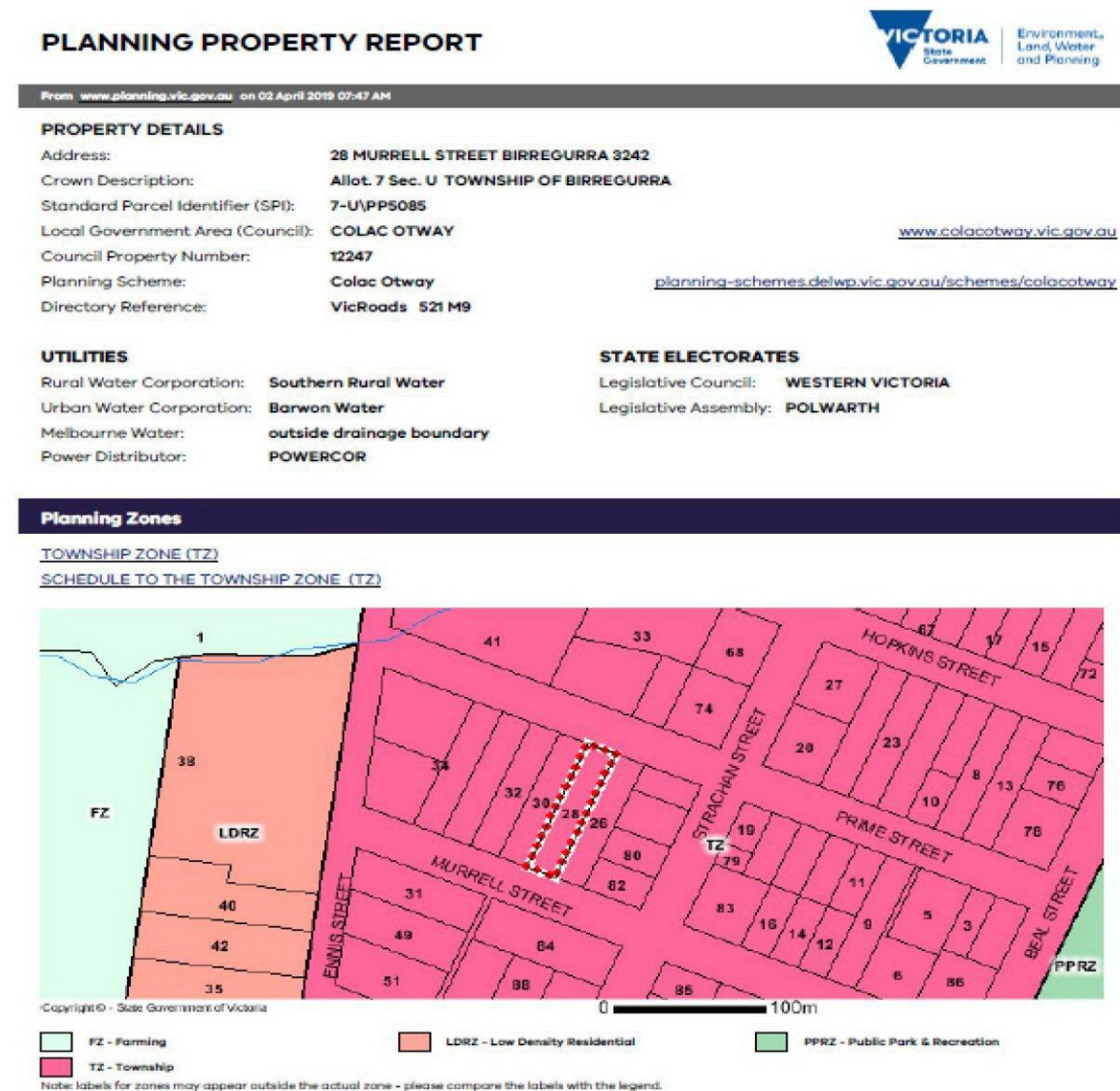


Fig 1 Location and planning details. (Planning Maps Online)

3.2.1 Overlays

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY - SCHEDULE 1 (EMO1)

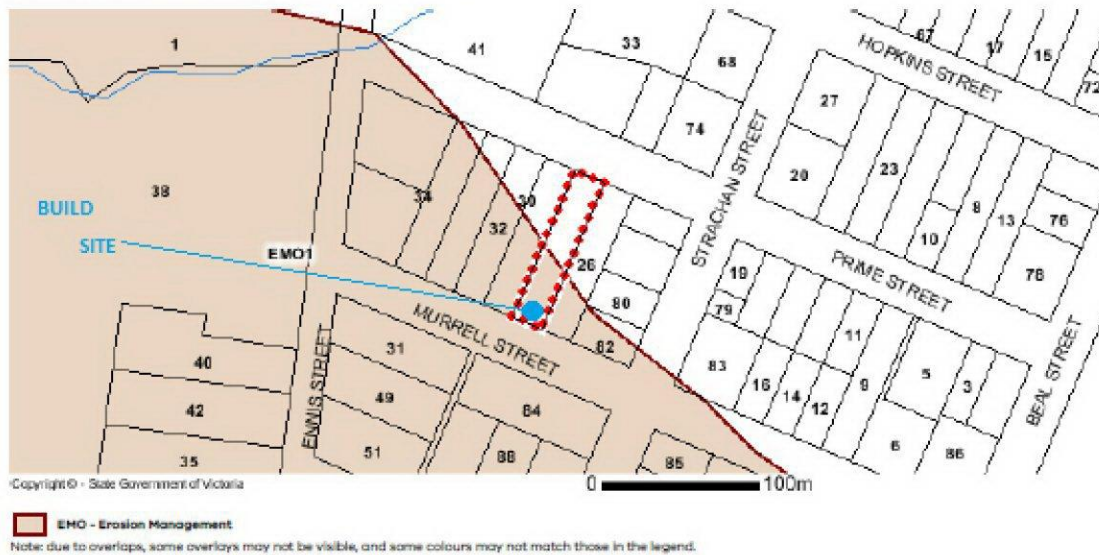


Fig 2. Extent of EMO (Planning Maps Online)

3.2.2 Property Owner

L & K Dodds

3.3 Developer

L & K Dodds

3.4 Responsible Authority

Colac Otway Shire
 Rae St Colac 3250

4.0 Site Assessment Plans

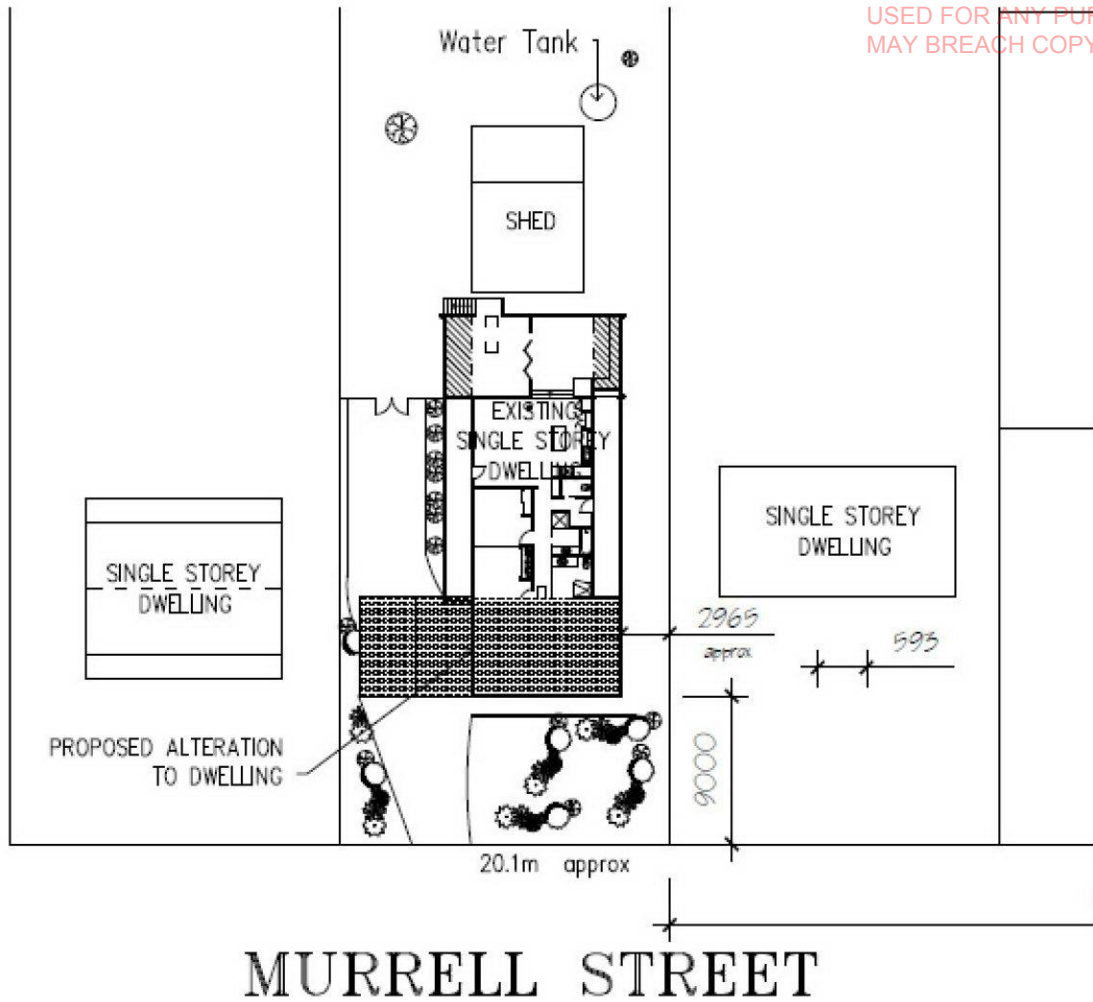


Fig 3. Proposal and subject land (Drafting By Design)

Map of the Birregurra area showing various streets and land parcels. A red line points to a specific location labeled 'Site'.

Streets shown include: DUNLOPS ROAD, DUNLOP ROAD, BOWDEN STREET, CONFLUENCE STREET, STANBURY STREET, HOPKINS STREET, PARK LANE, SHADEN STREET, SOAK STREET, TENNER STREET, MAIN STREET, MOLESWORTH STREET, TOWNSEND ROAD, BARNET STREET, and UNNAMED roads.

Land parcels are labeled: Qc1, Nhg, Nbh, and Qa1.

The 'Site' is located on the eastern boundary of the Nbh parcel, near the intersection of CONFLUENCE STREET and HOPKINS STREET.

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6.0 Regional Instability

The colluvium material is down-thrown portion of the Colac Monocline, which is the predominant regional structural feature.

6.1 Mapped



Fig 5. Mapped Slip Systems. Subject land in red. (Source; Colac Otway Shire)

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

6.2 Unmapped

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

7.0 Assessment Methodology

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

7.1 Slope Model

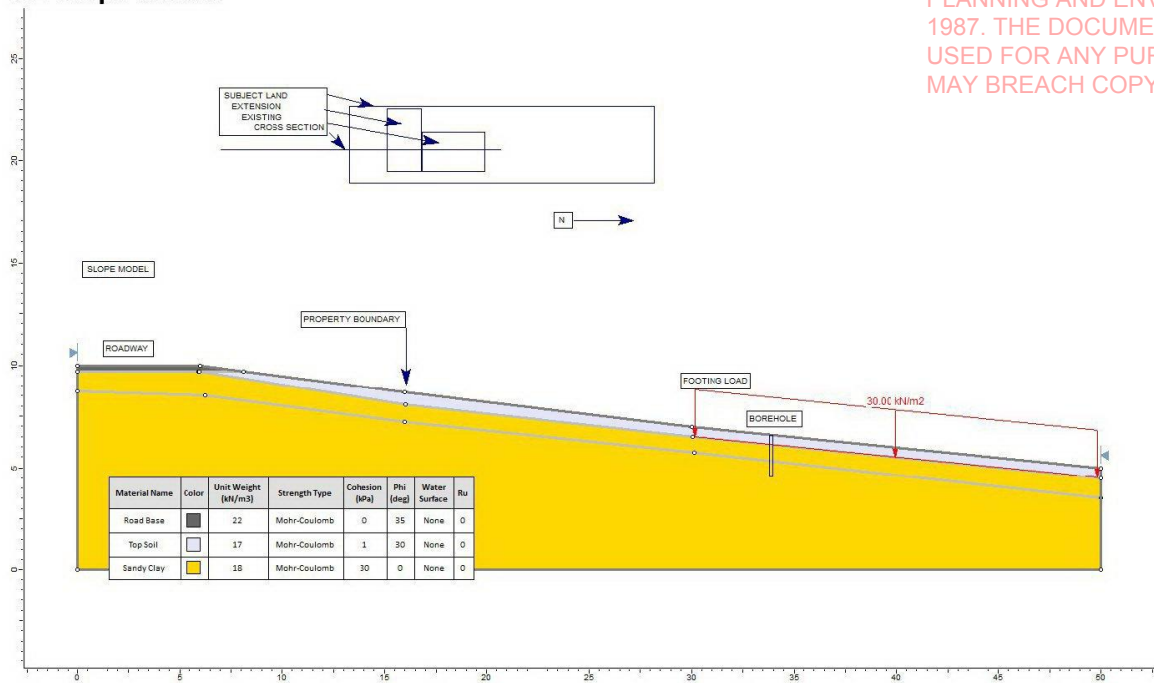


Fig 6. Slope model showing line of cross section, possible failure modes, (none), with proposed and existing build envelope. (Author).

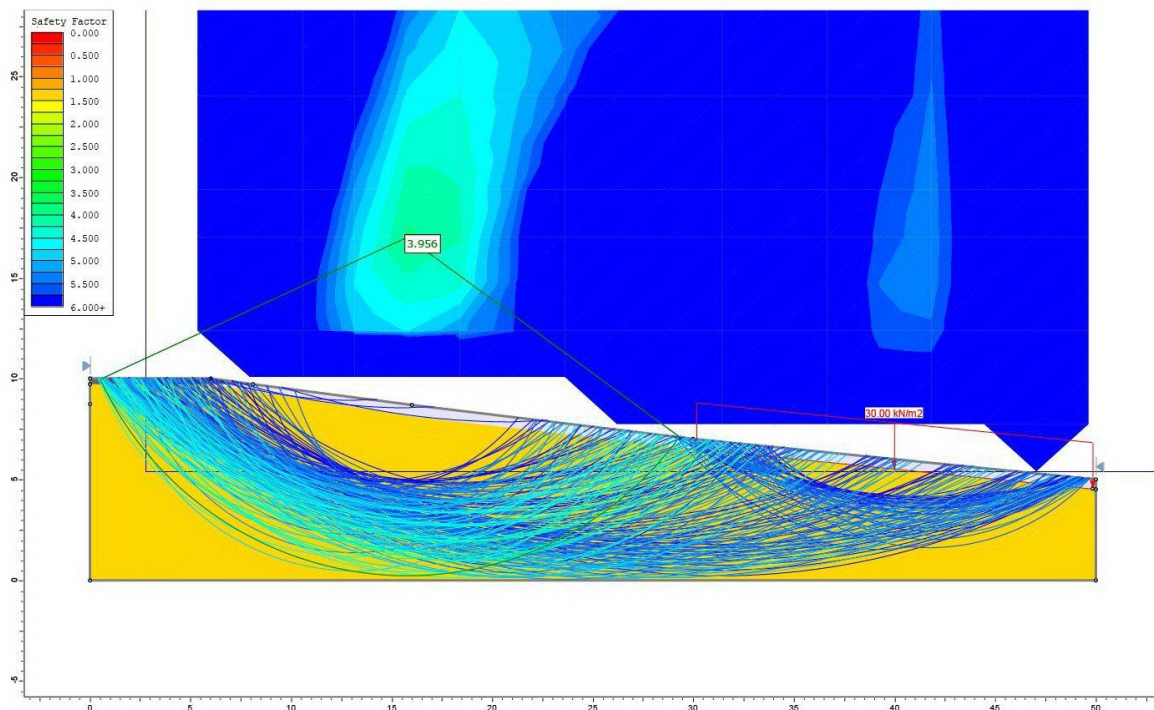


Fig 7. Circular analysis of slope model

Comment

Note; no plausible failure modes.

Extensive circular analysis of slope model shows high Safety Factor.

8.0 Plausible Failure Modes

Of the 10 types of landslide systems, AGS Figure B1, and with reference to the information obtained during the site investigation, and foregoing analysis, there are no plausible failure modes, however an event will be modelled upon a generic event with a probability of Rare or 10^{-5} .

8.1 Elements at risk

As the proposal is for an extension to a dwelling, Life would be an at risk element, likewise Property would be at risk.

8.2 Failure analysis

Based upon the foregoing assessment, and site inspection, there is no plausible failure mode, but as noted above a generic failure will be considered.

9.0 Risk Analysis

Risk Analysis brings together Probability and Consequence

9.1 Consequence Analysis

Consequences of a failure would be damage to the structure, with a low level of injury, 0.1

9.2 Probability Analysis

The annual probability of a slope failure affecting this development will be considered Rare, 10^{-5} .

9.3 Vulnerability Analysis

Vulnerability for Property would be unity with Life also at 0.1, as a reasonable person would take action to avoid injury.

9.4 Spatial Factor

Due to the type of the proposed development, spatial factor is assigned a value of 0.3.

9.5 Risk analysis

Maximum Annual probability of loss of life, from any of the proposed developments is, $10^{-5} \times 0.1 \times 0.1 \times 0.3 = 3.0 \times 10^{-8}$ or barely credible.

This figure is below the advised acceptable limit

Property Risk would be Very Low.

This is also below the advised acceptable limit.

10.1 Footing structure and Foundation Materials

Conventional, see site classification report.

10.2 Cut and Fill Earthworks

None anticipated.

10.3 Soil Retention Structures

A low, ~800mm, retaining wall is proposed to border the existing garden beds.

10.4 Drainage

Roof water and hardstand run-off should be directed to suitable legal point of discharge.

10.5 Building Design and Structural System

Conventional.

10.6 Vegetation

At the time of inspection the site contained a surface covering of gravel with nearby trees within the garden/s. No trees are proposed to be removed as part of this development.

10.7 Wastewater Management

N/A

10.8 On-going Maintenance and Mitigation Measures

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

10.9 Development Timeframe

There is no geotechnical timeline for this development.

10.10 Additional Geotechnical Requirements

Additional geotechnical requirements not required.

11.0 Landslip Risk Assessment Statement

Landslip Risk Assessment is not required due to the slight slope angles displayed by the subject land and that annual risk to Life of Barely Credible is applicable to an acceptable level for an existing slope.

12. Report Recommendations

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

13. Report Restrictions

Should the final proposal differ substantially from the assessed proposal, the testing and resultant recommendations, may not be valid. It also assumes the 'as tested' conditions are consistent across the site. If this is not the case, the client would be advised to contact the author, should encountered conditions vary from those reported.

2020Engineering Solutions takes no responsibility for errors or omissions contained in sourced material. This report should be read in entirety and not selectively reproduced.

14. Professional Compliance Statement

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

15 Controlling and Referenced Documents;

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

AS4360-2005 Risk Management Set

AS4200-2000 General Conditions of Contract for Engagement of Consultants

AS2870-2011 Residential Slabs and Footings

Colac Otway Shire

Planning Scheme, Erosion Management Overlay Procedures (EMO)
 Schedule 1

Geographic Information System (GIS) Data base

Geological Survey of Victoria (GSV)

Colac 7621-3 Zone 54

1:50,000 Map Series

Tickell S.J. 1990.

Report 103 (Department of Agriculture, Energy and Minerals)

2020ES JSA 01.05.04.19


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16. Site Condition Photo.



Fig 8. Surface conditions of proposed build envelope, view to NE. (Author)

17. Geotechnical Declaration

FORM	A	Geotechnical Declaration and Verification Development Application	
Office Use Only			
<p>To be submitted with planning application. It must accompany the Geotechnical Assessment and/or Landslip Risk Assessment. This form is essential to verify that the Geotechnical Assessment and/or Landslip Risk Assessment has been prepared in accordance with CI 44.01 of the Colac Otway Planning Scheme and that the author of the Assessment/s is a geotechnical engineer or engineering geologist as defined by this clause.</p>			
Section 1		Related Application	
Planning Application Number (if known)		TO BE ADVISED	
Site Address		28 MURRELL STREET, BIRREGURRA. 3242	
Applicant		L & K DODDS	
Section 2		Geotechnical Assessment and /or Landslip Risk Assessment	
Details		Report Title: GEOTECHNICAL ASSESSMENT	
Author's Company/ Organisation Name:		2020 ENGINEERING SOLUTIONS	Report Reference No: ES1976
Author:		MR MICHAEL DELAHUNTY	Dated: 09/04/2019
Section 3		Checklist	
Geotechnical Requirements (Tick as appropriate either Yes or No)		The following checklist covers the minimum requirements to be addressed in a Geotechnical Assessment and/or Landslip Risk Assessment. The report must also cover any additional matters required by Clause 44.01. This checklist must accompany each report. Each item is to be cross-referenced to the section or page of the Geotechnical Assessment and/or Landslip Risk Assessment which addresses that item.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	A review of readily available history of slope instability in the site or related land as per <SECTION 6 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	An assessment of the risk posed by all reasonably identifiable geotechnical hazards as per <SECTION 6.1 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Plans and sections of the site and related land as per <SECTIONS 17 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Presentation of a geological model as per <SECTION 8 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Photographs and/or drawings of the site as per < SECTION 16 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	A conclusion as to whether the site is suitable for the development proposed to be carried out either conditionally or unconditionally as per <SECTION 12 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If any items above are ticked No, an explanation is to be included in the report to justify why < >	
Is the approval subject to recommendations and conditions relevant to:			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Selection and construction of footing systems.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Earthworks.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Surface and sub surface drainage.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Any conditions that may be required for the ongoing mitigation and maintenance of the site and the proposal from a geotechnical viewpoint.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Highlighting and detailing the inspection regime to provide the <PCA> and builder with adequate notification for all necessary inspections.	
FIFTY Years		State the Design Life of the Structure adopted in the Geotechnical Assessment and/or the Landslip Risk Assessment.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Are the risk mitigation measures as recommended in the Geotechnical Assessment and/or the Landslip Risk Assessment suitable for the design life of the structure?	
NOTE:		<Add Reference> - Add in the relevant section or page number of the listed Geotechnical Assessment and/or Landslip Risk Assessment which addresses each item	

FORM	A	Geotechnical Declaration and Verification Development Application			
Section 4 List of Drawings referenced in Geotechnical Assessment and/or Landslip Risk Assessment					
Design Documents		Description	Plan or Document No.	Revision or Version No.	Date
					Author
		LOCATION AND PLANNING DETAILS EMO	FIG 1.		PLANNING MAPS ON LINE
		EMO EXTENT	FIG 2.		PLANNING MAPS ON LINE
		PROPOSAL & SUBJECT LAND	FIG 3.		MARCH '19 DRAFTED BY DESIGN
		REGIONAL GEOLOGY	FIG 4.		GEOVIC
		MAPPED SLIP SYSTEMS	FIG 5.		COS
		SLOPE MODEL ANALYSIS	FIG 6.		APRIL '19 M DELAHUNTY
		CIRCULAR ANALYSIS	FIG 7.		APRIL '19 M DELAHUNTY
Section 5 Declaration					
Declaration (Tick all that apply)		I am a geotechnical engineer or engineering geologist as defined by the Colac Otway Planning Scheme and on behalf of the company below:			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	I am aware that the Geotechnical Assessment and/or Landslip Risk Assessment I have either prepared or am technically verifying (referenced above) is to be submitted in support of a planning application for the proposed development site (referenced above) and its findings will be relied upon by the Colac Otway Shire Council in determining the planning application			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	I prepared the Geotechnical Assessment and/or Landslip Risk Assessment referenced above in accordance with the Colac Otway Planning Scheme and the AGS Guidelines 2007 as defined in the planning scheme.			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	I technically verify that the Geotechnical Assessment and/or Landslip Risk Assessment referenced above has been prepared in accordance with the Colac Otway Planning Scheme and the AGS Guidelines 2007 as appropriate.			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	I technically verify that the Geotechnical Assessment prepared for the planning application for the site confirms the land can meet the acceptable risk criteria specified in the schedule to Clause 44.01 of the Colac Otway Planning Scheme taking into account the total development and site disturbance proposed.			
<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	I technically verify that the Landslip Risk Assessment prepared for the planning application for the site confirms the land can meet the tolerable risk criteria specified in the schedule to Clause 44.01 of the Colac Otway Planning Scheme taking into account the total development and site disturbance proposed.			
Section 6 Geotechnical Engineer or Engineering Geologist Details					
Company/ Organisation Name		2020 ENGINEERING SOLUTIONS PTY LTD			
Name (Company Representative)		Surname: DELAHUNTY		Dr / Mr / Mrs / Ms / Miss	
		Given Name(s) MICHAEL			
		Chartered Professional Status		Registration Number	
Signature		Dated: 09/04/2019			

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

Note: N/A = Not Applicable

April 2013.

18. The Geotechnical Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Landslip Risk Assessment

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

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

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

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

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

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

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

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

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

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

19. Report Limitations

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

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

Changed Conditions

The report may be invalidated by changed conditions including:-

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

Causes of Changed Conditions

Changed conditions may occur due to:-

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

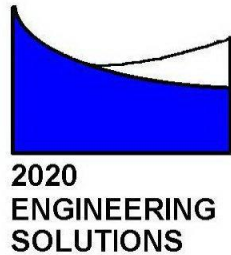
Client to inform 2020 of any changes

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

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

Interpretation

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



2020Engineering Solutions
1745 Colac – Forrest Rd
Colac. Vic. 3249
Mob 0428 14 14 41 Office (03)5233 4608
ABN 57 215 499 312 ACN 11 9460 865
info@2020es.com

SITE CLASSIFICATION REPORT

SITE: 28 MURRELL STREET
BIRREGURRA, VICTORIA. 3242

DEVELOPER: L. & K. DODDS

REPORT NUMBER: ES1981

DATE: 05/04/2019

REPORTING TO: AS2870-2011 Residential Slabs and Footings

SITE CLASSIFICATION REPORT

DEVELOPER

Kelly and Luke Dodds

SITE

28 Murrell Street,
Birregurra, Victoria. 3242.

CONTROLLING and REFERENCED DOCUMENTS;

AS1726-1993 (incorporating amendments to #2-1994)
AS2870-2011
AS4122-2000
Geological Survey of Victoria (Tickell, S.J.)
AS4360-2005
www.dse.vic.gov.au
JSA 01.05.04.19

PROJECT BRIEF

Undertake a geotechnical investigation of the site of the proposed development.
Make recommendations with regard to foundation material and footing depths.

PROPOSED DEVELOPMENT

An extension to an existing dwelling on either strip footing and/or concrete slab.

ENGINEER

Michael Delahunty
BEng MIEAust.

DATE

05/04/2019

TEST EQUIPMENT

Kobelco SK007 mounted hydraulic auger.
Controls T174 Shear Vane undrained soil strength tester.
General Laser Level

TEST METHOD

Visual and tactile identification. Colour may vary with moisture content.
Disturbed sample.

TOPOGRAPHY

The site is part of a residential area slightly sloping down to a northern aspect.

VEGETATION

The existing vegetation across the site comprises ground cover of various native and exotic grass species.

HISTORY

The site and surrounds has had a long history as part of a house and garden.

GEOLOGY

Geological maps of the area indicate that the site is comprised of QUATERNARY AGE SEDIMENT.
The borelogs, as attached, confirm this.

CLIMATIC ZONE

From Figure D2, AS2870, the site lies within CLIMATIC ZONE 1

PRIMARY SITE CLASSIFICATION

From Table D1, AS2870, the soil comprises Group 4 soils
From Table D1, AS2870, the indicated classification is 'S'

ESTIMATED CHARACTERISTIC SURFACE MOVEMENT

From Table 2.3, Class 'S,' the indicated surface movement, y , is $0\text{mm} < y < 20\text{mm}$

RECLASSIFICATION

In accordance with AS2870 Sections 1.3.3 c) this site will be given a 'P' classification with respect to any development on slab, strip or stump footings.

Section 1.3.3 c) Presence of trees on the building site or adjacent site

FOUNDING DEPTHS

For Stiffened Raft Slab on Class 'P' soil types it is recommended that an engineer designed slab be used.

MINIMUM FOUNDING DEPTHS

For Strip Footing, Stumps and Pier Systems. (Fig. 3.6 Part AS2870-2011)

Construction Type	Depth	Width	Reinforcement	Stump depth	L _s
Clad frame	400	300	3-L11TM	400	-
Articulated masonry veneer	400	300	3-L11TM	400	-
Masonry veneer	400	300	3-L12TM	400	-
Articulated full masonry	400	400	4-L12TM	400	-
Full masonry	500	400	4-L12TM	400	-

ACTUAL FOUNDING DEPTHS

For Strip Footing, Stumps and Pier Systems. (Fig. 3.6 Part AS2870-1996)

TEST SITE	D mm	D _f mm	D _s mm	W(B) mm	FOUNDING MATERIAL	BEARING CAPACITY kPa. MEASURED/ASSESSED
1	800	800	800	300	SANDY CLAY	

Note; Depths were taken from surface level, at drilling sites, as existed at the time of inspection. Where inadequate bearing capacity exists footing depth should be increased.. Bearing Capacity dependent upon inclusion of tie bars otherwise 100kPa.

ALERTS

Trees; Yes FILL; No Slope; Yes
U/Ground Services; Yes – Power, Phone, Water

EFFECTS OF SITE WORKS ON SITE CLASSIFICATION

The developer should contact the author for possible reclassification, should site works exceed 0.4m cut and/or fill to 0.4m. (Section 2.5.3 AS2870-2011)

SPECIFIC RECOMMENDATIONS

All footings should be founded into clay as detailed as specified in Section 5 and constructed in accordance with Section 6 of AS2870-2011.

For Stiffened Raft Slab on Class 'P' soil types it is recommended that an engineer designed slab be used.

GENERAL RECOMMENDATIONS

Consideration should be given to constructing surface and sub surface drainage lines up-slope of the development during construction, especially during winter, to prevent water-inflow into any excavations.

The finished ground surface should be at least 300mm above the foundation depth at any edge beam of slab or strip footings and also slope away from the building to prevent erosion and water pooling.

Likewise the construction and location of service delivery and infrastructure components should be given careful consideration to prevent the possibility of moisture introduction into the foundation material.

Where edge beams/footings are located adjacent to a backfilled services trench such footings should be deepened so that the founding depth is not less than the projection of a plane of inclination at 45° outwards from the base of the trench. (Does not apply in rock).

The client would be advised to obtain copies of the CSIRO Building Technical Files 18 and 19 for further information on building maintenance.

Owners are advised to monitor, pre construction, soil subsidence into soil test boreholes as, over time, this can present a danger. Levels should be confirmed prior to beginning construction.

REPORT LIMITATION

The recommendations made in this report are based upon the assumption that the 'as tested' conditions are consistent across the site. This is often not the case; the client would be advised to contact the author at the footing excavation stage to confirm test results.

This report is based in part upon information provided by the client. 2020Engineering Solutions takes no responsibility for errors or omissions contained in sourced material.

This report should be read in entirety and not selectively reproduced.

It is recommended that the report number be referenced for any future discussions, failure to supply the report number may result in lengthy delays.

Michael Delahunty
BEng MIEAust

BORELOGS (AS1726-1993), to be read in conjunction with attached map.

Borelog 1

Depth mm Description


000	Crushed ROCK FILL
100	SAND SILTY Pale Grey Dry Medium Dense Tending to Pale Brown Tending to Include Trace IRONSTONE GRAVELS
700	CLAY SANDY Mottled Pale Grey Orange Moist Hard Semi Plastic Tending to Very Stiff Tending Pale
1800	
END	

Site Map

28 Murrell Street

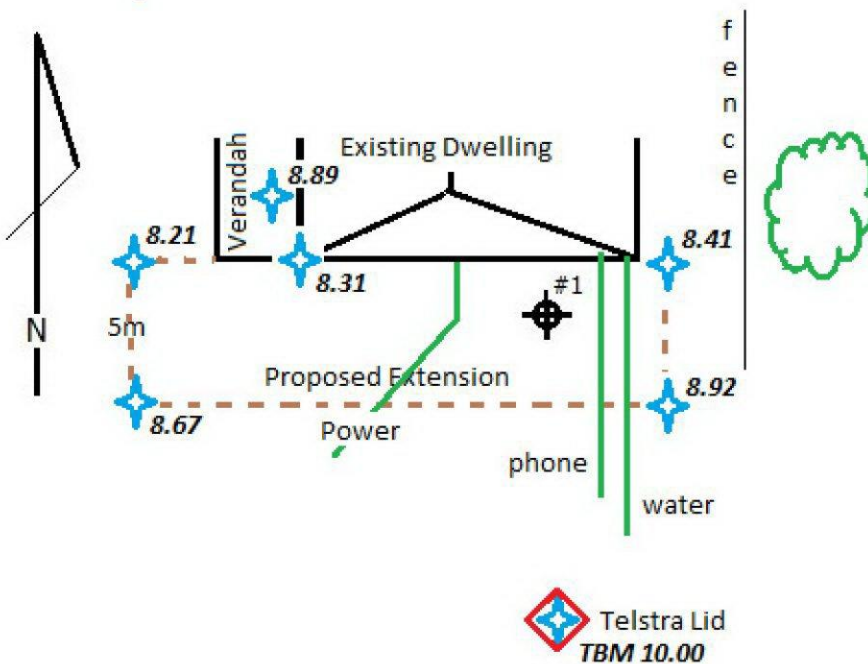
Birregurra, Victoria. 3242

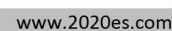
(not to scale, all distances aprox.)

Borehole 

Temporary Bench Mark
 (taken at Telstra Lid) 

Levels 





Report Limitations

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2. human activities.
3. natural processes.
4. planning or design requirements.

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HISTORICAL SEARCH STATEMENT**Land Use Victoria**

Page 1 of 5

Produced 11/04/2019 09:07 PM

Volume 9286 Folio 367

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 01271 Folio 158

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 14/09/2002 05:01:26 AM

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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02/10/2002	13/11/2002	AB599760B	Y
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TRANSFER OF LAND BY ENDORSEMENT

FROM:

SHANE PATRICK CANFIELD

ROBYN MIRIAM CANFIELD

TO:

SHANE PATRICK CANFIELD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

SHANE PATRICK CANFIELD of 28 MURRELL STREET BIRREGURRA VIC 3242

AB599760B 02/10/2002

02/10/2002	13/11/2002	AB599761Y	Y
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MORTGAGE OF LAND

MORTGAGE AB599761Y 02/10/2002

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

04/09/2007	04/09/2007	AF316204H	Y
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DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED

AB599761Y

04/09/2007	04/09/2007	AF316205F	Y
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MORTGAGE OF LAND

MORTGAGE AF316205F 04/09/2007

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

27/05/2009	27/05/2009	AG529870V	Y
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DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AF316205F



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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 2 of 5

27/05/2009 27/05/2009 AG529871T Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

SHANE PATRICK CANFIELD

TO:

LUKE ALEXANDER DODDS

KELLY ANN HEDRICH

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

LUKE ALEXANDER DODDS

KELLY ANN HEDRICH both of 28 MURRELL STREET BIRREGURRA VIC 3242

AG529871T 27/05/2009

27/05/2009 27/05/2009 AG529872R Y

MORTGAGE OF LAND

MORTGAGE AG529872R 27/05/2009

COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

VOTS Snapshot

Volume 09286 Folio 367

124003806190Q

Produced 13/11/2002 10:27 am

LAND DESCRIPTION

Crown Allotment 7 Section U Township of Birregurra Parish of Birregurra.

PARENT TITLE Volume 01271 Folio 158

Created by instrument H027915 07/04/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

SHANE PATRICK CANFIELD

ROBYN MIRIAM CANFIELD both of 28 MURRELL ST BIRREGURRA 3342

W954730F 03/08/2000

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP269199H FOR FURTHER DETAILS AND BOUNDARIES



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HISTORICAL SEARCH STATEMENT

Land Use Victoria

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Paper Title Images

9286/367 - Version 1, Date 22/08/2000

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BIRREGURRA

INDEX 2 PARCEL 329

FOL.

VOL.

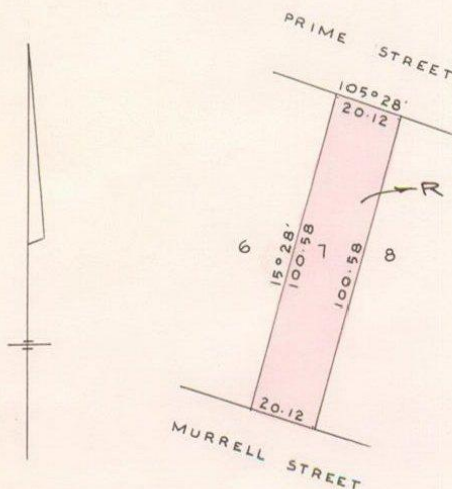
WINTERIGER INVESTMENTS PTY. LTD. of Unit 3 No.18 Arnold Street South Yarra - -
is now the proprietor of an estate in fee simple subject to the encumbrances -
notified hereunder in ALL THAT piece of land delineated and coloured red - - -
on the map hereon being Crown Allotment 7 Section U Township and - - - - -
Parish of Birregurra County of Polwarth - - - - -

DATED the 7th day of April 1978

H. McLean
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO



MEASUREMENTS ARE IN METRES

Derived from Vol.1271 Fol.158
H27915

VOL. 9286

FOL. 367

INSTRUMENT

APPLICATION

10190/77-PL

CEDRIC ARTHUR BAYNHAM Furnace Operator
and JANICE LINDA BAYNHAM Married Woman
both of 78 Townsend Road Whittington
are now JOINT PROPRIETORS

Registered 5th May 1978

No. H60992



PROPRIETOR

CRIS LOUIS FARNELL OF 116 GREAT OCEAN RD.

AIREYS INLET

REGISTERED 14/11/89

P522360D



MORTGAGE TO

COMMONWEALTH
BANK OF AUSTRALIA

Registered

17 APR 1991

No.

R 301177G



MORTGAGE TO

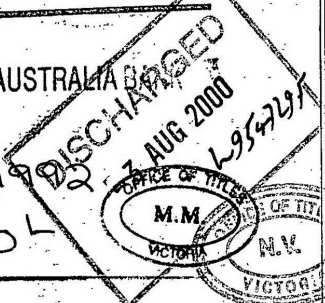
NATIONAL AUSTRALIA BANK
LIMITED

Registered

6 AUG 1992

No.

S 52410L



JOINT PROPRIETORS

SHANE PATRICK CANFIELD &
ROBYN MIRIAM CANFIELD
28 MURRELL ST. BIRREGURRA 3342

W954730F

03/08/00



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T09286-367-1-8

Drafting by Design
 Michael Berry
 23 Melissa Drive,
 Lara, 3212
 0412 767 201
 draftbydesign@yahoo.com

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 Date:22/03/2019

To Planning Department,

Proposal: **Construction of an alteration with carport attached to existing dwelling.**

54.01-2 Design Response:

- *Derives from and responds to the neighbourhood and site description.*

The proposed works the client wishes to undertake is to the front of the dwelling and comes from the desire to create a larger home for the expanding family. The dwelling is situated on a large parcel of land (approx 2056sqm) in the Township of Birregurra.

The clients have asked for the alterations to blend with the existing dwelling and make it more user friendly for all of the family. They have also asked to incorporate a carport into the design but use steel in the design where possible to give larger, more open spans allowing for less obstacles for cars entering the carport.

The alteration itself will have the same roof line as the existing dwelling to better blend the design into the environment.

Neighboring properties which are of similar size to the subject, also have attached carports or garages so the design will help keep in with the ambience of the neighborhood.

The alterations to the existing dwelling would not be detrimental to the neighborhood in any way as the new design blends in with the existing dwelling, making it look as if it has always been part of the design.

- *Meets the objectives of Clause 54.*

I believe that the design of the works proposed do meet with the objectives of Clause 54. The dwelling meets with the current **Street Setbacks**. Although we are building forward of the current dwelling we are still approximately 9.0 meters from the front boundary.

The new proposals are meeting all the **Building Height Objectives** set out by the Council, as we are not building above the height requirements set by the council.

The proposed works meet the **Site Coverage Objective**, as we are not covering more than 60% of the existing site.

The works meet with the **Permeability objectives** set out in the Clause, as any excess water caught on the roof will be directed to a water tank or directed to gardens around the site.

The proposal in relation to **Energy Efficiency Protection** will have an effect in the summer months by not allowing as much hot summer sun enter in through the windows, due to the new carport to the side of the dwelling.

I don't believe the **Significant Trees** around the dwelling will have an effect on the proposal.

The **Parking Objective** will not be changed from what currently exists on site.

The **Side & Rear Setback** rules are being met as is the **Walls on Boundaries Objective**, with the current design of the areas proposed for the site.

The following points **Daylight to existing windows, North Facing windows, Overshadowing open spaces, Overlooking Objective, Overlooking open space, On-Site Amenity & Facilities, Private Open Space, Solar access to open space objectives, Design Detail objective and Front Fences objective**, are not being affected by the current proposal that we are putting forward to council.

We believe that what we are proposing has no impact on any of these objectives, and if they do then we believe that they have been met in the design of the proposal and as such can be seen in the accompanying documentation submitted with the planning permit application.

- *Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.*

The proposed works meet with the neighbourhood character, and are not affecting any of the neighbouring properties in a negative way.

If you have any further questions or queries, please don't hesitate to contact me on my contact information provided above.

Have a good day

Regards

Michael Berry

Drafting by Design

Drafting by Design
 Michael Berry
 23 Melissa Drive,
 Lara, 3212
 0412 767 201
 draftbydesign@yahoo.com

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 MAY BREACH COPYRIGHT.
 Date: 22/03/2019

To Planning Department,

Proposal: **Construction of an EXTENSION & CARPORT to an existing dwelling.**

Schedule 4 to the Design & Development Overlay:

- *To protect the substantial vegetation cover which is a dominant visual and environmental feature in the area by ensuring new development retains natural or established vegetation and provides substantial areas for new landscaping and open space.*

The works that my client is planning on undertaking will not be affecting any of the existing vegetation on the site.

The alteration to the front of the dwelling will see no existing vegetation removed other than plants which are not thriving in any way at the minute.

The client will be removing a small amount of shrubs approximately 1.5 meters in height along the West boundary to make the driveway slightly wider. Any shrubs that are removed will be replaced at a later date.

- *To respect the existing built form through compatible building heights and setbacks for new development.*

The client feels that the design of the new alterations will not have a detrimental effect on the neighborhood or the existing site.

The roof height will be a continuation of the existing roof height over the new structure so from the street you won't be able to tell that there has even been an extension constructed on the site.

The only setback being altered is the front setback however the alteration will still be approximately 9 meters from the front boundary. The clients then still have a wide nature strip before meeting the dirt and gravel road in front of them.

- *Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.*

The proposed works meet with the neighbourhood character, and are not affecting any of the neighbouring properties in a negative way.

The front of the property itself will only look slightly different as we are adding a carport to the West side of the dwelling and the front alteration will be made to look as the front of the dwelling looks now.

If you have any further questions or queries, please don't hesitate to contact me on my contact information provided above.

Have a good day

Regards

Michael Berry

Drafting by Design

TIMBER FRAME WORK TO BE IN ACCORDANCE WITH THE B.C.A. TIMBER FRAMING MANUAL & LOCAL COUNCIL BY-LAWS.

STEP DIMENSIONS:

TREAD GOING - min 240 max 355
RISER HEIGHT - min 115 max 190

ALL BRACING TO COMPLY WITH THE B.C.A., TIMBER FRAMING MANUAL & ALL LOCAL COUNCIL BY-LAWS

LEGAL POINT OF DISCHARGE TO BE CONFIRMED BY BUILDING SURVEYOR OR LOCAL AUTHORITY

NOTE-1:

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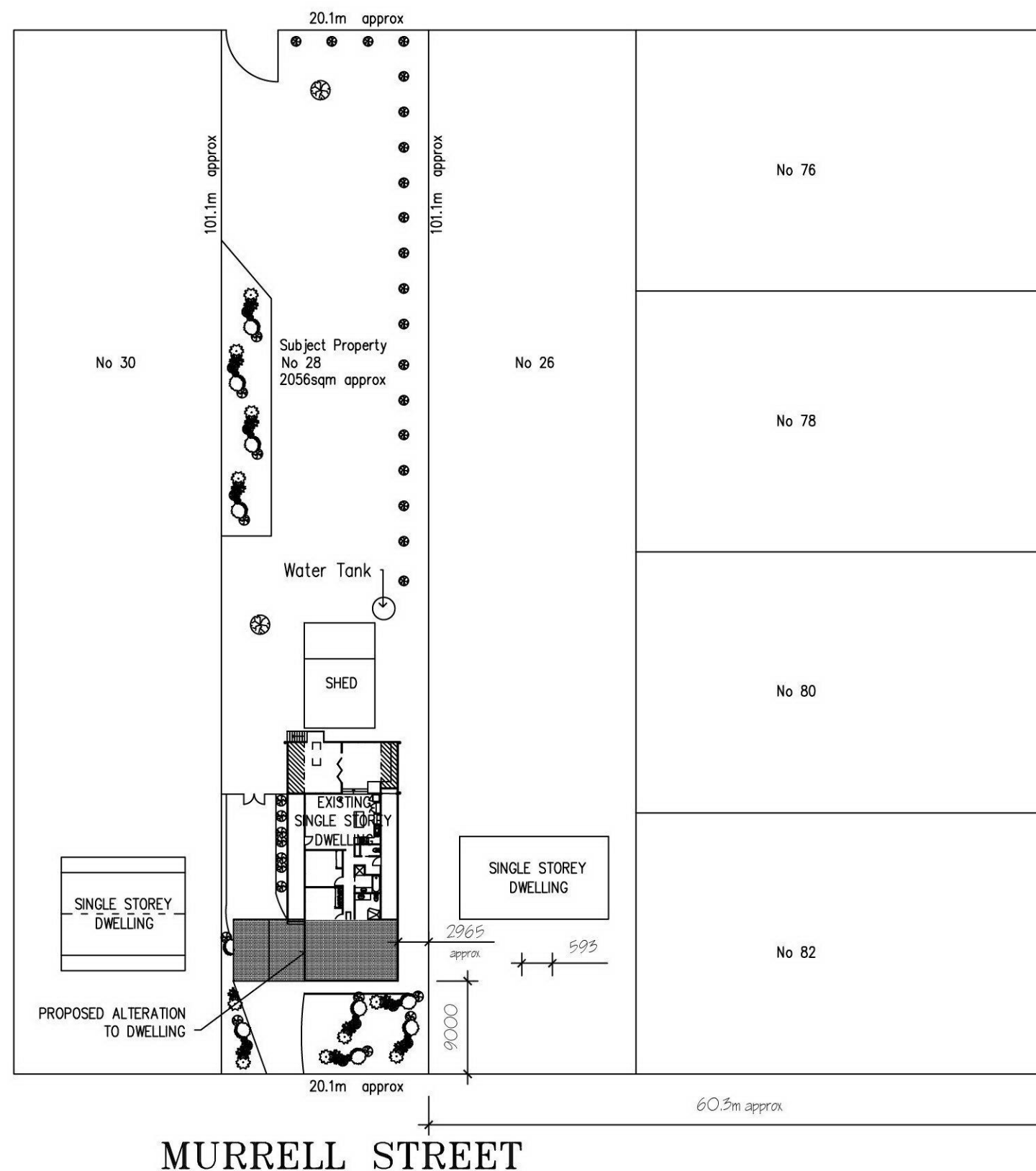
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STORMWATER TO BE DISCHARGED TO EXISTING LEGAL POINT OF DISCHARGE

PRIME STREET



STORMWATER DRAIN NOTES:

PROVIDE 90mm DIAMETER PVC STORMWATER PIPE WITH MINIMUM FALL OF 1:100.

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINER'S DISCRETION.

PROVIDE 100x50 DOWNPIPES AT 12000 MAX CTRS, OR 70mm DIAMETER DOWNPIPES AT 12000 MAX CTRS.

NOTE:

ALL DIMENSIONS, LEVELS & STRUCTURE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE A SCHEMATIC REPRESENTATION OF THE BUILDING STRUCTURE, AND SHOULD BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS, ENGINEER'S DRAWINGS AND STANDARD BUILDING PRACTICES.

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28 MURRELL STREET
BIRREGURRA
PROPOSED EXTENSION &
VERANDAH

for

LUKE & KELLY DODDS

Drafting by Design

MICHAEL BERRY
23 MELISSA DRIVE, LARA. 3212
0412767201
email- draftbydesign@yahoo.com

SITE PLAN
Scale 1:500

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TIMBER FRAME WORK TO BE IN ACCORDANCE
WITH THE B.C.A. TIMBER FRAMING MANUAL
& LOCAL COUNCIL BY-LAWS.

STEP DIMENSIONS:

TREAD GOING - min 240 max 355
RISER HEIGHT - min 115 max 190

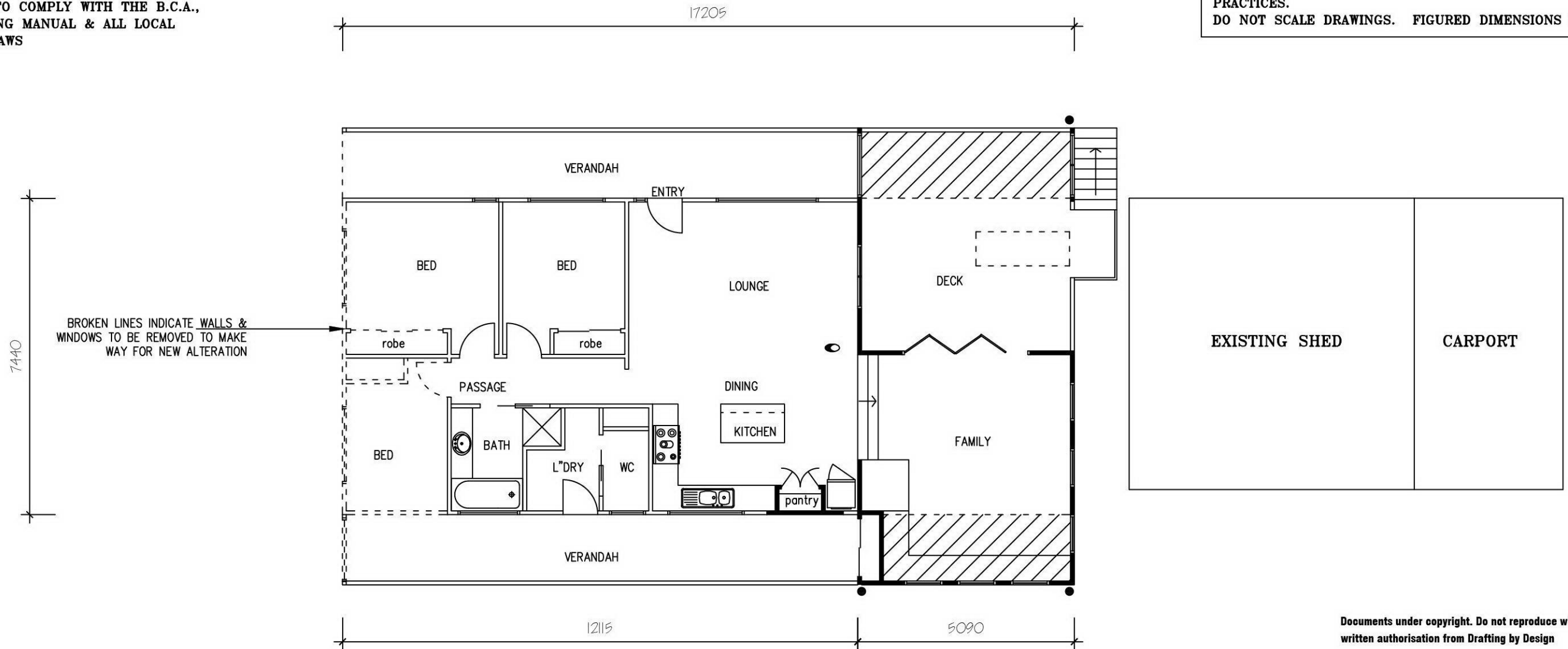
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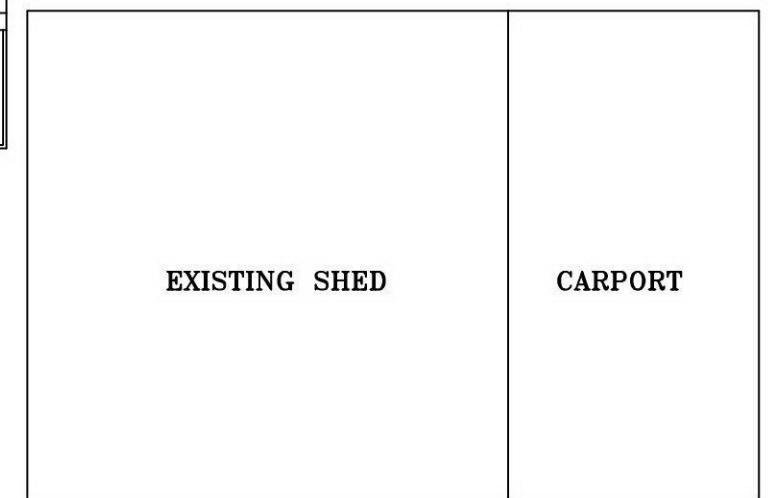
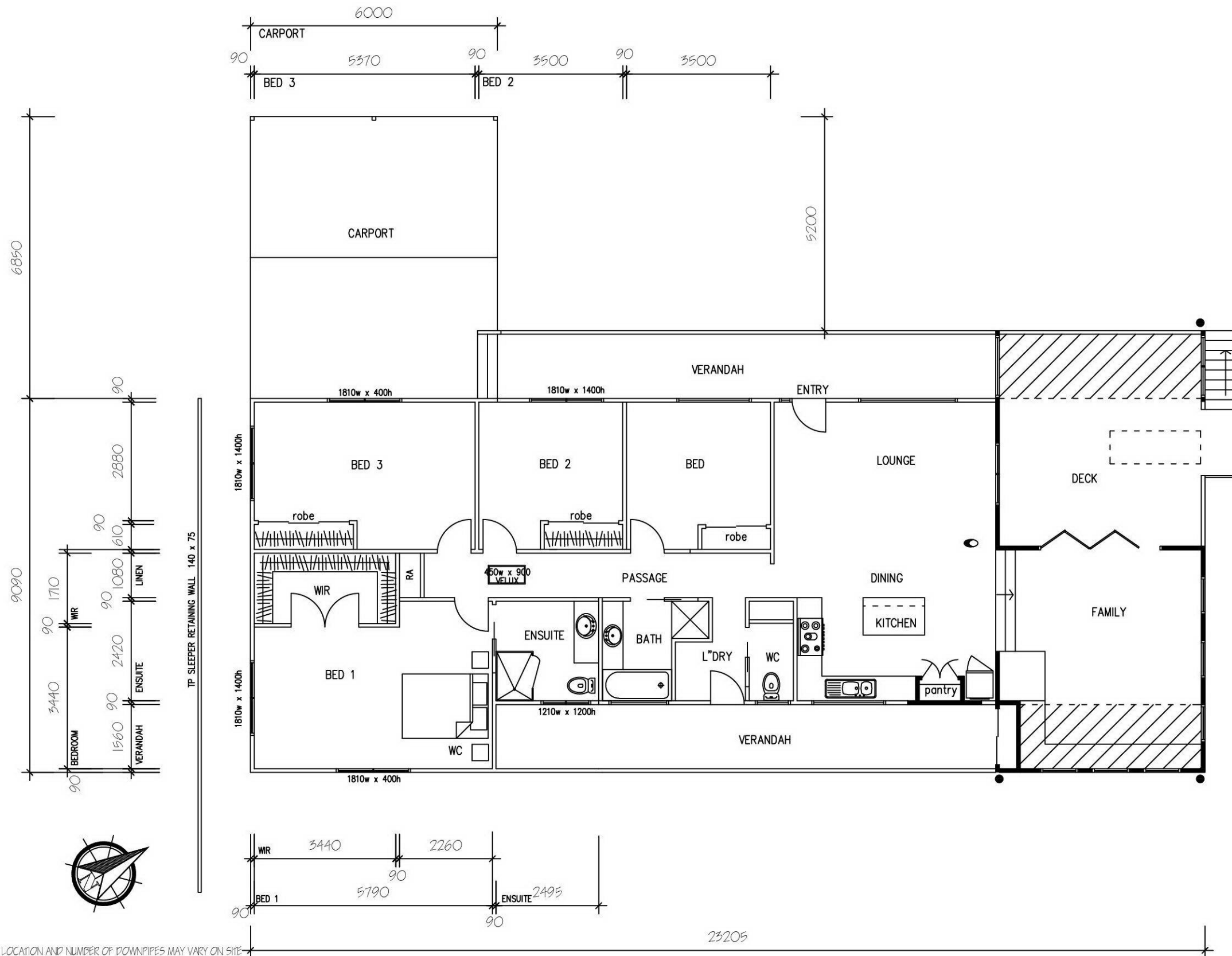
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EXISTING & DEMOLITION PLAN
Scale 1:100

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LOCATION AND NUMBER OF DOWNPIPES MAY VARY ON SITE
SHOULD THE RELEVANT BUILDING SURVEYOR OR COUNCIL REQUIRE.

AREAS LEGEND	
DESCRIPTION	
DWELLING	118.33sqm
SHED & CARPORT	69.87sqm
VERANDAH	40.27sqm
ALTERATION	54.54sqm
NEW CARPORT	41.10sqm
NEW VERANDAH	4.02sqm
SITE	2056sqm
SITE COVERAGE	15.95% 328.13sqm

PROPOSED PLAN
Scale 1:100

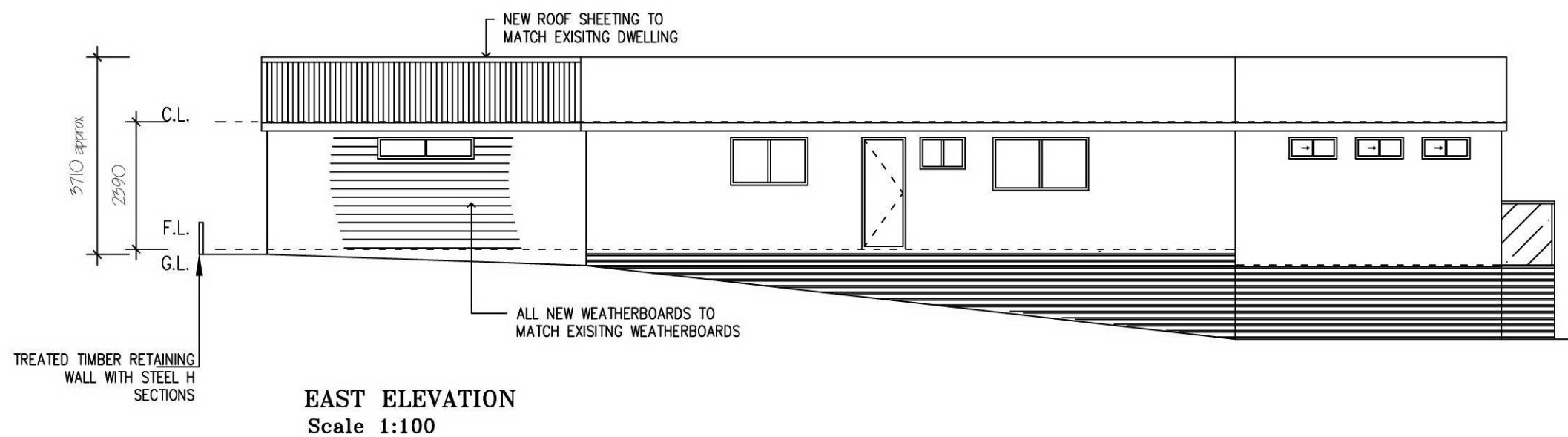
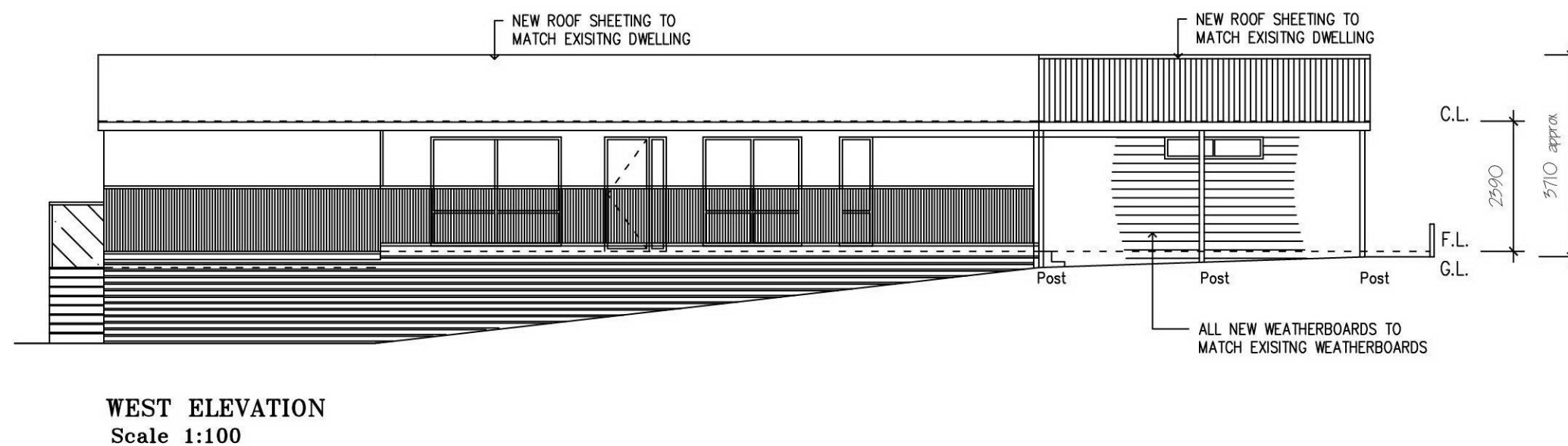
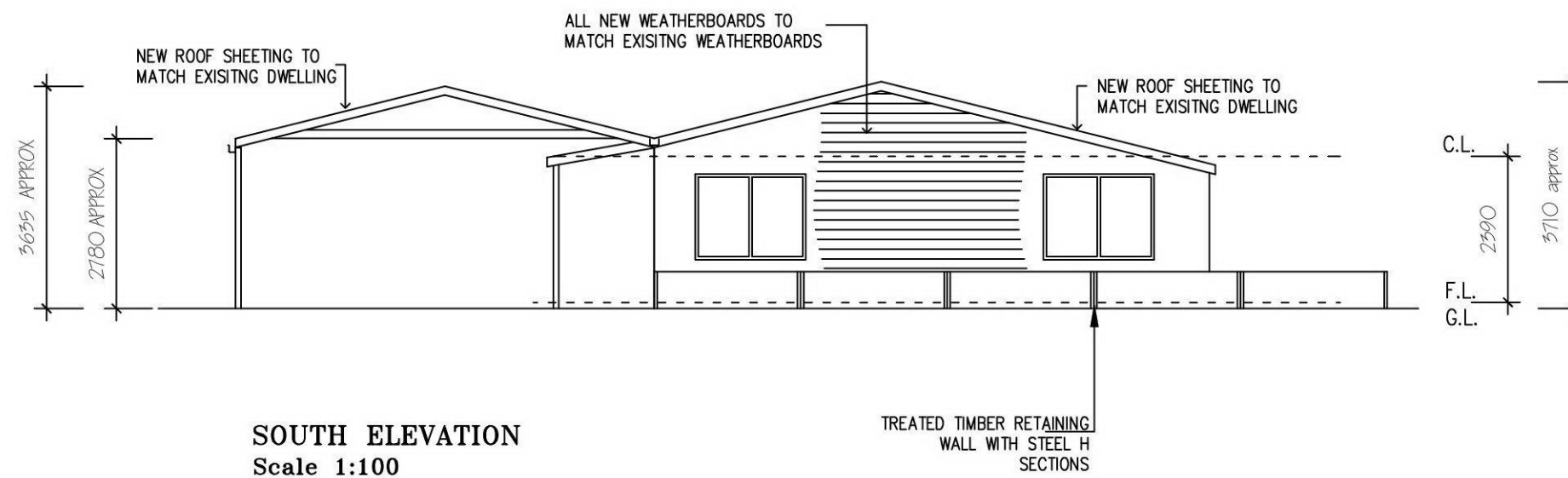
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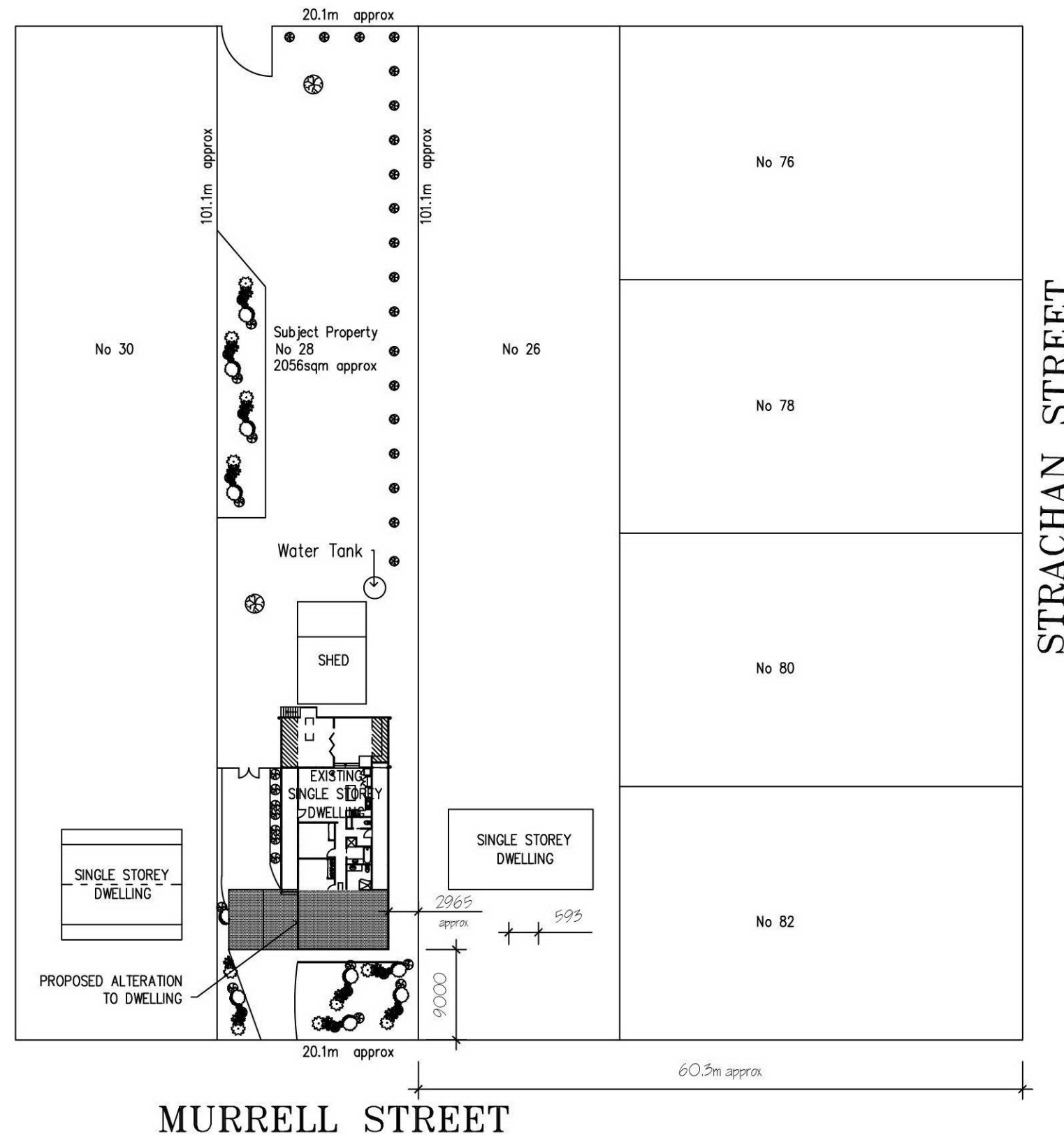
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SITE CONTEXT PLAN
Scale 1:500

Birregurra Primary School – 800m ↗

Birregurra General Store – 1.2km ↑

Birregurra Recreation Reserve – 1.3km ↗

Geelong Railway Station – 63.6km ↗

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Date: 15/05/2019

To Planning Department,

Proposal: **Construction of an EXTENSION & CARPORT to an existing dwelling.**

Schedule 14 to the Design & Development Overlay:

- ***Street Setback.***

The proposed alteration will have a front setback of approximately 9m once the construction of the alteration to the dwelling and carport is completed.

- ***Side Setback.***

The existing dwelling has an East side setback of 2.965 meters. The alteration will be consistent with this setback.

The West side of the dwelling has a side setback of approx. 8.0m and the alteration will also be consistent with this measurement.

The carport will be built on the West side of the dwelling and its setback from the outer edge of the carport posts to the boundary will be approx. 1.195 meters.

- ***Rear Setback***

The rear of the dwelling has a setback to the rear boundary of approx. 68.9 meters.

- ***Site Coverage***

The site has a total coverage of approximately 15.95%

- ***Permeability***

The site has an area being approximately 84% permeability.

- ***Building Height***

The proposed building height will have an overall height of approximately 3.7 meters which is under the 5.5 meters allowed for a single storey dwelling.

- ***Front Fence***

There is an existing timber rail front fence that already exists on the property.

- ***Side / Rear fence***

The side boundary fences forward of the dwelling are post and wire fences which are consistent with the requirements of schedule 14.

- ***Vegetation Removal***

There are some minor shrubs which will be removed from a garden bed which have been introduced to the property over the past few years. These shrubs are evergreen shrubs which run along the West side boundary. They are being removed to gain better access to the carport.

There would be approximately 6-12 shrubs that will be requiring removal of varies sizes.

Upon inspection of the vegetation we are unable to identify the species of the plants.

Site plan has been included to show where the vegetation removal will be taking place.

If you have any further questions or queries, please don't hesitate to contact me on my contact information provided above.

Regards

Michael Berry
Drafting by Design

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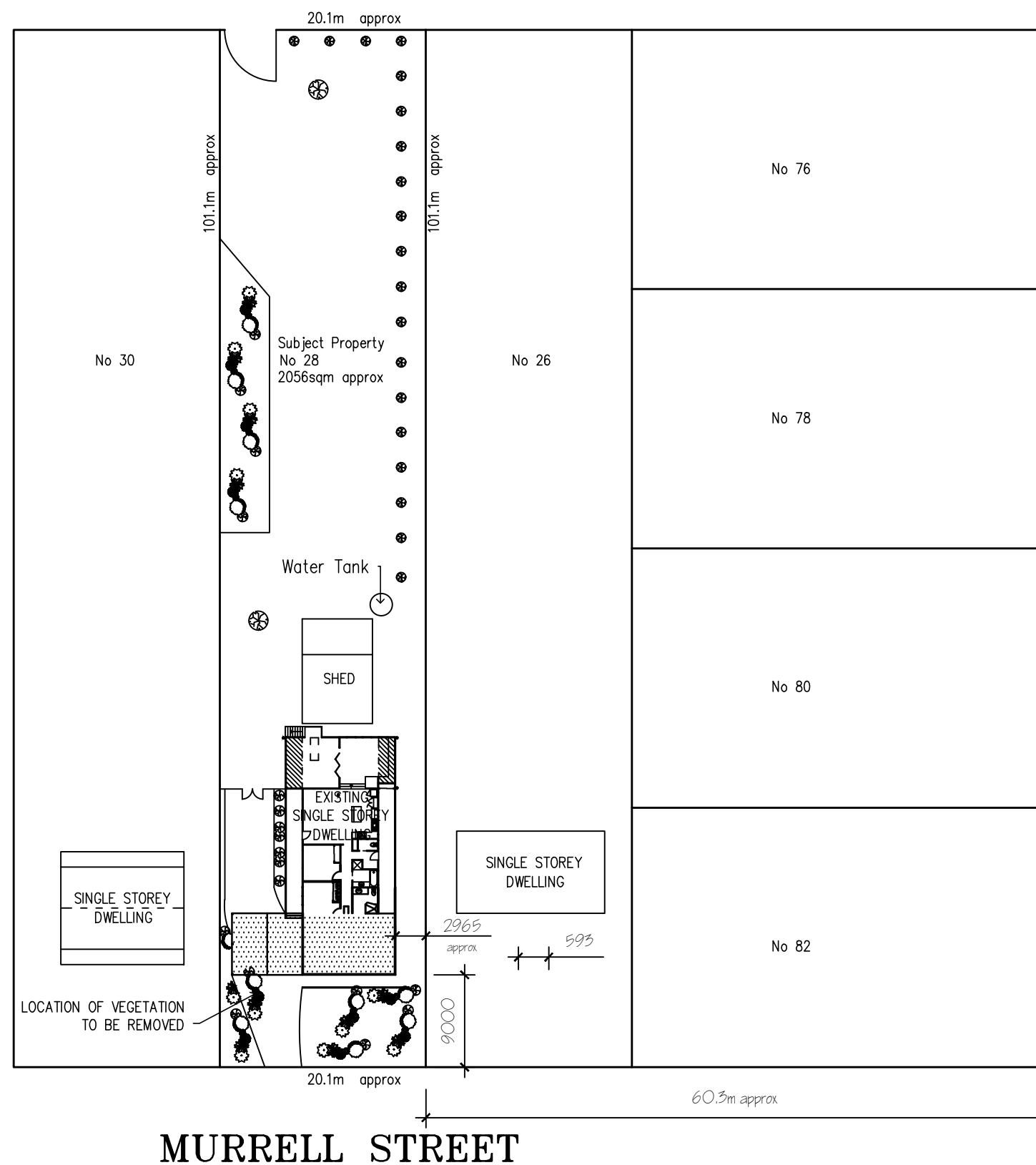
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SITE PLAN
Scale 1:500

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

VOLUME 09286 FOLIO 367

Security no : 124077434162L
Produced 13/05/2019 09:55 PM

LAND DESCRIPTION

Crown Allotment 7 Section U Township of Birregurra Parish of Birregurra.
PARENT TITLE Volume 01271 Folio 158
Created by instrument H027915 07/04/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LUKE ALEXANDER DODDS
KELLY ANN HEDRICH both of 28 MURRELL STREET BIRREGURRA VIC 3242
AG529871T 27/05/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG529872R 27/05/2009
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP269199H 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: 28 MURRELL STREET BIRREGURRA VIC 3242

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

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