EXHIBITION FILE

This document is 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.

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.
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?*

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?

If 'Yes', with whom?: Helen Evans via phone

Date: 08/08/2019 day / month / year

The Land

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

Street Address *

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.

Unit No.: St. No.: 13 St. Name: Prime St

Suburb/Locality: Birregurra Postcode: 3242

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?

Extension to existing dwelling as per attached site plans.

Cost $90,000

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

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

Existing Conditions

Describe how the land is used and developed now.

Single residential dwelling, applicants currently living at the property.

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

Title Information

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

- Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.
Applicant and Owner Details

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

Applicant *
The person who wants the permit.

Name:
Title: Miss  First Name: Jessica  Surname: Buchanan
Organisation (if applicable):
Postal Address:
Unit No.:  St. No.:  St. Name: Prime St
Suburb/Locality: Birregurra  State: Vic  Postcode: 3242

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
Business phone:  Mobile phone: 0429308908
Email:  Fax:

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

Name:
Title:  First Name: Surname:
Organisation (if applicable):
Postal Address:
Unit No.:  St. No.:  St. Name: Prime St
Suburb/Locality:  State:  Postcode: 3242

Contact person's details *
Name:
Title:  First Name: Surname:
Organisation (if applicable):
Postal Address:
Unit No.:  St. No.:  St. Name: Prime St
Suburb/Locality:  State:  Postcode:

Information requirements
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: [Signature]
Date: 04/09/2019  day / month / year
Checklist

Have you:

☑ Filled in the form completely?
☑ Paid or included the application fee?

提供的所有必要支持信息和文件?
☑ 为每个形成项目的每一宗土地提供最新、当前的登记信息。
☑ 提供现有的条件计划。
☑ 提交规划方案所需、由理事会或在规划许可清单中概述的任何信息。
☑ 在必要时，提供计划方案可能产生的影响的描述（例如，交通、噪音、环境影响）。
☑ 如果适用，提供当前的都市规划基金证书（证书的有效期为从州税务局发出之日起90天，之后无法使用）。不遵守意味着申请无效。
☑ 完成相关的规划许可清单吗？
☑ 签署了声明以上？

Need help with the Application?

如果需要帮助来完成此表格，请阅读表格末尾的更多信息。

对于使用VicSmart应用程序的帮助，请参阅VicSmart应用程序申请人指南，网址为www.planning.vic.gov.au。

关于规划流程的一般信息可在www.planning.vic.gov.au获取。

可以从理事会的规划部门获得帮助。

Lodgement

提交完成并签名的表格、费用及所有文档。

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

提交申请时，可当面、邮寄或电子方式提交。
The applicant has lived in the Birregurra community for eight years, and in the Colac Otway Shire for the entirety of her life. The applicant provided feedback to the neighbourhood character study committee during implantation of community input. The applicant is very supportive of the overlays that were implemented to ensure that picturesque small-town feel remains in Birregurra.

The applicant is requesting to build within the 3m setback as defined by schedule 14 of the Design and Development overlay. The applicant completed a courtyard to the rear of the existing building, which is in keeping with the cottage and heritage elements of the home, please see attached pictures. The developers are very conscious of the 100-year-old peppercorn tree situated to rear of the property on the right side, if we were to extend to the rear of the property it could impact this very significant tree.

The Applicant is requesting a side set back of 1500 to the right side of the property. The right side of the property boundary has well-established ‘canopy trees’ including a gum tree and hedging trees that extend from the proposed extension all the way to the front fence. The neighbouring property that we are requesting amendment to has a driveway closest to the side boundary, there is also a Barwon Water sewer main that requires a 3-metre clearance on either side located on this neighbouring property. This ensures the neighbouring property will not be able to, now or into the future build / extend closer to that side fence ensuring that we avoid a ‘boxed in’ visual.

The design of the proposed extension is in keeping with the heritage era of the existing home including the design and materials, existing and proposed garden areas. A continuation of timber cladding, pitch roof – Colourbond in keeping with original roof used in keeping with character of existing home, cottage style garden with pathways including native trees, cedar / hardwood colonial style windows and doors in keeping with the heritage style of the home. Combination of colours lighter paint used on timber cladding, darker front door, charcoal roof, red brick paving, Tuscan rock in garden areas, hardwood sleepers and posts for retaining walls. Please see attached photos.

13 Prime St has a well-established garden with significant trees such as the peppercorn tree situated on the right side of the property. This tree was at risk of being damaged during the implementation of Barwon Water sewerage development and the applicants advocated that easements be moved to ensure the tree’s protection. This demonstrates the importance the applicant places on protecting the natural landscape of the property, along with preserving the history of this evolving landscape.

The entire property is designed to work with the existing landscape, fruit trees, garden beds along both sides of the driveway, a combination of native, edible and cottage plants, shrubs and trees exist in every inch of available space over the entire property. Please refer to attached pics. The applicant has worked closely with the draftsman to ensure that the design has minimal impact on the vegetation and significant trees. The proposed building is 158 sqm, a very low impact build that does not encroach on the landscape and in keeping with the country hamlet that is Birregurra.

Many thanks

Jessica Buchanan
LAND DESCRIPTION

Lot 1 on Plan of Subdivision 733630C.
PARENT TITLE Volume 03287 Folio 252
Created by instrument PS733630C 10/01/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JESSICA GRACE BUCHANAN of 13 PRIME STREET BIRREGURRA VIC 3242
PS733630C 10/01/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE  AG758419J 17/09/2009
WESTPAC BANKING CORPORATION

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 PS733630C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

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<th>STATUS</th>
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<td>NOMINATION OF ECT TO LC</td>
<td>Completed</td>
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<td>09/08/2019</td>
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Additional information: (not part of the Register Search Statement)

Street Address: 13 PRIME STREET BIRREGURRA VIC 3242

ADMINISTRATIVE NOTICES

AS424304M NOMINATION OF ECT TO LC 09/08/2019
  eCT Nominated to Lodgement Case 203458133
  eCT Control 16320Q WESTPAC BANKING CORPORATION
  Effective from 10/01/2019

DOCUMENT END
Imaged Document Cover Sheet

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Land Use Victoria.

<table>
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<th>Plan</th>
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PLAN OF SUBDIVISION

LOCATION OF LAND
PARISH: of Birregurra
TOWNSHIP: of Birregurra
SECTION: V
CROWN ALLOTMENT: 4
CROWN PORTION: 
TITLE REFERENCE: Vol. 3287 Fol. 252.

LAST PLAN REFERENCE: TP382967E
POSTAL ADDRESS: 13 Prime Street, Birregurra 3242

MGA 94 CO-ORDINATES: E: 743 260 ZONE: 54
N: 5752 400

VESTING OF ROADS AND/OR RESERVES
IDENTIFIER COUNCIL/BODY/PERSON
NIL NIL

NOTATIONS
DEPTH LIMITATION
Does not apply.

SURVEY:
This plan is not based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. PP82/2015
This survey has been connected to permanent marks No(s). 32 & 33
In Proclaimed Survey Area No. 86

EASEMENT INFORMATION
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

<table>
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<th>Easement Reference</th>
<th>Purpose</th>
<th>Width (Metres)</th>
<th>Origin</th>
<th>Land Benefited/In Favour Of</th>
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<td>Drainage</td>
<td>See Diag</td>
<td>This Plan</td>
<td>Lot 2 on this Plan</td>
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</table>

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

SURVEYORS FILE REF: 14-71
ORIGINAL SHEET SIZE: A3
SHEET 1 OF 2 SHEETS

PLAN REGISTERED
TIME: 9:44am DATE: 10/09/2019
ANTHONY EDWARD BRIGHT, VERSION 3
A. Barham
Assistant Registrar of Titles

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General Notes

Provide construction details in accordance with AS3959-2009 construction of buildings in bushfire prone areas BAL12.5.

External wall: provide non-combustible material enclosed / non enclosed - no requirement.

Vents and weepholes: to be protected with aperture of 2.0mm.

Windows and Sliding Doors below 400mm above ground level, decks and roofs)

Gazey grade safety glass / annealed 4mm min. (to be determined by window manufacturer).

Opening Sections: Provide corrosion resistant metal mesh flyscreens with max. aperture of 2.0mm to all opening windows and door sections.

Roofs: fully sarked, all gapes greater than cappings, ridge cappings and the like with compressed non combustable wool.

Fascia boards, barge boards & eave linings no requirement.

Side hung eternal doors: glazed doors - same details as for windows, unglazed doors - 35mm thick solid core .

Decking: Supports and framing - no requirements, decking - less than 300mm from glazed elements to be bushfire resisting timber ie: Spotted Gum. Balustrades - no requirement.

The nearest intersection to the site is Stachan street which is 500 mtr from the west boundary.

Ventilation to toilets to be fan in accordance with BCA F5 & AS - 1668.2.

Downpipes to be 90mm PVC.

Lift off hinges to WC.

Dimensions to be verified prior to commencement of works.

Given dimensions to have priority over scaled dimensions.

All showlers to be lined with 6mm Villaboard with WAM FR wet area membrane applied in accordance with manufacturers specifications & relevant AS3740 requirements.

Smoke detectors as displayed on Electrical plan.

Engineers, Energy raters, geologist report & BAL raters report to read in conjuction with working drawings.

SITE NOTES

1. Builder to verify all boundary clearances & set out dimensions Prior to commencement of construction.

2. Levels and contours are based on assumed datum, prior to construction the relevant authority should be contacted for possible minimum floor clearances & flood or water inundation information.

3. All ground levels are APPROX. only.

4. Any concrete paving to be broom finish and non slip surface.

5. All work to be constructed in accordance with current building code of Australia. The current Australian Standards and relevant current trade and technical manuals.

STORMWATER / DRAINAGE NOTES

1. Drainage in accordance with part 3 of the BCA Point to meet local authority requirements.

2. All plumbing and drainage to comply with the standard sewage bylaws & requirements of local authority.

3. All downpipes to be installed in accordance with the current building code of Australia. Each downpipe must not serve more than 12mts.

4. Stormwater System to local authority requirements, builder to ensure that no Stormwater occurs onto adjoing properties, back on to any structures & no ponding under sub floors.

5. Stormwater to be obtained from local authority for legal point of discharge prior to commencement of work.

TIMBER SCHEDULE

Note All timber sizes are based on the current timber engineering code AS1720. All member types are analyzed using limit state principals incorporating the latest timber technology possible. All of the member types accessible using timber sizes meet the loading and serviceability criteria outlined in AS1170.1 saa loading code design criteria. All timber framing to be in accordance with AS1684.3 2010.

All timber framing types and sizes as displayed on proposed floor plan.

Energy Rating Energy rating as per specifications included from Effective Thermal Solutions 6 star rating supplied and accompanies relevant plans.

CONSTRUCTION NOTES

This standard has been designed in accordance with the current building code of Australia building acts & Australian standard.

Roofing Custom orb colorbond to match

Ceiling Height 3 metres

Joinery height 900 metres

Slab As per Engineers drawings

Termite treatment In accordance with BCA volume 2313 termite risk management & AS3660/ 1995
Project number 170  
Client Name Mr. B. Murnane & Ms. J. Buchanan.

Date 18/05/2019  
Project Address 13 Prime Street, Birregurra.

Drawn by T. McLaren  
Building Type Proposed Extension to Existing Dwelling

Sheet number SH 8  
Sheet Name Site Plan

Scale 1:200

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Note: Existing dwelling has standard timber floor and proposed floor will be concrete raft slab.

Smoke alarm to be hardwired with battery backup & interconnected.

Clearances to wall from solid fuel heater to be as per manufacturer's requirements and installed in accordance with A5/ NZ52951. If no clearances provided a 90mm masonry heat shield shall be provided in accordance with 13CA-2019 Part 9.10.7.5

Frame Notes:
- All framing to comply with AS1684-2010 including fixings, technologies and bracing for N2 wind classification.
- Top wallplates 2/90 x 45 M61910
- Bottom wallplates 90 x 45 M61910
- Jamb studs 90 x 45 M61910 up to 1600 opening
- " 2/90 x 45 M61910 up to 4000mm opening
- Intermediate studs 90 x 35 M61910 @ 450 centres

Client: Mr. B Murnane & Ms J Buchanan

Proposed Floor Plan

Drawn by: T. McLaren
Issue Date: 18/5/2019
Project Number: A166
Sheet No: SH1
Scale: 1:100
**Existing F/ Plan**

1:100

---

**Pracing Details**
- Thin Flange Brace
- Metal cross strap brace 5 Kn
- Metal angle angle brace 1.9 Kn

---

Shaded area is existing dwelling

Unshaded area is proposed extension

---

**Client**
Mr. B Murnane & Ms J Buchanan

**Project Name**
Proposed W/ Board Extension

**Site Address**
13 Prime Street Birregurra

---

**Existing Floor Plan**

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<th>Project Number</th>
<th>Sheet No</th>
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<td>SH 2</td>
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<td>1:100</td>
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</table>
Existing Dwelling: 56 m²
Proposed Extension: 100 m²
Total Dwelling Area: 156 m²
Existing Verandah: 15 m²

Area: 15 m²

Area: 56 m²

Area: 100 m²

TCM Drafting & Design
75 Everett Cres Barongarook West
Ph. 03 52388246
Mob. 0429358916
Email: trevormclaren@gmail.com

Client: Mr. B Murnane & Ms J Buchanan
Project Name: Proposed W/ Board Extension
Site Address: 13 Prime Street Birregurra

Area Plan

Drawn by T. McLaren
Issue Date: 18/5/2019
Project Number: A166
Sheet No: SH 9
Scale: 1:100

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East Elevation

1:100

North Elevation

1:100

Client: Mr. B Murnane & Ms J Buchanan
Project Name: Proposed W/ Board Extension
Site Address: 13 Prime Street Birregurra

Elevations East & North

Drawn by: T. McLaren
Issue Date: 18/5/2019
Project Number: P66
Sheet No: SH 3
Scale: 1:100
TCM Drafting & Design
75 Everett Cres Barongaok West
Ph. 03 52358246
Mob. 0429358916.
Email: trevormclarentcm@gmail.com

Client: Mr. B Murane & Ms J Buchanan

Project Name: Proposed W/ Board Extension

Site Address: 13 Prime Street Birregurra

Elevations South & West

Drawn by: T. McLaren
Issue Date: 18/5/2019
Project Number: A166
Sheet No: SH 4
Scale: 1:100
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