

PP226/2019-1

10 Borwick Street COLAC

Lot: 2 PS: 630371 V/F: 11469/023

Two (2) Lot Subdivision

Rod Bright & Associates Pty Ltd

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

Supplied by Brett Quickensted
Submitted Date 26/09/2019

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 09-22/19
Application name or Estate name AD WCT Pty. Ltd.
Responsible Authority Name Colac Otway Shire
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S147551P

The Land

Primary Parcel 10 BORWICK STREET, COLAC VIC 3250
Lot 2/Plan PS630371
SPI 2\PS630371
CPN 25810
Zone: 32.08 General Residential Zone

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS833742H
Number of lots 2
Proposal Description Two (2) Lot Subdivision.
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Cleared vacant allotment.
Title Information - Does the proposal breach an encumbrance on Title? The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact Mr Anthony Bright
Rod Bright and Associates Pty Ltd
26 Murray Street, Colac, VIC, 3250
Business Phone: 03 5231 4883
Email: rodbright@iprimus.com.au

Applicant

Applicant AD WCT Pty. Ltd.
17 Irrewillipe Road, Elliminyt, VIC, 3250 Australia
Mobile Phone: 0405523676

Owner

Owner

(Owner details as per Applicant)

Declaration

I, Brett Quickensted, declare that the owner (if not myself) has been notified about this application.

I, Brett Quickensted, declare that all the information supplied is true.


I, Brett Quickensted, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

**Authorised by
Organisation**

Brett Quickensted
Rod Bright and Associates Pty Ltd

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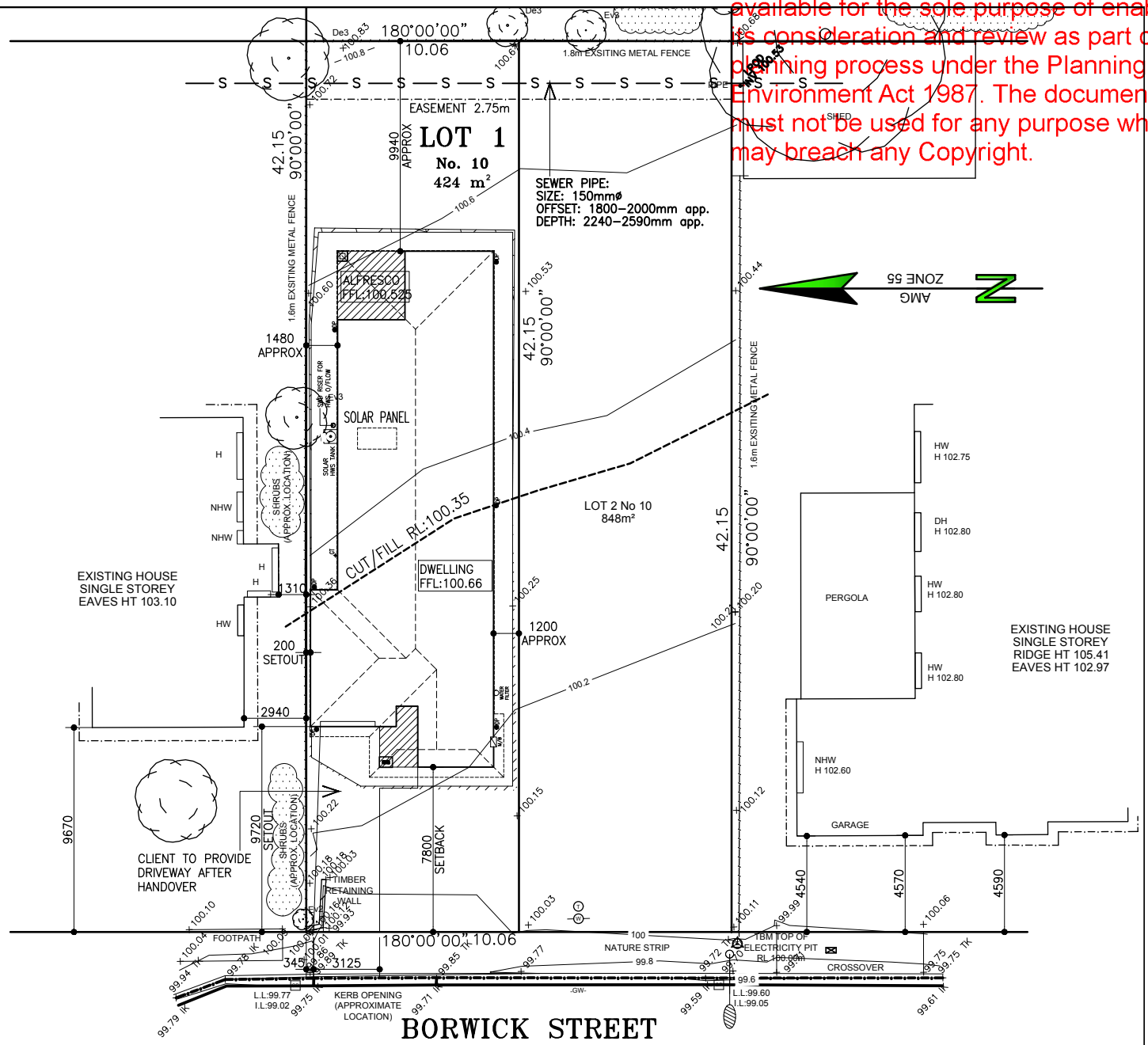
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- SITE SOIL CLASSIFICATION **CLASS 'P' TO AS 2870-2011**
 - DWELLING & GARAGE: WAFFLE POD CONCRETE SLAB.
 - SITE CUT & FILL TO **RL 100.35**
 - FALL OVER BUILDING PLATFORM **500mm**
 - FREEBOARD **310mm**
 - REBATE TO HOUSE **135mm**
 - STEP DOWN TO PORCH **220mm**
 - STEP DOWN TO ALFRESCO **135mm**
-  DENOTES AREA OF ADDITIONAL SITE SCRAPE DUE TO WAFFLE POD STEP DOWN
- PROPERTY SUBJECT TO HIGH WIND SPEEDS OF **34 m/s (N1)**
 - POSITION OF THE FRONT GARDEN TAP & WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE.

SITE COVERAGE ANALYSIS	
BUILDING AREA:	184.61sq.m
SITE AREA:	424.00sq.m
SITE COVERAGE:	43.54 %
GARDEN AREA: <small>FOR LOTS 400sqm - 500sqm</small>	106.00sq.m


DATE	AMENDMENT	BY
09.09.19	CONTRACT DRAWINGS + ADD SOIL SURVEY	H.T.V

PROVIDE NBN CO "FIBRE OPTIC" ESTATE PACKAGE



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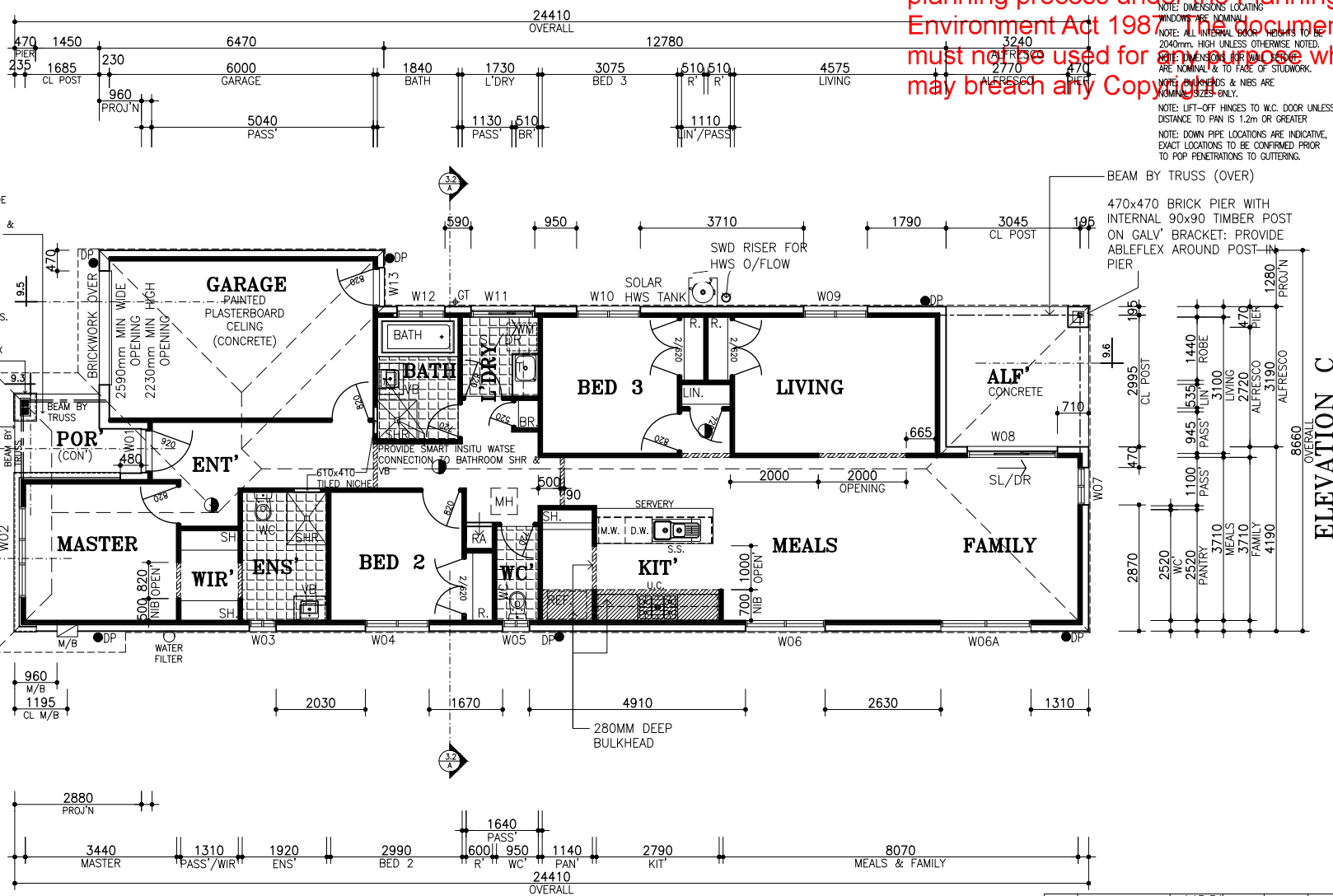
Spec: **SIMONDS HOMES RANGE** (STANDARD) - DEVELOPMENT DIVISION PURPOSE ONLY -
 View: **SITE PLAN**
 Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)
 Address: **LOT 1, 10 BORWICK STREET, COLAC**

V1
 Scale: 1:200@A3
 Date: 09.09.19
 House: BOWMAN 18_176-10
 Facade: BELLARINE
 Drawn: H.T.V Job No: 62183 CON
 Design: X00X Mastered: T.T.N Checked: X00X

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ELEVATION B

SELECTED CERAMIC FLOOR TILING



220mm STEP DOWN TO PORCH. CLIENT TO PROVIDE 'FINISHED' FLOOR LEVEL TO PORCH (MAX 190mm HIGH) & DRIVEWAY AFTER HANDOVER.

590x470 BRICK PIER WITH 2No. 135x135 L.O.S.P. TIMBER POSTS ON GALVANIZED STEEL BRACKETS. 90x42 L.O.S.P. BASE PLATE AROUND POSTS AT BRICK CAPPING. PROVIDE ABLEFLEX TO POSTS INSIDE PIER.

SIMONDS TO PROVIDE STRUCTURAL SLAB TO PORCH. FLOOR FINISH TO BE COMPLETED BY CLIENT AFTER HANDOVER.

BEAMS 300mm DEEP UNLESS NOTED OTHERWISE.
PLASTER PAINT - UNLESS NOTED OTHERWISE.
PROVIDE ABLEFLEX TO POSTS.
NOTE: DIMENSIONS LOCATING WINDOWS ARE NOMINAL.
NOTE: ALL INTERNAL DOORS TO BE 2040mm HIGH UNLESS OTHERWISE NOTED.
NOTE: ALL DOORS & NIBS ARE NOMINAL SIZES ONLY.
NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN IS 1.2m OR GREATER.
NOTE: DOWN PIPE LOCATIONS ARE INDICATIVE. EXACT LOCATIONS TO BE CONFIRMED PRIOR TO POP PENETRATIONS TO GUTTERING.

ELEVATION A

PROVIDE SEALED INSITU WASTE CONNECTION TO GROUND FLOOR BATH & WC, GROUND & FIRST FLOOR SHOWER WASTE POINTS

SMOKE DETECTOR TO A.S 3786 - 2014 MULTIPLE POINTS TO BE INTERCONNECTED

MANHOLE
ALL NET AREAS TO COMPLY WITH A.S. 3740
NOTE: ALL SANITARY COMPARTMENTS TO COMPLY WITH CURRENT B.C.A. PART 3.8.3.3.
NOTE: REF. FRE. WM. CD. DW INDICATE POSITION ONLY.

ELEVATION D

Spec:	View:	V1	Scale: 1:100@A3	Date: 09.09.19
SIMONDS HOMES RANGE	GROUND FLOOR PLAN			
(STANDARD)	Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)	Sheet No: 2.1	Date: 09.09.19	House: BOWMAN 18_176-10
- DEVELOPMENT DIVISION PURPOSE ONLY -	Address: LOT 1, 10 BORWICK STREET, COLAC			Facade: BELLARINE
© COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805) NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.				Design: H.T.V
				Job No: 62183 CON
				Mastered: T.T.N
				Checked: X00X

Spec:

View:

V1

Scale: 1:100@A3

Date: 09.09.19

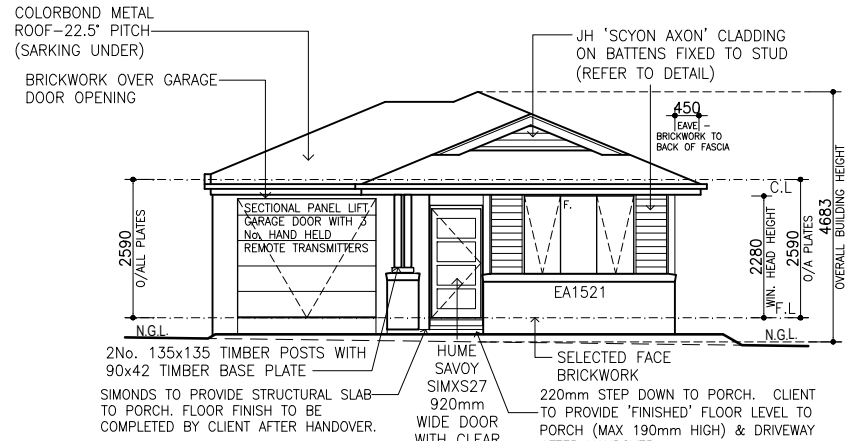
House: BOWMAN 18_176-10
Facade: BELLARINE
Design: H.T.V
Job No: 62183 CON
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GROUND FLOOR PLAN
Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)
Address: LOT 1, 10 BORWICK STREET, COLAC

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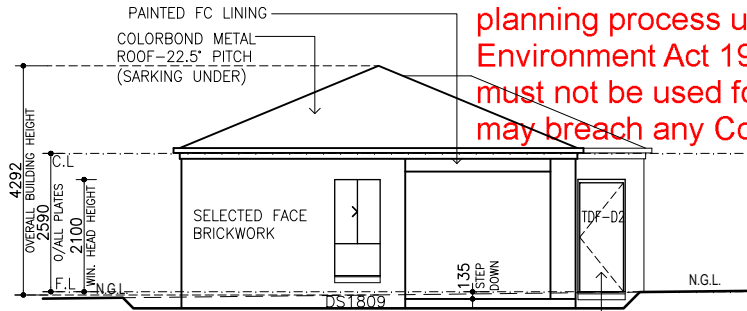
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ELEVATION A

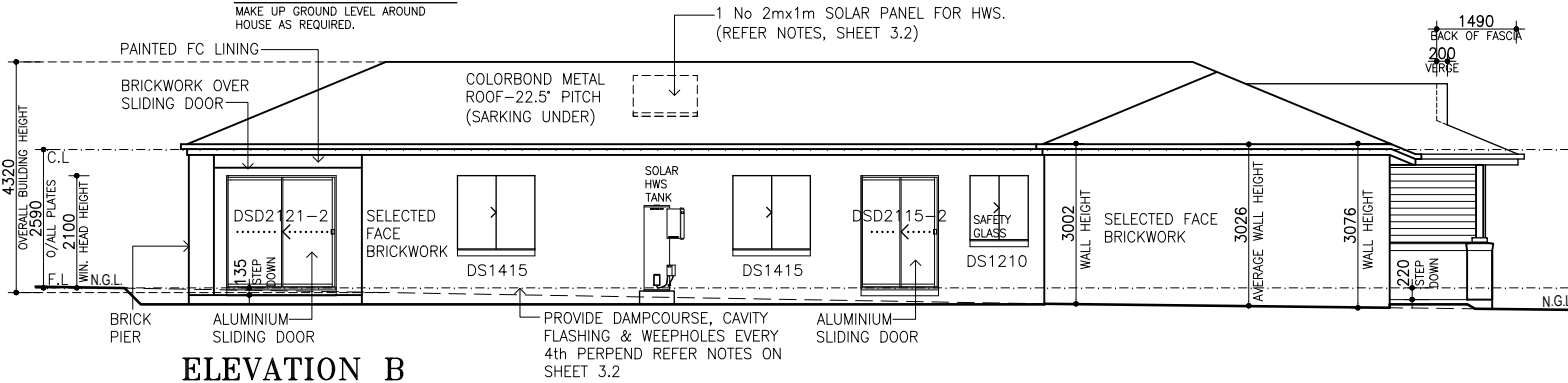
2No. 135x135 TIMBER POSTS WITH 90x42 TIMBER BASE PLATE
SIMONDS TO PROVIDE STRUCTURAL SLAB TO PORCH. FLOOR FINISH TO BE COMPLETED BY CLIENT AFTER HANDOVER.
HUME SAVOY SIMXS27 920mm WIDE DOOR WITH CLEAR GLAZING
SELECTED FACE BRICKWORK
220mm STEP DOWN TO PORCH. CLIENT TO PROVIDE 'FINISHED' FLOOR LEVEL TO PORCH (MAX 190mm HIGH) & DRIVEWAY AFTER HANDOVER.

MAKE UP GROUND LEVEL AROUND HOUSE AS REQUIRED.



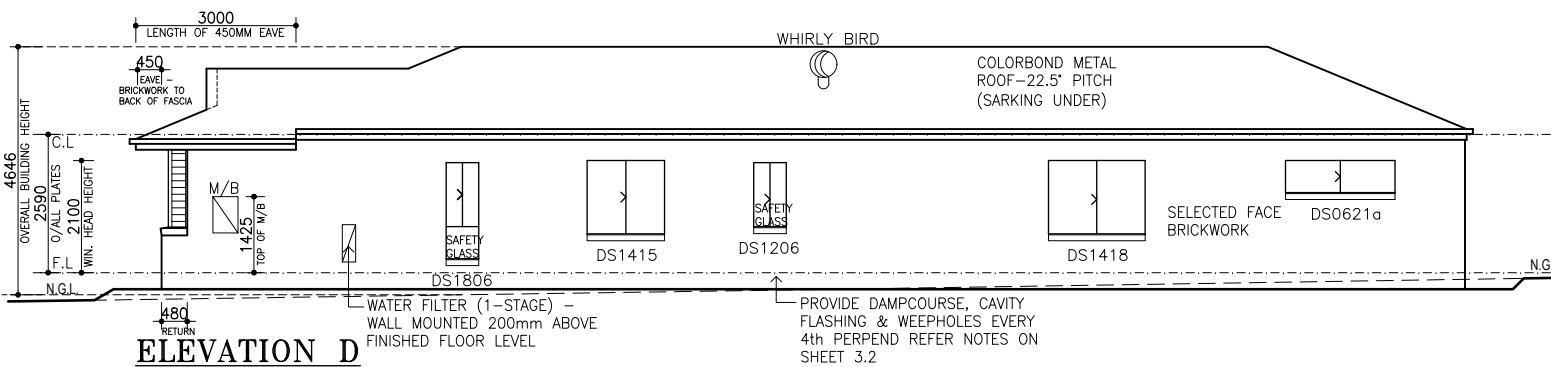
ELEVATION C

820mm WIDE DOOR - REFER TO COLOURS SELECTION DOC.



ELEVATION B

PROVIDE DAMPCOURSE, CAVITY FLASHING & WEEPHOLES EVERY 4th PERPEND REFER NOTES ON SHEET 3.2



ELEVATION D

PROVIDE DAMPCOURSE, CAVITY FLASHING & WEEPHOLES EVERY 4th PERPEND REFER NOTES ON SHEET 3.2

- DENOTES SLIDING WINDOW
- DENOTES AWNING WINDOW
- DENOTES LOW-E GLAZING
- DENOTES DOUBLE GLAZING
- DENOTES DECOR SATIN GLAZING
- DENOTES TRANSLUCENT GLAZING

NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL

NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP INTO HOUSE AS PER BCA REQUIREMENTS.

NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

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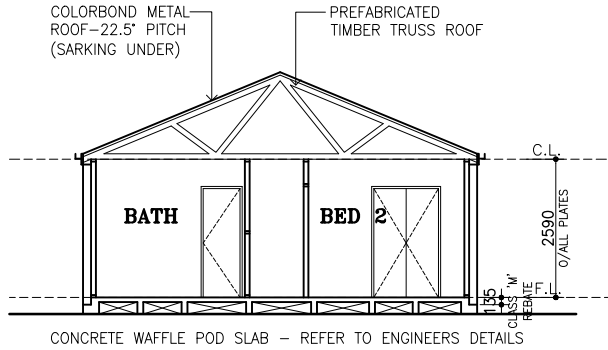
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View: **ELEVATIONS 1**
Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)
Address: **LOT 1, 10 BORWICK STREET, COLAC**

Sheet No: **V1**
Scale: 1:100@A3
Date: 09.09.19
House: **BOWMAN 18_176-10**
Facade: **BELLARINE**
Drawn: **H.T.V** Job No: **62183 CON**
Design: **X00X** Mastered: **T.T.N** Checked: **X00X**

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ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS



SECTION A-A

STANDARD INCLUSIONS FOR ENERGY EFFICIENCY REQUIREMENTS :

- AIRFLOW DRAFT STOPPERS TO EXHAUST FANS
- ALUMINIUM IMPROVED WINDOWS THROUGHOUT
- DOOR SEALS ONLY TO EXTERNAL DOORS AND INTERNAL DOORS FROM GARAGE
- SEALS AROUND ALL EXTERNAL WINDOWS
- R 2.0 GLASSWOOL BATTS TO EXT. WALLS OF DWELLING
- R 3.5 GLASSWOOL BATTS TO CEILINGS

FURTHER INCLUSIONS REQUIRED TO ACHIEVE 6 STAR ENERGY RATING TO BE CONFIRMED UPON RECEIPT OF APPROVED REPORT FROM ACCREDITED ENERGY RATER

NOTE:
PROVIDE INSULATION TO: EXTERNAL DWELLING WALLS, WALL BETWEEN GARAGE AND HOUSE AND CEILING DIRECTLY UNDER ROOF SPACE, EXCLUDES INSULATION TO GARAGE CEILING SPACE, GARAGE EXTERNAL WALLS AND GROUND FLOOR CEILING UNDER 1ST FLOOR OF DOUBLE STOREY HOMES.

HEATING AND COOLING DUCTWORK

DUCTWORK FOR HEATING & COOLING SYSTEMS SHALL COMPLY WITH A.S. 4254 & A.S./N.Z.S. 4859.1- IN ACCORDANCE WITH BCA TABLE FOR CLIMATE ZONE REQUIREMENTS

NOTE: ALL STRUCTURAL TIMBER SIZES TO BE IN ACCORDANCE WITH AS1684 NATIONAL TIMBER FRAMING CODE

NOTE: ROOF TRUSSES TO MANUFACTURERS DESIGN & SPECIFICATION

NOTE: REFER TO ALL ENGINEERS DETAILS FOR STRUCTURAL MEMBERS

NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL

NOTE: DIMENSIONS TO STRUCTURAL TIMBERS AND FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD, ETC.

NOTE: WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS, EXTERNAL 240mm B/VENEER -INTERNAL 90mm TIMBER STUD.

NOTE: STEPS/STAIRS TREADS MIN 240mm RISERS MAX 190mm HANDRAILS & BALUSTRADE 1000mm MIN HIGH BALUSTERS MAX 125mm SPACING.

NOTE: NOMINATED THICKNESS AND SIZE OF MATERIALS IS INDICATIVE ONLY AND MAY BE VARIED - BUT NOT REDUCED - AT THE DISCRETION OF SIMONDS HOMES.

NOTE: FINISHED CEILING HEIGHT IS SUBJECT TO CEILING BATTENS (WHERE APPLICABLE), CEILING LINING AND FLOOR FINISH.

NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.

NOTE: PROVIDE COMPACTED BACKFILL MIN 1.0m WIDE WITH MIN. 50mm FALL AWAY FROM PERIMETER OF FLOOR SLAB

NOTE: SOLAR COLLECTOR PANELS ROOF LOCATION IS INDICATIVE ONLY, LOCATION & SIZE IS DEPENDANT ON FINAL SITE ORIENTATION & TO MANUFACTURER'S RECOMMENDATION.

NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS.

NOTE: DOOR PULL HANDLES TO BE SET AT 55mm FROM THE EDGE OF DOOR.

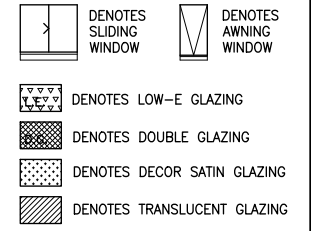
NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN 1.2m OR GREATER.

NOTE: MANHOLE (MH) POSITION SHOWN ON PLAN IS INDICATIVE ONLY & IS SUBJECT TO LOCATION OF STRUCTURAL FRAMING.

NOTE: IN ACCORDANCE WITH AS 3700-2018 & AS 4773.2-2015 PROVIDE -

- DAMPCOURSE WITH WEEPHOLES EVERY 4th PERPEND AROUND THE BUILDING.
- PROVIDE CAVITY FLASHING AT ALL POINTS WHERE THE CAVITY IS INTERRUPTED BY A STRUCTURAL ELEMENT OR OPENING.

- NOTE: IN ACCORDANCE WITH CLAUSE 3.8.7.3 OF NCC 2019 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 FOR FURTHER ASSESSMENT.
- ALL PLIABLE MEMBRANES INSTALLED TO COMPLY & BE IN ACCORDANCE WITH NCC CLAUSE 3.8.7.2, AS4200.1 AND AS4200.2



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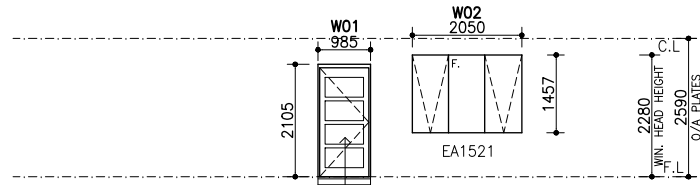
V1
 Sheet No: **3.2**
 Scale: **1:100@A3**

House: **BOWMAN 18_176-10**
 Facade: **BELLARINE**
 Drawn: **H.T.V** Job No: **62183 CON**
 Design: **X00X** Mastered: **T.T.N** Checked: **X00X**
 Date: **09.09.19**

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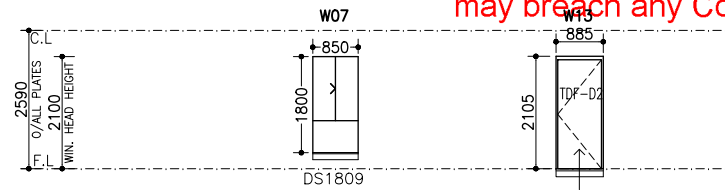
ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS
 WINDOW SCHEDULE (Nominal Sizes) DOWELL WINDOW SCHEDULE
 FOR STUD (FRAMED) OPENINGS: Window WIDTH PLUS 50mm, Window HEIGHT PLUS 60mm MIN.

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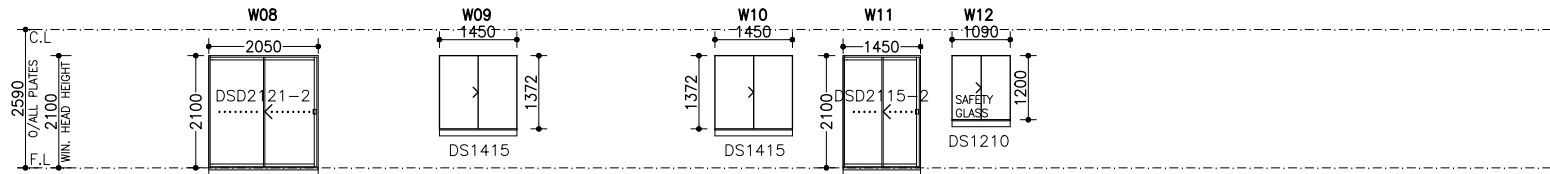
HUME SAVOY SIMXS27 920mm WIDE DOOR WITH CLEAR GLAZING

ELEVATION A



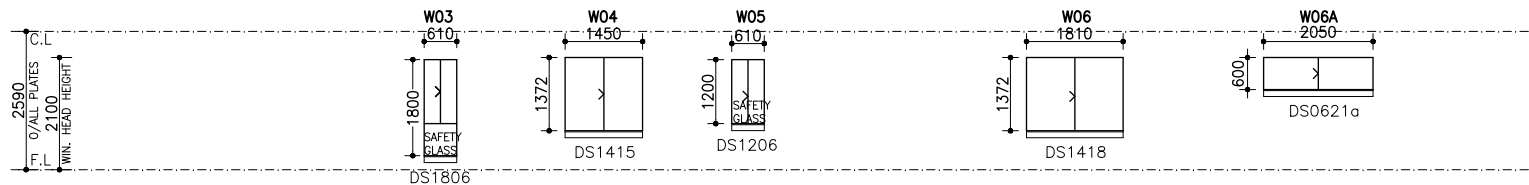
820mm WIDE DOOR - REFER TO COLOURS SELECTION DOC.

ELEVATION C

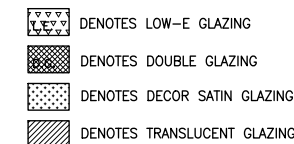


ELEVATION B

DOWELL WINDOWS & DOORS	STANDARD		LOW-E SP10		DOUBLE GLAZED		THERMA-LINE DG.	
	Uw	SHGC	Uw	SHGC	Uw	SHGC	Uw	SHGC
ALUMINIUM SLIDING WINDOWS	6.4	0.75	4.5	0.63	4.2	0.59	2.9	0.64
ALUMINIUM SLIDING DOOR/STACKER	6.2	0.71	4.4	0.61	4.2	0.59	2.7	0.60
ALUMINIUM BI-FOLD DOOR	6.1	0.62	4.7	0.53	4.1	0.54	N/A	N/A
ALUMINIUM FIXED	6.2	0.75	4.3	0.64	3.6	0.66	2.6	0.63
ALUMINIUM AWNING	6.5	0.65	4.8	0.55	3.9	0.58	2.6	0.55
TIMBER AWNING	4.5	0.54	3.2	0.46	2.6	0.47	N/A	N/A
TIMBER BI-FOLD	4.1	0.52	4.1	0.52	2.6	0.45	N/A	N/A
TIMBER SLIDING	4.9	0.66	4.9	0.66	2.7	0.57	N/A	N/A



ELEVATION D



NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL
 NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.
 NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

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



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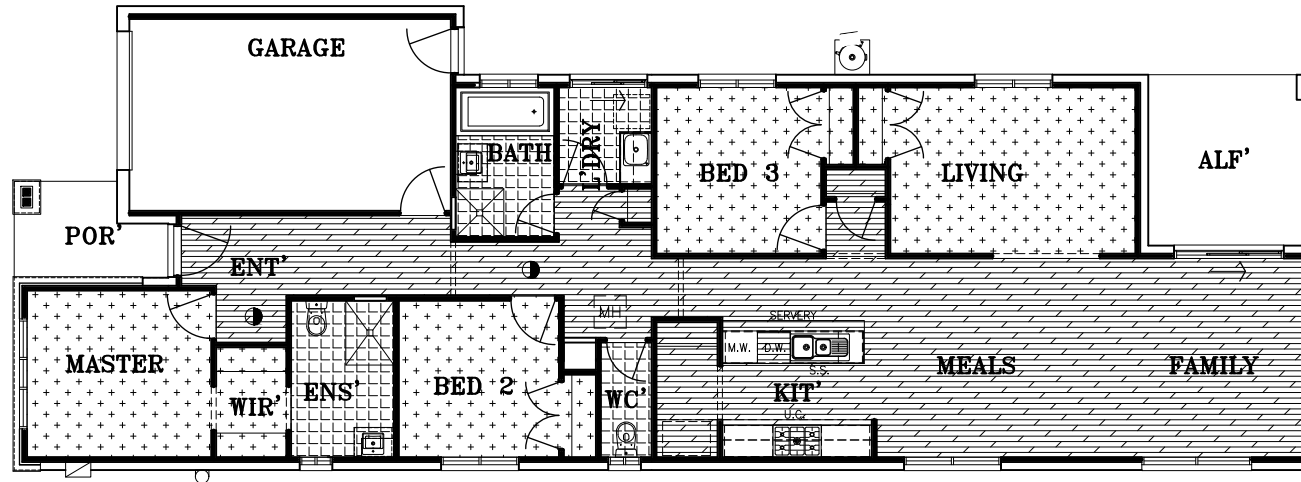
View: WINDOW SCHEDULE 1
 Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)
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-  SELECTED OVERLAY TIMBER
-  FLOORING (APPROX. 60m2)
-  SELECTED CARPET (APPROX. 50m2)
-  SELECTED CERAMIC FLOOR TILING



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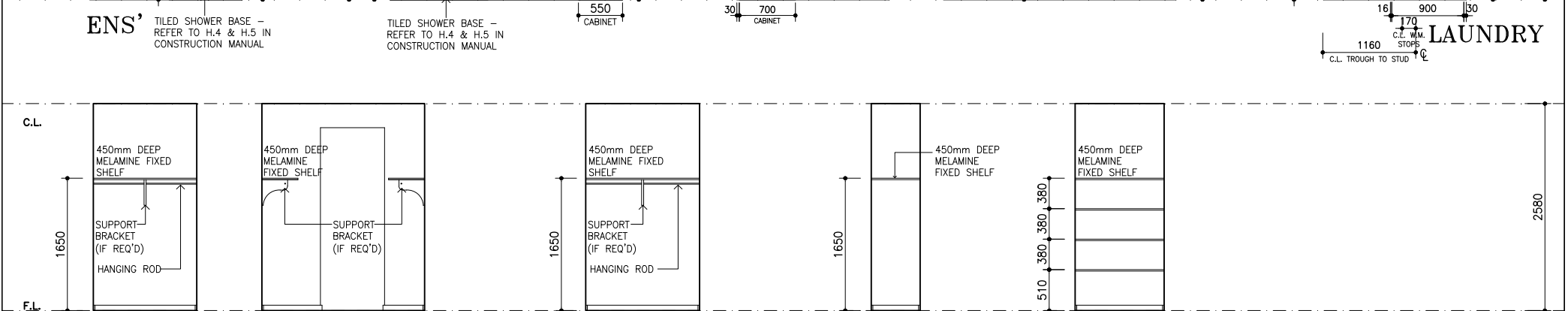
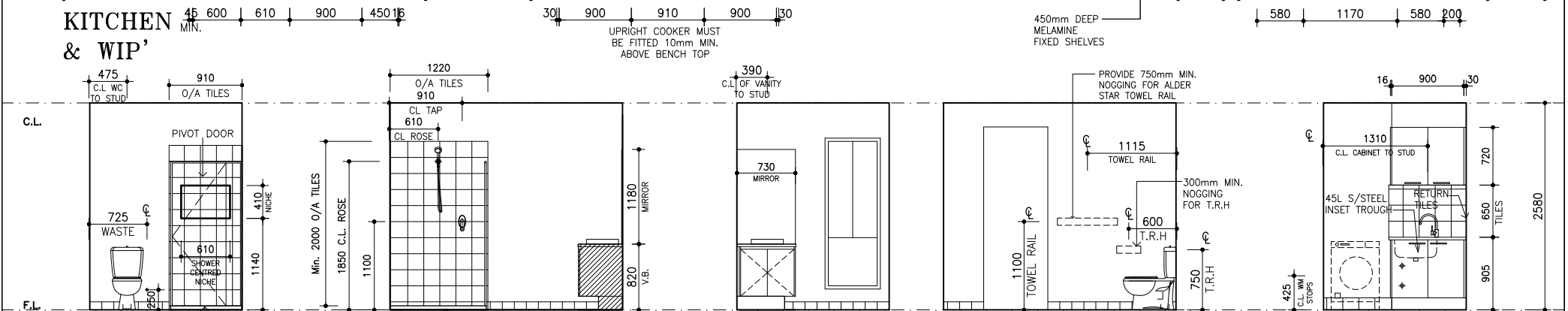
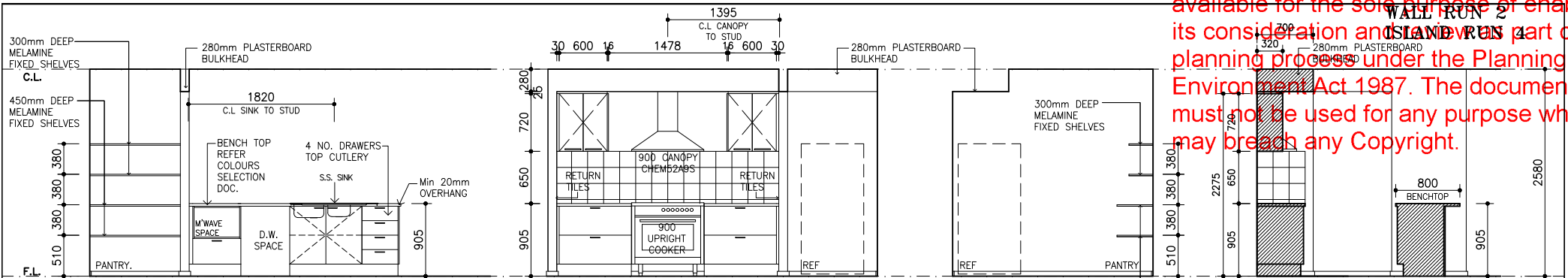
View: **GROUND FLOOR COVERINGS PLAN**
 Customer: AD WCT PTY LTD ACN 604 112 478
 (AS TRUSTEE FOR AD WCT TRADING TRUST)
 Address: **LOT 1, 10 BORWICK STREET, COLAC**

V1
 Sheet No: **7.2**

Scale: **1:100@A3**
 Date: **09.09.19**

House: **BOWMAN 18_176-10**
 Facade: **BELLARINE**
 Design: **H.T.V** Job No: **62183 CON**
 Mastered: **T.T.N** Checked: **X00X**

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NOTE:
• 100MM SKIRTING TILES TO WET AREAS, INCL. WC, WALLS.
• ALL INTERNAL DIMENSIONS & ELEVATIONS DRAWN TO FINISHED PLASTER FACE AND MAY VARY ON SITE - DIMENSIONS LOCATING PLUMBING FIXTURES, FITTINGS, APPLIANCES & CABINERY ARE NOMINAL.
• ALL TILING HEIGHTS SUBJECT TO TILE SELECTION, TO BE CONFIRMED ON SITE.
• DESIGN AND THE POSITION OF DOOR AND DRAWER HANDLES IS INDICATIVE ONLY & USED TO REPRESENT HINGE-SIDE OF DOORS.
• ALL INTERNAL DRAWINGS TO BE READ IN CONJUNCTION WITH COLOUR SELECTION IN CONTRACT.

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HEAD OFFICE 1ST FLOOR 570 ST KILDA ROAD, MELBOURNE VIC 3004
TELEPHONE (03) 9682 0700 **E-MAIL** enquiries@simonds.com.au

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View: **INTERNAL ELEVATIONS 1**

Customer: **AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)**

Address: **LOT 1, 10 BORWICK STREET, COLAC**

V1

Scale: **1:50@A3**

Date: **09.09.19**

House: **BOWMAN 18_176-10**

Facade: **BELLARINE**

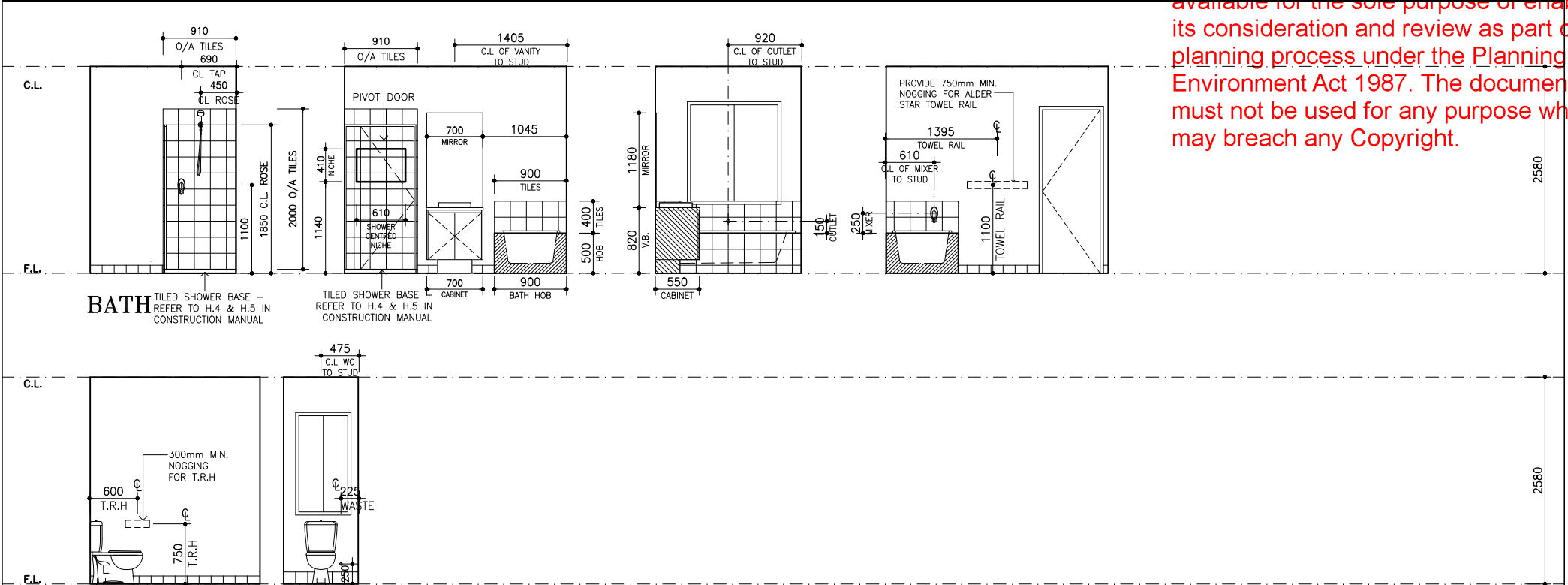
Drawn: **H.T.V** Job No: **62183 CON**

Design: **X00X** Mastered: **T.T.N** Checked: **X00X**

Sheet No: **8.1**

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 • ALL INTERNAL DIMENSIONS & ELEVATIONS DRAWN TO FINISHED PLASTER FACE AND ANY WAY ON SITE.
 • ALL TILING HEIGHTS SUBJECT TO TILE SELECTION, TO BE CONFIRMED ON SITE.
 • DESIGN AND THE POSITION OF DOOR AND DRAWER HANDLES IS INDICATIVE ONLY & USED TO REPRESENT HINGE-SIDE OF DOORS.
 • ALL INTERNAL DRAWINGS TO BE READ IN CONJUNCTION WITH COLOUR SELECTION IN CONTRACT.

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View: **INTERNAL ELEVATIONS 2**
 Customer: AD WCT PTY LTD ACN 604 112 478
 (AS TRUSTEE FOR AD WCT TRADING TRUST)
 Address: **LOT 1, 10 BORWICK STREET, COLAC**


V1
 Sheet No: **8.2**

Scale: **1:50@A3**

Date: **09.09.19**
 House: **BOWMAN 18_176-10**
 Facade: **BELLARINE**
 Drawn: **H.T.V** Job No: **62183 CON**
 Design: **X00X** Mastered: **T.T.N** Checked: **X00X**

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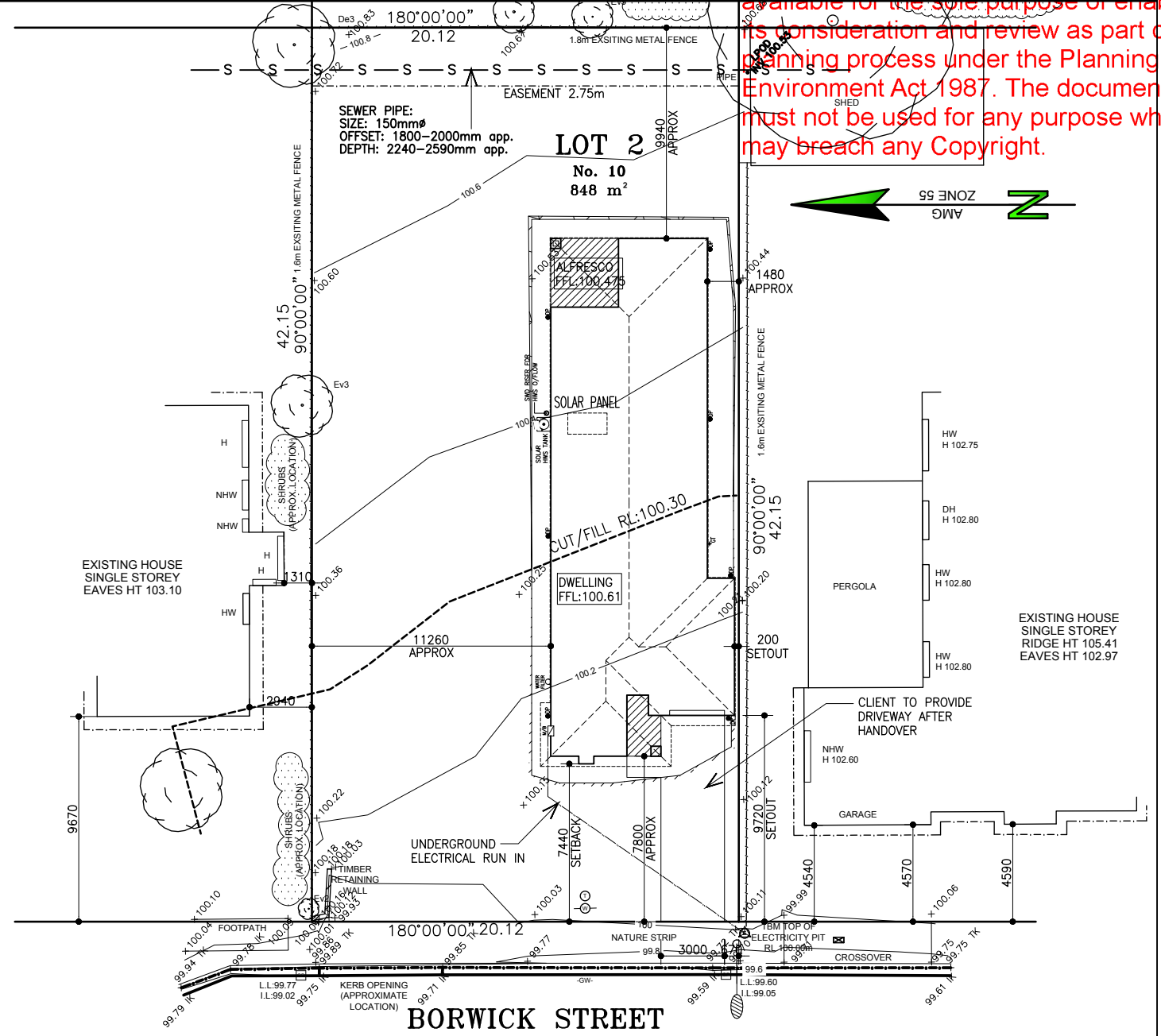
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- SITE SOIL CLASSIFICATION **CLASS 'P' TO AS 2870-2011**
 - DWELLING & GARAGE: WAFFLE POD CONCRETE SLAB.
 - SITE CUT & FILL TO **RL 100.35**
 - FALL OVER BUILDING PLATFORM **400mm**
 - FREEBOARD **310mm**
 - REBATE TO HOUSE **135mm**
 - STEP DOWN TO PORCH **220mm**
 - STEP DOWN TO ALFRESCO **135mm**
-  DENOTES AREA OF ADDITIONAL SITE SCRAPE DUE TO WAFFLE POD STEP DOWN
- PROPERTY SUBJECT TO HIGH WIND SPEEDS OF **34 m/s (N1)**
 - POSITION OF THE FRONT GARDEN TAP & WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE.

SITE COVERAGE ANALYSIS	
BUILDING AREA:	184.47 sq.m
SITE AREA:	424.00 sq.m
SITE COVERAGE:	43.51 %
GARDEN AREA:	106.00 sq.m
FOR LOTS 400sqm - 500sqm	


DATE	AMENDMENT	BY
09.09.19	CONTRACT DRAWINGS + ADD SOIL SURVEY	H.T.V

PROVIDE NBN CO "FIBRE OPTIC" ESTATE PACKAGE



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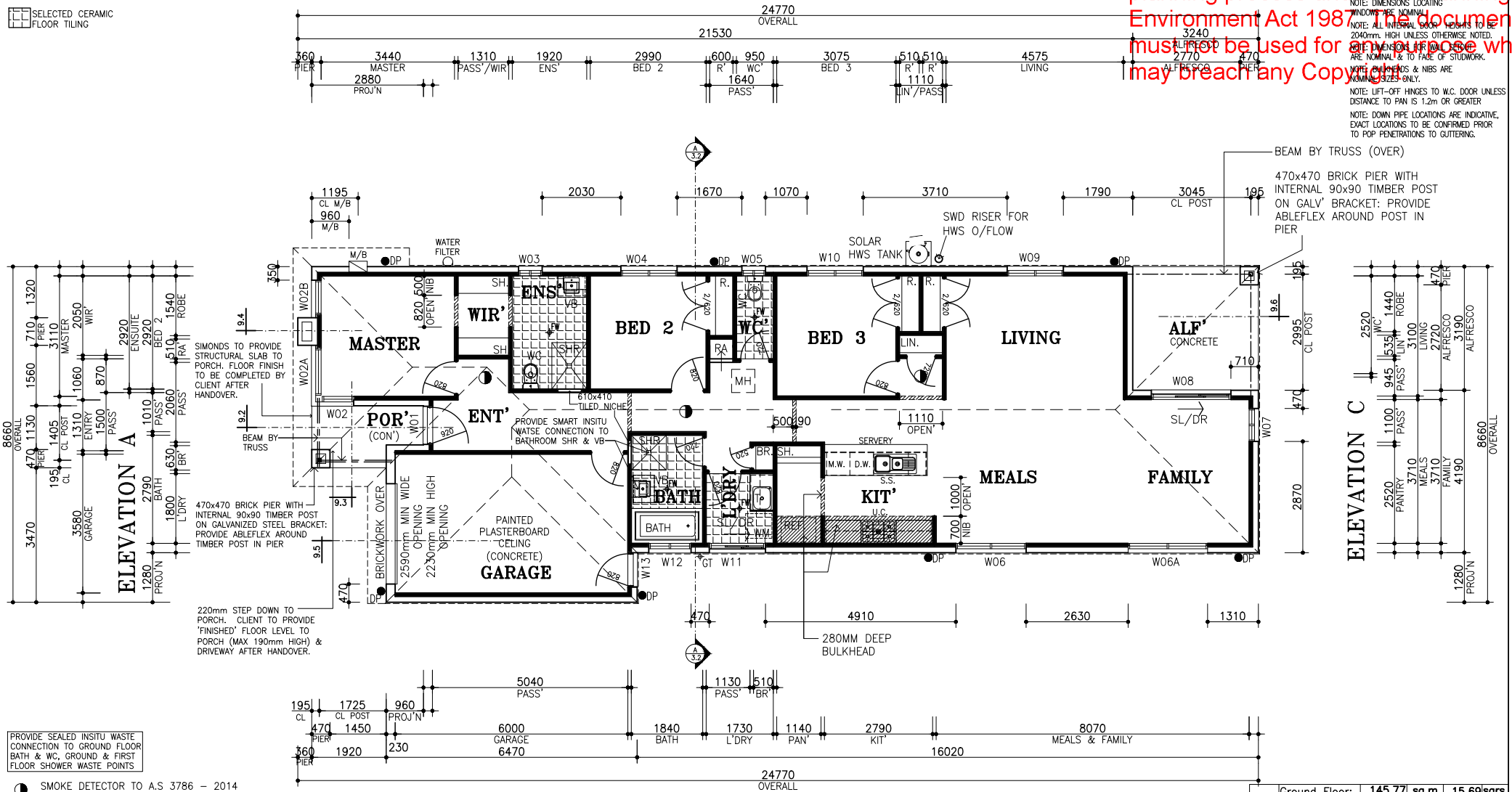
View: **SITE PLAN**
 Customer: AD WCT PTY LTD ACN 604 112 478
 (AS TRUSTEE FOR AD WCT TRADING TRUST)
 Address: **LOT 2, 10 BORWICK STREET, COLAC**

V1	House: BOWMAN 18_176-10
	Facade: MACKAY
Sheet No: 1.1	Job No: 62182 CON
Scale: 1:200@A3	Design: X00X
Date: 09.09.19	Mastered: T.T.N
	Checked: X00X

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ELEVATION B

SELECTED CERAMIC FLOOR TILING



WINDOWS 300mm DEEP UNLESS OTHERWISE NOTED
 PLASTER FACED - UNLESS NOTED OTHERWISE
 ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS
 NOTE: DIMENSIONS LOCATING WINDOWS ARE NOMINAL
 NOTE: ALL INTERNAL FINISHES ARE TO 2040mm. HIGH UNLESS OTHERWISE NOTED.
 NOTE: DOWN PIPE LOCATIONS ARE INDICATIVE, EXACT LOCATIONS TO BE CONFIRMED PRIOR TO POP PENETRATIONS TO GUTTERING.
 NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN IS 1.2m OR GREATER
 NOTE: DOWN PIPE LOCATIONS ARE INDICATIVE, EXACT LOCATIONS TO BE CONFIRMED PRIOR TO POP PENETRATIONS TO GUTTERING.

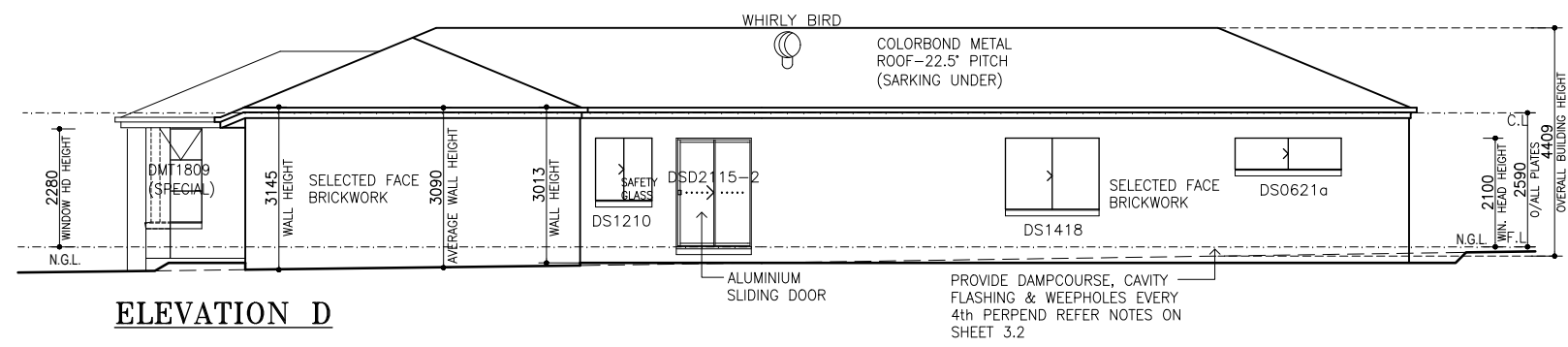
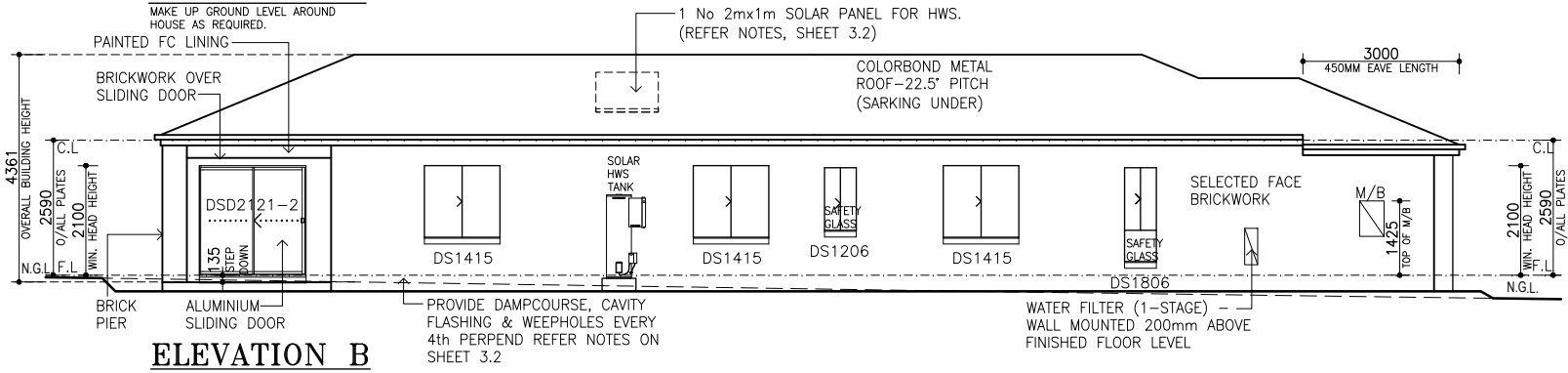
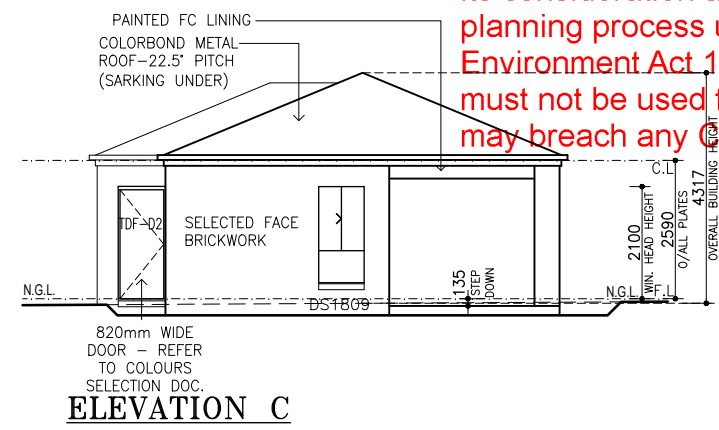
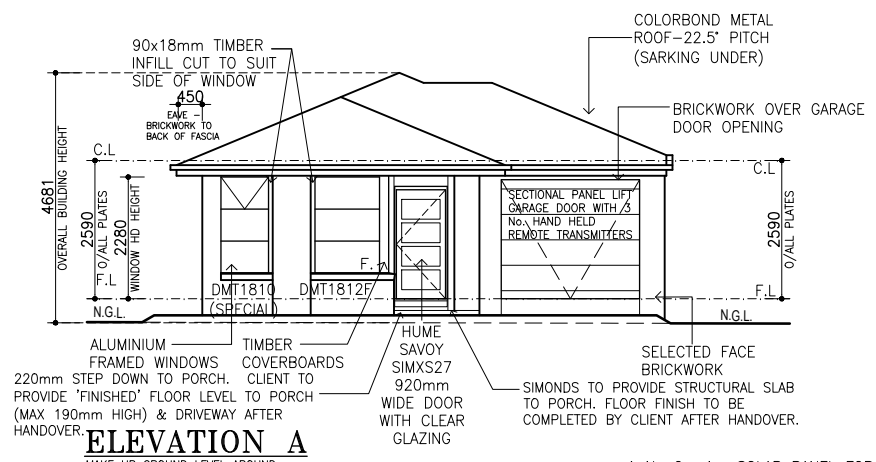
ELEVATION D

<p>SMOKE DETECTOR TO A.S 3786 - 2014 MULTIPLE POINTS TO BE INTERCONNECTED</p> <p>MANHOLE</p> <p>ALL NET AREAS TO COMPLY WITH A.S. 3740</p> <p>NOTE: ALL SANITARY COMPARTMENTS TO COMPLY WITH CURRENT B.C.A. PART 3.8.3.3.</p> <p>NOTE: REF. FRE. WM. CD. DW INDICATE POSITION ONLY.</p>		<p>Spec: SIMONDS HOMES RANGE</p> <p>(FRONT FLIP)</p> <p>- DEVELOPMENT DIVISION PURPOSE ONLY -</p> <p>© COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805) NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.</p>		<p>View: GROUND FLOOR PLAN</p> <p>Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)</p> <p>Address: LOT 2, 10 BORWICK STREET, COLAC</p>		<p>V1</p> <p>Sheet No: 2.1</p> <p>Scale: 1:100@A3</p> <p>Date: 09.09.19</p>		<p>PORTLAND AREAS</p> <table border="1"> <tr><td>Ground Floor:</td><td>145.77 sq.m</td><td>15.69 sq.m</td></tr> <tr><td>First Floor:</td><td>0.00 sq.m</td><td>0.00 sq.m</td></tr> <tr><td>Subtotal:</td><td>145.77 sq.m</td><td>15.69 sq.m</td></tr> <tr><td>Porch:</td><td>4.04 sq.m</td><td>0.43 sq.m</td></tr> <tr><td>Garage:</td><td>24.34 sq.m</td><td>2.62 sq.m</td></tr> <tr><td>Alfresco:</td><td>10.33 sq.m</td><td>1.11 sq.m</td></tr> <tr><td>Total Area:</td><td>184.47 sq.m</td><td>19.86 sq.m</td></tr> </table>		Ground Floor:	145.77 sq.m	15.69 sq.m	First Floor:	0.00 sq.m	0.00 sq.m	Subtotal:	145.77 sq.m	15.69 sq.m	Porch:	4.04 sq.m	0.43 sq.m	Garage:	24.34 sq.m	2.62 sq.m	Alfresco:	10.33 sq.m	1.11 sq.m	Total Area:	184.47 sq.m	19.86 sq.m	<p>House: BOWMAN 18_176-10</p> <p>Facade: MACKAY</p> <p>Drawn: H.T.V Job No: 62182 CON</p> <p>Design: X00X Mastered: T.T.N Checked: X00X</p>	
Ground Floor:	145.77 sq.m	15.69 sq.m																														
First Floor:	0.00 sq.m	0.00 sq.m																														
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ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS



- DENOTES SLIDING WINDOW
 - DENOTES AWNING WINDOW
 - DENOTES LOW-E GLAZING
 - DENOTES DOUBLE GLAZING
 - DENOTES DECOR SATIN GLAZING
 - DENOTES TRANSLUCENT GLAZING
- NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL
- NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.
- NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

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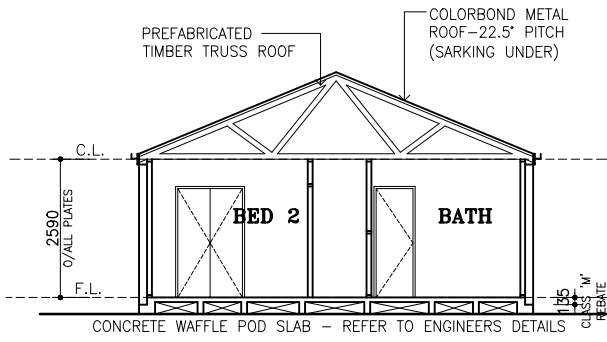
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View: **ELEVATIONS 1**
 Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)
 Address: **LOT 2, 10 BORWICK STREET, COLAC**

V1	Scale: 1:100@A3	Date: 09.09.19	House: BOWMAN 18_176-10
	Sheet No: 3.1	Design: X00X	Mastered: T.T.N
Facade: MACKAY		Job No: 62182 CON	Checked: X00X

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SECTION A-A

STANDARD INCLUSIONS FOR ENERGY EFFICIENCY REQUIREMENTS :

- AIRFLOW DRAFT STOPPERS TO EXHAUST FANS
- ALUMINIUM IMPROVED WINDOWS THROUGHOUT
- DOOR SEALS ONLY TO EXTERNAL DOORS AND INTERNAL DOORS FROM GARAGE TO HOUSE
- SEALS AROUND ALL EXTERNAL WINDOWS
- R 2.0 GLASSWOOL BATTS TO EXT. WALLS OF DWELLING
- R 3.5 GLASSWOOL BATTS TO CEILING

FURTHER INCLUSIONS REQUIRED TO ACHIEVE 6 STAR ENERGY RATING TO BE CONFIRMED UPON RECEIPT OF APPROVED REPORT FROM ACCREDITED ENERGY RATER

NOTE:
 PROVIDE INSULATION TO: EXTERNAL DWELLING WALLS, WALL BETWEEN GARAGE AND HOUSE AND CEILING DIRECTLY UNDER ROOF SPACE, EXCLUDES INSULATION TO GARAGE CEILING SPACE, GARAGE EXTERNAL WALLS AND GROUND FLOOR CEILING UNDER 1ST FLOOR OF DOUBLE STOREY HOMES.

HEATING AND COOLING DUCTWORK

DUCTWORK FOR HEATING & COOLING SYSTEMS SHALL COMPLY WITH A.S. 4254 & A.S./N.Z.S. 4859.1- IN ACCORDANCE WITH BCA TABLE FOR CLIMATE ZONE REQUIREMENTS

NOTE: ALL STRUCTURAL TIMBER SIZES TO BE IN ACCORDANCE WITH AS1684 NATIONAL TIMBER FRAMING CODE

NOTE: ROOF TRUSSES TO MANUFACTURERS DESIGN & SPECIFICATION.

NOTE: REFER TO ALL ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.

NOTE: ALL WINDOWS TO BE SET AT 210mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL.

NOTE: DIMENSIONS TO STRUCTURAL TIMBERS AND FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD, ETC.

NOTE: WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS, EXTERNAL 240mm E/VENEER -INTERNAL 90mm TIMBER STUD.

NOTE: STEPS/STAIRS TREADS MIN 240mm RISERS MAX 190mm HANDRAILS & BALUSTRADE 1000mm MIN HIGH BALUSTERS MAX 125mm SPACING.

NOTE: NOMINATED THICKNESS AND SIZE OF MATERIALS IS INDICATIVE ONLY AND MAY BE VARIED - BUT NOT REDUCED - AT THE DISCRETION OF SIMONDS HOMES.

NOTE: FINISHED CEILING HEIGHT IS SUBJECT TO CEILING BATTENS (WHERE APPLICABLE), CEILING LINING AND FLOOR FINISH.

NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.

NOTE: PROVIDE COMPACTED BACKFILL MIN 1.0m WIDE WITH MIN. 50mm FALL AWAY FROM PERIMETER OF FLOOR SLAB

NOTE: SOLAR COLLECTOR PANELS ROOF LOCATION IS INDICATIVE ONLY, LOCATION & SIZE IS DEPENDANT ON FINAL SITE ORIENTATION & TO MANUFACTURER'S RECOMMENDATION.

NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS.

NOTE: DOOR PULL HANDLES TO BE SET AT 55mm FROM THE EDGE OF DOOR.

NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN 1.2m OR GREATER.

NOTE: MANHOLE (MH) POSITION SHOWN ON PLAN IS INDICATIVE ONLY & IS SUBJECT TO LOCATION OF STRUCTURAL FRAMING.

NOTE: IN ACCORDANCE WITH AS 3700-2018 & AS 4773.2-2015 PROVIDE -

- DAMPCOURSE WITH WEEPHOLES EVERY 4th PERPEND AROUND THE BUILDING.
- PROVIDE CAVITY FLASHING AT ALL POINTS WHERE THE CAVITY IS INTERRUPTED BY A STRUCTURAL ELEMENT OR OPENING.

- NOTE: IN ACCORDANCE WITH CLAUSE 3.8.7.3 OF NCC 2019 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4 FOR FURTHER ASSESSMENT.
- ALL PLIABLE MEMBRANES INSTALLED TO COMPLY & BE IN ACCORDANCE WITH NCC CLAUSE 3.8.7.2, AS4200.1 AND AS4200.2

DENOTES SLIDING WINDOW
 DENOTES AWNING WINDOW
 DENOTES LOW-E GLAZING
 DENOTES DOUBLE GLAZING
 DENOTES DECOR SATIN GLAZING
 DENOTES TRANSLUCENT GLAZING

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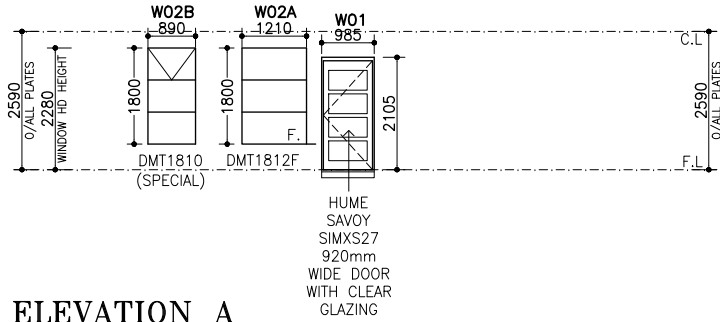
View: **ELEVATIONS 2**
 Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)
 Address: **LOT 2, 10 BORWICK STREET, COLAC**

V1
 Sheet No: **3.2**
 Scale: **1:100@A3**
 Date: **09.09.19**

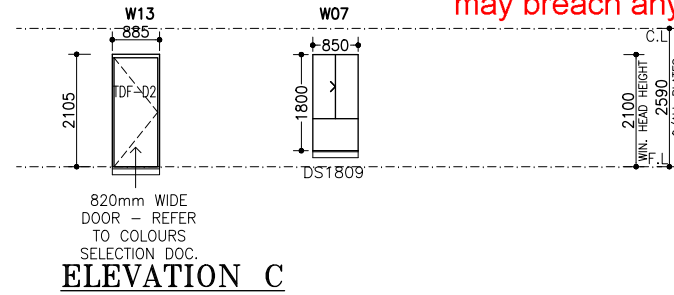
House: **BOWMAN 18_176-10**
 Facade: **MACKAY**
 Drawn: **H.T.V** Job No: **62182 CON**
 Design: **X00X** Mastered: **T.T.N** Checked: **X00X**

ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS
 WINDOW SCHEDULE (Nominal Sizes) DOWELL WINDOW SCHEDULE
 FOR STUD (FRAMED) OPENINGS: Window WIDTH PLUS 50mm, Window HEIGHT PLUS 60mm MIN.

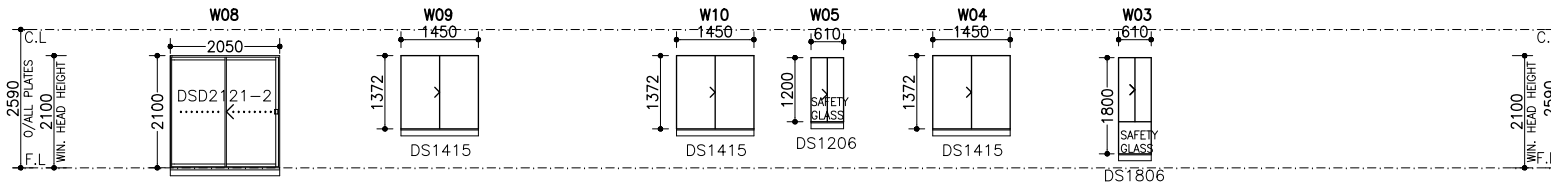
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ELEVATION A

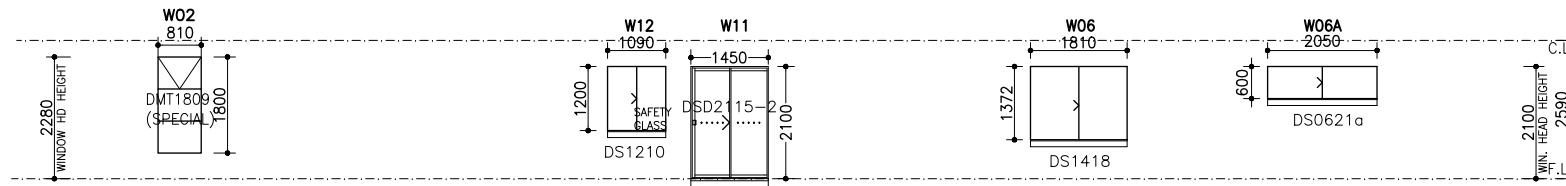


ELEVATION C



ELEVATION B

DOWELL WINDOWS & DOORS	STANDARD		LOW-E SP10		DOUBLE GLAZED		THERMA-LINE DG.	
	Uw	SHGC	Uw	SHGC	Uw	SHGC	Uw	SHGC
ALUMINUM SLIDING WINDOWS	6.4	0.75	4.5	0.63	DEFACT TO THERMA-LINE	2.9	0.64	
ALUMINUM SLIDING DOOR/STACKER	6.2	0.71	4.4	0.61	4.2	0.59	2.7	0.60
ALUMINUM BI-FOLD DOOR	6.1	0.62	4.7	0.53	4.1	0.54	N/A	N/A
ALUMINUM FIXED	6.2	0.75	4.3	0.64	3.6	0.66	2.6	0.63
ALUMINUM AWNING	6.5	0.65	4.8	0.55	3.9	0.58	2.6	0.55
TIMBER AWNING	4.5	0.54	3.2	0.46	2.6	0.47	N/A	N/A
TIMBER BI-FOLD	4.1	0.52	4.1	0.52	2.6	0.45	N/A	N/A
TIMBER SLIDING	4.9	0.66	4.9	0.66	2.7	0.57	N/A	N/A



ELEVATION D



NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL
 NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.
 NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

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





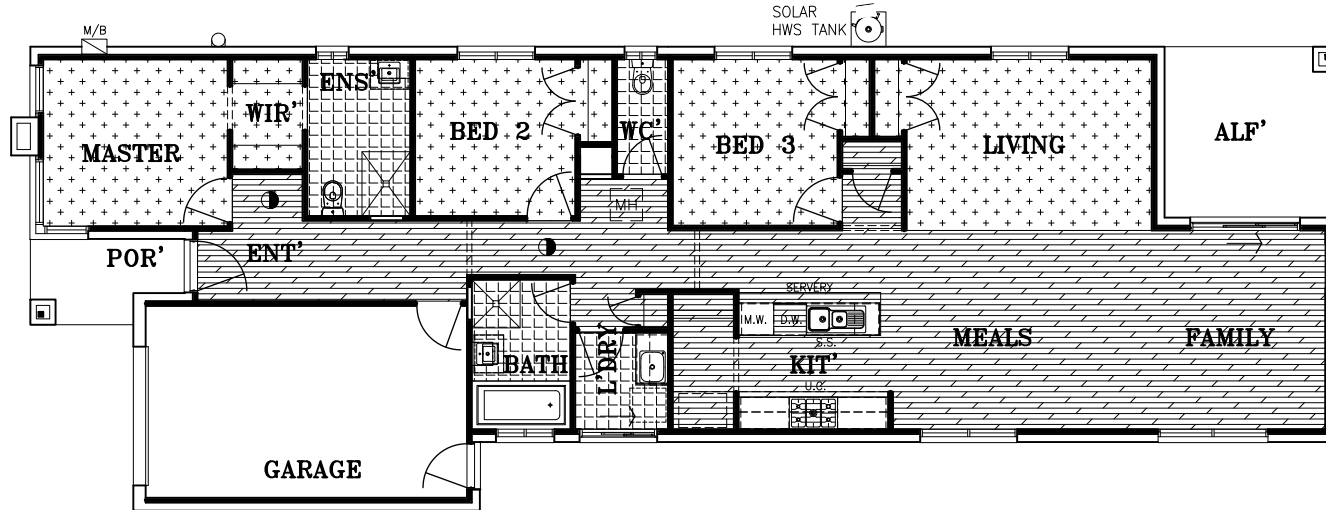
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View: WINDOW SCHEDULE 1
 Customer: AD WCT PTY LTD ACN 604 112 478 (AS TRUSTEE FOR AD WCT TRADING TRUST)
 Address: LOT 2, 10 BORWICK STREET, COLAC

House: BOWMAN 18_176-10
 Facade: MACKAY
 Drawn: H.T.V Job No: 62182 CON
 Design: X00X Mastered: T.T.N Checked: X00X
 Sheet No: 6.1
 Scale: 1:100@A3
 Date: 09.09.19

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-  SELECTED OVERLAY TIMBER
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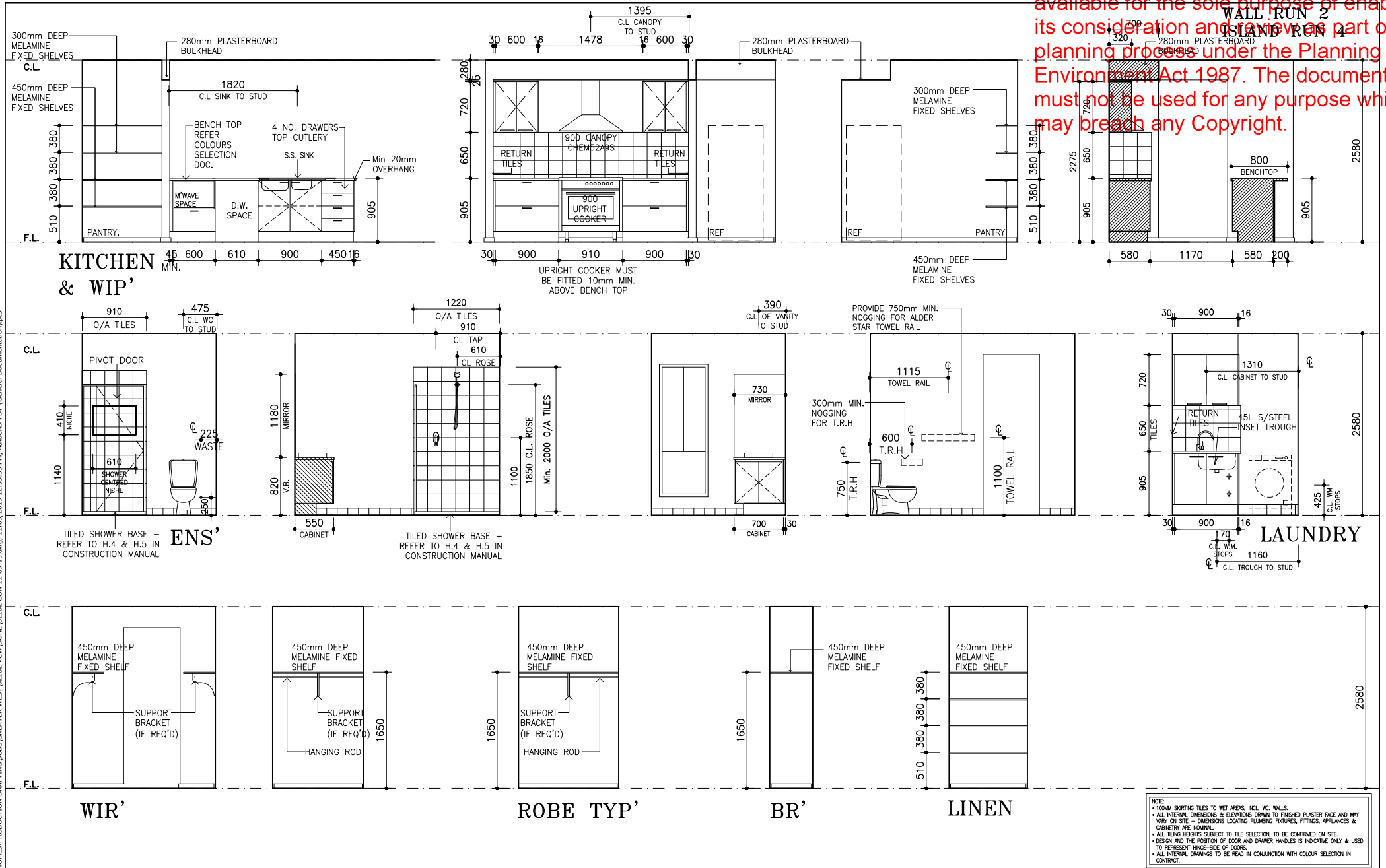
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 Customer: AD WCT PTY LTD ACN 604 112 478
 (AS TRUSTEE FOR AD WCT TRADING TRUST)
 Address: **LOT 2, 10 BORWICK STREET, COLAC**

V1
 Sheet No: **7.2**

Scale: **1:100@A3**
 Date: **09.09.19**

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Facade: MACKAY		
Drawn: H.T.V	Job No: 62182 CON	
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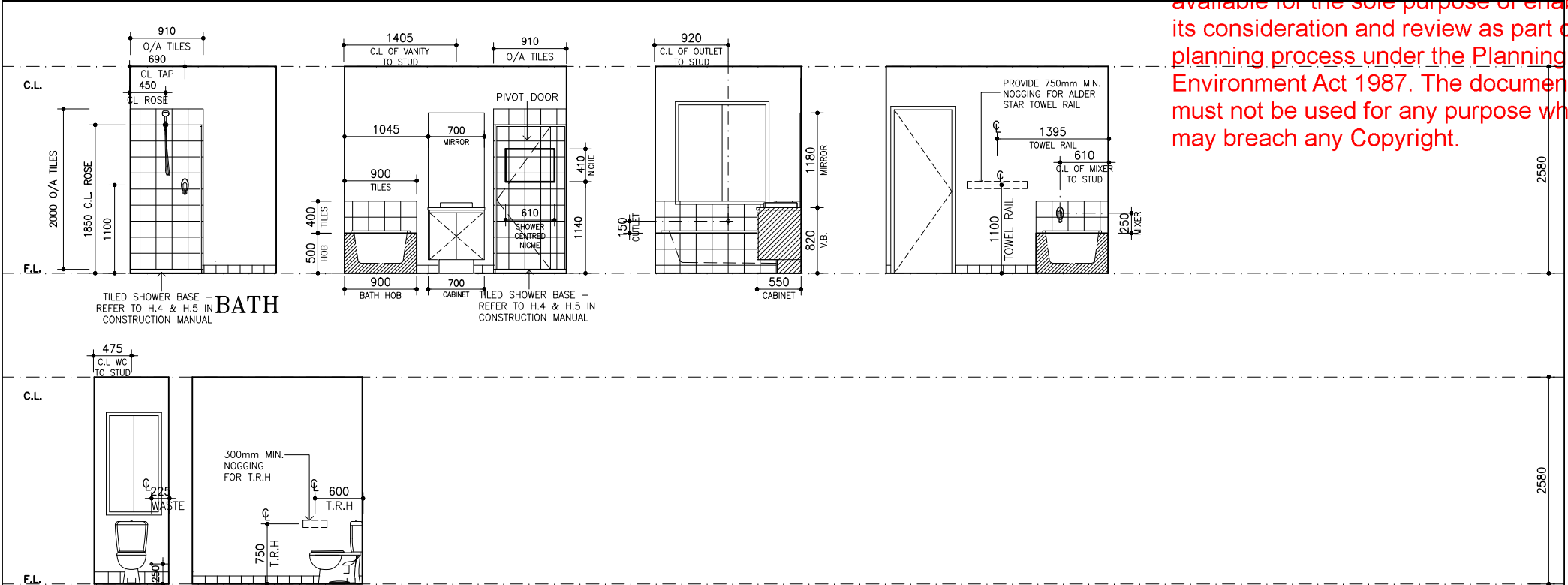
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 Address: **LOT 2, 10 BORWICK STREET, COLAC**

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 Sheet No: 8.1
 Scale: 1:50@A3
 Date: 09.09.19
 House: **BOWMAN 18_176-10**
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NOTE:
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 • ALL TILING HEIGHTS SUBJECT TO TILE SELECTION, TO BE CONFIRMED ON SITE.
 • DESIGN AND THE POSITION OF DOOR AND DRAWER HANDLES IS INDICATIVE ONLY & USED TO REPRESENT HINGE-SIDE OF DOORS.
 • ALL INTERNAL DRAWINGS TO BE READ IN CONJUNCTION WITH COLOUR SELECTION IN CONTRACT.

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 Sheet No: **8.2**

Scale: **1:50@A3**

Date: **09.09.19**

House: BOWMAN 18_176-10		
Facade: MACKAY		
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 11469 FOLIO 023

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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 630371Y.
PARENT TITLE Volume 04337 Folio 279
Created by instrument PS630371Y 20/01/2014

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AD WCT PTY LTD of 17 IRREWILLIPE ROAD ELLIMINYT VIC 3250
AR903884D 06/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR903885B 06/02/2019
NATIONAL AUSTRALIA BANK LTD

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 PS630371Y 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)

ADMINISTRATIVE NOTICES



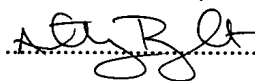

NIL

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PS630371Y

PLAN OF SUBDIVISION		STAGE NO /	LRS use only EDITION 1	
Location of Land Parish: of Colac Township: of Colac Section: _____ Crown Allotment: 133 (Part) Crown Portion: _____ Title References: Vol. 4337 Fol. 279 Last Plan Reference: Lot 29 on LP6154 Postal Address: 53 Campbell Street, (at time of subdivision) Colac 3250 MGA94 Co-ordinates: E 725 600 (Of approx. centre of plan) N 5 752 500 Zone 54		Council Certification and Endorsement Council Name: Colac Otway Shire Council Ref: S 31/2009 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage. Council Delegate  Council seat Date 24/2/2010 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council seat Date / /		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
NIL	NIL			
Notations				
Staging		This is is not a staged subdivision Planning Permit No.		
Depth Limitation:		DOES NOT APPLY		
Survey:- This plan is is not based on survey This survey has been connected to permanent marks no(s). In proclaimed Survey Area no.				
Easement Information				
Legend:			LRS use only	
E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance			Statement of Compliance / Exemption Statement	
A - Appurtenant Easement			Received <input checked="" type="checkbox"/>	
R - Encumbering Easement (Road)			Date 17/1/2014	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	2.75	This Plan	Barwon Region Water Corporation
LRS use only PLAN REGISTERED TIME 9:15 AM DATE 20/1/2014 Laura Campbell Assistant Registrar of Titles				
SHEET 1 OF 2 SHEETS				
ROD BRIGHT & ASSOCIATES PTY LTD LICENSED SURVEYORS & TOWN PLANNERS 26 MURRAY STREET COLAC 3250 TEL 5231 4883 ACN 007 206 975			LICENSED SURVEYOR (PRINT) ANTHONY EDWARD BRIGHT SIGNATURE  DATE 30/6/2009 REF 09-22 VERSION	
DATE 24/2/2010 COUNCIL DELEGATE SIGNATURE  Original sheet size A3				

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PLAN OF SUBDIVISION

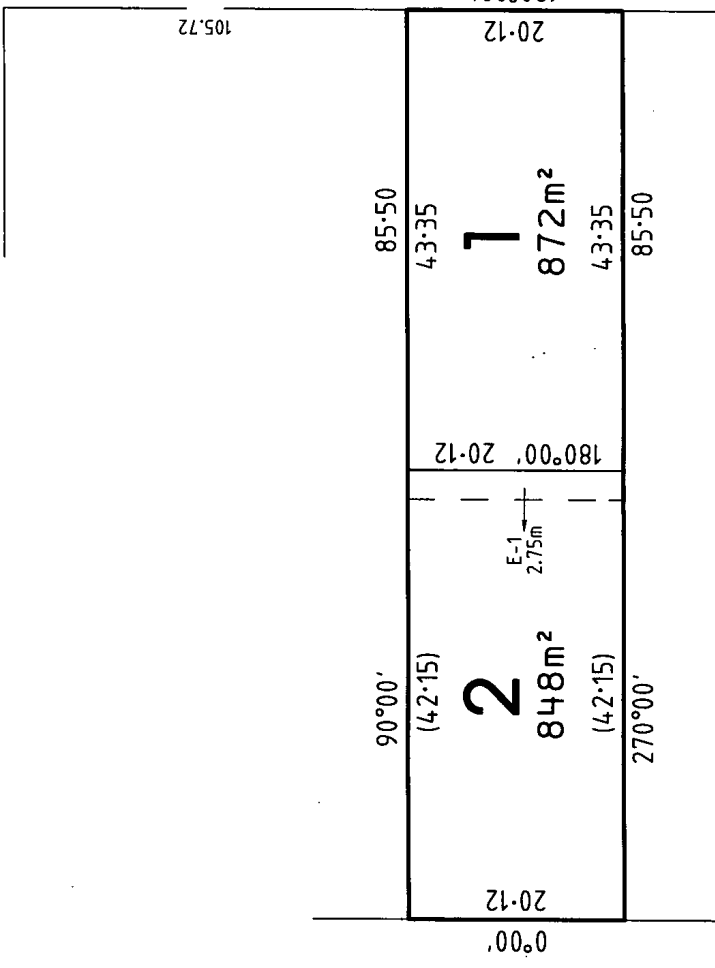
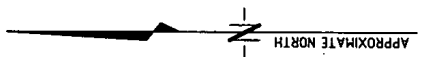
Stage No. /

Plan Number
PS630371Y

HEARN STREET

CAMPBELL STREET

BORWICK STREET



Sheet 2 of 2 sheets

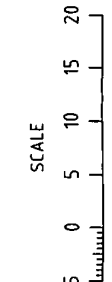
DATE 24/2/2009

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ANTHONY EDWARD BRIGHT

SIGNATURE *Anthony Edward Bright* DATE 30/6/2009

REF 09-22 VERSION



ORIGINAL SCALE 1:500 SHEET SIZE A3

ROD BRIGHT & ASSOCIATES PTY LTD
LICENSED SURVEYORS & TOWN PLANNERS
26 MURRAY STREET COLAC 3250
TEL 5231 4883 ACN 007 206 975



Site Description & Design Response

Proposed 2 Lot Subdivision

10 Borwick Street, Colac

AD WCT Pty. Ltd.

September 2019



Rod Bright & Associates Pty Ltd

Licensed Land Surveyors and Planners

26 Murray St Colac 3250

Ph (03) 5231 4883

www.rodbrightlds.com.au

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1.0 Subdivision site and context description

The following information is provided in accordance with clause 56.01-1 Colac Otway Planning Scheme – Neighbourhood site and context description.

The description should be read in conjunction with the accompanying Plan of Subdivision and attached proposed building plans by Simonds Homes.

1.1 Title particulars and location

Address: 10 Borwick Street, Colac.

Comprising allotment: Lot 2 on PS630371Y.

The land comprises an area of 846 square meters.

There is an existing sewerage easement shown on title.

The land fronts Borwick Street, Colac.



Figure 1: Site context plan. Image source: LASSI.

1.2 Land use

The land is a cleared vacant allotment fronting Borwick Street, Colac.

1.3 Physical landform

The land is located in a slightly raised area of Colac, with a slight slope to the west.

There are no identifiable contaminated soils on the site.

There are no views available from the land.

Refer to the attached plans for dimensions and relevant site information.

1.4 Surrounding land use.

Surrounding land is used for residential purposes with lot sizes varying from approximately 440m² to approximately 1770m².

1.5 Services

Reticulated water and sewerage, power, telecommunications and gas are available to the site. Refer to attached servicing information in Section 3.

1.6 Colac Otway Planning Scheme

1.6.1 Zone

The land is zoned General Residential 1 (GRZ1).



Figure 2: VicPlan Maps - <https://mapshare.vic.gov.au/vicplan/>

The zone's purposes are:

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

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 as specified for a 2 Lot Subdivision and additional objectives and standards as outlined in Section 2 of this report.

1.6.2 Overlays

There are no Planning Overlays affecting this allotment.

Aboriginal Cultural Heritage:

The site is not located within an area of Aboriginal Cultural Heritage Sensitivity.

1.6.3 Planning Policy Framework

Relevant planning scheme policies are listed below and are referred to later within this document:

Clauses

11	SETTLEMENT
11.01-1S	Settlement
11.01-1R	Settlement – Geelong G21
11.02	Managing Growth
11.02-1S	Supply of Urban Land
11.02-2S	Structure Planning
15	BUILT ENVIRONMENT AND HERITAGE
15.01	Built Environment
15.01-1S	Urban Design
15.01-3S	Subdivision Design
15.01-4S	Healthy Neighbourhoods
15.01-5S	Neighbourhood Character
15.03-2S	Aboriginal Cultural Heritage
19	INFRASTRUCTURE
19.03	Development Infrastructure
19.03-03S	Integrated Water Management
19.03-04S	Telecommunications
19.03-2S	Infrastructure Design and Provision
19.03-5S	Waste and Resource Recovery
20	LOCAL PLANNING POLICY FRAMEWORK
21	MUNICIPAL STRATEGIC STATEMENT

21.01	Municipal Profile
21.02	Vision
21.03	Settlement
21.03-2	Colac

1.7 General Policy and Decision Guidelines Assessment:

The proposal is consistent with relevant planning scheme policies and strategies, the purpose and decision guidelines of the relevant zone and applicable overlays, as described below.

Planning Policy Framework

11) Settlement (11.01-1S, 11.01-1R, 11.02, 11.02-1S, 11.02-2S)

The subdivision of the site provides the following outcomes responding to the above planning policies and strategies:

- Enables sustainable growth at a location where utility, transport, commercial and social infrastructure and services are available. Colac is identified as a regional centre offering sustainable growth opportunities.
- Colac is identified as a targeted growth node in the Geelong G21 Regional Growth Plan.
- The development is not located in areas with risk of natural hazards such as bushfire and flooding.
- The subdivision builds on existing infrastructure, availability of services and the existing road network.

15) Built Environment & Heritage (15.01, 15.01-1S, 15.01-3S, 15.01-4S, 15.01-5S, 15.03-2S)

The subdivision of the site provides the following outcomes responding to the above planning policies and strategies:

- The subdivision responds to its surrounding landscape and character,
- The development takes into account the natural, cultural and strategic context of its location.
- The design of the subdivision provides lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Contributes to the supply of land within the established urban area to reduce the pressure on fringe development.
- Provides an opportunity for increased residential density to help consolidate urban areas.

19) Infrastructure (19.03, 19.03-03S, 19.03-04S, 19.03-2S, 19.03-5S)

- The subdivision enables infill development in an existing residential area, thus contributing to efficiencies in infrastructure and service provision.
- Public open space contributions will be provided in accordance with the contributions scheme (generally exempt for two lot subdivisions).
- Connections for the new allotments to all available services (power, water, sewer, telecommunications and stormwater) will be facilitated as part of the subdivision.

20) Local Planning Policy Framework including MSS, municipal profile and vision (21.03-2 Colac Framework Plan)

The subdivision of the site provides the following outcomes responding to the above planning policies and strategies:

- Consolidation or land supply around the town centre and activity nodes taking into account heritage constraints.
- Creates opportunities for infill development which will be appropriate and compatible for the prevailing character of the area.

Clause 65.02 Colac Otway Planning Scheme

Subdivision Decision Guidelines

The design, development, subdivision and use of the site, as proposed, provide the following outcomes responding to the above decision guidelines, (if not referred to elsewhere in this document):

- The land is suitable for subdivision, with the development enabling infill development in an established area of Colac.
- Engineering design will ensure that the stormwater drainage from the development will not detrimentally impact surrounding land or the existing stormwater system.
- The proposed subdivision pattern is consistent with traditional residential development. This is suitable in the proposed location, which is further from the CBD, where higher density development is encouraged through the Colac Structure Plan.
- The subdivision will not be staged. No common property areas are proposed.
- All services are available to the site: power, gas, telecommunications, reticulated water and sewer. The appropriate connections will be made as part of the subdivision in accordance with the requirements of the relevant servicing authorities.

2.0 Residential Subdivision - Design Response (56.01-2)

2.1 Subdivision Design

The subdivision proposes the creation of 2 new residential allotments. Proposed Lot 1 has existing access from Borwick Street. Proposed Lot 2 will need a crossover to be constructed in accordance with the requirements of Colac Otway Shire or VicRoads.

Lot 1 will comprise 423m² and Lot 2 will contain 423m². Both lots are currently cleared vacant allotments.

2.2 Design Response

The design response responds to the site and context description by way of the following:

- The proposed 2 lot subdivision with allotment sizes of approximately 423m² (Lot 1) and 423m² (Lot 2) is an appropriate response to the surrounding pattern of development which comprises of a mix of medium and low-density development.
- The lot sizes will enable suitable area for compliance with the Residential Subdivision (clause 56) objectives of the planning scheme.
- There is no significant vegetation or site features within the allotments which require protection and consideration as part of the subdivision.
- There is an existing cross-over for the proposed Lot 1. Proposed Lot 2 will need a crossover to be constructed in accordance with the requirements of Colac Otway Shire or VicRoads.
- There are no specific site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

Both lots are designed to cater for traditional residential development with single dwellings on each allotment and adequate private open space and solar access.

Compliance with the relevant objectives of Clause 56 is demonstrated below.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

56.03 NEIGHBOURHOOD CHARACTER:

56.03-5 Neighbourhood Character Objective

To design subdivisions that respond to neighbourhood character

Standard C6

Subdivision should:

- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Respond to and integrate with the surrounding urban environment.
- Protect significant vegetation and site features.

Response:

A preferred neighbourhood character is not identified for this area of Colac. Surrounding houses are generally single dwellings, varying in design, cladding type and era.

The proposed subdivision is consistent with the above objective by:

- Neighbourhood character in the area is developing and will evolve in response to this new development.

56.04 LOT DESIGN

56.04-2 Lot area and building envelopes objective

To provide lots with dimensions and areas that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easement and the retention of significant vegetation and site features.

Standard C8

Lots greater than 500m² should be able to contain a rectangle measuring 10m by 15m and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standard are met, and
- The building envelope is shown as a restriction on a PS registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant Plan of Subdivision or agreement.

Lot dimensions and building envelopes should protect:

- Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirement of the building regulations.
- Existing and proposed easement on lots.
- Significant vegetation and site features.

Response:

The proposed subdivision is consistent with the above objective by:

- Both lots are capable of containing a building envelope of 10m by 15m.
- Refer to the proposed building plans by Simonds Homes attached to this submission.

56.04-3 Solar orientation of lots objective

To provide good solar orientation of lots and solar access for future dwellings.

Standard C9

Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.

Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

Response:

The proposed subdivision is consistent with the above objective by:

- The axis of the lots is within the range north 20 degrees west to north 30 degrees east.
 - Lots will retain solar access due to their size and absence of large-scale development.
-

56.04-5 Common area objectives

To identify common areas and the purpose for which the area is commonly held.

To ensure the provision for common area is appropriate and that necessary management arrangements are in place.

To maintain direct public access throughout the neighbourhood street network.

Standard C11

An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.
- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.

Response:

Common areas are not proposed as part of this subdivision.

56.06 ACCESS & MOBILITY MANAGEMENT

56.06-8 Lot access objective

To provide for safe vehicle access between roads and lots.

Standard C21

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.0 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

Response:

There is an existing cross-over for the proposed Lot 1. The design and construction of a new cross-over for proposed lot 2 will be in accordance with the requirements of Colac Otway Shire or VicRoads.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1 Drinking Water Supply Objective

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

Standard C22

The supply of drinking water must be:

Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.

Provided to the boundary of all lots in the subdivision to the satisfaction for the relevant water authority.

Response:

The supply of drinking water will be provided to the boundary of both lots in accordance with the requirements of Barwon Water as specified by planning permit conditions.

56.07-2 Reused and recycled water objective

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

Standard C23

Reused and recycled water systems must be:

Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, EPA and DHS.

Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Response:

Reused and recycled water systems will be provided and designed if required by Barwon Water as permit conditions.

56.07-3 Wastewater management objective

To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

Standard C24

Waste water systems must be:

Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the EPA.

Consistent with any relevant approved domestic waste water management plan.

Reticulated wastewater systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Response

Reticulated sewerage will be provided to the new allotments as directed by Barwon Water.

56.07-4 Stormwater management objectives

To minimise damage to properties and inconvenience to residents from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Standard C25

The stormwater management system must be: designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.....and in accordance with standards and specifications detailed under this clause.

Response:

Connection to the existing stormwater system will be provided to the new lot and in accordance with the requirements of Colac Otway Shire.

Excess runoff will be directed into the appropriate legal point of discharge, as required by Colac Otway Shire, through planning permit conditions.

56.08 SITE MANAGEMENT
56.08-1 Site Management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.

To encourage the re-use of materials from the site and recycled materials in the construction of subdivision where practicable.....

Standard C26

A subdivision site must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: erosion and sediment, dust, run-off, litter concrete and other construction wastes, chemical contamination, vegetation and natural features planned for retention.

Response:

Large scale construction works will not be required as part of the subdivision. A site management plan (including erosion management) will not be required.

56.09 UTILITIES

56.09-1 Shared Trenching Objective

To maximise the opportunities for shared trenching

To minimise constraints on landscaping within street reserves.....

Standard C27

Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services

Response:

Shared trenching will be utilised where possible within the development.

56.09-2 Electricity, telecommunications and gas objectives

To provide public utilities to each lot in a timely, efficient and cost-effective manner.

To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.

Standard C28

The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.

The telecommunications system must be designed in accordance with the requirements of the relevant telecommunications servicing agency.....and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.

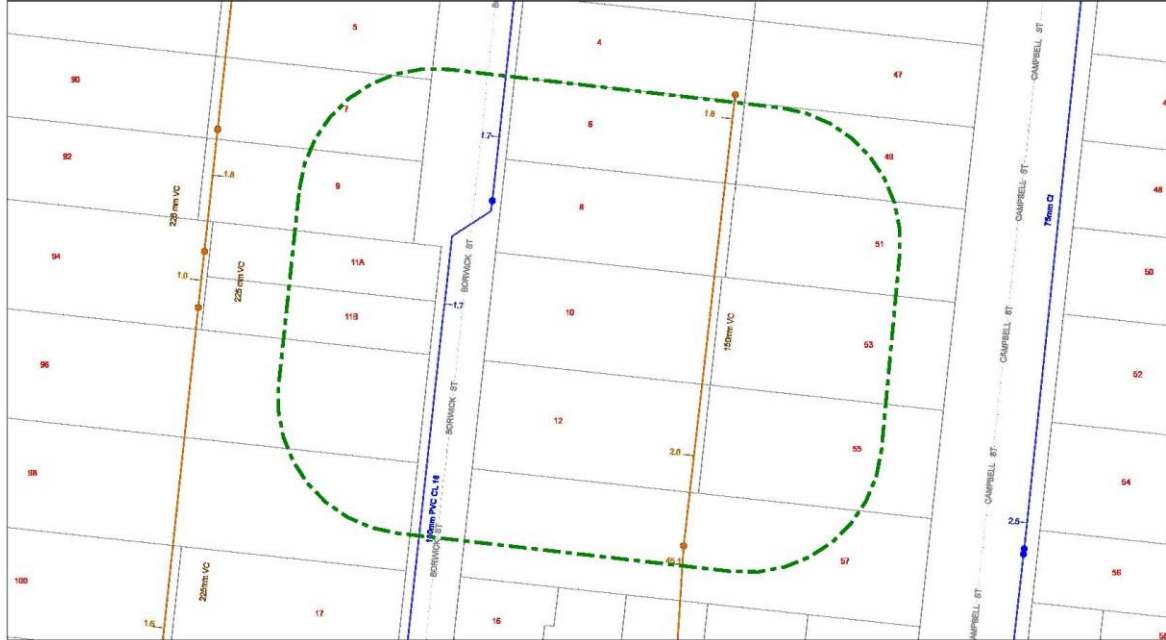
Response:

Electricity and telecommunications will be supplied to the lots in accordance with relevant permit requirements of the relevant infrastructure providers.

3.0 Service asset locations



Sequence Number: 89406166 Job Number: 18176409
 Location: 10 Borwick Street, Colac VIC 3250
 Date Generated: 25/09/2019



Disclaimer: Barwon Water does not provide any warranty, express or implied, as to the accuracy, completeness, currency or reliability of plans provided as part of the 'Dial Before You Dig' program. Furthermore, Barwon Water does not provide a warranty that the scale of the plans is accurate, or that they are suitable for a specific purpose. These plans are intended for general information only. Barwon Water is not responsible and does not accept liability for any loss, expense or damage (direct or indirect) which has arisen from reliance on any plans provided by Barwon Water. It is the responsibility of users of the plans to ensure the accuracy of the plans by independent means and to take care when undertaking works that have the potential to damage Barwon Water assets.
PLANS MUST BE PRINTED IN COLOUR

Scale: 1:750
 Plan No: 1

- Asset Types**
- Water
 - Recycled Water
 - Gravity Sewer
 - Pressure Sewer

- Feature Types**
- Pipes
 - Decommissioned Pipe
 - Fitting / Manhole
 - Offset

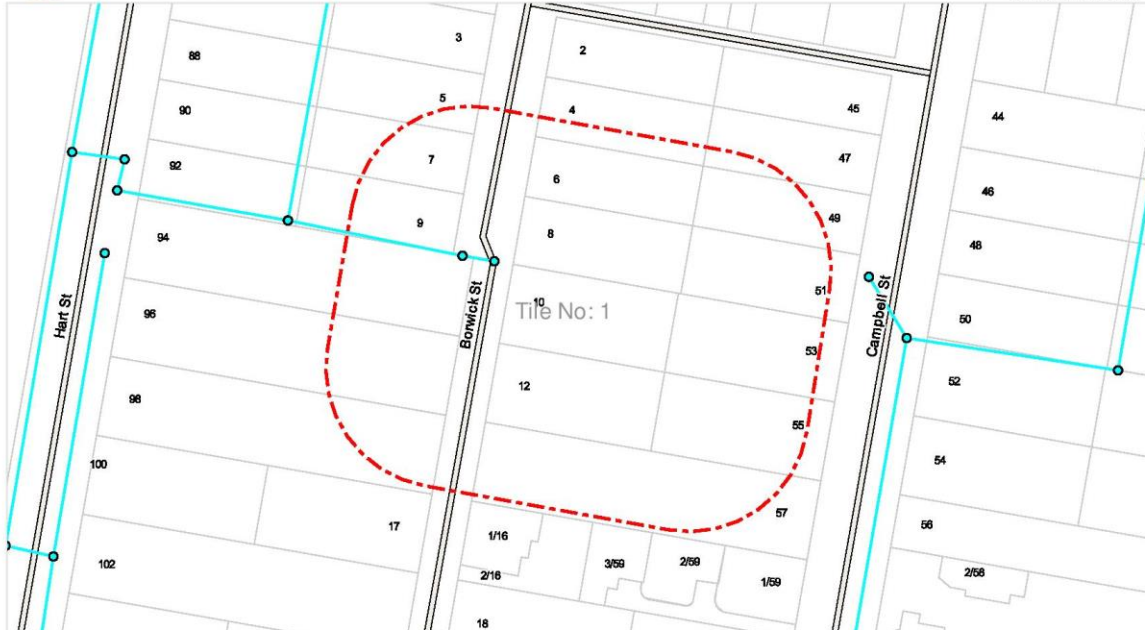
- OH&S Hazard Types**
- Cracked AC Pipe
 - Asbestos in Wrapping
 - Benzene Detected
 - LEL Detected
 - Contaminated Ground

Plans generated by PelicanCorp TicketDP Software www.pelicancorp.com

Barwon Water Plan v3.0.docx (01/11/2017)



Sequence No: 89406162 Job No: 18176409
 Location: 10 Borwick Street, Colac, VIC 3250



Legend | Scale: 1:1000

- Stormwater Pit
- Bore Hole
- Stormwater Pipe
- Minor Road
- Local Road
- Arterial Road
- Property Boundary
- Crown Land
- Waterway
- Landfill

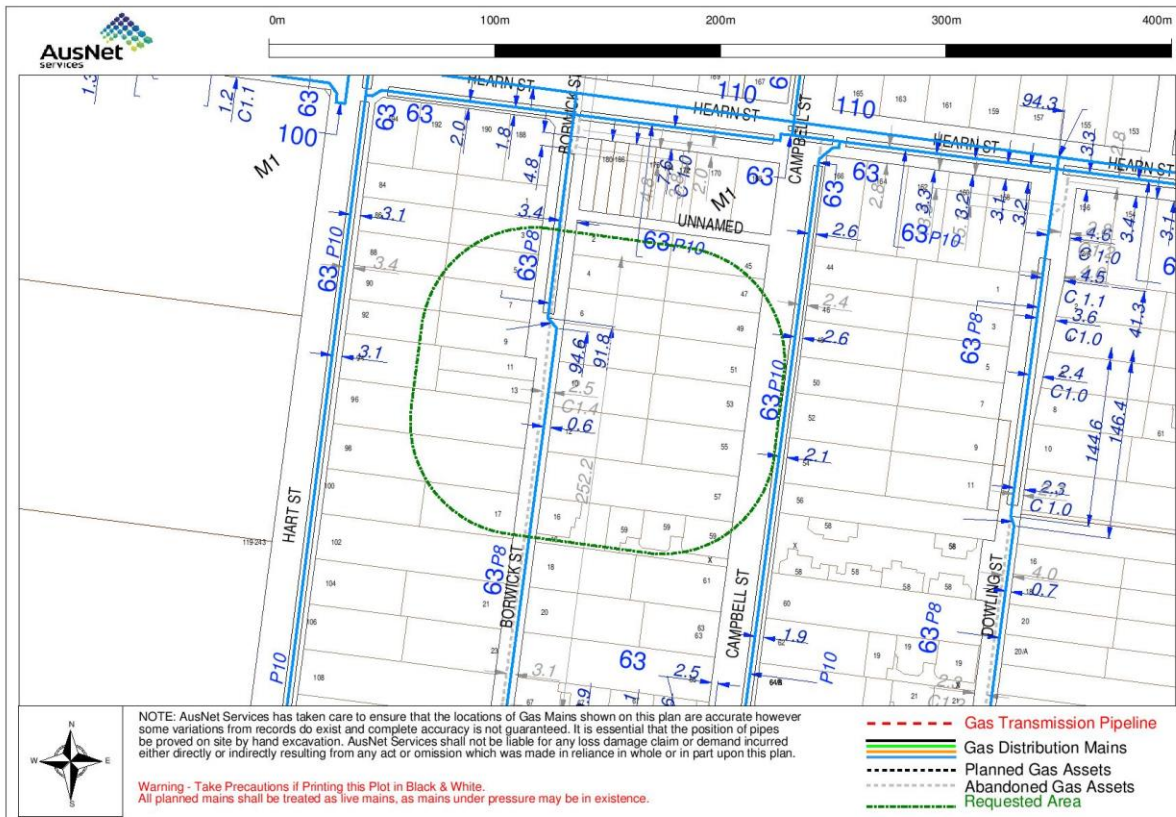
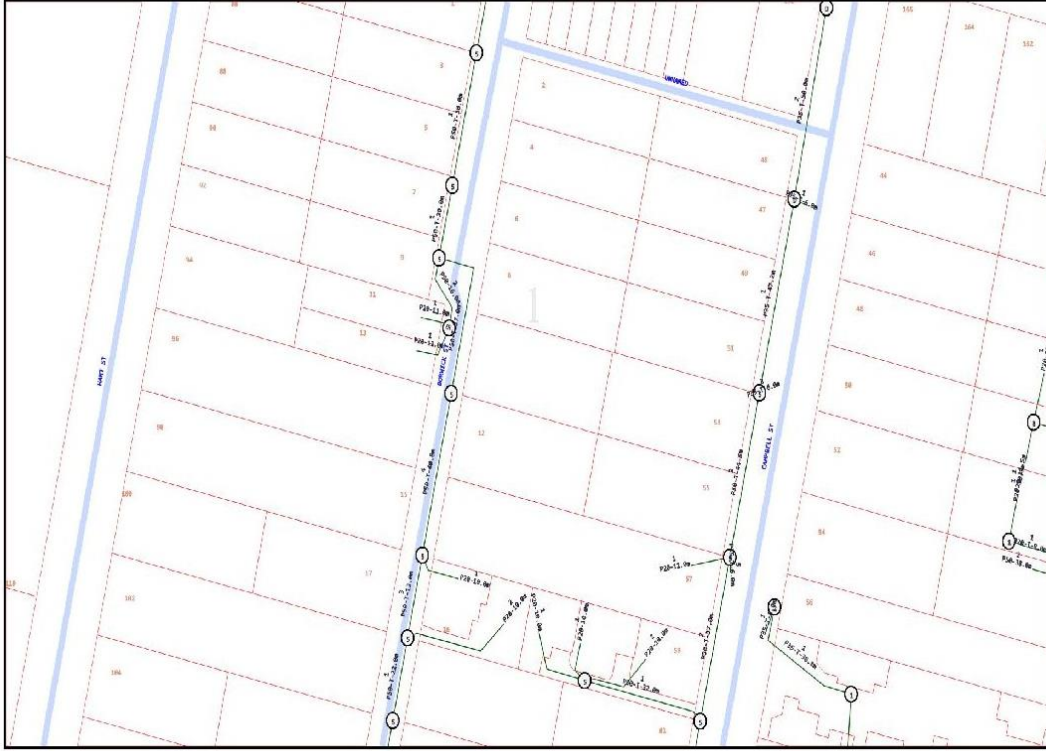
Colac Otway Shire Council
 2-6 Rue Street,
 COLAC VIC 3250
 Ph: 03 5232 0400
 Fax: 03 5232 1046
 Email: info@colacotway.vic.gov.au
 Web: www.colacotway.vic.gov.au

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Colac Otway Shire Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.
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Plans generated 25/09/2019 by PelicanCorp Ticket Access Software | www.pelicancorp.com

AJ.Colac Otway SC - Response Plan.docx (29 Jun 2018)

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4.0 Summary

The proposal for a residential subdivision is a positive outcome for this area of Colac. It will contribute to a diversity of residential opportunities within an existing urban area, therefore making efficient use of existing infrastructure.

Overall, the proposal is consistent with relevant planning scheme policies and strategies, the purpose and decision guidelines of the relevant zone.

ROD BRIGHT & ASSOCIATES PTY. LTD.
LAND SURVEYORS & TOWN PLANNERS
A.C.N. 007 206 975 A.B.N. 50 007 206 975

Tel. (03) 5231 4883
Fax. (03) 5231 4883

26th September 2019.

REF: 09-22/19

Planning Coordinator,
Colac Otway Shire,
P.O. Box 283,
COLAC...VIC. 3250

Dear Sir,

**RE: PLAN OF SUBDIVISION – PS833742H
PART OF CROWN ALLOTMENT 133
TOWNSHIP & PARISH OF COLAC
10 BORWICK STREET, COLAC
RE: AD WCT PTY. LTD.**

Please find enclosed a summary page of the application for a Planning Permit and Certification of the Plan of Subdivision for the above property, which has been submitted to Colac Otway Shire using **SPEAR**.


The application comprises the following documents:

- Copy of Title;
- Plan of Subdivision;
- Site Description & Design Response;
- Simonds Homes Building Plan;

We have requested our client to forward to you their cheque for \$1492.90 covering Planning Permit and Certification fees upon receipt of your invoice.

We kindly await receipt of the Planning Permit in due course.

Yours faithfully,



A.E. Bright,
ROD BRIGHT & ASSOCIATES
encl.
copy: A.D. Brown (AD WCT Pty. Ltd.)

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

26 Murray Street,
Colac 3250
P.O. Box 371

ROD BRIGHT & ASSOCIATES PTY. LTD.
LAND SURVEYORS & TOWN PLANNERS
A.C.N. 007 206 975 A.B.N. 50 007 206 975

Tel. (03) 5231 4883
Fax. (03) 5231 4883

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26 Murray Street,
Colac 3250
P.O. Box 571

OWNERS CONSENT

To **COLAC OTWAY SHIRE COUNCIL**

We, Rod Bright & Associates Pty. Ltd., Licensed Surveyors, of 26 Murray Street, COLAC 3250; Telephone 52-314883 hereby advise that we have been appointed to act on behalf of the landowners in obtaining certification for the Plan of Subdivision **PS833742H**.

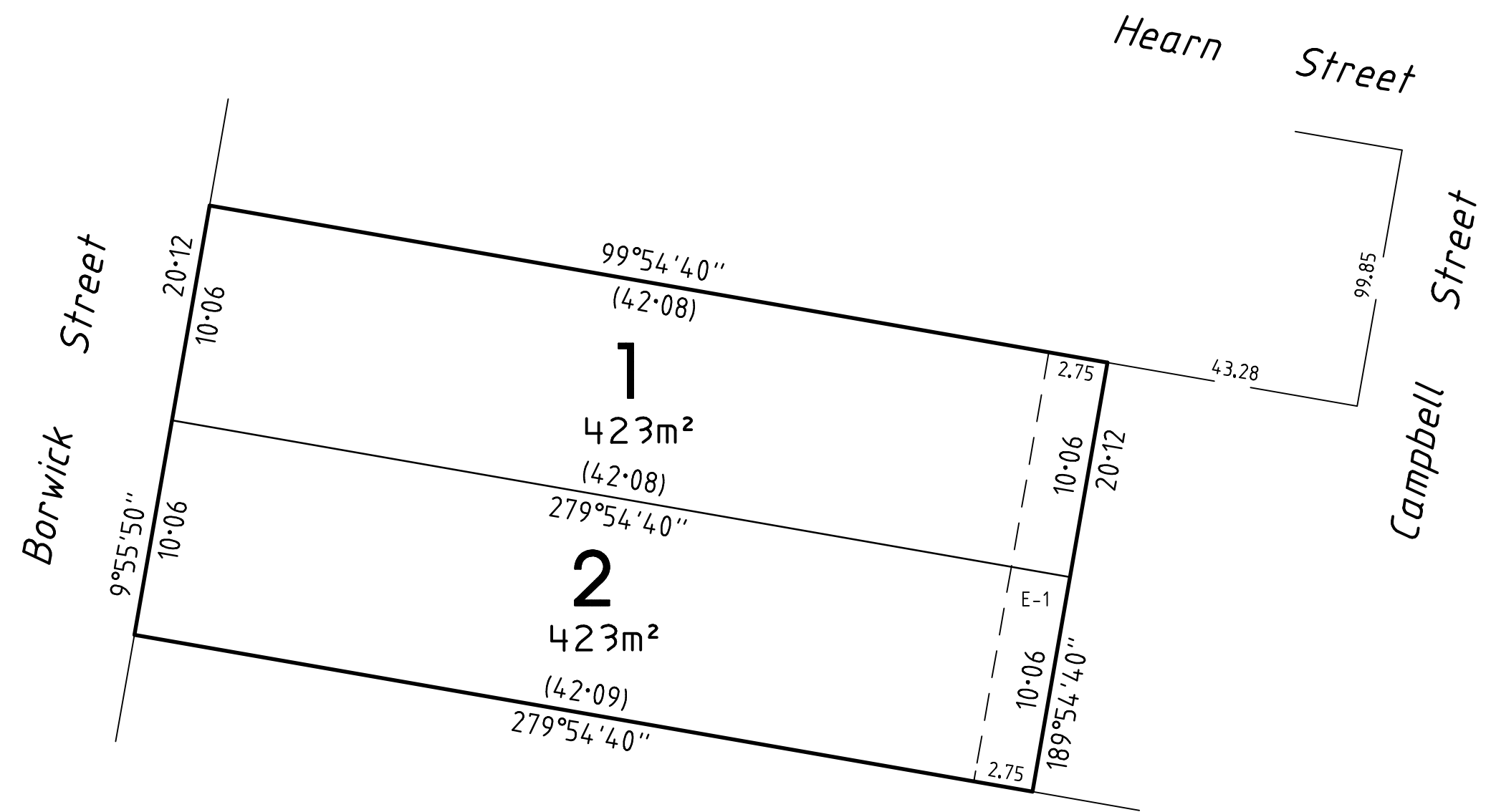
Copies of this submission will be provided to the landowners for their information and records, and payment of council fees will be met by the landowners as evidence of their consent.

PS833742H

PLAN OF SUBDIVISION			EDITION 1	
LOCATION OF LAND				
PARISH: of Colac TOWNSHIP: of Colac SECTION: _____ CROWN ALLOTMENT: 133 (Part) CROWN PORTION: _____ TITLE REFERENCE: Vol. 11469 Fol. 023 LAST PLAN REFERENCE: Lot 2 on PS630371Y POSTAL ADDRESS: 10 Borwick Street, (at time of subdivision) Colac 3250 MGA 94 CO-ORDINATES: E: 725 525 ZONE: 54 (of approx centre of land N: 5 752 185 in plan)				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON			
Nil	Nil			
NOTATIONS				
DEPTH LIMITATION Does not apply.				
SURVEY: This plan is is not based on survey. STAGING: This is is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. 24				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	2.75m	PS630371Y	Barwon Region Water Corporation
ROD BRIGHT & ASSOCIATES PTY LTD LICENSED SURVEYORS & TOWN PLANNERS 26 MURRAY STREET COLAC 3250 TEL 5231 4883 ACN 007 206 975		SURVEYORS FILE REF: 09-22/19		ORIGINAL SHEET SIZE: A3
		ANTHONY EDWARD BRIGHT, VERSION 1		SHEET 1 OF 2 SHEETS

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PS833742H



SURVEYORS FILE REF: 09-22/19

ROD BRIGHT & ASSOCIATES PTY LTD
 LICENSED SURVEYORS & TOWN PLANNERS
 26 MURRAY STREET COLAC 3250
 TEL 5231 4883 ACN 007 206 975

SCALE 1:250

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

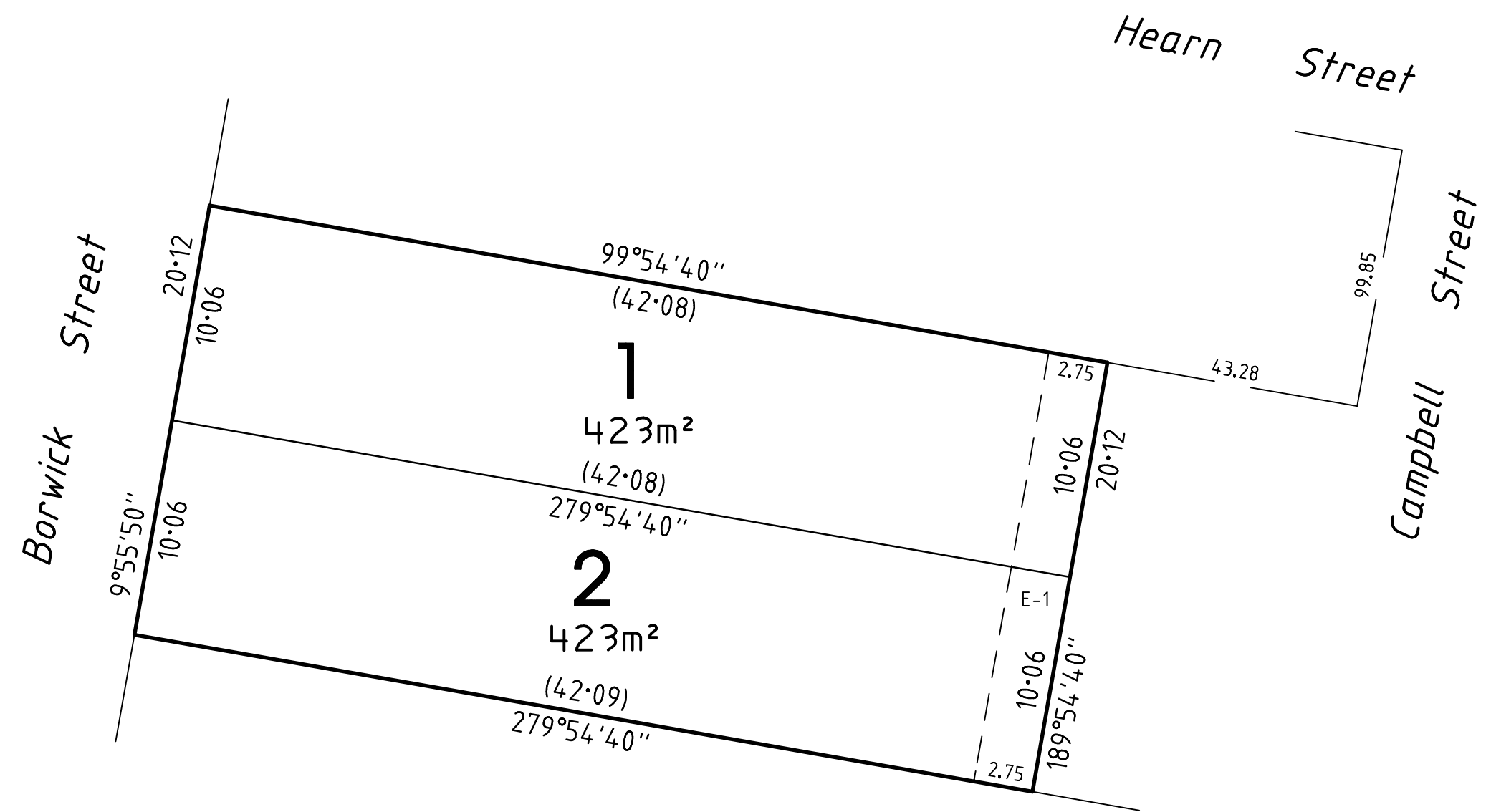
ANTHONY EDWARD BRIGHT, VERSION 1

PS833742H

PLAN OF SUBDIVISION			EDITION 1		
LOCATION OF LAND			Council Name: Colac Otway Shire SPEAR Reference Number: S147551P		
PARISH: of Colac TOWNSHIP: of Colac SECTION: _____ CROWN ALLOTMENT: 133 (Part) CROWN PORTION: _____ TITLE REFERENCE: Vol. 11469 Fol. 023 LAST PLAN REFERENCE: Lot 2 on PS630371Y POSTAL ADDRESS: 10 Borwick Street, (at time of subdivision) Colac 3250 MGA 94 CO-ORDINATES: E: 725 525 ZONE: 54 (of approx centre of land N: 5 752 185 in plan)					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON				
Nil	Nil				
NOTATIONS					
DEPTH LIMITATION Does not apply.					
SURVEY: This plan is is not based on survey. STAGING: This is is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. 24					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	Sewerage	2.75m	PS630371Y	Barwon Region Water Corporation	
ROD BRIGHT & ASSOCIATES PTY LTD LICENSED SURVEYORS & TOWN PLANNERS 26 MURRAY STREET COLAC 3250 TEL 5231 4883 ACN 007 206 975			SURVEYORS FILE REF: 09-22/19		ORIGINAL SHEET SIZE: A3
			ANTHONY EDWARD BRIGHT, VERSION 1		

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PS833742H



SURVEYORS FILE REF: 09-22/19

ROD BRIGHT & ASSOCIATES PTY LTD
 LICENSED SURVEYORS & TOWN PLANNERS
 26 MURRAY STREET COLAC 3250
 TEL 5231 4883 ACN 007 206 975

SCALE 1:250

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

ANTHONY EDWARD BRIGHT, VERSION 1

Planning Property Report

from www.planning.vic.gov.au on 26 September 2019 02:21 PM

Lot and Plan Number: Lot 2 PS630371

Address: 10 BORWICK STREET COLAC 3250

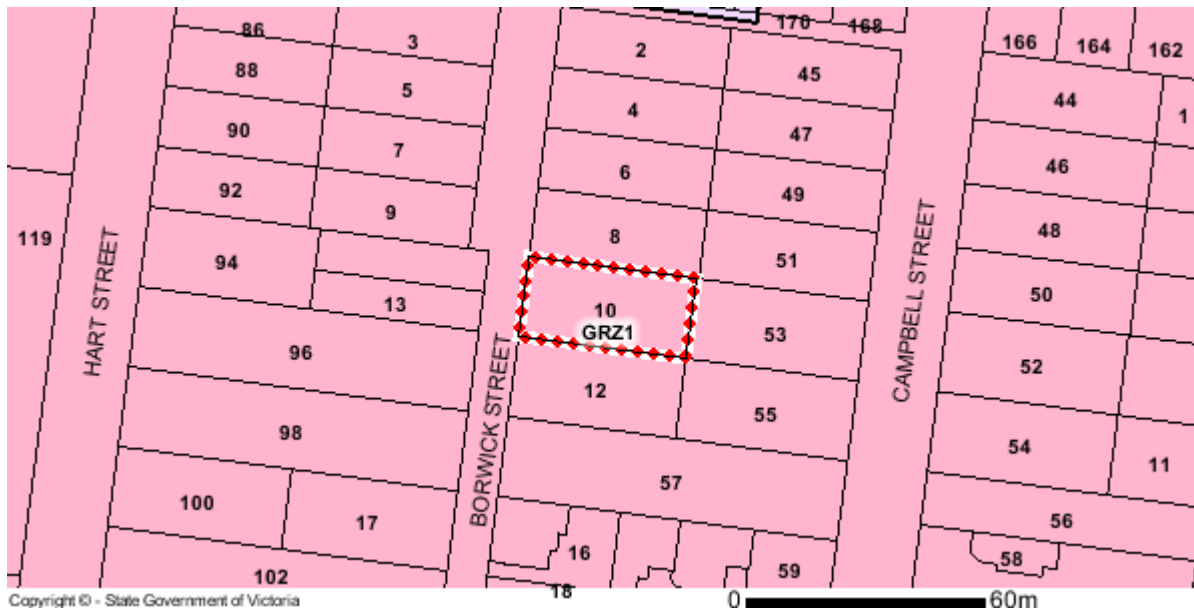
Local Government (Council): COLAC OTWAY **Council Property Number:** 25810

Directory Reference: VicRoads 520 D6

Planning Zone

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	Urban Growth Boundary
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

+++++ Railway +--+--+ Tram ——— River, stream Lake, waterbody

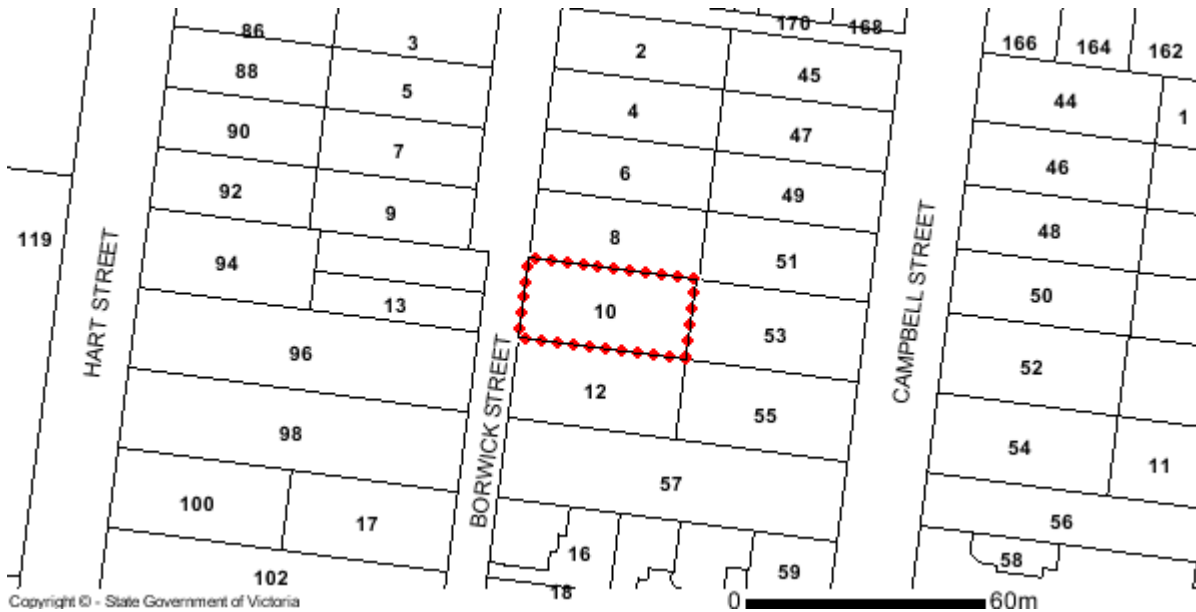
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Planning Overlay

None affecting this land



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Overlays Legend

- | | |
|------------------------------------------|--------------------------------------|
| AEO - Airport Environs | IPO - Incorporated Plan |
| BMO - Bushfire Management | LSIO - Land Subject to Inundation |
| CLPO - City Link Project | MAEO1 - Melbourne Airport Environs 1 |
| DCPO - Development Contributions Plan | MAEO2 - Melbourne Airport Environs 2 |
| DDO - Design & Development | NCO - Neighbourhood Character |
| DDOPT - Design & Development Part | PO - Parking |
| DPO - Development Plan | PAO - Public Acquisition |
| EAO - Environmental Audit | RO - Restructure |
| EMO - Erosion Management | RCO - Road Closure |
| ESO - Environmental Significance | SBO - Special Building |
| FO - Floodway | SLD - Significant Landscape |
| HO - Heritage | SMO - Salinity Management |
| ICPO - Infrastructure Contributions Plan | SRO - State Resource |
| Railway | VPO - Vegetation Protection |
| Tram | River, stream |
| Lake, waterbody | |

Note: due to overlaps some colours on the maps may not match those in the legend.

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Further Planning Information

Planning scheme data last updated on 19 September 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

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