

**PP204/2019-1**

**10 Olive Street SEPARATION CREEK**

**Lot: 1 TP: 333286 V/F: 8406/493**

**Construction of a dwelling and associated works.**

**M R Goodman**

**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

Clear Form

## Office Use Only

VicSmart?

Specify class of VicSmart application:


Application No.:

☐ YES ☐ 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.


## 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.:	St. Name:
Suburb/Locality:		Postcode:

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

## The Proposal


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

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

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

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

Cost \$


 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

**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.


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

## Title Information

**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:	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:

#### Contact information for applicant OR contact person below

Business phone:	Email:
Mobile phone:	Fax:

#### Contact person's details\*

Same as applicant ☐

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:

Name:			Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:			If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:	State:	Postcode:	
Owner's Signature (Optional):			Date:
			day / month / year

## Information requirements


Is the required information provided?

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

☐ Yes ☐ No

## 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:
	
	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.**

## MORE INFORMATION

### The Land

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

#### How is land identified?


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

See **Example 1**.

### The Proposal

#### Why is it important to describe the proposal correctly?


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

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

#### How do planning schemes affect proposals?

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

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

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

See **Example 2**.


#### Estimated cost of development

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

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

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

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

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

**Metropolitan Planning Levy** refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information. A leviable application submitted without a levy certificate is void

### Existing Conditions

#### How should land be described?

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

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

See **Example 3**.

### Title Information

#### What is an encumbrance?

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

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

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

#### What documents should I check to find encumbrances?

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

#### What about caveats and notices?

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

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

### What happens if the proposal contravenes an encumbrance on title?

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

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

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

### Why is title information required?

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

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

### What is a 'full' copy of the title?

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

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

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

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

### Why is 'current' title information required?

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

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

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

## Applicant and Owner Details

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

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

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

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

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

See **Example 4**.

## Declaration

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

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

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

## Checklist

### What additional information should you provide to support the proposal?

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

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

The checklist is to help ensure that you have:

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

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

## Need help with the Application?

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

## Lodgement

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

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

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

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

EXAMPLES

Example 1

The Land

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

Street Address

Unit No.: 4St. No.: 26St. Name: Planmore AvenueSuburb/Locality: HAWTHORNPostcode: 3122

Formal Land Description

A

Lot No.: 2

Lodged Plan

Title Plan

☒ Plan of Subdivision

No.: LP93562

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

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.

Example 2

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

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

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

Example 3

Existing Conditions

Describe how the land is used and developed now

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

Single dwelling.

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

Example 4

Applicant and Owner Details

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

Applicant

The person who wants the permit.

Please provide at least one contact phone number

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

Owner

The person or organisation who owns the land

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

Name:

Title: MrFirst Name: LenSurname: Browning

Organisation (if applicable): Responsible Developers P/L

Postal Address:

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

Suburb/Locality: WycheproofState: VicPostcode: 3527

Contact information for applicant OR contact person below

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

Mobile phone: 0412 345 678Fax: 9123 4567

Contact person's details\*

Name:

Title: MrFirst Name: AndrewSurname: Hodge

Organisation (if applicable): Town Planning Consultants

Postal Address:

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

Suburb/Locality: ParkdaleState: VicPostcode: 3194

Name:

Title:First Name:Surname:

Organisation (if applicable):

Postal Address:

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

Suburb/Locality:State:Postcode:

Owner's Signature (Optional):Date:

Same as applicant

day / month / year

Application for a Planning Permit | Combined

Addendum



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

Page 1 of 1

VOLUME 08406 FOLIO 493

Security no : 124079093014L  
Produced 01/09/2019 05:20 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 333286H.  
PARENT TITLE Volume 08237 Folio 920  
Created by instrument B520373 09/10/1962

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
MATT ROSS GOODMAN  
CORINNE ERICA PAOLONI GOODMAN both of 10 OLIVE STREET SEPARATION CREEK VIC  
3234  
AS406629J 02/08/2019

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS406630A 02/08/2019  
COMMONWEALTH BANK OF AUSTRALIA

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 TP333286H FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AS406628L (E)	DISCHARGE OF MORTGAGE	Registered	02/08/2019
AS406629J (E)	TRANSFER	Registered	02/08/2019
AS406630A (E)	MORTGAGE	Registered	02/08/2019

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

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

Street Address: 10 OLIVE STREET SEPARATION CREEK VIC 3234

### ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA  
Effective from 02/08/2019

DOCUMENT END



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Document Assembled	<b>01/09/2019 17:21</b>

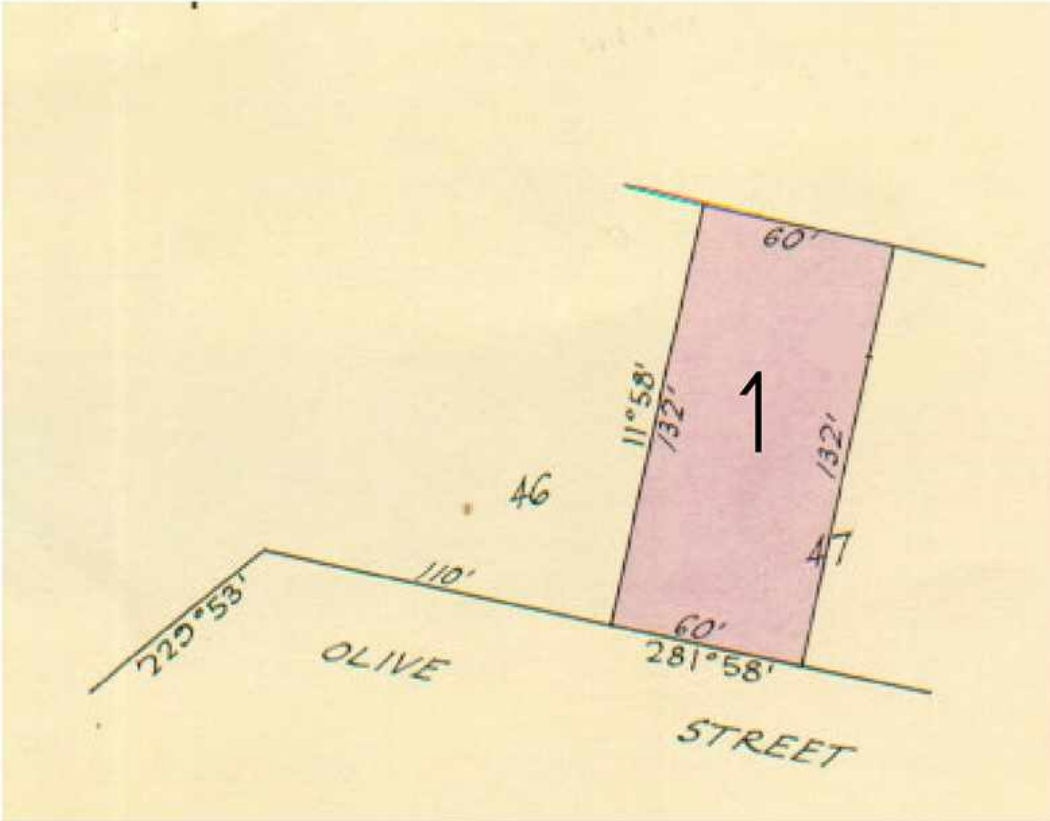
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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 333286H</b>			
<b>Location of Land</b>  Parish: KAANGLANG Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference: LP 43436 Derived From: VOL 8406 FOL 493 Depth Limitation: 50 FEET		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN			
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 25/02/2000 VERIFIED: M.P			
					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="text-align: center;">                     WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                 </td> </tr> <tr> <td style="text-align: center;">                     PARCEL 1 = LOT 47 (PT) ON LP43436                 </td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = LOT 47 (PT) ON LP43436
TABLE OF PARCEL IDENTIFIERS					
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962					
PARCEL 1 = LOT 47 (PT) ON LP43436					
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets			

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M G  
A O

PROJECT  
**OLIVE ST CABIN**

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TITLE  
**PLANNING REPORT**

LOCATION  
10 OLIVE ST,  
SEPARATION CREEK VIC  
AUSTRALIA, 3234

DATE  
AUGUST 27 2019

JOB NO.  
AO.1111/ OLIVE ST /1111

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**MATT GOODMAN**  
**ARCHITECTURE OFFICE**



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4. EROSION MANAGEMENT OVERLAY - (EM01)
5. BUSHFIRE MANAGEMENT OVERLAY (BMO) - BAL RESPONSE

APPENDIX A - ARCHITECTURAL PLANS

APPENDIX B - LCA & LRA PRODUCED BY ST QUENTIN

## 1. INTRODUCTION

This application seeks approval to build a single storey dwelling on a now vacant lot, including external decking, rainwater storage, wastewater system and effluent field. This proposal will replace a home which was lost in the 2015 Bush Fires.

### 1a. ZONE

The subject site is located within the TOWNSHIP ZONE (TZ)

### 1b. OVERLAYS

- BMO - BUSHFIRE MANAGEMENT OVERLAY
- DD04 - DESIGN AND DEVELOPMENT OVERLAY (SCHEDULE DD04)
- EM01 - EROSION MANAGEMENT OVERLAY (SCHEDULE 1)
- NC01 - NEIGHBOURHOOD CHARACTER OVERLAY (SCHEDULE 1)
- SL02 - SIGNIFICANT LANDSCAPE OVERLAY (SCHEDULE 2)



## 2. NEIGHBOURHOOD CHARACTER OVERLAY

### 54.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

Olive St is a narrow street that runs in an east - west direction high above the ocean, in the heart of Separation Creeks residential area. The Subject site and a number of surrounding properties were bushfire affected. Prior to the fires, previous dwellings were nestled within the steep topography and dense native vegetation. They ranged from classic 1960 and 1970's original beach houses that utilised very simple and small built forms, through to modern coastal designs that had been recently built or renovated in the modern Surf Coast style.

The now vacant lot at 10 Olive St, is a steep block typical of the area, sloping down from Mitchell Grove above, toward the ocean below. Entry to the site is from Olive St, via an existing concrete crossover and driveway on the southern boundary, whilst aspects toward the south, east and west provide spectacular views of Separation Creek, Howies beach and the Wye River township beyond. The site has a significant fall from north to south of over 15m. This topography is typical of most properties abutting Olive St from the northern side.





#### 54.01-2 DESIGN RESPONSE

The proposed single storey dwelling has been designed in response to the steeply sloping site, with no proposal for large earthworks. The proposal utilises the existing driveway and crossover, siting the dwelling on an existing flat section of land. The main access to the proposed dwelling from the rear. The dwelling contains two bedrooms, bathroom, open plan kitchen/dining/living; and two external decks, one covered - facing south, and one open to the air - facing north. 4 water tanks are located on the site providing 50,000KL+ of water storage to the site.

The proposed dwelling has been designed in an east-west plane to maximise access of northern sunlight to the daytime living zone; and taking advantage of the beautiful southern aspect toward Separation Creek township, and Wye River and the ocean beyond; Despite its spacious design, care has been taken to allow the footprint to be only 90m<sup>2</sup>, therefore achieving 7.5% site coverage on the 1505m<sup>2</sup> site.

The proposed building is clad in a singular material, a zincalume sheet chosen for its bushfire resistance and its neutral colours to help the dwelling assimilate into Wye River's beautiful wilderness seamlessly. Expansive glazing to the southern, street facade, provides the dwelling with a lightweight appearance, whilst maximizing access to natural light, passive solar gain and cross-ventilation opportunities.

The proposed design allows for a sufficient effluent field and onsite water collection / storage- see Land Capability Assessment by St Quentin.



The proposed design respects the existing neighbourhood character and contributes to the preferred neighbourhood character of the Township Area of Separation Creek. The design compliments the Great Ocean Road region's landscape by minimising the disturbance to native trees on site and ensuring this remains a key visual feature of the area. This proposal blends with the natural vegetation using subtle, natural and unobtrusive colours and materials.

Due to the steep topography the dwelling sits low on the site, allowing for extensive landscaping works to the rear of the site creating a denser bushland setting and softening the appearance of the building from adjoining properties. Vegetation remains the main feature of this area, particularly along the front site boundaries; therefore no fencing is required.

The form, materiality and modest scale of the proposed dwelling is in keeping with the neighbourhood character outlined in NC01.

The building siting and setbacks reflect the neighbourhood character outlined in NC01. The size and scale of the proposal is similar in scale to the neighbouring dwellings and extensions in the area. The design response is certainly appropriate to the neighbourhood

Standard A1 is satisfied.

#### **54.02-2 INTEGRATION WITH THE STREET OBJECTIVE**

The proposed dwelling is orientated toward Olive St and the existing access-way on the southern boundary, in order to capitalise on the ocean views to the south. The proposed siting mirrors that of the neighbouring property, integrating perfectly with the existing scale, character and rhythm of the streetscape.

The large space to the rear (north) of the dwelling allows for extensive landscaping works, creating a denser bushland setting, better complimenting the character of the town and softening the appearance

No fences are proposed here.

Standard A2 has been satisfied.



## **54.03 SITE LAYOUT AND BUILDING MASSING**

### **54.03-1 STREET SETBACK OBJECTIVE**

The dwelling in this proposal has a 7m setback from the street boundary fronting Olive St. This satisfies the NC01's minimum 7m street setback policy.  
Standard A3 has been satisfied

### **54.03-2 BUILDING HEIGHT OBJECTIVE**

The proposed max building height is 5500mm above natural ground at the highest point. A maximum height of 8m is allowable  
Standard A4 has been satisfied

### **54.03-3 SITE COVERAGE OBJECTIVE**

The site area is 736m<sup>2</sup>  
The proposed footprint is 98m<sup>2</sup>  
The proposed site coverage is 13%  
NC01 requires maximum site coverage of 20%.  
Standard A5 has been satisfied.

### **54.03-4 PERMEABILITY OBJECTIVES**

The proposed roof area and impervious portion of the access way is 147m<sup>2</sup>.  
The permeability area is 81%, which meets the clause 54.03-4 requirement of min 20%.  
Standard A6 has been satisfied.

### **54.03-5 ENERGY EFFICIENCY PROTECTION OBJECTIVES**

Large north facing windows ensure that south facing living rooms solar access for Passive solar gain. All glazing in the proposed dwelling is double glazed and the high glazing to floor area ratio will ensure that excellent natural light and ventilation are achieved. Best practice bulk insulation will be used in all envelope elements: R2.1 To the subfloor, R3.2 For the Roof, and R2.5 For the walls.  
Energy efficiency opportunities for neighbouring properties will not be affected.  
Standard A7 has been satisfied.

### **54.03-6 SIGNIFICANT TREES OBJECTIVES**

No significant site trees are required to be removed in this proposal.  
A number of smaller tree stumps and shrubs are required to be removed.  
This Planning application also requests removal of a large street tree located in directly in front of the property  
Standard A8 has been satisfied.

### **54.03-7 PARKING OBJECTIVE**

The proposed driveway provides parking space for at least 2 cars.  
Standard A9 has been satisfied.

## 54.04 AMENITY IMPACTS

### 54.04-1 SIDE AND REAR SETBACKS OBJECTIVE

The proposed dwelling has a rear setback from the southern boundary of 22m. NC01 requires a rear setback of 5m. The proposed side setback to the Eastern and west boundary is 3m in accordance with NC01. Standard A10 has been satisfied

### 54.04-2 WALLS ON BOUNDARIES OBJECTIVE

No walls on boundaries are proposed. Standard A11 has been satisfied.

### 54.04-3 DAYLIGHT TO EXISTING WINDOWS OBJECTIVE

The 3m side setbacks will ensure that the amenity of existing neighbouring windows will not be affected. Standard a12 has been satisfied.

### 54.04-4 NORTH-FACING WINDOWS OBJECTIVE

There are no existing north-facing windows effected by the proposal. Standard A13 has been satisfied.

### 54.04-5 OVERSHADOWING OPEN SPACE OBJECTIVE

No neighbouring properties will be overshadowed by the proposed development. Standard A14 is satisfied.

### 54.04-6 OVERLOOKING OBJECTIVE

The proposed design has no east or west facing windows, no neighbouring property will be over looked. Standard A15 is satisfied.

## 54.05 ONSITE AMENITY AND FACILITIES

### 54.05-1 DAYLIGHT TO NEW WINDOWS OBJECTIVE

All proposed glazing provides adequate natural light to each habitable room. Minimum of 10% floor area is achieved in all habitable rooms with greater than 3m<sup>2</sup> clear to sky available. Standard A16 is satisfied.

### 54.05-2 PRIVATE OPEN SPACE OBJECTIVE

The proposal provides 513m<sup>2</sup> of private open space to the sides and rear of the dwelling. This is a sufficient area for recreation and any services the residents need, exceeding the requirement of at least 20% of the site. Standard A17 is satisfied.

### 54.05-3 SOLAR ACCESS TO OPEN SPACE OBJECTIVE

Private open space is located at the north of the dwelling. Due to its large expanse adequate solar access to this open space is provided. Standard A18 is satisfied.

## 54.06 DETAILED DESIGN

### 54.06-1 DESIGN DETAIL OBJECTIVE

The design of the proposed single storey dwelling on Olive St respects the preferred neighbourhood character of the Township Zone of Wye River & Separation Creek. The proposed dwelling is visually lightweight by using a low single pitched steel roof form in reference to the form of the previous 1950-60's beach shacks, suspended floors, an extensive use of glass, and building colours that are subtle, neutral and unobtrusive. This replicates the surf coast style of dwellings typical to the Wye River area.

The design's sensitivity to the natural site ensures it does not exceed building footprint regulations, nor dominate the bushland setting. Importantly, the design ensures that the Separation Creeks informal, open, spacious character created by the dominance of vegetation, low scale buildings and a lack of solid fencing is retained. There is no undercover or enclosed parking on the site.

The proposed landscaping works to the site will provide a denser bushland setting to the site, better complimenting the character of the town and softening the appearance of the building from the street and adjoining properties.

Standard A19 is satisfied.

### 54.06-2 FRONT FENCES OBJECTIVE

No front fence is proposed.

Standard A20 is satisfied.

## 3. SIGNIFICANT LANDSCAPE OVERLAY

No significant trees on site are required to be removed in this proposal.

This Planning application requests removal of a large street tree located in directly in front of the property

## 4. EROSION MANAGEMENT OVERLAY SCHEDULE 1

Please see Landslip Risk Assessment and Land Capability Assessment reports by St Quentin.

## 5. BAL RESPONSE

Terramatrix have determined this site to be BAL40.

- The under-storey / grassland of this site will be managed to prevent fire risk to the property and to maintain the defend-able space.
- Only native trees identified in the Landscape Plan will be planted.
- 10,000kl static water supply will be provided to the property within 4m from the road (as per Site Plan).
- Existing mature vegetation will be managed.
- Routine maintenance of the property and vegetation will be conducted regularly to ensure the site is free from fire hazards.
- All building materials will comply with Australian Standards for BAL 40.



**APPENDIX A - ARCHITECTURAL PLANS**

**APPENDIX B - LCA & LRA PRODUCED BY ST QUENTIN**



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## CONTACT

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**MATT GOODMAN  
ARCHITECTURE OFFICE**

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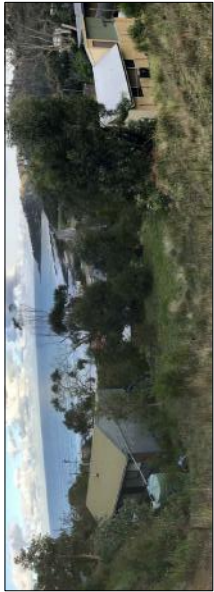
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OLIVE ST CABIN

TITLE  
PLANNING DRAWINGS

DATE  
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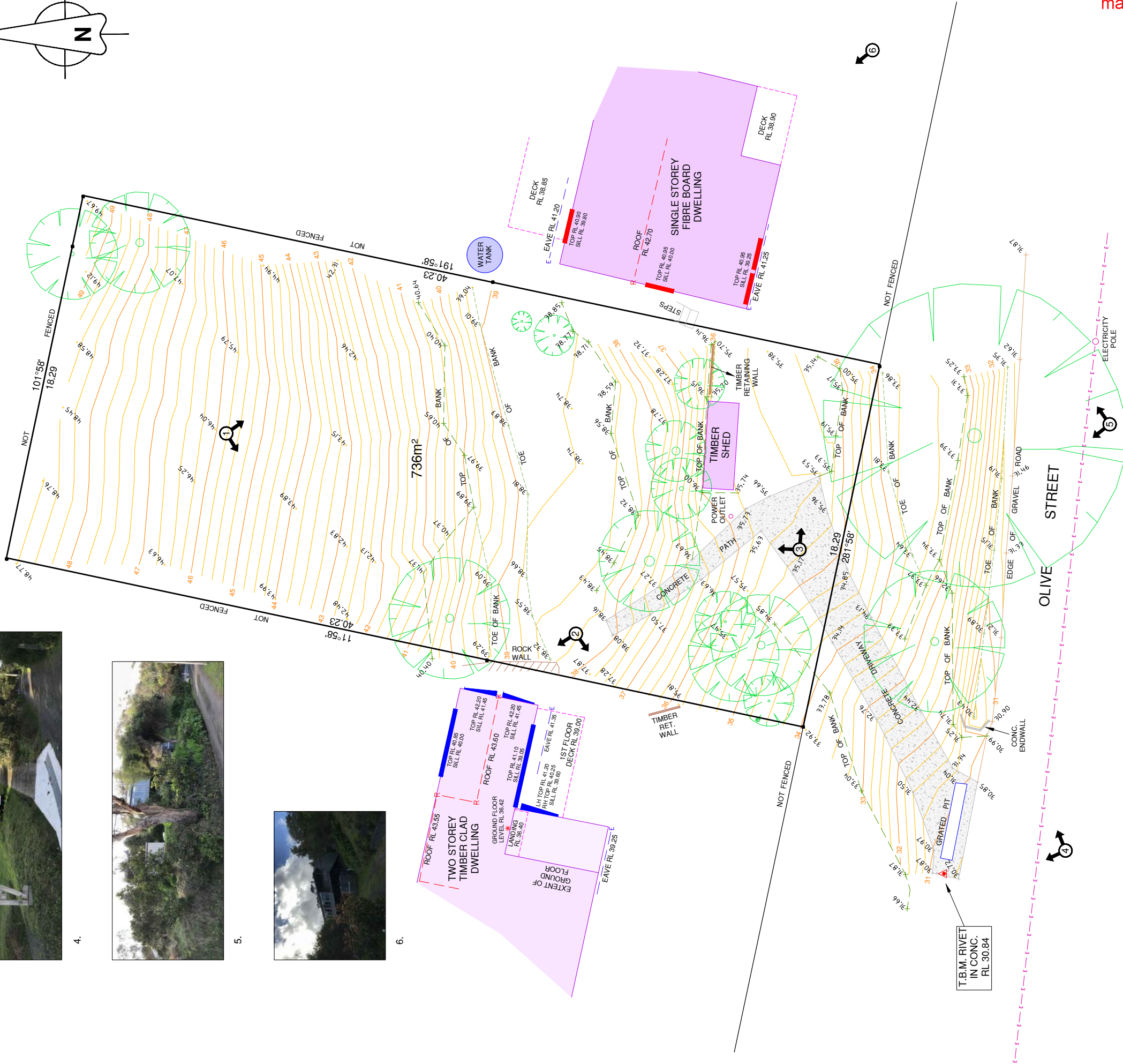
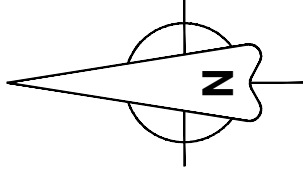
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6.



OLIVE ST CABIN  
10 OLIVE ST  
SEPARATION CREEK,  
VIC, 3234, AUSTRALIA

CLIENT  
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TITLE  
SITE SURVEY BY  
ADAM O'HALLORAN

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1:500@A3

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30 SEPTEMBER 2019

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NOTATIONS

This plan is prepared from a combination of field survey and existing cadastral information. It is intended to show the location and extent of the site and should not be used for any other purpose. The title boundaries were re-established as part of this survey. See plan 1733 PSV for details. Services shown hereon have been located where possible by field survey.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

LEVEL DATUM	CONTOUR INT
AHD WAGNS OBSERVATION	0.25m
SURVEY DATE	PLAN DRAWN
4/07/19	15/07/19
DRAWING REF	CHECKED
1733 FEAT	A O'H
DRAWN	CB

ADAM O'HALLORAN & ASSOCIATES	SCALE	SURVEYOR	EDITION
Land Surveyors PO Box 445 Alreys Inlet 3231 Ph. (03) 5289 6668 Fax. (03) 5289 6570	1:100	R. ARCHBOLD	01

## PLAN OF EXISTING CONDITIONS 10 OLIVE STREET SEPARATION CREEK

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SITE - VIEWED FROM OLIVE ST



SITE - DRIVEWAY LOOKING EAST



SITE - MID SITE LOOKING SOUTH



SITE - LOOKING EAST



SITE - 12 OLIVE ST



SITE - 8 OLIVE ST



SITE - FDRIVEWAY LOOKING SOUTH

PROJECT  
**OLIVE ST CABIN**

LOCATION  
10 OLIVE ST  
SEPARATION CREEK,  
VIC,3234,AUSTRALIA

CLIENT  
COS & MATT

TITLE  
**SITE PHOTOS**

SCALE  
NTS

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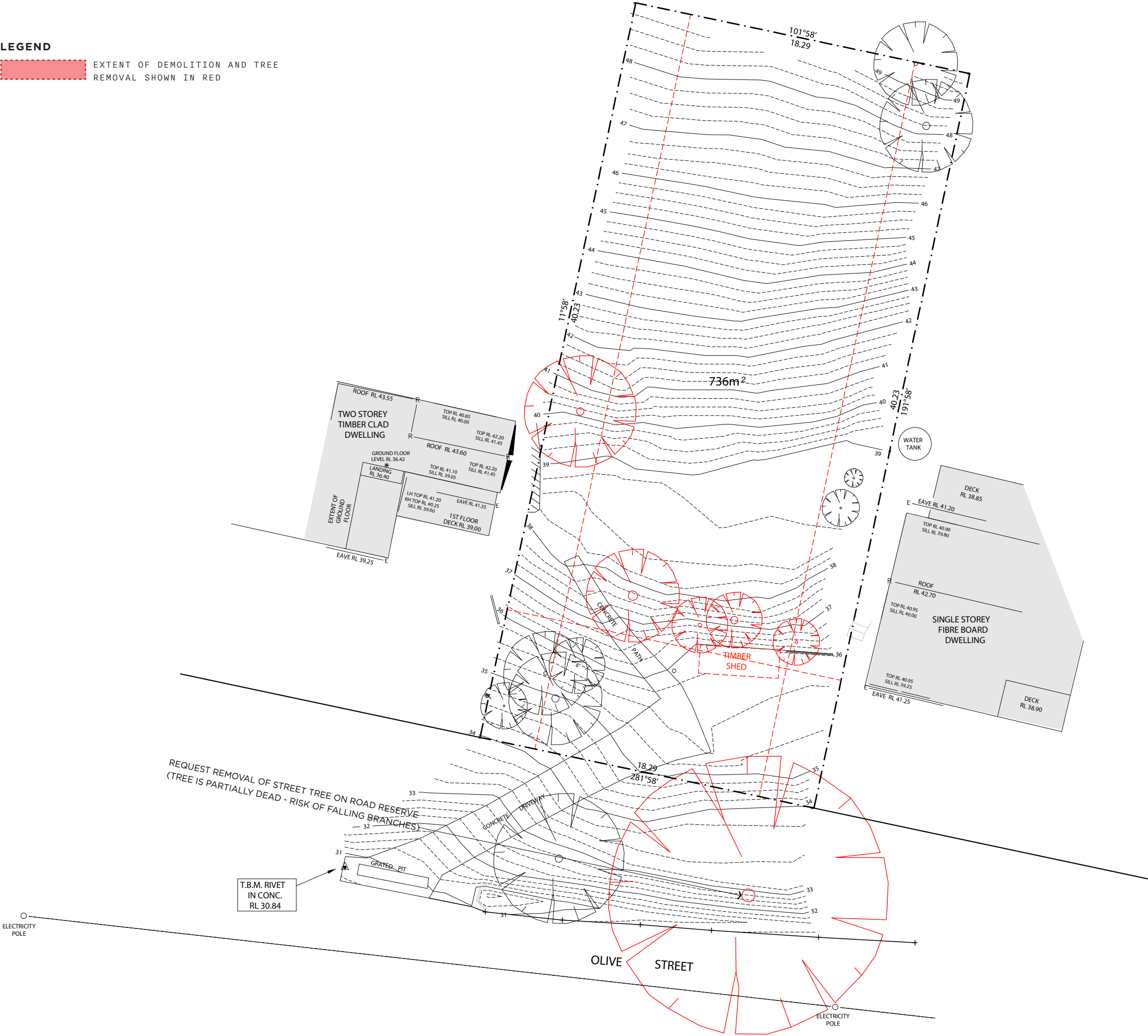
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LEGEND

EXTENT OF DEMOLITION AND TREE  
REMOVAL SHOWN IN RED



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CLIENT  
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TITLE  
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LEGEND

EXTENT OF REQUESTED TREE  
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CLIENT  
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TITLE  
PROPOSED SITE PLAN  
& ROOF PLAN

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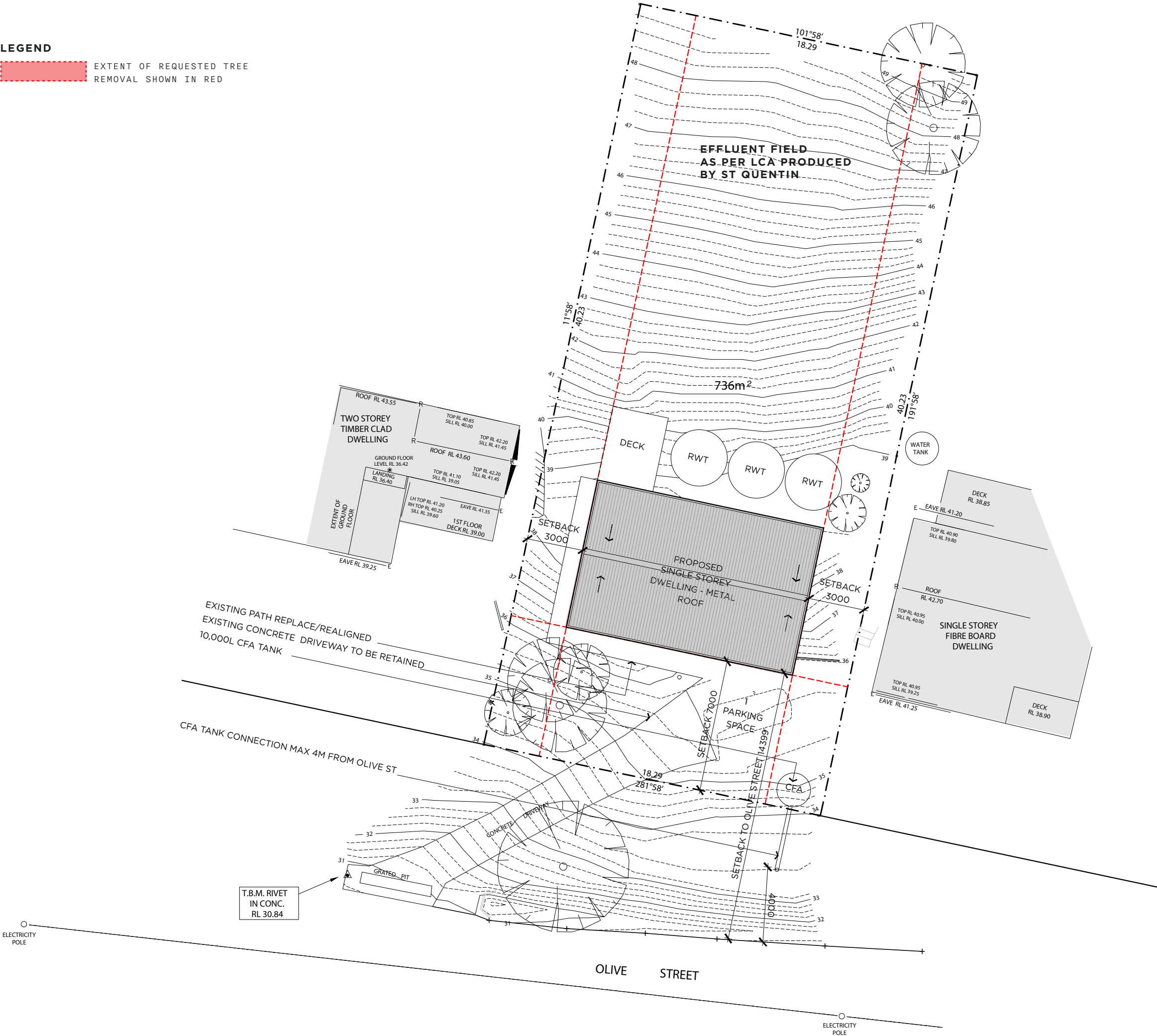
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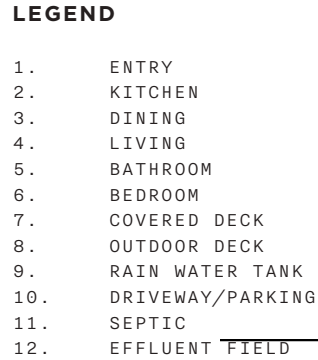
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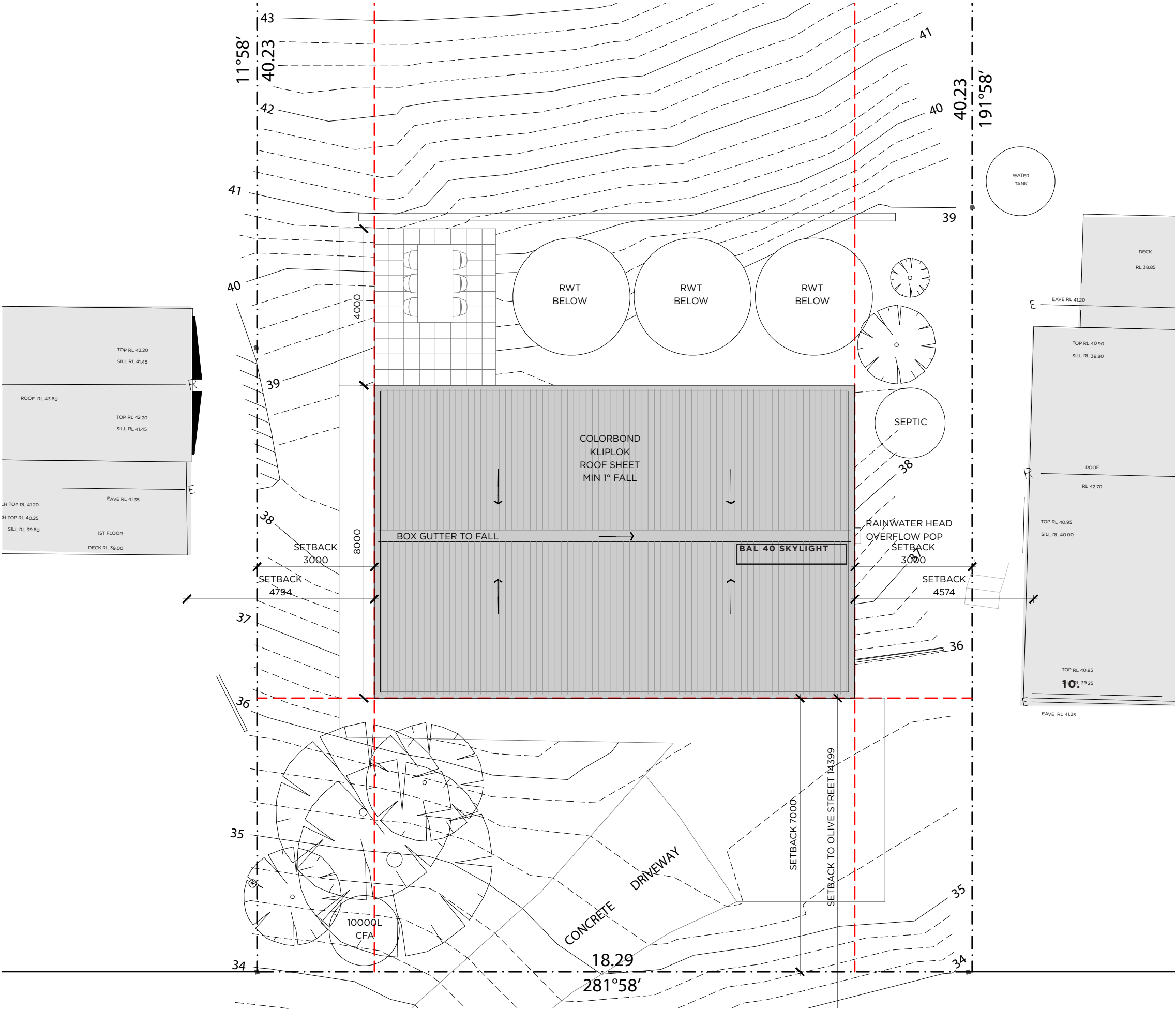
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LOCATION  
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**ROOF PLAN**

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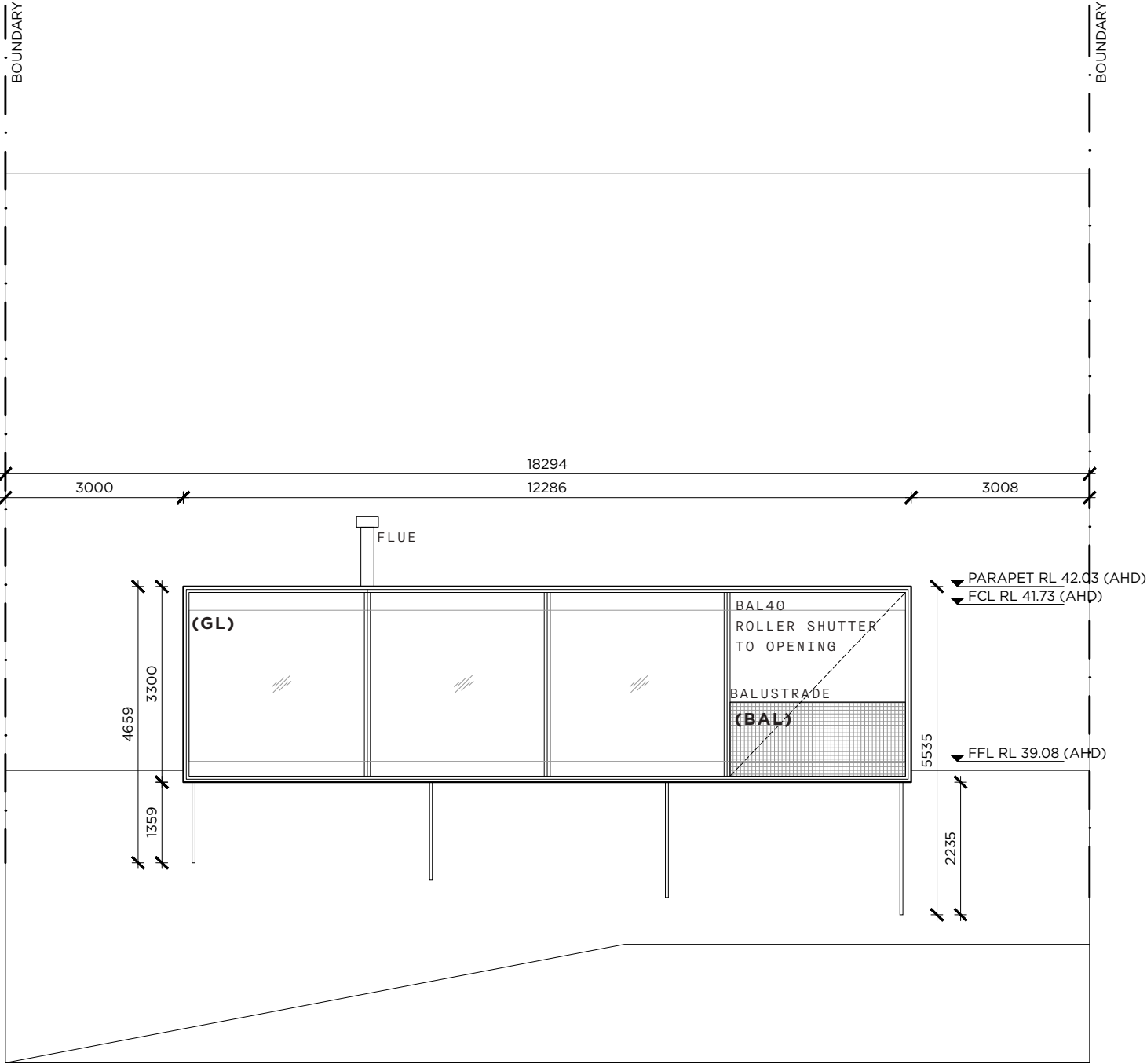
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SOUTH ELEVATION

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VIC, 3234, AUSTRALIA

CLIENT  
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TITLE  
**SOUTH ELEVATION**

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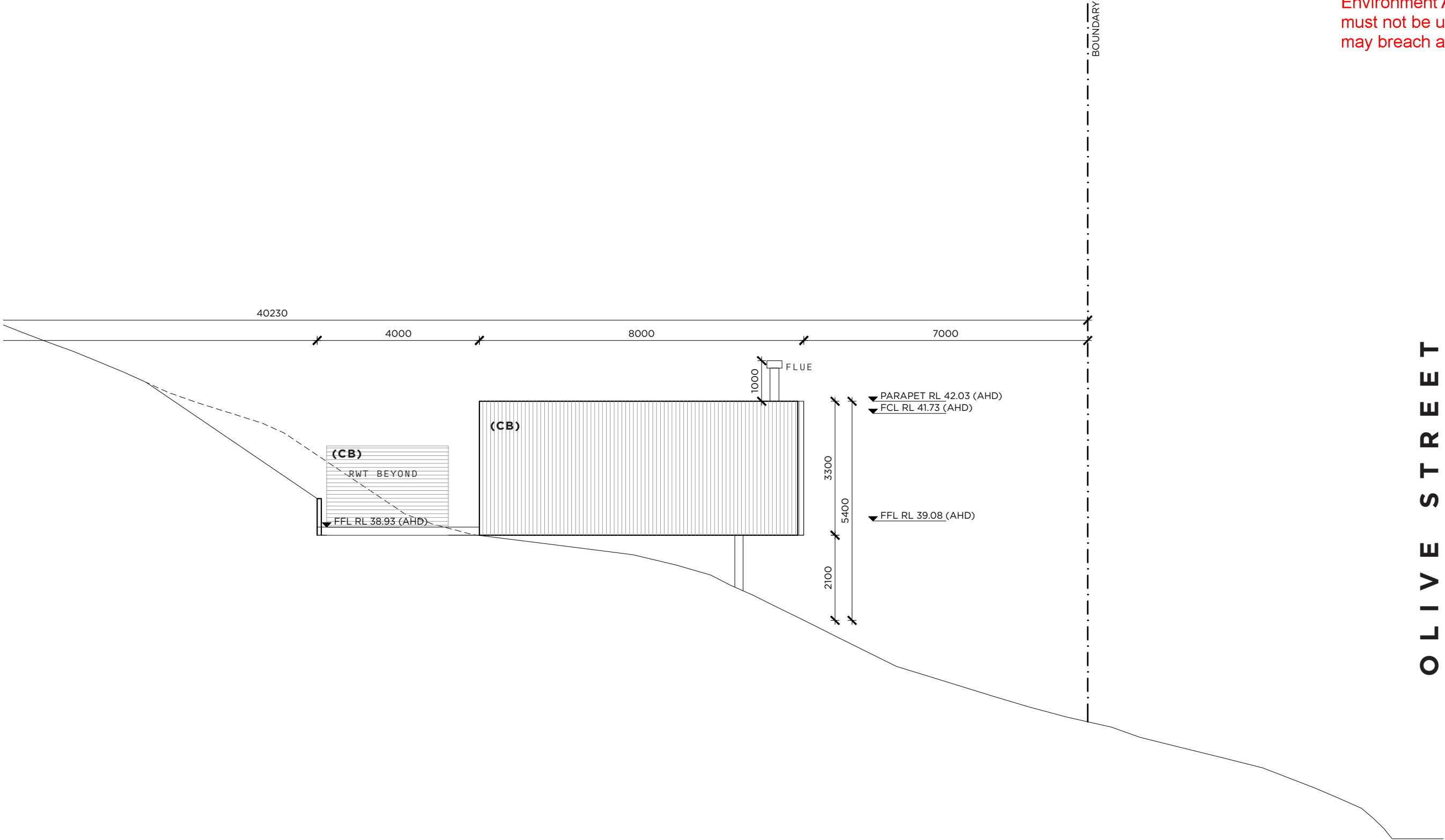
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WEST ELEVATION

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TITLE  
**EAST ELEVATION**

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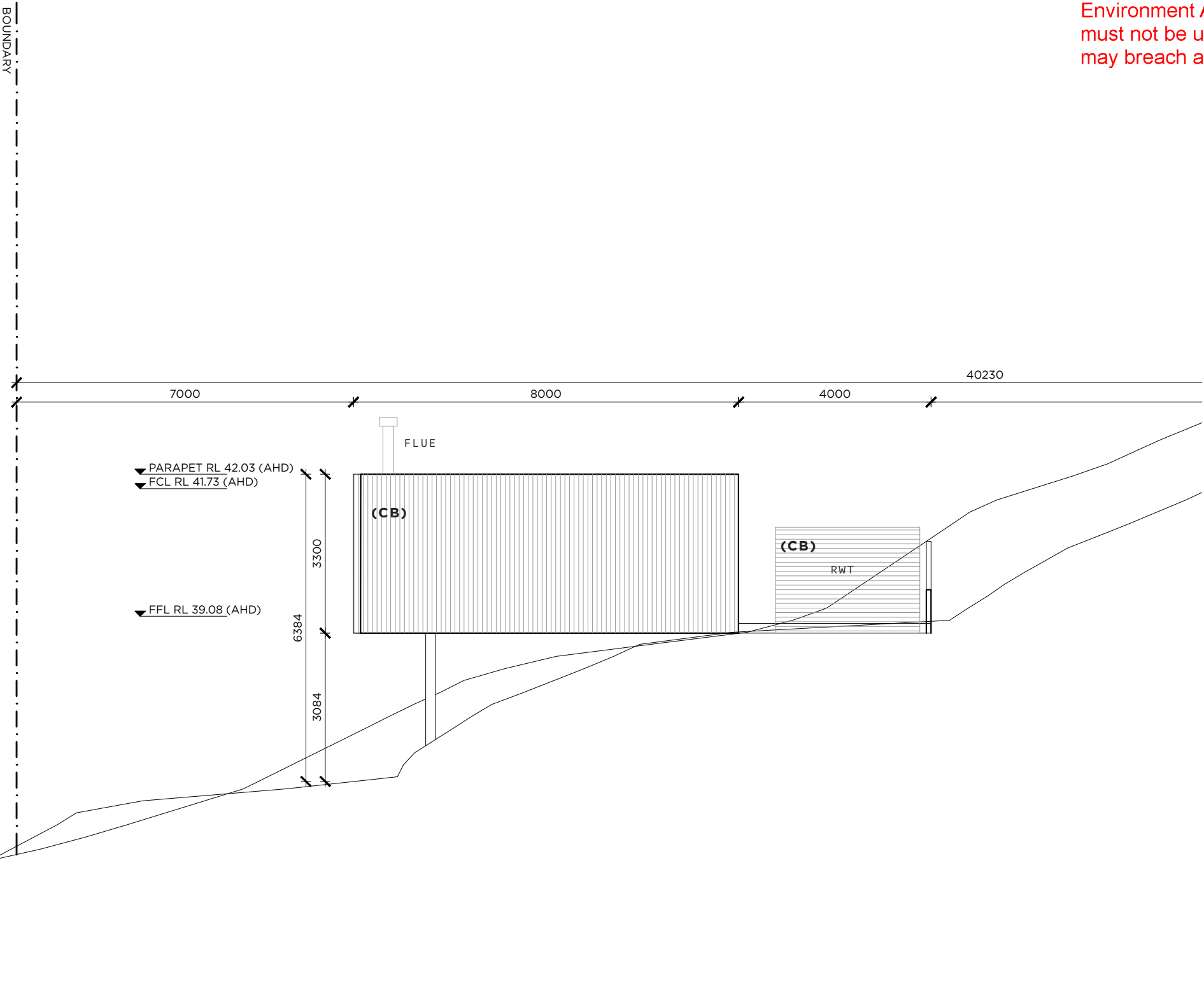
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OLIVE STREET

EAST ELEVATION



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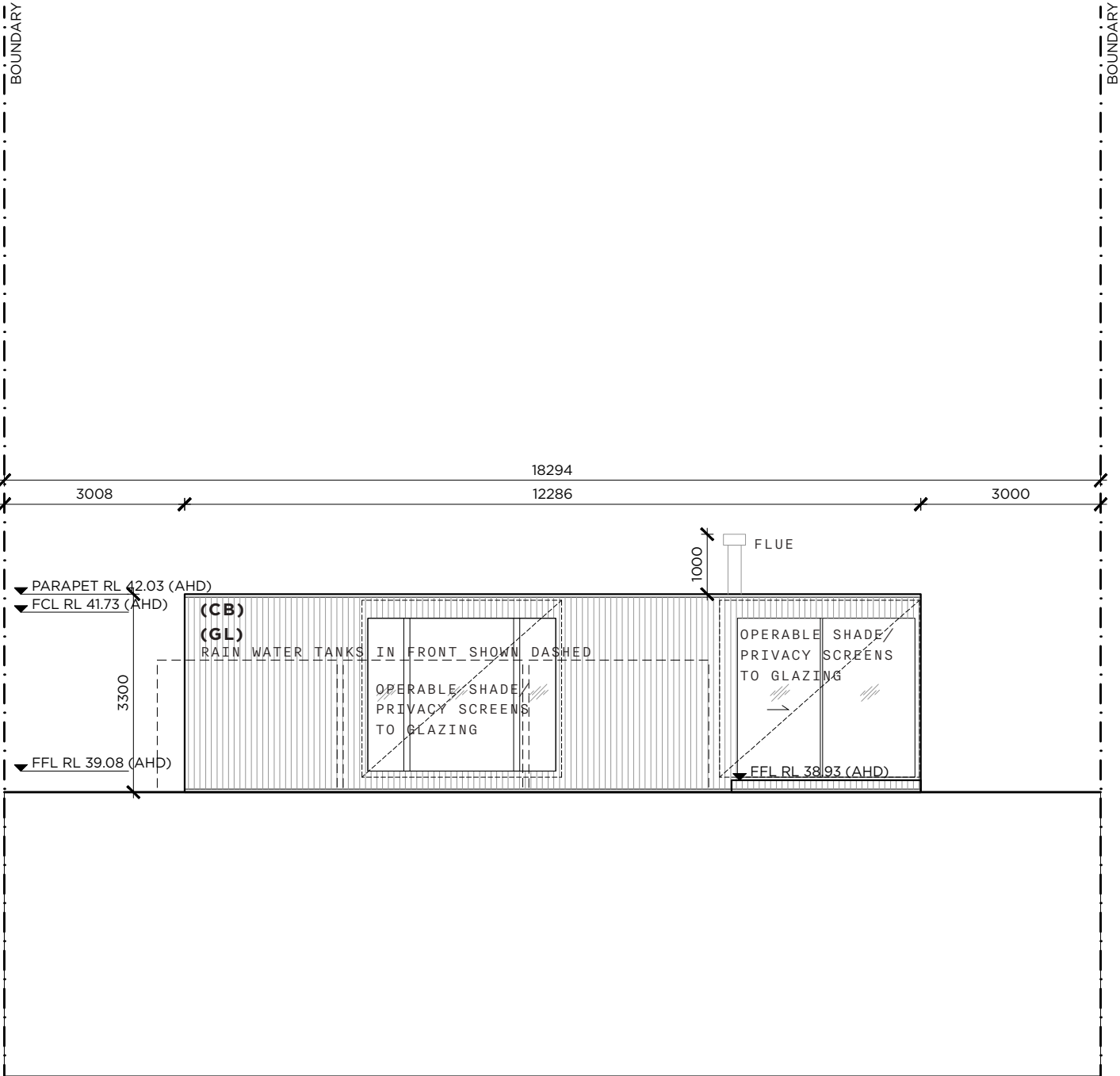
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**NORTH ELEVATION**

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**OLIVE ST CABIN**

LOCATION  
10 OLIVE ST  
SEPARATION CREEK,  
VIC, 3234, AUSTRALIA

CLIENT  
COS & MATT

TITLE  
**3D PERSPECTIVE  
EXTERNAL VIEW 1**

SCALE  
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PROJECT  
**OLIVE ST CABIN**

LOCATION  
10 OLIVE ST  
SEPARATION CREEK,  
VIC, 3234, AUSTRALIA

CLIENT  
COS & MATT

TITLE  
**3D PERSPECTIVE  
EXTERNAL VIEW 2  
CLOSED**

SCALE  
NTS

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PROJECT  
**OLIVE ST CABIN**

LOCATION  
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SEPARATION CREEK,  
VIC, 3234, AUSTRALIA

CLIENT  
COS & MATT

TITLE  
**3D PERSPECTIVE  
EXTERNAL VIEW 2  
OPEN**

SCALE  
NTS

DATE  
30 SEPTEMBER 2019

JOB NO.  
AO.1111/ OLIVE ST /1111

DRAWN  
MG

DRAWING NO.  
**TP\_013**

REVISION.  
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**NOTE: BUILDING TO BE  
CONSTRUCTED TO MEET  
BAL40 REQUIREMENTS AS  
PER AS 3959-2009**

10A PARK ST  
ST KILDA WEST, VIC  
AUSTRALIA 3182  
(03) 9939 5332  
MGAO.COM.AU

**MATT GOODMAN  
ARCHITECTURE OFFICE**





PROJECT  
**OLIVE ST CABIN**

LOCATION  
10 OLIVE ST  
SEPARATION CREEK,  
VIC, 3234, AUSTRALIA

CLIENT  
COS & MATT

TITLE  
**3D PERSPECTIVE  
INTERNAL VIEW 1**

SCALE  
NTS

DATE  
30 SEPTEMBER 2019

JOB NO.  
AO.1111/ OLIVE ST /1111

DRAWN  
MG

DRAWING NO.  
**TP\_014**

REVISION.  
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(RS) METAL DECK ROOF SHEET



COLORBOND KLIPLOK ROOF SHEET - COLOUR: SHALE GREY MATT RANGE, WINDSPRAY OR SIMILAR. PROPOSED MATERIAL TO MEET BAL 40

(FC) EXTERNAL CLADDING - SUBSRATES/FASCIA



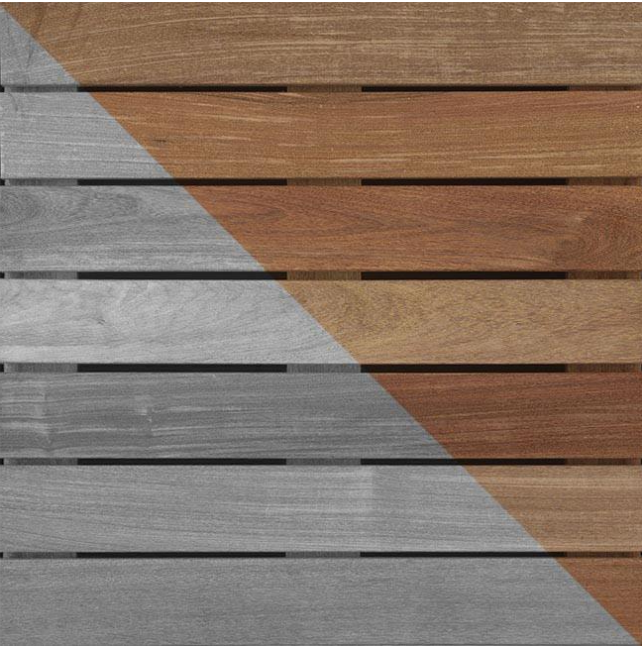
CEMINTEL BARESTONE COLOUR FC SHEET CLADDING - PROPOSED MATERIAL TO MEET BAL 40 FIRE REQUIREMENTS

(CB) EXTERNAL CLADDING



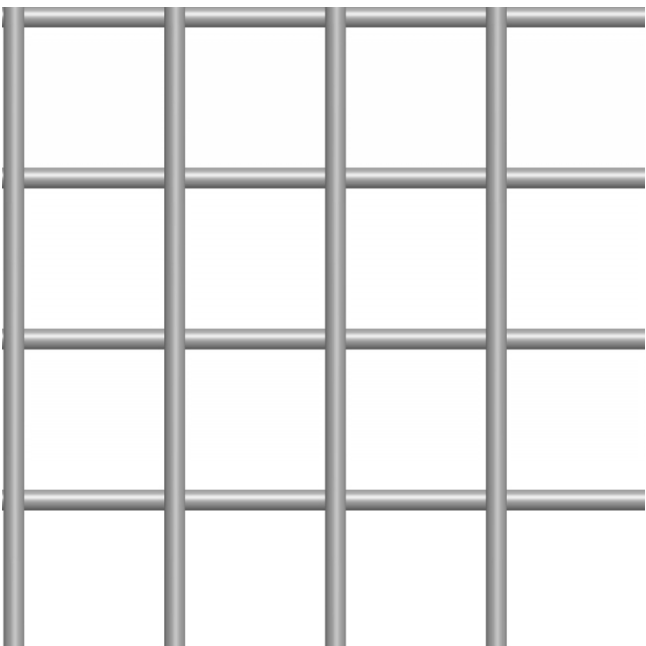
COLORBOND CORRUGATED CLADDING - COLOUR: SHALE GREY MATT RANGE, WINDSPRAY OR SIMILAR. PROPOSED MATERIAL TO MEET BAL 40

(TM) EXTERNAL DECK



MODWOOD OR SIMILAR - PROPOSED MATERIAL TO MEET BAL 40 FIRE REQUIREMENTS TO INTERNAL COVERED DECK

(BAL) BALUSTRADE



GALVANIZED WIRE MESH BALUSTRADE

(GL) GLAZING



CLEAR GLAZING TO WINDOWS FLUSH WITH FACADE  
SUPPLIER: SALTHOUSE WINDOWS AND DOORS

(PAV) EXTERNAL PAVING



BLUESTONE PAVERS TO EXTERNAL DECK

GARDEN



NATIVE GARDEN - LOCAL VEGETATION

PROJECT  
**OLIVE ST CABIN**

LOCATION  
10 OLIVE ST  
SEPARATION CREEK,  
VIC, 3234, AUSTRALIA

CLIENT  
COS & MATT

TITLE  
**MATERIAL SCHEDULE**

SCALE  
NTS

DATE  
30 SEPTEMBER 2019

JOB NO.  
AO.1111/ OLIVE ST /1111

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