

PP249/2019-1

24 Cassidy Drive KENNETT RIVER

Lot: 64 LP: 61188 V/F: 8498/117

**Buildings and Works Comprising Extension to
Dwelling and Construction of Studio**

Rosevear Planning Associates

Officer - Julia Repusic

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.:

Lodged Plan

Title Plan

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 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.

Received
31/10/19

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email:
Mobile phone:	Fax:

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

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

Owner *

The person or organisation who owns the land

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

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

Information requirements

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

Is the required information provided?

Yes No

Declaration

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:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and documents?	
<input type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)	
<input type="checkbox"/>	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	
<input type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input type="checkbox"/>	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

General information about the planning process is available at 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

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. 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 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 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.

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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 – 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

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.

Example 1

The Land

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

Street Address *

Unit No.: 4	St. No.: 26	St. Name: Planmore Avenue
Suburb/Locality: HAWTHORN		Postcode: 3122

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

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

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

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

Example 2

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

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

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

Example 3

Existing Conditions

Describe how the land is used and developed now *

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

Single dwelling.

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

Example 4

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land

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

Name:
Title: **Mr** First Name: **Len** Surname: **Browning**

Organisation (if applicable): **Responsible Developers P/L**

Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: **4** St. No.: **12** St. Name: **Ardour Lane**

Suburb/Locality: **Wycheproof** State: **Vic** Postcode: **3527**

Contact information for applicant OR contact person below

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

Mobile phone: **0412 345 678** Fax: **9123 4567**

Contact person's details* Same as applicant

Name:
Title: **Mr** First Name: **Andrew** Surname: **Hodge**

Organisation (if applicable): **Town Planning Consultants**

Postal Address: If it is a P.O. Box, enter the details here:
Unit No.: St. No.: St. Name: **PO Box 111**

Suburb/Locality: **Parkdale** State: **Vic** Postcode: **3194**

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:

Owner's Signature (Optional): Date:

day / month / year

Received
31/10/19



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 08498 FOLIO 117

Security no : 124079906852E
Produced 24/10/2019 11:41 AM

LAND DESCRIPTION

Lot 64 on Plan of Subdivision 061188.
PARENT TITLE Volume 08284 Folio 228
Created by instrument LP061188 20/08/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SHAUN MCKINLAY
BRYDIE ANNE PAYTEN both of 24 CASSIDY DRIVE KENNETT RIVER VIC 3234
AN215495L 25/10/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN215496J 25/10/2016
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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP061188 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 24 CASSIDY DRIVE KENNETT RIVER VIC 3234

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from 26/10/2016

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP061188
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/10/2019 11:44

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The document is invalid if this cover sheet is removed or altered.

*Received
31/10/19*

LP 61188
EDITION 1
PLAN APPROVED
9/6/64

2 SHEETS
SHEET 1

COLOUR CODE
E-1 = BLUE
E-2 = BROWN
E-3 = PURPLE
E-4 = GREEN

APPROPRIATIONS

THE LAND COLOURED BLUE AND PURPLE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

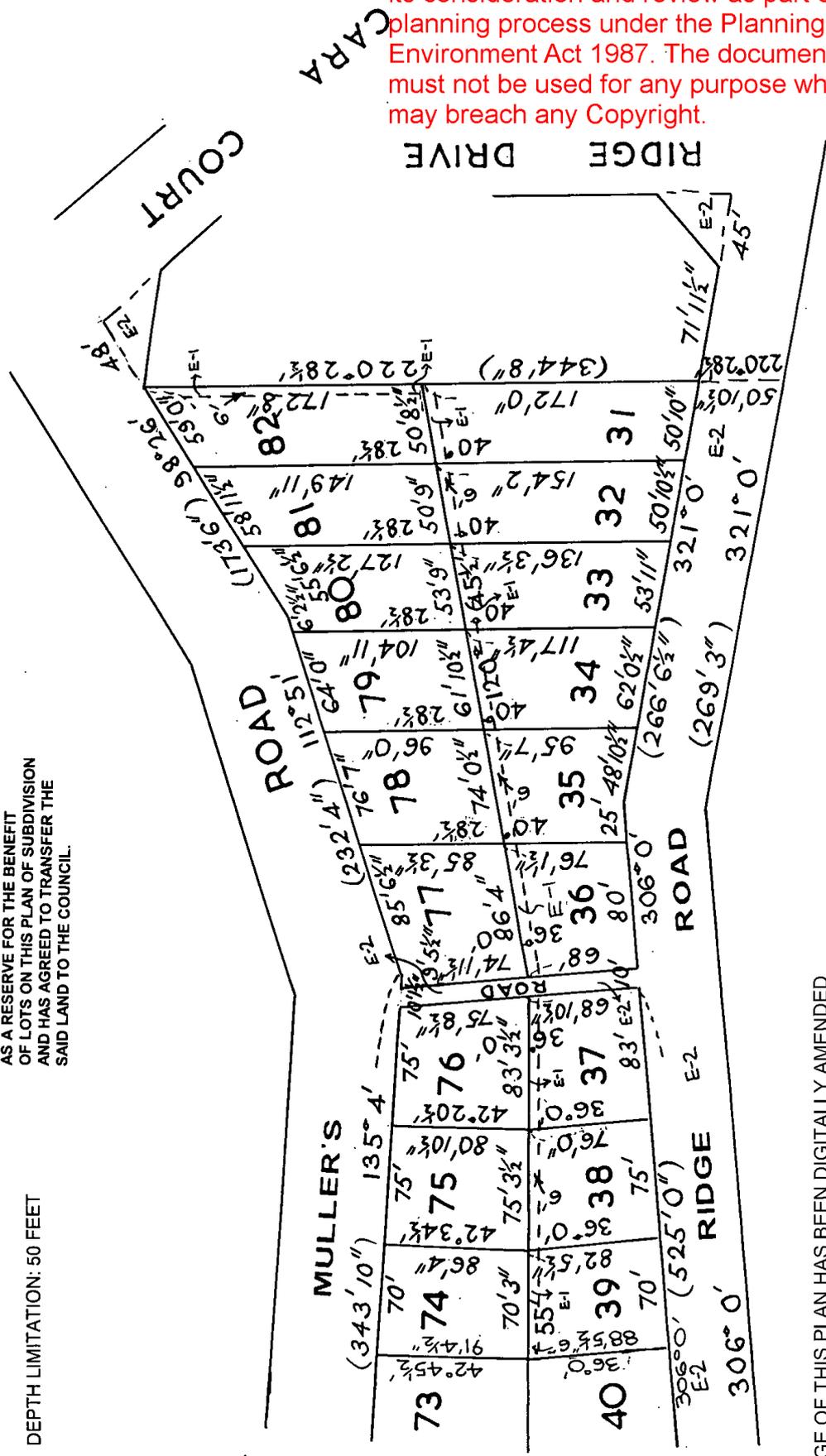
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE.

NOTE.
THE REGISTERED PROPRIETOR HAS SET APART THE LAND COLOURED GREEN AND PURPLE AS A RESERVE FOR THE BENEFIT OF LOTS ON THIS PLAN OF SUBDIVISION AND HAS AGREED TO TRANSFER THE SAID LAND TO THE COUNCIL.

VOL.8284 FOL.228
MEASUREMENTS ARE IN FEET AND INCHES

DEPTH LIMITATION: 50 FEET

PLAN OF SUBDIVISION
PART OF CROWN ALLOTMENT 10A
PARISH OF WONGARRA
COUNTY OF POLWARTH



SEE SHEET 2

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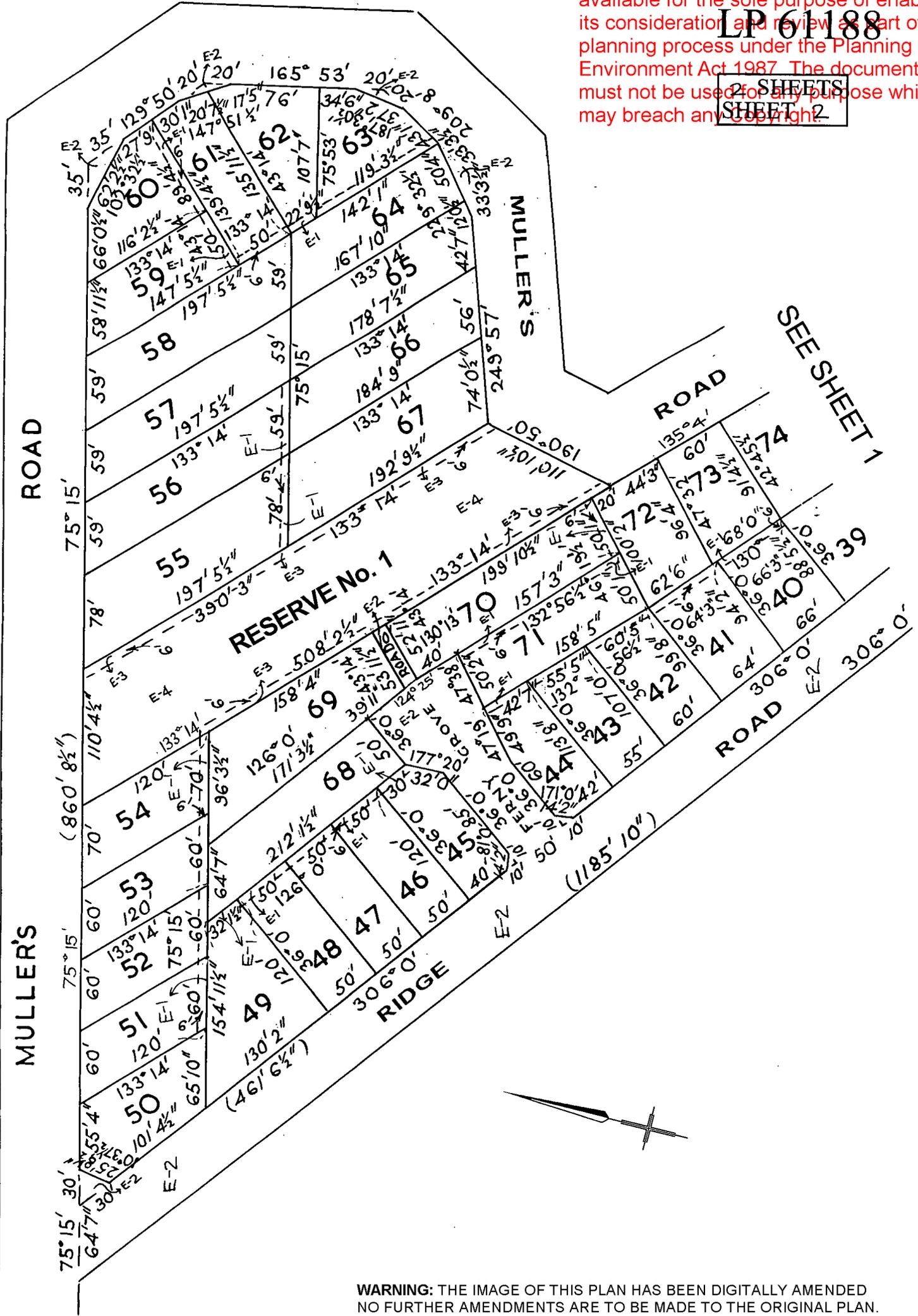
WARNING: THE IMAGE OF THIS PLAN HAS BEEN DIGITALLY AMENDED
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN.

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31/10/19

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LP 61188

2 SHEETS
SHEET 2



WARNING: THE IMAGE OF THIS PLAN HAS BEEN DIGITALLY AMENDED
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN.

Received
31/10/19

Rosevear Planning Associates

7 Sky Court
Jan Juc Victoria 3228
Phone: 0418 398 652
E-Mail:
rosevearpa@bigpond.com

October 2019



24 CASSIDY DRIVE KENNETT RIVER.

1: Introduction:

The application seeks a planning permit to allow the construction of alterations and additions to an existing dwelling at 24 Cassidy Drive in Kennett River.

The property is currently developed with a single dwelling and has been predominantly cleared of vegetation to provide appropriate defensible space in response to the high bushfire risk associated with this area.

The site is covered by the Township Zone (TZ), Bushfire Management Overlay (BMO), Design and Development Overlay Schedule 4 (DDO4), Erosion Management Overlay Schedule 1 (EMO1), Neighbourhood Character Overlay Schedule 1 (NCO1) and Significant Landscape Overlay Schedule 2 (SLO2) under the provisions of the Colac Otway Planning Scheme.

A planning permit is required to undertake buildings and works associated with the construction of a single dwelling on the lot under the provisions of the NCO1 and SLO2.

This report considers the merits of the proposal against the relevant application requirements and planning criteria of the Colac Otway Planning Scheme.

2: Proposal:

The proposed dwelling additions will be constructed over an established deck area at the rear of the existing dwelling and will add a new dining room, accessible from the kitchen. An eyebrow eave will be constructed on the northeast and northwest facades and the additions will be clad in material selected to match the existing building.

The proposal will not alter the setbacks or the height of the existing building.

A new studio will also be constructed at the rear of the existing dwelling and will be used by the residents to further their interest in art. This building will be asymmetrical in shape, 4.0m high and will comprise an enclosed floor area of 14.5sqm with a 2.8sqm entry deck.

3: Existing Site Conditions and Surrounding Area:

Cassidy Drive is located on the Lorne side of Kennett River and together with Ridge Road forms a loop, accessible directly from the Great Ocean Road. The area is steeply undulating and has been developed with generally modest sized dwellings located beneath large canopy trees with most of the understorey removed to manage fire risk.

Dwelling design in the area is strongly dictated by the sloping nature of the land and generally utilises an elevated built form, over two stories, with the lower level and driveways substantially benched into the site.

24 Cassidy Drive is located on the high side of the road and is located opposite a large area of Crown Land forming part of the Great Otway National Park. The site has four direct abutments, which have all been developed by single dwellings, located in a vegetated setting as follows:

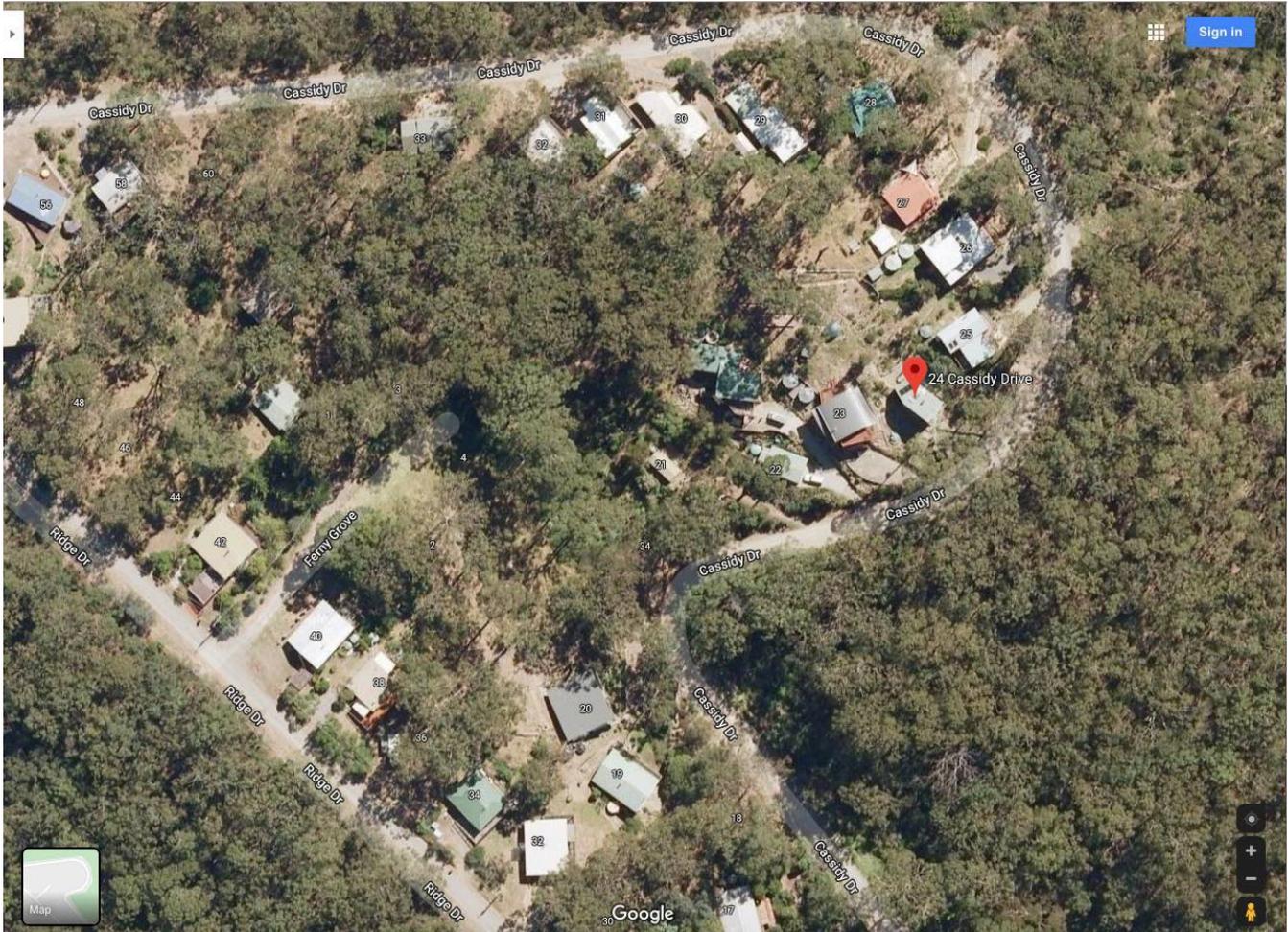
- 23 Cassidy Drive, adjoins the western side boundary.
- 25 & 26 Cassidy Drive adjoin the eastern side boundary and
- 30 Cassidy Drive adjoins the northern rear boundary



The image above shows the adjoining property at 23 Cassidy Drive, viewed from the driveway of the subject land.



The image above shows the adjoining property at 25 Cassidy Drive, viewed from the driveway of the subject land.



4: Title:

Under Section 61(4) of the Planning & Environment Act 1987 the Responsible Authority must not issue a planning permit that would result in a breach of a registered restriction.

The subject land is described as Lot 64 on Plan of Subdivision 061188 and a review of the title certificate did not indicate any restrictions that would prevent the development of alterations and additions as proposed.

5: Aboriginal Cultural Heritage:

Pursuant to Section 52(1) of the Aboriginal Heritage Act 2006 if a Cultural Heritage Management Plan (CHMP) is required a planning permit cannot be granted until a copy of the approved CHMP is provided and cannot grant a permit for an activity that is inconsistent with the approved CHMP [s. 52(3)].

The subject site is not located within an area of cultural heritage sensitivity and therefore a CHMP is not required.

6: Zoning & Overlay Provisions:

The land is zoned Township Zone under the provisions of the Colac Otway Planning Scheme and a planning permit is not required for the proposed buildings and works under Clause 32.05 as follows:

Township - TZ

Criteria	Standard	Proposal	Comment
<i>Clause 32.05-2</i> Use of land	No permit required to use the land for a dwelling provided: <ul style="list-style-type: none"> The requirements of Clause 32.05-2 are met. 	Alts & adds to existing Dwelling:	No permit required. The Use of the land for a dwelling is well established by the existing residence, which also establishes that the requirements of Clause 32.05-2 are satisfied.
<i>Clause 32.05-3</i> Use for a dwelling or a dependent person's unit	A lot may be used for a dwelling provided requirements are met in relation to: <ul style="list-style-type: none"> Waste water disposal Water supply Electricity supply 	Alts & adds to existing Dwelling:	No permit required The requirements for treatment of wastewater, provision of potable water and connection to a reticulated electricity supply are established by the existing dwelling.
<i>Clause 32.05-5</i> Subdivision	A permit is required to subdivide land. Must meet the Objectives & Standards specified in Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 & 56.06-8 to 56.09-2	N/A	
<i>Clause 32.05-6</i> Construction & extension of medium density housing and residential buildings	A permit is required to construct &/or extend one dwelling on: <ul style="list-style-type: none"> a lot of < 300sqm a lot of between 330sqm & 500sqm if specified in a schedule A permit is required to construct or extend a front fence within 3 metres of a street if: <ul style="list-style-type: none"> The fence is associated with one dwelling on: A lot of less than 300 square metres, or A lot of between 300 and 500 square metres if specified in a schedule to this zone, and The fence exceeds the maximum height specified in Clause 54.06-2. 	Subject Lot is > 300sqm. Subject Lot is > 500sqm. No fencing proposed	N/A

	<p>A development must meet the requirements of Clause 54.</p> <p>No permit is required to:</p> <ul style="list-style-type: none"> Construct or carry out works normal to a dwelling. Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level. Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased. 	<p>The proposal complies with Clause 54</p> <p>Alts & adds to an existing dwelling</p> <p>N/A</p> <p>N/A</p>	
Clause 32.05-10 Buildings & works	A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.05-2.	Buildings & works associated with Section 1 use	No permit required
Clause 32.01-6 Advertising signs	Advertising sign requirements are at Clause 52.05. Category 3.	N/A	N/A

The land is also affected by the Bushfire Management Overlay (BMO), Design and Development Overlay Schedule 4 (DDO4), Erosion Management Overlay Schedule 1 (EMO1), Neighbourhood Character Overlay Schedule 1 (NCO1) and Significant Landscape Overlay Schedule 2 (SLO2), and is assessed against the relevant provisions as follows:

Bushfire Overlay (WMO or BMO)

Clause	Requirement	Proposal	Permit Required
Clause 44.06-1 Buildings & works	<p><i>A permit is required to construct a building or to construct or carry out works associated with the following uses:</i></p> <ul style="list-style-type: none"> <i>Accommodation</i> <i>Child care centre</i> <i>Education centre</i> <i>Hospital</i> <i>Industry</i> <i>Place of assembly</i> <i>Retail premises</i> <i>Timber production</i> <p><i>This does not apply to any of the following:</i></p> <ul style="list-style-type: none"> <i>If a schedule to this overlay specifically states that a permit is not required.</i> <i>A building or works consistent with an agreement under Section 173 of the Act</i> 	Buildings & works associated with Accommodation (Dwelling)	No permit req. Exemption applies.

	<p>prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-3.</p> <ul style="list-style-type: none"> • An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building. • An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building. • A building or works ancillary to a dwelling if the following requirements are met: <ul style="list-style-type: none"> - The combined floor area of all buildings ancillary to the dwelling does not exceed 150 square metres. - The building or works are located more than 10 metres from any existing building used for Accommodation. • A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes. 	<p>Adds to existing dwelling = 14.8sqm (gross floor area), Studio = 17.3 sqm (gross floor area). Total increased gross floor area = 32.1sqm or 42.4% of existing.</p>	
Clause 44.06-1 Subdivision	A permit is required to subdivide land.	N/A	N/A

Design and Development Overlay – Schedule 4 (DDO4)

Coastal Towns: Skenes Creek, Kennett River, Wye River and Separation Creek.

Clause	Requirement	Proposal	Permit required
Clause 43.02-2 combined with Schedule 4 Permit triggers - Buildings and works	<p>A permit is required to:</p> <ul style="list-style-type: none"> ▪ construct a building or to construct or carry out works. This does not apply if: <ul style="list-style-type: none"> ○ If a schedule to this overlay specifically states that a permit is not required. ○ To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay. ▪ Construct a fence if specified in a schedule to this overlay 	<p>Buildings & Works</p> <p>Schedule 4 provides at Clause 2 that: A permit is not required to construct a building or carry out works</p> <p>N/A</p> <p>N/A</p>	No permit req.

<p>Clause 43.02-2 combined with Schedule 4</p> <p>Permit triggers - fences</p>	<p>A permit is required to construct a fence if specified in a schedule to this overlay.</p>	<p>No fencing proposed</p>	<p>No permit required</p>
<p>Clause 43.02-3 combined with Schedule 4</p> <p>Permit trigger - Subdivision</p>	<p>A permit is required to subdivide land.</p>	<p>No Subdivision proposed</p>	<p>N/A</p>
<p>Clause 43.02-3 combined with Schedule 4: 3.0</p> <p>Subdivision</p>	<p>A new lot must have the following minimum lot size in the relevant Precinct as shown (see table at Clause 3)</p> <p>Lots created by subdivision must:</p> <ul style="list-style-type: none"> • Provide for a dwelling or dwellings that will meet the Vision for the township, the preferred character of the Precinct and associated design guidelines; and • Where creating a battle-axe style lot, not include the area of any driveway in the lot area calculations; and • Where creating new streets, incorporate layout and public domain features, such as street trees and kerbing that meet the township Vision and preferred character of the Precinct. 	<p>No subdivision proposed</p>	<p>N/A</p>
<p>Clause 43.02-4 and Schedule</p> <p>Advertising signs</p>	<p>Advertising sign requirements are at Clause 52.05-9 Category 4</p>	<p>N/A</p>	<p>N/A</p>

Significant Landscape Overlay – Schedule 2 (SLO2)

Coastal Towns: Skenes Creek, Kennett River, Wye River and Separation Creek.

Clause	Requirement	Proposal	Permit required
<p>Clause 42.03-2 combined with Schedule 2</p> <p>Permit triggers – buildings and works</p>	<p>A permit is required to:</p> <ul style="list-style-type: none"> • construct a building or carry out works. This does not apply: <ul style="list-style-type: none"> ○ If a schedule to this overlay specifically states that a permit is not required. ○ To the conduct of agricultural 	<p>Buildings & Works</p> <p>Schedule 2 does not exempt buildings and works</p> <p>N/A</p>	<p>Permit required</p>

	<p><i>activities including ploughing and fencing (but not the construction of dams) unless a specific requirement for that activity is specified in a schedule to this overlay.</i></p>		
<p>Clause 42.03-2 combined with Schedule 2 : 3.0 Permit triggers – construct fence</p>	<p>A permit is required to</p> <ul style="list-style-type: none"> Construct a fence if specified in the schedule to this overlay. <p>Clause 3.0 of Schedule 2 requires a permit to construct a fence, other than:</p> <ul style="list-style-type: none"> a post and wire fence that is less than 1.2 metres in height if on the front boundary a post and wire fence that is less than 1.5m in height if on any other boundary. <p>For the purpose of this clause a post and wire fences includes wire strands, wire mesh ('ringlock'), chainmesh and similar open rural style fencing.</p>	<p>No fencing proposed</p>	<p>No permit req.</p>
<p>Clause 42.03-2 combined with Schedule 2: 3.0 Permit triggers - Vegetation</p>	<p>A permit is required to:</p> <ul style="list-style-type: none"> Remove, destroy or lop any vegetation specified in a schedule to this overlay. <p>This does not apply:</p> <ul style="list-style-type: none"> If the table to Clause 42.03-3 specifically states that a permit is not required. To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16. <p>Clause 3.0 of Schedule 2 requires a permit to remove, destroy or lop a tree, This does not apply to:</p> <ul style="list-style-type: none"> A tree having a single trunk circumference less than 0.5 metre at a height of one metre above the ground level. The pruning of a tree for regeneration or ornamental shaping. A tree which is dead or dying. 	<p>No vegetation removal req.</p> <p>N/A</p> <p>N/A</p>	<p>N/A</p>

	<p>buildings and the floor area of the extension does not exceed 20m2;</p> <p>Road works undertaken by a public authority;</p> <p>Minor structures ancillary to an existing dwelling where the floor area of the structure does not exceed 20m2;</p> <p>The removal, destruction or lopping of any vegetation providing the roots below ground level are retained;</p> <p>Timber production where all timber production activities comply with the Code of Forest Practices for Timber Production (Revision No.2 November 1996) or as amended from time to time in accordance with section 55 of the Conservation, Forests and Lands Act 1987, and/or the Timber harvesting Prescriptions for Environmental Protection – Otway Region Private Land Native Forests and Plantations, where details of management of landslip risk have been provided to the satisfaction of the Responsible Authority;</p> <p>In the Farming Zone, the construction of an outbuilding with a floor area less than 150m2 for non habitable agricultural purposes.</p>	<p>which is already roofed and will comprise 14.8sqm.</p> <p>N/A</p> <p>The proposed studio is a minor structure with a floor area of 17.3sqm. only</p> <p>No vegetation removal required.</p> <p>N/A</p> <p>N/A</p>	<p>No permit req.</p>
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7: Discussion:

The proposed Buildings and Works require a planning permit under the NCO1 and SLO2 only.

NCO1 and SLO2 provide the main objectives and performance criteria to ensure that development proposals achieve an outcome that is consistent with the preferred neighbourhood character for the area and Schedule 1 of the NCO also modifies a number of standards within Clause 54.

The proposed development has been assessed against Clause 54 as modified by NCO1 and a copy of this assessment is attached to this report.

The proposed Alterations and Additions comply with all relevant Objectives and Standards of Clause 54 including those modified by NCO1 and are consistent with the preferred character objectives identified.

SLO2 specifically targets fencing and removal of vegetation, neither of which are proposed by this application.

8: Conclusion

The proposed alterations and additions are of a minor scale only and are located at the rear of the existing dwelling where they will have little, if any influence on the streetscape character of the area or the amenity of adjoining properties.

The proposed buildings and works do not trigger a permit under the Township Zone and have been shown to comply with the relevant Overlay requirements.

It is therefore concluded that the proposal has made an appropriate response to the site and will deliver an outcome consistent with the established and preferred neighbourhood character.

ATTACHMENT – ASSESSMENT AGAINST CLAUSE 54 WITH NCO1 VARIATIONS

MODIFIED STANDARDS IDENTIFIED BY SHADING Last updated as at VC116

54.02 NEIGHBOURHOOD CHARACTER				
54.02-1 Neighbourhood Character Objectives	Met?	Standard A1	Met?	Comments
<i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i> <i>To ensure that development responds to the features of the site and the surrounding area</i>	Yes	<i>The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i>	Yes	The design response is responsive to the existing dwelling and the sloping nature of the land. The resulting built form is typical of other development in the area.
54.02-2 Integration With The Street Objective	Met?	Standard A2	Met?	Comments
<i>To integrate the layout of development with the street</i>	Yes	<i>Development should be oriented to front existing and proposed streets</i>	Yes	The existing dwelling fronts Cassidy Drive
		<i>High fencing in front of dwellings should be avoided if practicable</i>	Yes	No new fencing proposed.
		<i>Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces</i>	Yes	The existing dwelling fronts Cassidy Drive.
54.03 SITE LAYOUT AND BUILDING MASSING				
54.03-1 Street Setback Objective	Met?	Standard A3	Met?	Comments
<i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site</i>	Yes	NCO modified requirements <i>Walls of buildings should be set back at least 7 metres from the front street and side street setbacks should meet the distances specified below:</i> <i>The site is on a corner:</i> <i>The same distance as the setback of the front wall of any existing building on the abutting allotment facing the street or 2 metres whichever is the lesser.</i>	Yes	Unaltered from existing conditions. Complies
		<i>Porches, pergolas and verandahs that are < 3.6m high and eaves may encroach ≤ 2.5m into the setbacks of this standard</i>	N/A	
54.03-2 Building Height Objective	Met?	Standard A4	Met?	Comments
<i>To ensure that the</i>	No	NCO modified standard		

<p>height of buildings respects the existing or preferred neighbourhood character</p>		<p>- The maximum building height should not exceed 8.0 metres or two storeys whichever is the lesser.</p> <p>- Buildings should be stepped to follow the contours of the site.</p> <p>-</p> <p>- Changes of building height between existing buildings and new buildings should be graduated</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>	<p>The proposed alterations and additions will not alter the maximum height of the existing building.</p> <p>The proposed Alts & Adds have been designed to respond to the existing dwelling on the land.</p> <p>N/A</p>
<p>54.03-3 Site Coverage Objective</p>	<p>Met?</p>	<p>Standard A5</p>	<p>Met?</p>	<p>Comments</p>
<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site</p>	<p>Yes</p>	<p>NCO modified requirements The site area covered by buildings should not exceed the following amounts in the Precincts as shown on the Character Precinct Maps at Clause 21.04-13 (Skenes Creek), 21.04-14 (Kennett River) and 21.04-15 (Wye River and Separation Creek):</p> <ul style="list-style-type: none"> - Wye River Precinct 1 – 20% - Wye River Precinct 2 – 20% - Kennett River Precinct 1 – 20% - Kennett River Precinct 2 – 20% - Separation Creek Precinct 1 – 25% - Skenes Creek Precinct 1 – 20% - Skenes Creek Precinct 2 – 25% - 	<p>Yes</p>	<p>Kennett River Precinct: - 20%.</p> <p>Building footprint, including deck = 14.57% (105sqm).</p>
<p>54.03-4 Permeability Objectives</p>	<p>Met?</p>	<p>Standard A6</p>	<p>Met?</p>	<p>Comments</p>
<p>To reduce the impact of increased stormwater run-off on the drainage system</p> <p>To facilitate on-site stormwater infiltration</p>	<p>Yes</p>	<p>The site area covered by pervious surfaces should be at least 20% of the site.</p>	<p>Yes</p>	<p>The site area covered by pervious services easily exceeds 20% of the site.</p>
<p>54.03-5 Energy Efficiency Protection Objectives</p>	<p>Met?</p>	<p>Standard A7</p>	<p>Met?</p>	<p>Comments</p>
<p>To achieve and protect energy efficient dwellings</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</p>	<p>Yes</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> • Orientated to make appropriate use of solar energy • Sited and designed to ensure that the energy efficiency of existing dwellings is maximised <p>Living areas and private open space should be located on the north side of the development if practicable</p> <p>Dwellings should be designed so that solar access to north facing windows is maximised.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>No change from existing conditions.</p> <p>No change from existing conditions.</p> <p>No change from existing conditions.</p>

54.03-6 Significant Trees Objectives	Met?	Standard A8	Met?	Comments
<p>To encourage development that respects the landscape character of the neighbourhood</p> <p>To encourage the retention of significant trees on the site.</p>	Yes	<p>Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>	Yes	

54.04 AMENITY IMPACTS				
54.04-1 Side and Rear Setback Objective	Met?	Standard A10	Met?	Comments
<p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	No	<p>NCO modified requirements A new building should be set back from both side boundaries a minimum of 3 metres.</p>	Yes	No change from existing conditions.
		<p>A new building should be setback a minimum of 5 metres from the rear boundary.</p>	Yes	
		<p>A new building should be setback from the side or rear boundary a minimum of 3 or 5 metres as required above, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p>	Yes	
		<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p>	N/A	
		<p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	N/A	
54.04-2 Wall On Boundaries Objective	Met?	Standard A11	Met?	Comments
<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings</p>	Yes	<p>NCO modified requirements A new wall should not be constructed on a boundary.</p>	Yes	No walls on boundary proposed.

54.04-3 Daylight To Existing Windows Objective	Met?	Standard A12	Met?	Comments
To allow adequate daylight into existing habitable room windows	Yes	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3sqm and minimum dimensions of 1m clear to the sky. The calculation of the area may include land on the abutting lot	N/A	No existing habitable room windows within 3 m.
		Walls or carports more than 3m in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55° arc from the centre of the existing window. The arc may be swung to within 35° of the plane of the wall containing the existing window Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window Refer to diagram A2	N/A	No change from existing conditions.
54.04-4 North Facing Windows Objective	Met?	Standard A13	Met?	Comments
To allow adequate solar access to existing north-facing habitable room windows	Yes	If a north-facing habitable window of an existing dwelling is within 3m of a boundary on an abutting lot, a building should be setback from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m, for a distance of 3m from the edge of each side of the window Refer to Diagram A3	N/A	No north facing habitable room windows are located within 3m of an abutting lot boundary. Complies
54.04-5 Overshadow Open Space Objective	Met?	Standard A14	Met?	Comments
To ensure buildings do not significantly overshadow existing secluded private open space	Yes	Where sunlight to secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with minimum dimension of 3m, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September	Yes	No change from existing conditions. Complies
		If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced	N/A	

54.04-6 Overlooking Objective	Met?	Standard A15	Met?	Comments
<p>To limit views into existing secluded private open space and habitable room windows</p>	No	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45° angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above the floor level</p>	Yes	<p>No change from existing conditions.</p> <p>Complies</p>
		<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • offset a minimum of 1.5m from the edge of one window to the edge of the other, or • have sill heights of at least 1.7m above floor level, or • have obscure glazing in any part of the window below 1.7m above floor level, or • have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent 	Yes	<p>No change from existing conditions.</p> <p>Complies.</p>
		<p>Obscure glazing in any part of the window below 1.7m above floor level may be openable provided that there are no direct views as specified in this standard</p>	N/A	
		<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • perforated panels or trellis with a maximum of 25% openings or solid translucent panels • permanent, fixed and durable • designed and coloured to blend with the development 	N/A	
		<p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8m high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8m above ground level at the boundary Refer to Diagram A4</p>	N/A	

54.05 ON-SITE AMENITY AND FACILITIES				
54.05-1 Daylight To New Windows Objective	Met?	Standard A16	Met?	Comments
To allow adequate daylight into new habitable room windows	Yes	A window in a habitable room should be located to face: <ul style="list-style-type: none"> an outdoor space clear to the sky or a light court with min. area of 3sqm and min. dimension of 1m clear to the sky, not including land on an abutting lot, or a verandah provided it is open for at least one third its perimeter, or a carport provided it has two or more open sides and is open for at least one third of its perimeter 	Yes	
54.05-2 Private Open Space Objective	Met?	Standard A17	Met?	Comments
To provide adequate private open space for the reasonable recreation and service needs of residents	Yes	Dwelling should have private open space: <ul style="list-style-type: none"> of 80sqm or 20% of the lot area, whichever is the lesser but not less than 40sqm at least one part of the POS should consist of 25sqm secluded POS with a min. width of 3m at the side or rear with convenient access from a living room 	Yes	
54.05-3 Solar Access To Open Space Objective	Met?	Standard A18	Met?	Comments
To allow solar access into the secluded private open space of a new dwelling	Yes	The private open space should be located on the north side of the dwelling, if practicable	Yes	
		The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where h is the height of the wall Refer to Diagram A5	Yes	

54.06 DETAILED DESIGN				
54.06-1 Design Detail Objective	Met?	Standard A19	Met?	Comments
To encourage design detail that respects the existing or preferred neighbourhood character	Yes	The design of buildings, including: <ul style="list-style-type: none"> Facade articulation and detailing, Window and door proportions, Roof form, and Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	Yes	

		<p>NCO modified requirements <i>In addition to the attributes in clause 54.06-1, the design of buildings including</i></p> <ul style="list-style-type: none"> • The number of storeys, • Verandahs, eaves and parapets, • Materials, colours and finishes, and • Building siting, including space around buildings <p><i>should respect the preferred neighbourhood character of the area.</i></p>	Yes	The development proposed is consistent with the existing dwelling and will present a modest built form in keeping with the preferred neighbourhood character for this area.
54.06-2 Front Fences Objective	Met?	Standard A20	Met?	Comments
<i>To encourage front fence design that respects the existing or preferred neighbourhood character</i>	Yes	<p><i>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties</i></p> <p>NCO modified requirements <i>A front fence within 3 metres of a street should not exceed a height of 1.2 metres and should be at least 50% transparent.</i></p>	N/A	No fencing proposed
			N/A	No fencing proposed

PROPOSED ALTERATION + EXTENSION AT

24 CASSIDY DRIVE

KENNETT RIVER , 3234 VIC

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06_ PROPOSED ROOF PLAN

07_ PROPOSED ELEVATIONS

08_ PROPOSED STUDIO ELEVATIONS



Josh Crosbie Architects

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AREA SCHEDULE, m2

SITE	720.2
EXISTING FOOTPRINT	86.6
EXISTING SITE COVERAGE	12.0%
EXISTING FLOOR AREA	75.7
EXISTING DECK AREA	30.4
PROPOSED ADDITION (below existing roof)	14.8
PROPOSED STUDIO FLOOR AREA	14.5
PROPOSED STUDIO DECK	2.8
PROPOSED TOTAL AREA	105.0
PROPOSED FOOTPRINT	103.9
PROPOSED COVERAGE	14.4%

KEY

	DEMOLISHED
	EXISTING WALL
	NEW WALL
	EXISTING FLOOR AREA
	PROPOSED FLOOR AREA
	EXISTING DECK
	PROPOSED DECK



S SITE plan

PROJECT	PROPOSED ALTERATIONS + ADDITIONS	TITLE	SITE PLAN	BAL	12.5 - FZ	REVISION		ISSUED FOR: PLANNING APPROVAL	 Josh Crosbie Architects 4 Mountjoy Pde, Lorne Victoria 3232 Australia 03 5289 1107 email@joshcrosbie.com.au www.joshcrosbie.com.au ABN 34 379 602 531
ADDRESS	24 CASSIDY DVE, KENNETT RIVER VIC 3234	SCALE	1:200 @ A3	STRUC / CIVIL	TBA	NO.	DATE		
CLIENT	S + B	DRAWN	-	GEOTECH	TBA	1	-/-/-		
DATE	06.12.19	DWG	191206_01	SURVEYOR	TBA				
		REVISION	-	NATHERS	TBA			COPYRIGHT 2019	

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AREA SCHEDULE, m2

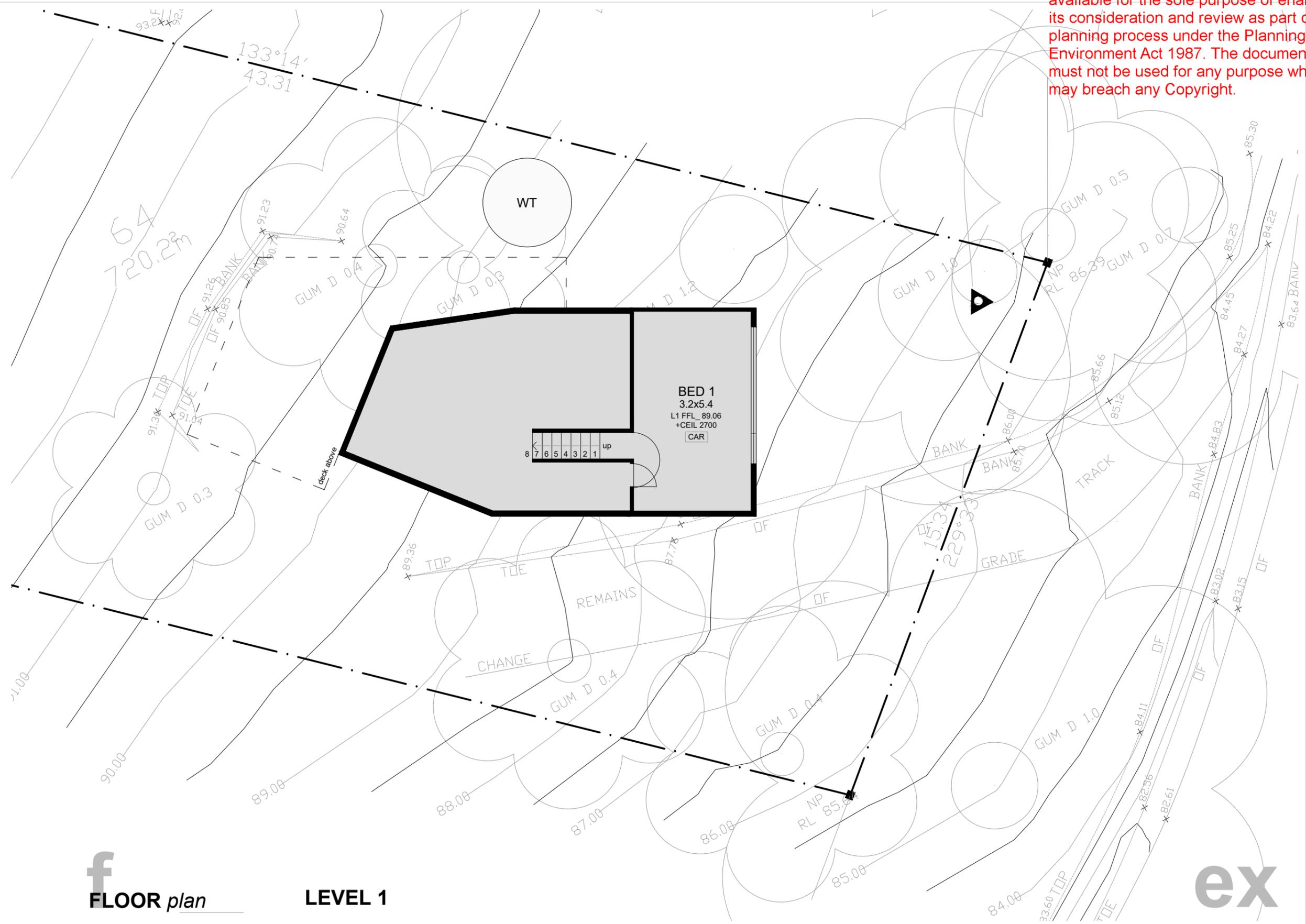
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KEY

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	EXISTING WALL
	NEW WALL
	EXISTING FLOOR AREA
	PROPOSED FLOOR AREA
	EXISTING DECK
	PROPOSED DECK

LEGEND

ac	AIR CONDITIONER
acc	AIR CONDENSER
bth	BATH
cd	CLOTHES DRYER
dp	DOWNSPIPE
dsk	DESK
dw	DISHWASHER
fp	FIREPLACE
fr	FRIDGE
gh	GAS HEATER
hr	HANGRAIL
htr	HEATED TOWEL RAIL
jo	JOINERY
lin	LINEN PRESS
mc	MIRROR CABINET
mi	MIRROR
ov	OVEN
ply	PANTRY
rb	ROBE
rh	RANGEHOOD
sb	SPLASHBACK
sh	SHELVES
shr	SHOWER
shr ex	EXTERNAL SHOWER
si	SINK
s/l	SKYLIGHT
sn	SHOWER NOOK
st	STORAGE
sv	STOVE
tp	TAP
tp ex	EXTERNAL TAP
tr	TROUGH
vb	VANITY BASIN
wh	WOOD HEATER
wm	WASHING MACHINE
wr	WINE RACK
wt	WATER TANK
	HARD WIRED SMOKE DETECTOR
	EXHAUST FAN (WITH DAMPER)
	ELECTRICAL SWITCHBOARD
hws	HOT WATER SERVICE
	POLISHED TIMBER
	CARPET
	TILES
	POLISHED CONCRETE



f FLOOR plan **LEVEL 1**

PROJECT	PROPOSED ALTERATIONS + ADDITIONS	TITLE	EX_LEVEL 1 PLAN	BAL	12.5 - FZ	REVISION	<table border="1"> <thead> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> </thead> <tbody> <tr><td>1</td><td>-/-/-</td><td>-</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	-/-/-	-							<p>ISSUED FOR:</p> <p>PLANNING APPROVAL</p> <p>COPYRIGHT 2019</p>	<p>Josh Crosbie Architects 4 Mountjoy Pde, Lorne Victoria 3232 Australia 03 5289 1107 email@joshcrosbie.com.au www.joshcrosbie.com.au ABN 34 379 602 531</p>
NO.	DATE	DESCRIPTION																			
1	-/-/-	-																			
ADDRESS	24 CASSIDY DVE, KENNETT RIVER VIC 3234	SCALE	1:100 @ A3	STRUC / CIVIL	TBA																
CLIENT	S + B	DRAWN	-	GEOTECH	TBA																
DATE	06.12.19	DWG	191206_02	SURVEYOR	TBA																
		REVISION	-	NATHERS	TBA																

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AREA SCHEDULE, m2

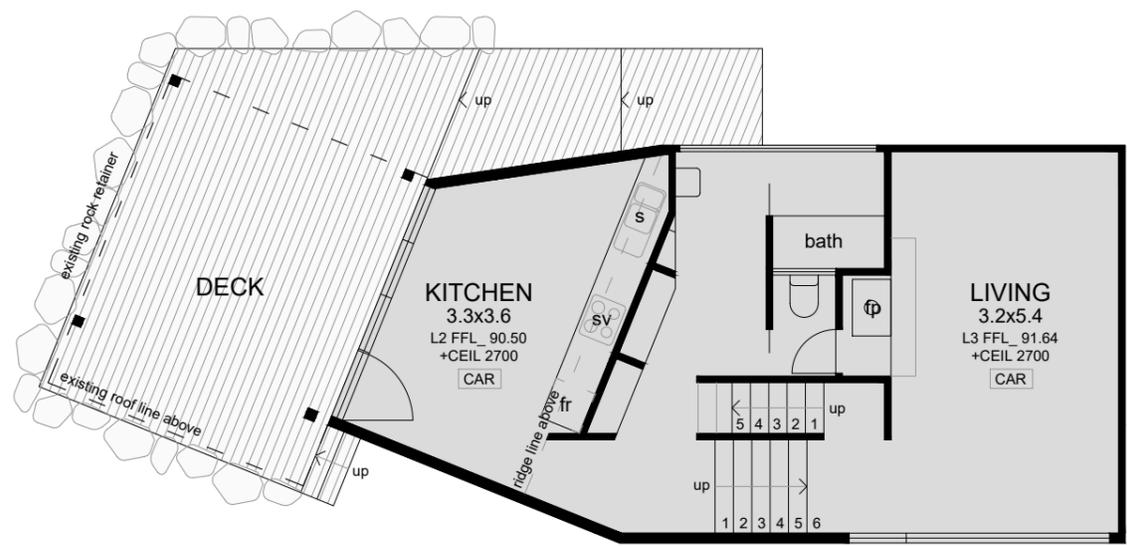
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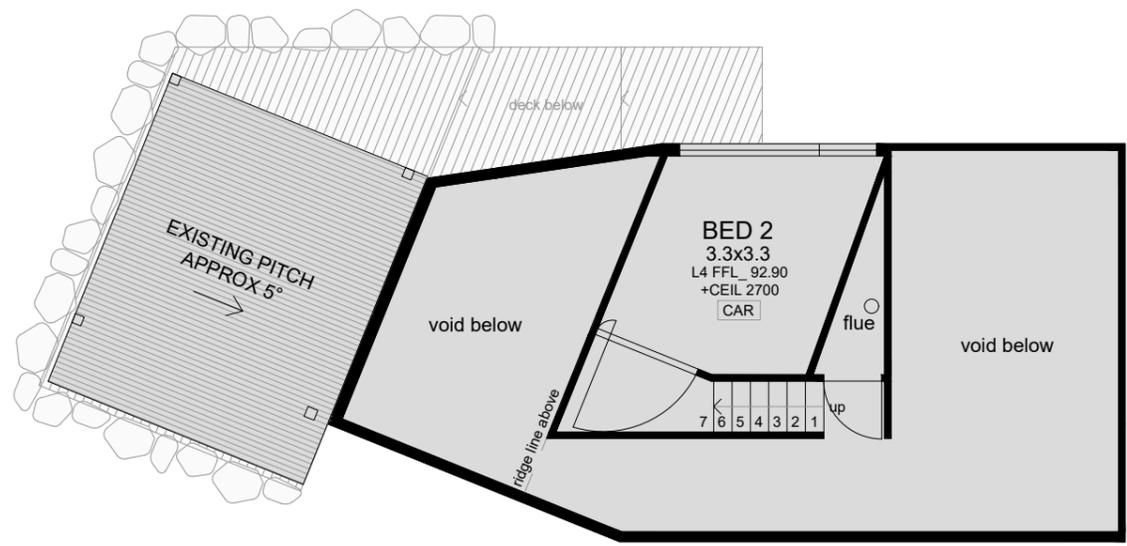
	DEMOLISHED
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	NEW WALL
	EXISTING FLOOR AREA
	PROPOSED FLOOR AREA
	EXISTING DECK
	PROPOSED DECK

LEGEND

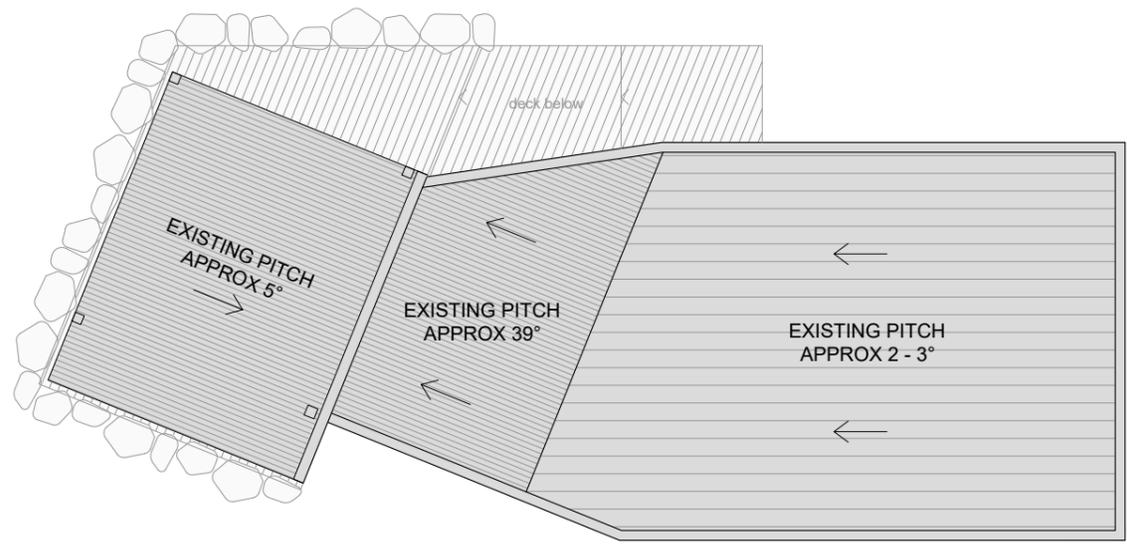
ac	AIR CONDITIONER
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bth	BATH
cd	CLOTHES DRYER
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dsk	DESK
dw	DISHWASHER
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htr	HEATED TOWEL RAIL
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hws	HOT WATER SERVICE
	POLISHED TIMBER
	CARPET
	TILES
	POLISHED CONCRETE
	EXPOSED CONCRETE



LEVEL 2



LEVEL 3

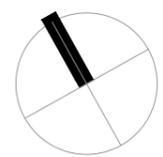


ROOF PLAN

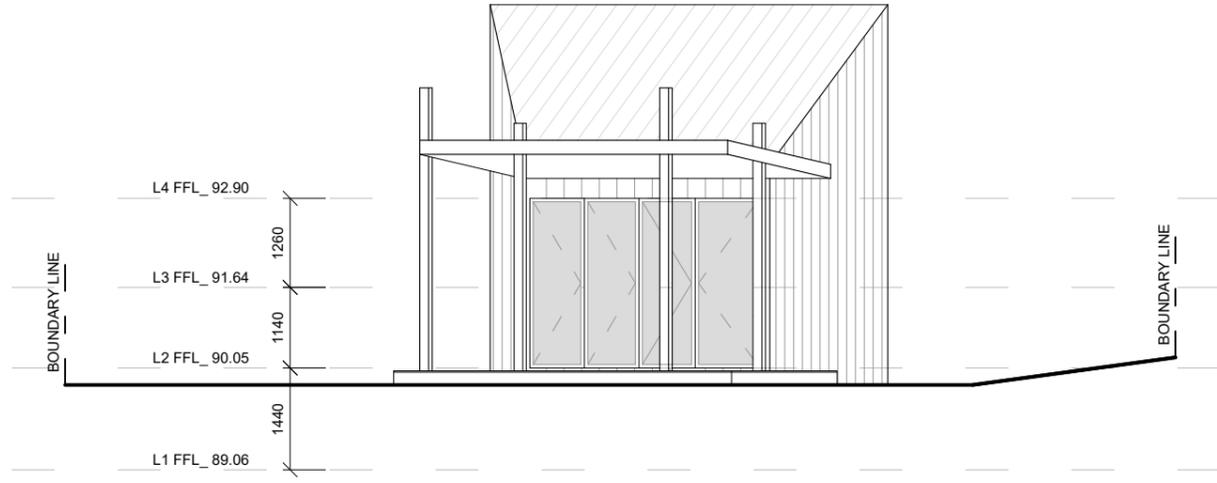
f FLOOR plan

ex

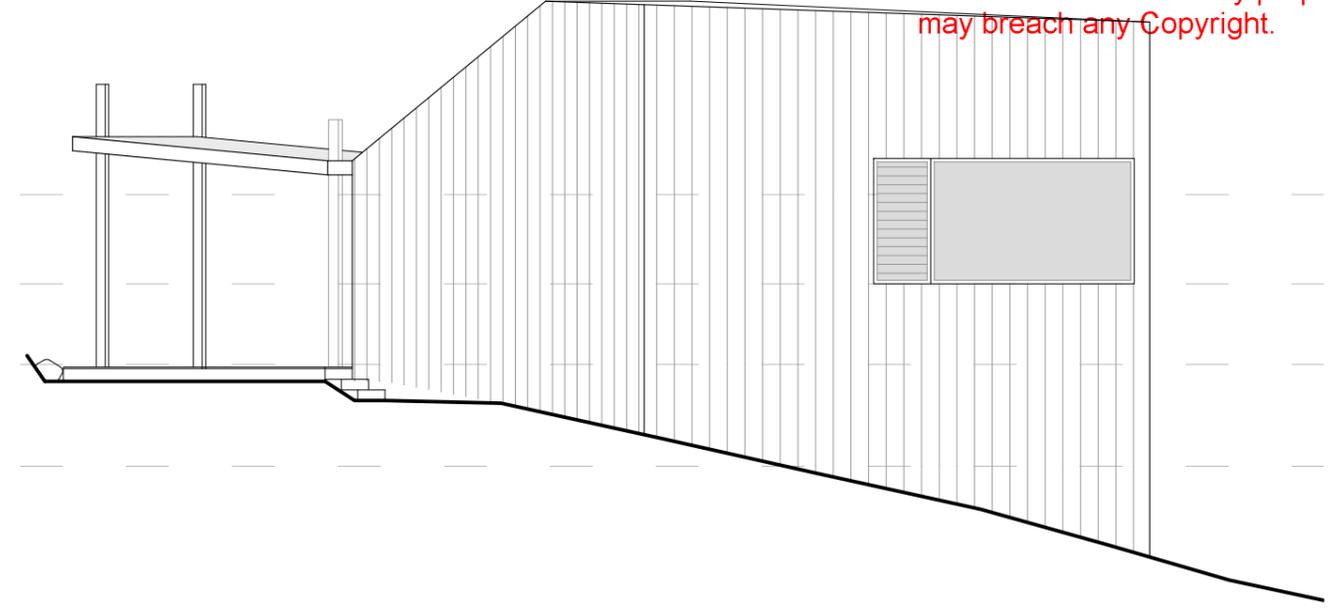
PROJECT	PROPOSED ALTERATIONS + ADDITIONS	TITLE	EX_LEVEL 2 + 3 PLAN	BAL	12.5 - FZ	REVISION		ISSUED FOR:	 <p>Josh Crosbie Architects 4 Mountjoy Pde, Lorne Victoria 3232 Australia 03 5289 1107 email@joshcrosbie.com.au www.joshcrosbie.com.au ABN 34 379 602 531</p>
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DATE	06.12.19	DWG	191206_03	SURVEYOR	TBA				
		REVISION	-	NATHERS	TBA			COPYRIGHT 2019	



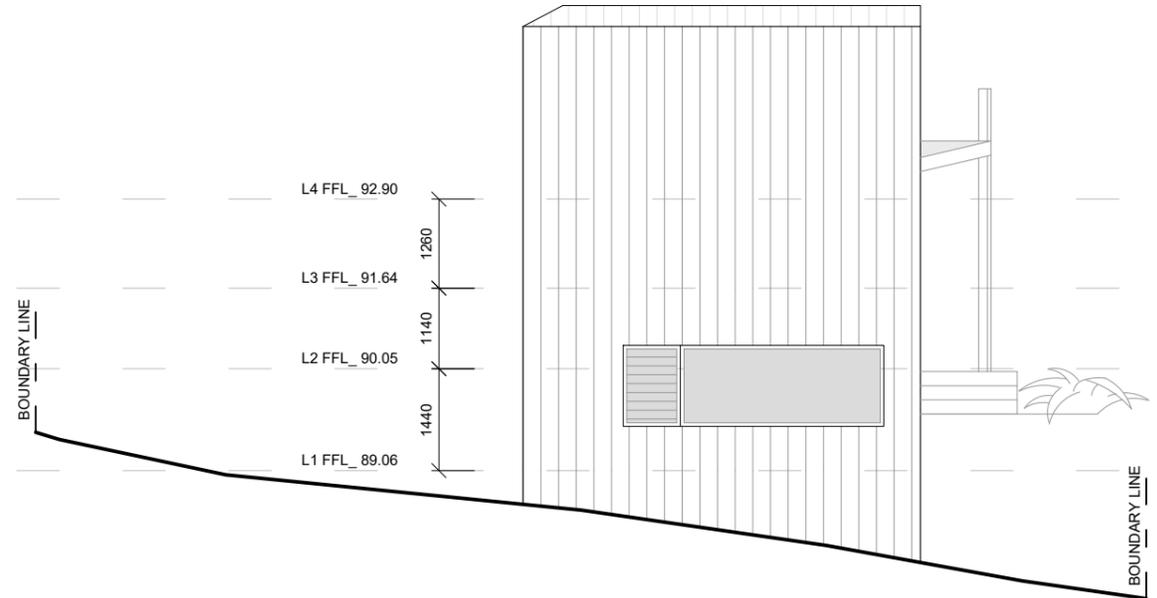
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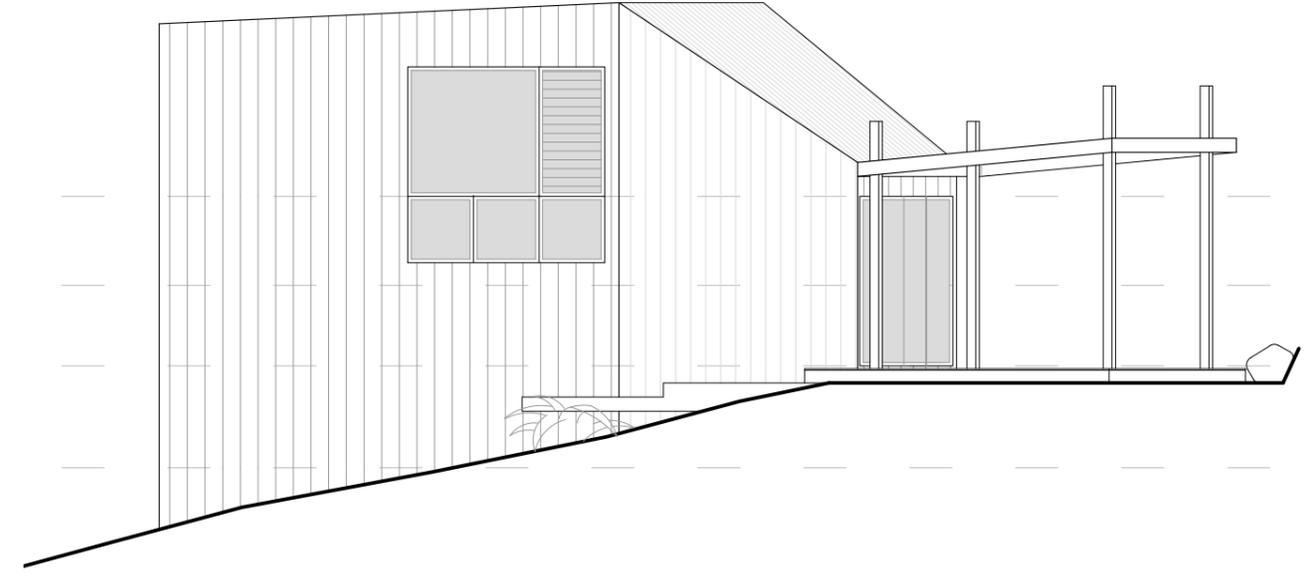
nw
NORTH-WEST elevation



sw
SOUTH-WEST elevation



se
SOUTH-EAST elevation



ne
NORTH-EAST elevation

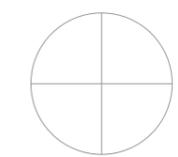
ex

PROJECT	PROPOSED ALTERATIONS + ADDITIONS
ADDRESS	24 CASSIDY DVE, KENNETT RIVER VIC 3234
CLIENT	S + B
DATE	06.12.19

TITLE	EX_ELEVATIONS
SCALE	1:100 @ A3
DRAWN	-
DWG	191206_04
REVISION	-

BAL	12.5 - FZ
STRUC / CIVIL	TBA
GEOTECH	TBA
SURVEYOR	TBA
NATHERS	TBA

REVISION		
NO.	DATE	DESCRIPTION
1	--/--	-



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TILE	TILES
CONC	POLISHED CONCRETE
SLAB	EXPOSED CONCRETE



f FLOOR plan

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		REVISION	-	NATHERS	TBA									

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AREA SCHEDULE, m2

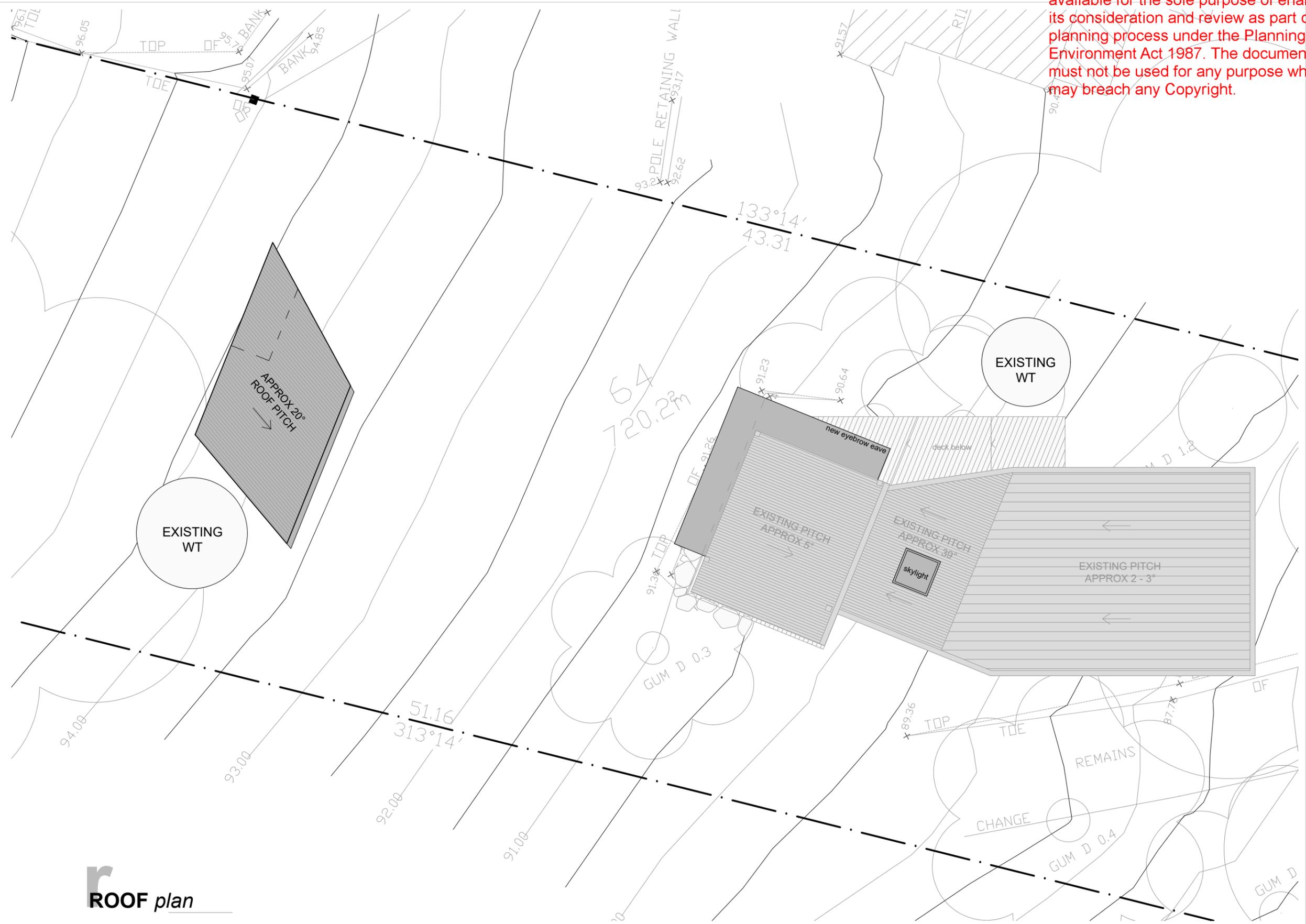
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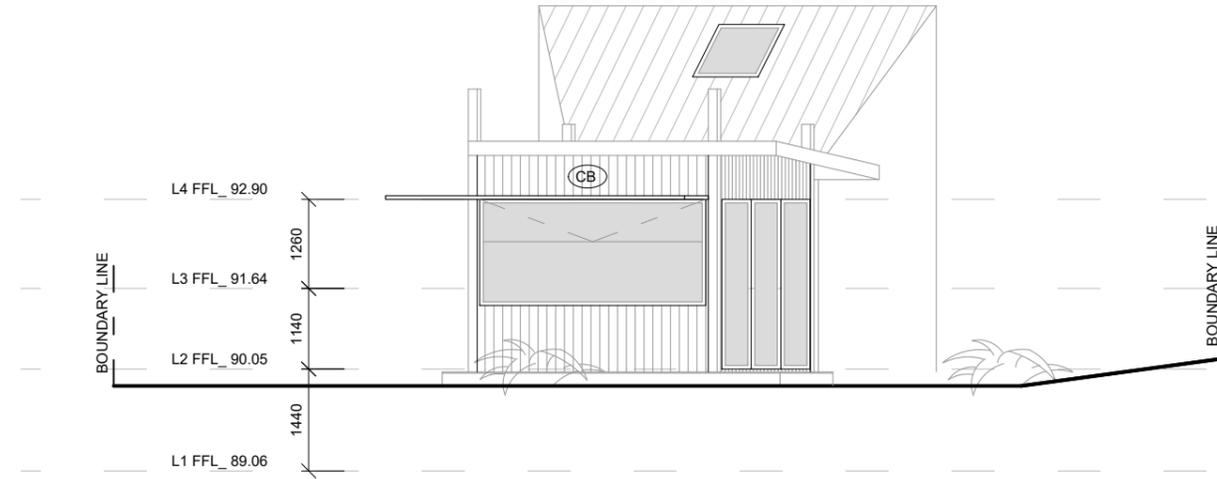
r ROOF plan

PROJECT	PROPOSED ALTERATIONS + ADDITIONS	TITLE	PR_ROOF PLAN	BAL	12.5 - FZ	REVISION	ISSUED FOR: PLANNING APPROVAL	 <p>Josh Crosbie Architects 4 Mountjoy Pde, Lorne Victoria 3232 Australia 03 5289 1107 email@joshcrosbie.com.au www.joshcrosbie.com.au ABN 34 379 602 531</p>
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CLIENT	S + B	DRAWN	-	GEOTECH	TBA	1 -/-/-	COPYRIGHT 2019	
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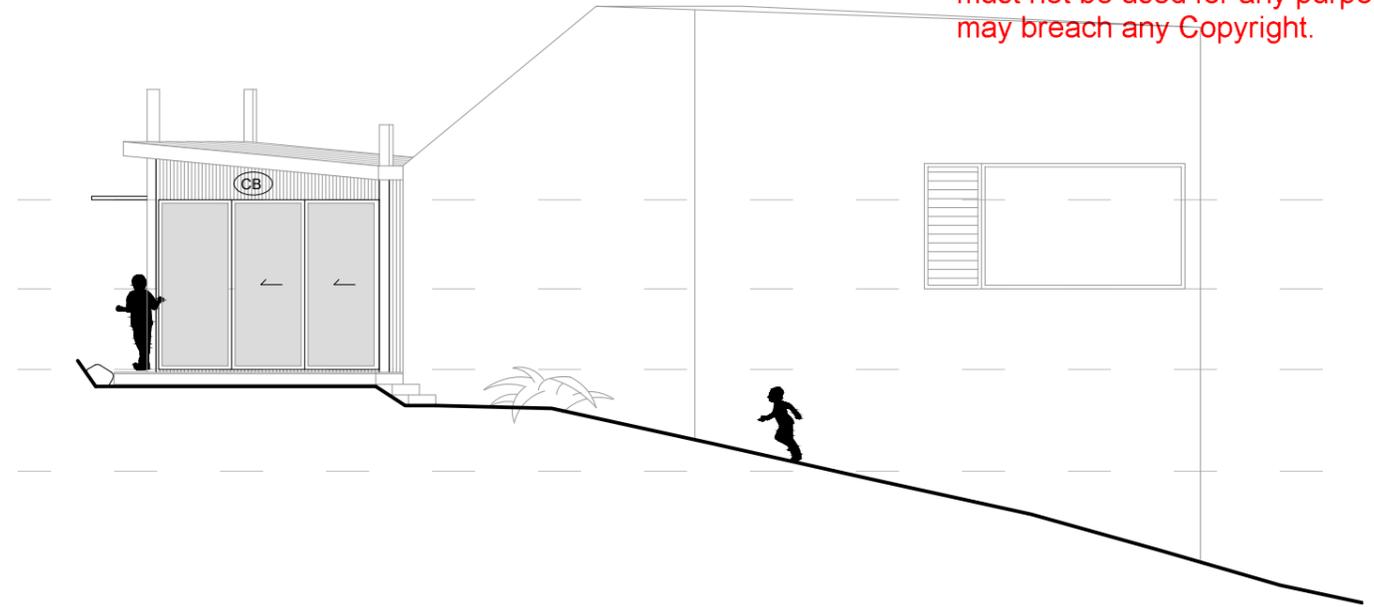
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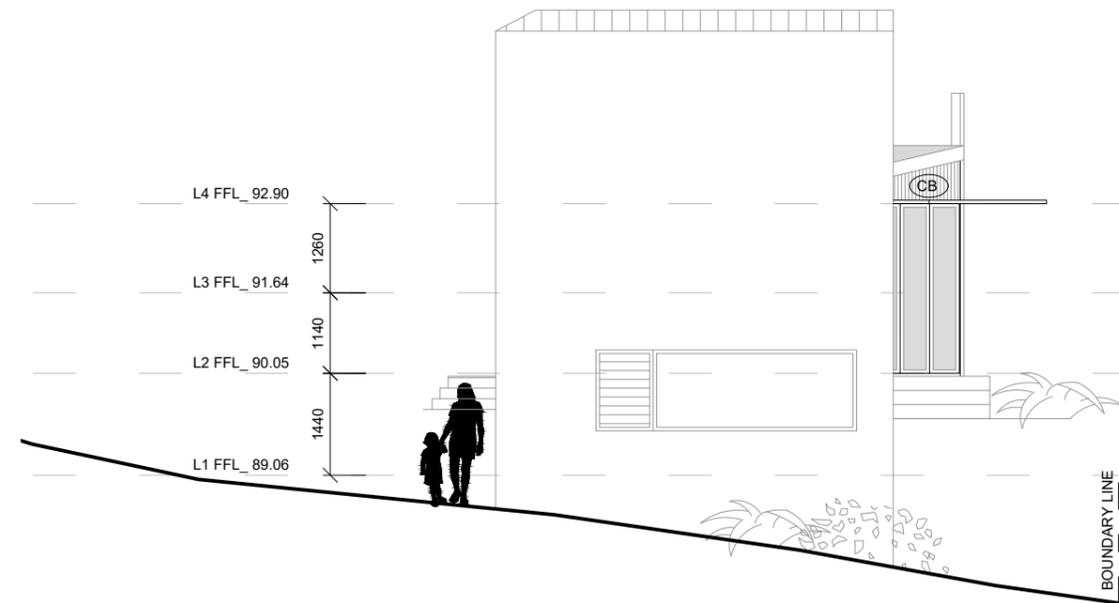
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COLOUR TO MATCH EXISTING DWELLING



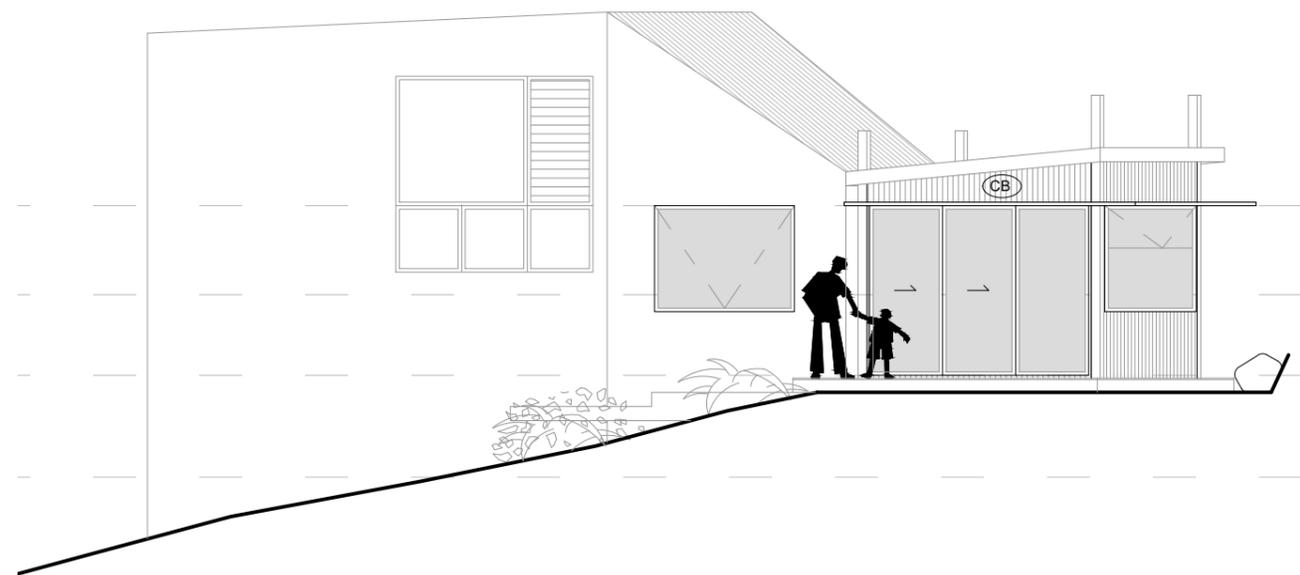
nw
NORTH-WEST elevation



sw
SOUTH-WEST elevation



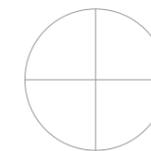
se
SOUTH-EAST elevation



ne
NORTH-EAST elevation

PROJECT	PROPOSED ALTERATIONS + ADDITIONS	TITLE	PR_ELEVATIONS	BAL	12.5 - FZ
ADDRESS	24 CASSIDY DVE, KENNETT RIVER VIC 3234	SCALE	1:100 @ A3	STRUC / CIVIL	TBA
CLIENT	S + B	DRAWN	-	GEOTECH	TBA
DATE	06.12.19	DWG	191206_07	SURVEYOR	TBA
		REVISION	-	NATHERS	TBA

REVISION		
NO.	DATE	DESCRIPTION
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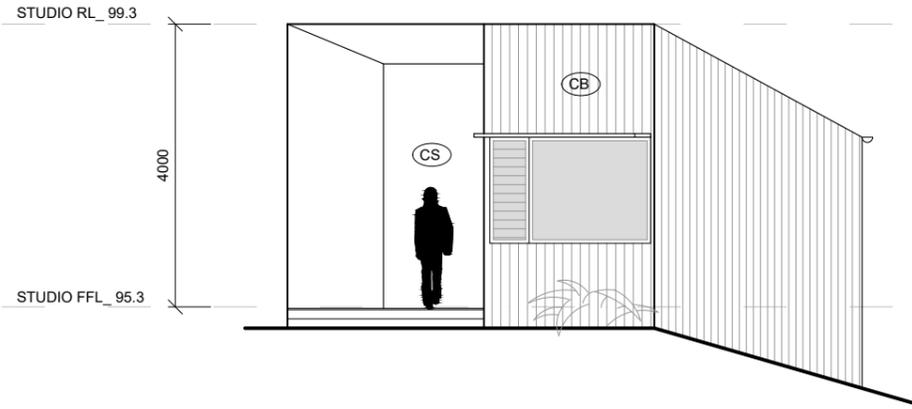


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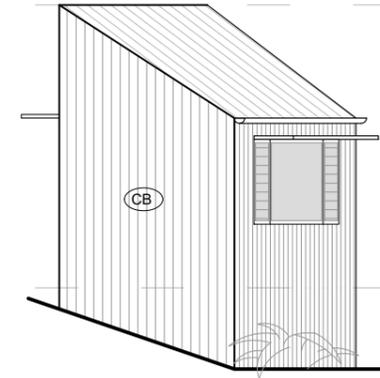
CLADDING LEGEND

- CB COLORBOND
COLOUR TO MATCH EXISTING DWELLING
- CS COMPRESSED SHEET

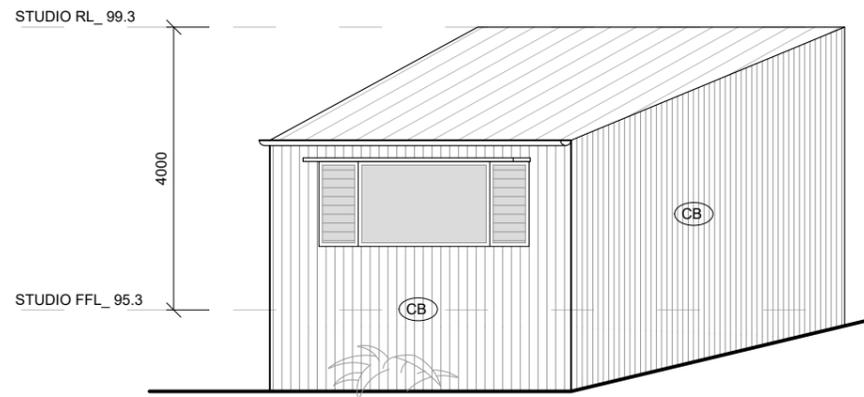
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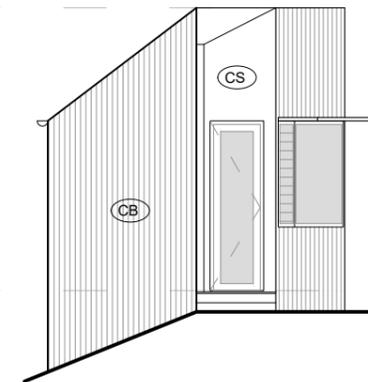
nw
NORTH-WEST elevation



sw
SOUTH-WEST elevation



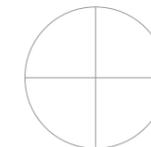
se
SOUTH-EAST elevation



ne
NORTH-EAST elevation

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CLIENT	S + B	DRAWN	-	GEOTECH	TBA
DATE	06.12.19	DWG	191206_08	SURVEYOR	TBA
		REVISION	-	NATHERS	TBA

REVISION		
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1	--/--	-



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