

**PP8/2020-1**

**14 Ozone Street SKENES CREEK**

**Lot: 87 LP: 51921 V/F: 8554/882**

**Development of Single Dwelling**

**TANDEM Design Studio**

**Officer - Ravi Ayyagari**

# **EXHIBITION FILE**

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Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department



Planning Enquiries  
Phone: (03) 5232 9400  
Email: [inq@colacotway.vic.gov.au](mailto:inq@colacotway.vic.gov.au)  
Web: [www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)

**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.

Clear Form

## Application Type

Is this a VicSmart application?\*

No  Yes

If yes, please specify which

VicSmart class or classes:.....

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

## Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No  Yes

If 'Yes', with whom?:

Date:

day / month / year

## The Land

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

**Street Address \***

Unit No.: St. No.: 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:


Received  
08/01/20

## The Proposal


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

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

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

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

Cost \$


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

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

## Existing Conditions

**Describe how the land is used and developed now \***

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


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

## Title Information

**Encumbrances on title \***

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

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

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

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## Applicant and Owner Details i

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

### Applicant \*

The person who wants the permit.

Name:		
Title: Mr	First Name: Tim	Surname: HILL
Organisation (if applicable): TANDEM design studio		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 2	St. No.: 322	St. Name: Little Lonsdale Street
Suburb/Locality: Melbourne	State: Vic	Postcode: 3000

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>	
Business phone: 0396004117	Email: farheen@tandem-studio.net
Mobile phone:	Fax:

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

<b>Contact person's details*</b>		Same as applicant <input type="checkbox"/>
Name:		
Title: Ms	First Name: Farheen	Surname: Dossa
Organisation (if applicable): TANDEM design studio		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 2	St. No.: 322	St. Name: Little Lonsdale Street
Suburb/Locality: Melbourne	State: Vic	Postcode: 3000

### 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:		Same as applicant <input type="checkbox"/>
Title: Mr & Mrs	First Name: Mark & Sarah	Surname: Hastie
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?

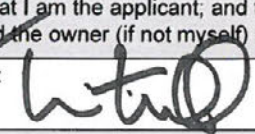
Yes  No

## Declaration i

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: 23 12 19
	day / month / year

14 OZONE STREET, SKENES CREEK  
20.12.19

PLANNING SUBMISSION

DOCUMENTATION TO ACCOMPANY DRAWINGS FOR THE PROPOSED SINGLE DWELLING DEVELOPMENT AT

**14 OZONE STREET, SKENES CREEK**

Contents

- clause 42.03 assessment (this document)
- clause 43.02 assessment (this document)
- clause 43.05 assessment (this document)
- clause 44.01 assessment (this document)
- clause 44.06 assessment (this document)
- clause 54 assessment (this document)
  
- Drawings detailing the proposal including site survey (separate)
- Land title (separate)
- Geotechnical report (separate)

**CLAUSE 32.05 TOWNSHIP ZONE**

*Purpose: To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To provide for residential development and a range of commercial, industrial and other uses in small towns.*

*To encourage development that respects the neighbourhood character of the area.*

*To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The site for the proposal is located within a Township Zone, there are no additional Clause 54 requirements mandated in the schedule to this zone.

The proposed single dwelling accords with the purposes of this zone in that it is residential, and it respects the neighbourhood character of the area.

Please see the drawings that are part of this application for further detail.

**TANDEM**

**CLAUSE 42.03 ASSESSMENT**

This property is part of a significant landscape overlay, SLO2

OBJECTIVES (A development must meet these objectives)	ASSESSMENT
<p>Schedule 2 to Clause 42.03</p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To protect and enhance the valued characteristics of the nationally significant Great Ocean Road Region landscape.</li> <li>• To ensure that the dominance of vegetation over built form is retained as an element of township character by encouraging retention of existing trees and planting of new indigenous vegetation.</li> <li>• To increase the use of indigenous vegetation to highlight natural features within the precinct.</li> <li>• To retain the contrasts between landscape elements within the precinct.</li> <li>• To ensure that development that occurs on hill faces or in other prominent locations is not highly visible.</li> <li>• To minimise the visual impact of signage and other infrastructure, particularly in coastal areas, hill faces and ridges.</li> <li>• To protect the clear, sweeping views to the ocean available from the precinct.</li> <li>• To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.</li> <li>• To ensure that fence styles and heights reflect the predominant and preferred character of the townships.</li> </ul>	<p>The proposal seeks to retain as much of the existing vegetation as possible while also providing the required defendable zone around the property required by Clause 44.06. Planting will be predominantly indigenous.</p> <p>See the drawing set as part of the application for details of proposed landscaping.</p>

**CLAUSE 43.02 ASSESSMENT**

This property is part of a Design Development Overlay, DD04

OBJECTIVES (A development must meet these objectives)	ASSESSMENT
<p>Schedule 2 to Clause 42.03</p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To achieve the neighbourhood character Vision for the townships and Preferred Character of each Precinct as identified in the Municipal Strategic Statement and in the Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study, Planisphere, 2005.</li> <li>To ensure that lot sizes are sufficient to accommodate adequate vegetation, including substantial trees, dwellings that meet the township's Visions and Preferred Character, and provide space for wildfire management requirements.</li> </ul>	<p>A contemporary two storey building is proposed to occupy the site. The proposal is articulated as two gable roofed 'pods'; the living pod and the sleeping pod.</p> <p>Dividing the dwelling into two, connected buildings reduces the visual impact an otherwise larger single volume would have created, while taking advantage of the different views offered by the location.</p> <p>The living pod is single storey with a carport underneath and is oriented to have views to the beach at one end and receive north sun and be open to the backyard at the other. The orientation of the living pod also reduces the visual impact of the proposal on the neighbouring property at 12 Ozone Street, by skewing it in relation to the envelope prescribed by the Neighbourhood Character Overlay.</p> <p>The taller volume containing the bedrooms is located towards the rear of the site, adjacent to another two-storey dwelling. This siting is designed to fit in with the natural rise of the land towards the rear of the site. The master bedroom on level 1 of the double storey sleeping pod has sweeping views across Apollo Bay.</p> <p>This configuration of pods fits the dwelling well within the neighbourhood character overlay setbacks while creating a sunny, north facing, secluded private open space to the rear of the site. The two pods are connected by a third volume which functions as an entrance foyer.</p> <p>The material palette is minimal and restrained. The predominant weathered timber cladding is BAL 19 rated and references many a country/beach house that blend into their landscape. Care has also been taken to minimise excavation on site.</p> <p>The proposal also respects the street character and its immediate neighbours by placing the single storey pod next to the single storey dwelling at 16 Ozone Street and the double storey pod adjacent to the double storey dwelling at 12 Ozone Street. These existing dwellings in Skenes Creek are documented as part of the planning submission drawings.</p>



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**CLAUSE 44.01 ASSESSMENT**

This property is part of an erosion management overlay, EM01

OBJECTIVES (A development must meet these objectives)	ASSESSMENT
<p>Schedule 1 to Clause 44.01</p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To manage the risk of landslip, to ensure that development can be carried out in a manner which will not adversely increase the landslip risk or property affecting the subject land or adjoining or nearby land.</li> <li>To ensure development is not carried out unless the risk associated with the development is a tolerable risk or lower.</li> </ul> <p><b>Requirements</b></p> <ul style="list-style-type: none"> <li>A Geotechnical Assessment to be prepared by a suitably qualified professional</li> <li>Potentially requires a Landslip Risk Assessment to be prepared where required by a Geotechnical Assessment.</li> <li>Development plans</li> </ul>	<p>The Geotechnical Assessment advises that a Landslip Risk Assessment is not required due to the slight slope angle and low risk to life and property.</p> <p>This application is accompanied by a Geotechnical Assessment and Declaration Verification Form (Form A) prepared by qualified professional, Michael Delahunty of 2020 Engineering Solutions.</p> <p>The Geotechnical Assessment advises that a Landslip Risk Assessment is not required due to the slight slope angle and low risk to life and property.</p> <p>See the drawing set as part of the application.</p>

**CLAUSE 44.06 ASSESSMENT**

This property is part of a bushfire management overlay, BMO1

OBJECTIVES (A development must meet these objectives)	ASSESSMENT
<p><b>CLAUSE 44.06 Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.</li> <li>To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.</li> <li>To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.</li> </ul> <p><b>Requirements</b></p> <ul style="list-style-type: none"> <li>The dwelling must be constructed to BAL 12.5</li> <li>Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 52.47 with the following variation: <ul style="list-style-type: none"> <li>The canopy of trees must be separated by at least 2 metres.</li> </ul> </li> <li>A static water supply must be provided.</li> <li>Vehicle access must be provided in accordance with 52.47.</li> </ul>	<p>The proposal will adhere to the construction standards stated for BAL 12.5 as per AS3959.</p> <p>Defendable space is taken to the property boundary. Overlapping tree canopies have been proposed to be removed. Nominated Eucalyptus tree to remain is noted on plan TP04 of the planning submission. No tree canopies overhang on the building.</p> <p>The Landscape Plan will comply to this requirement.</p> <p>A 5000L metal water tank is located above ground within 4 metres of the accessway/driveway. It is unobstructed by vegetation.</p> <p>An unobstructed accessway within the subject property (8m in length) of minimum width of 3.5 metres is provided to enter the site and access the building.</p>

**CLAUSE 54 - RESCODE ASSESSMENT SUMMARY**

Proposal for 14 Ozone Street, Skenes Creek – One dwelling on a lot

<b>CLAUSE 54.01</b>	<b>NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE</b>
	This application is accompanied by Neighbourhood and Site Description plans prepared by TANDEM Design Studio.

OBJECTIVES (A development must meet these objectives)	ASSESSMENT
<b>CLAUSE 54.02</b>	<b>NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE</b>
Clause 54.02 – 1 <b>Neighbourhood Character Objectives</b> <ul style="list-style-type: none"> <li>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character;</li> <li>To ensure the development responds to the features of the site and surrounding area</li> </ul>	<p>The existing neighbourhood consists of a mixture of single and two storey dwellings, usually one per lot, with significant open space. The existing dwellings have a mixture of materials and roof types, however timber and pitched or angled roofs are somewhat more common.</p> <p>The proposal responds to the above neighbourhood character in that it is a single dwelling with a significant amount of open space around it, is proposed to be clad in timber and has a pitched roof.</p>
Clause 54.02 – 2 <b>Integration with the street objective</b> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul>	<p>The streetscape rhythm is characterized by single storey detached and semi-detached houses from the Federation period, dotted with a few atypical double storey houses from the 1980-90s.</p> <p>The design proposal is sited such that it has no visual impact to the street front.</p>

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CLAUSE 54.03	SITE LAYOUT AND BUILDING MASSING
<p>Clause 54.03 - 1 <b>Street Setback Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the setbacks of building from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</li> </ul>	<p>The existing streetscape is characterised by single and double storey detached houses. The design proposal echoes the existing character by adhering to the setbacks and building height restrictions prescribed by the Neighbourhood Character Overlay (NCO1). See plans and elevations in the planning submission drawing set.</p>
<p>Clause 54.03 – 2 <b>Building Height Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the height of the buildings respects the existing or preferred neighbourhood character</li> </ul>	<p>The existing streetscape is characterised by single and double storey detached houses. The design proposal echoes the existing character by adhering to the setbacks and building height restriction of 8m above NGL as prescribed by the Neighbourhood Character Overlay (NCO1). See plans and elevations in the planning submission drawing set.</p>
<p>Clause 54.03 – 3 <b>Site Coverage Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>	<p>The proposal has similar or slightly less site coverage to the surrounding buildings.</p> <p>Total Site Area: 585 m2 Total Building Footprint: 96.1m2</p> <p>Site Coverage: 16.4% of site</p>
<p>Clause 54.03 – 4 <b>Permeability Objectives</b></p> <ul style="list-style-type: none"> <li>To reduce the impact of increase stormwater run-off on the drainage system;</li> <li>To facilitate on-site storm water infiltration</li> </ul>	<p>The permeable surface has been calculated by excluding accessway/driveway, paved surfaces and external decks.</p> <p>Site Area = 585 m2 Permeable Area: 404.5 m2 or 69% of site</p>
<p>Clause 54.03-5 <b>Energy Efficiency Objectives</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and residential buildings</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</li> </ul>	<p>The house is designed to reduce energy consumption through careful orientation and fenestration. The use of double-glazed windows and cross ventilation will also aid in reducing energy consumption. The design aims to exceed the minimum 6-star energy rating requirement.</p>
<p>Clause 54.03-6 <b>Significant Trees Objective</b></p> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the neighbourhood.</li> <li>To encourage the retention of significant trees on the site</li> </ul>	<p>The removal of existing trees on site is governed by the bushfire management requirements i.e. no tree canopies overhanging the building and clearing of excess shrubs. See drawing TP03 and TP04 for nominated trees to be removed.</p>

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<p>Clause 54.03-7 <b>Parking objective</b></p> <ul style="list-style-type: none"> <li>To ensure that car parking is adequate to the needs of residents.</li> </ul>	<p>Two car parks are provided, as required by Clause 52.06. Car parking is adequate for the resident's needs.</p>
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<p><b>CLAUSE 54.04</b></p>	<p><b>AMENITY IMPACTS</b></p>
<p>Clause 54.04 - 1 <b>Side and Rear Setbacks Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact of amenity of existing buildings</li> </ul>	<p>The proposal is located almost entirely within the side and rear setback envelopes, with a small incursion at the outer edge of the top of the living pod only occurring because of the increased side setbacks required by the Neighbourhood Character Overlay (NCO). This small incursion is detailed in the accompanying drawings.</p> <p>The setbacks required by the NCO are significantly greater than the setback of the immediate neighbour at 16 Ozone Street, which is a two-storey dwelling located towards the rear of the block. As such, the proposal and the small incursion into the increased setback are in character with the existing development in the immediate vicinity.</p>
<p>Clause 54.04 – 2 <b>Walls on Boundaries Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the location, length and height of a wall respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</li> </ul>	<p>There are no walls on boundaries proposed.</p>
<p>Clause 54.04-3 <b>Daylight to existing Windows Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into existing habitable room windows</li> </ul>	<p>No existing neighbouring habitable rooms will have their access to daylight reduced by the design proposal.</p>
<p>Clause 54.04 – 4 <b>North-facing Windows Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows</li> </ul>	<p>No existing neighbouring north facing habitable rooms will have their access to north light reduced by the design proposal.</p>
<p>Clause 54.04 – 5 <b>Overshadowing Open Space Objective</b></p> <ul style="list-style-type: none"> <li>To ensure buildings do not unreasonably overshadow existing secluded private open space</li> </ul>	<p>The proposal does not increase overshadowing of neighbouring private open spaces.</p> <p>Refer also to overshadowing diagrams which form part of the drawing submission.</p>
<p>Clause 54.04 – 6 <b>Overlooking objective</b></p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>	<p>No habitable room windows overlook secluded private open space of the neighbours. Please see TP11 of the drawing set.</p>

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CLAUSE 54.05	ON SITE AMENITY AND FACILITIES
<p>Clause 54.05 – 1 <b>Daylight to New Windows Objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows</li> </ul>	<p>All proposed habitable room windows receive adequate daylight.</p>
<p>Clause 54.05 – 2 <b>Private Open Space Objective</b></p> <ul style="list-style-type: none"> <li>To provide for adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>	<p>The proposal provides a large, north facing, secluded private open space located behind the living pod, accessed from the dining area and the entry vestibule, adequate to the needs of the residents.</p>
<p>Clause 54.05 – 3 <b>Solar Access to Open Space Objective</b></p> <ul style="list-style-type: none"> <li>To allow solar access into the secluded private open space of a new dwelling.</li> </ul>	<p>Existing solar access to neighbouring private open space is maintained under the design proposal.</p>

CLAUSE 54.06	DETAILED DESIGN
<p>Clause 54.06 - 1 <b>Design Detail Objective</b></p> <ul style="list-style-type: none"> <li>To encourage design detail that respects the existing or preferred neighbourhood character.</li> </ul>	<p>The proposed design is contemporary building that responds to the roof forms, materials and detailing that characterise the immediate neighbourhood.</p>
<p>Clause 54.06 – 2 <b>Front Fences Objective</b></p> <ul style="list-style-type: none"> <li>To encourage front fence design that respects the existing or preferred neighbourhood character.</li> </ul>	<p>There is no proposed front fence thus maintaining the open tree lined character of the street.</p>



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VOLUME 08554 FOLIO 882

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Produced 13/12/2019 01:00 PM

**LAND DESCRIPTION**

Lot 87 on Plan of Subdivision 051921.  
PARENT TITLE Volume 08267 Folio 161  
Created by instrument PS426805F 10/12/1999

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
MARK GEORGE HASTIE  
SARAH MACHEN HASTIE both of 80 HIGHETT STREET RICHMOND VIC 3121  
AJ014402C 20/06/2011

**ENCUMBRANCES, CAVEATS AND NOTICES**

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 LP051921 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: 14 OZONE STREET SKENES CREEK VIC 3233

DOCUMENT END

# PLANNING APPLICATION

## SKENES CREEK BEACH HOUSE

14 OZONE STREET, SKENES CREEK

### ARCHITECTURAL DRAWINGS

#### general notes

TP00 DRAWINGS LIST

#### context

TP01 SURVEY  
TP02 CONTEXT  
TP03 PROPOSED LANDSCAPE PLAN  
TP04 BUSHFIRE MANAGEMENT PLAN

#### proposed plans

TP09 LOWER GROUND PLAN  
TP10 GROUND LEVEL PLAN  
TP11 LEVEL 1 PLAN  
TP12 ROOF PLAN

#### proposed elevations

TP20 PROPOSED STREET ELEVATION  
TP21 PROPOSED REAR ELEVATION  
TP22 PROPOSED SIDE ELEVATION  
TP23 PROPOSED SIDE ELEVATION  
TP24 ISOMETRIC DIAGRAM WITH PLANNING ENVELOPE

#### shadow diagrams

TP40 PROPOSED AND EXISTING SHADOWS - 9AM  
TP41 PROPOSED AND EXISTING SHADOWS - 12PM  
TP42 PROPOSED AND EXISTING SHADOWS - 3PM

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CHECK ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORKS. THE CLIENT IS RESPONSIBLE FOR THE PREPARATION OF SHOP DRAWINGS AND / OR THE CONSTRUCTION OF THE WORKS.  
DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS AND DIMENSION LINES.  
ANY DISCREPANCIES SHALL IMMEDIATELY BE REFERRED TO TANDEM.

REV	DATE	DESCRIPTION
01	25.09.2019	ISSUE FOR INFORMATION
02	12.12.2019	ISSUE FOR INFORMATION FOR PLANNING PRE-APP
03	07.01.2020	ISSUE FOR PLANNING PERMIT APPLICATION

*Received  
08/01/20*

© Tandem Design Studio Pty Ltd [tandem-studio.net](http://tandem-studio.net)  
ACN 115 144 100 ABN 25 15 144 100  
L2/322 LITTLE LONSDALE STREET  
MELBOURNE VICTORIA 3000  
+ 61 3960 04117

# TANDEM

CLIENT  
**SARAH & MARK HASTIE**  
PROJECT  
**SKENES CREEK BEACH HOUSE**

14 OZONE STREET, SKENES CREEK

STATUS	PROJECT NO.	
TOWN PLANNING	18_015	
DATE	DRAWN	CHECKED
DEC 19	FD	TH

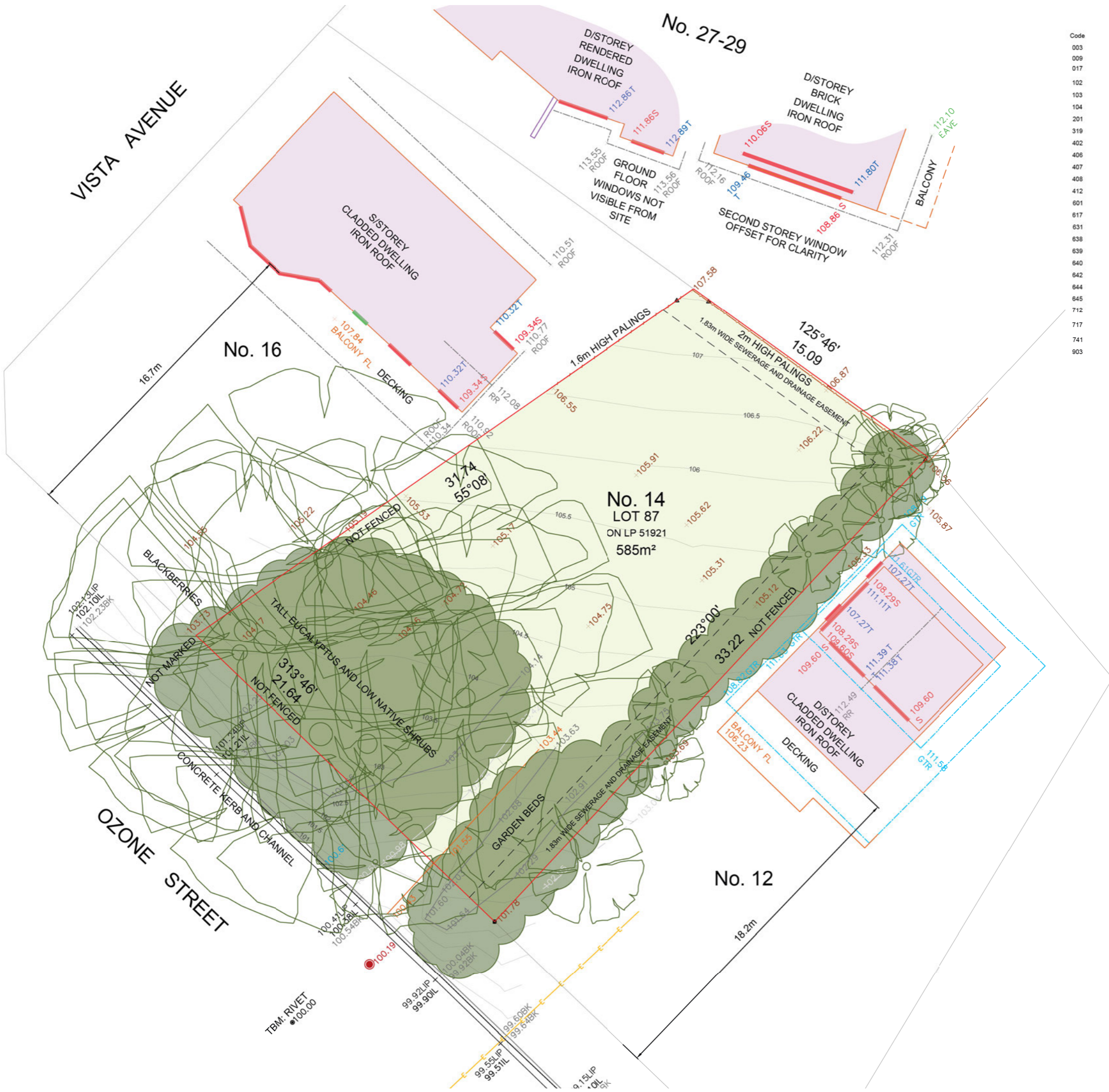
#### ISSUE FOR INFORMATION

SCALE  
**NTS**  
DRAWING TITLE  
**COVER SHEET**

DRAWING NO. **TP00** REVISION NO. **03**



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Survey Code Legend

Code	Description	Sym
003	Title_Peg	•
009	Rivet	•
017	Nail	•
102	Top_of_Bank	○
103	Toe_of_Bank	○
104	Existing_Surface	○
201	Tree	○
319	Property_Outlet	○
402	Spot_on_Bitumen	○
406	Lip_of_Kerb	○
407	Invert_of_Kerb	○
408	Back_of_Kerb	○
412	Track	○
601	House	○
617	Wall	○
631	Floor_Level	○
638	Roof_Apex	○
639	Roof_Ridge	○
640	Eaves	○
642	Gutter_Top	○
644	Window_Top	○
645	Window_Sill	○
712	Electricity_Pole	○
717	Electricity_Overhead	○
741	Sewer_Pit_Round	○
903	Fence	○

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 PROJECT  
**SKENES CREEK BEACH HOUSE**

14 OZONE STREET, SKENES CREEK

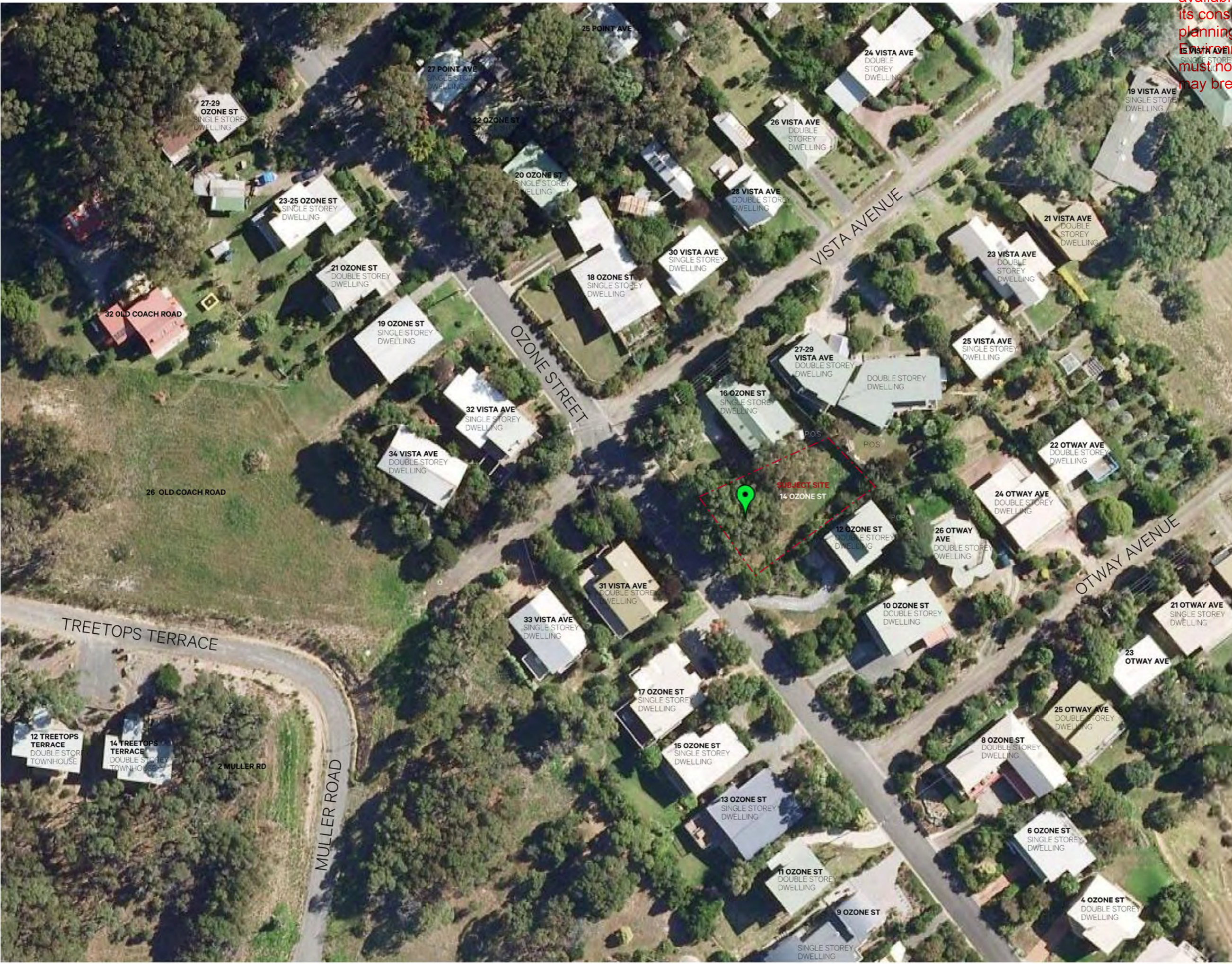
STATUS	PROJECT NO.	
TOWN PLANNING	18_015	
DATE	DRAWN	CHECKED
DEC 19	FD	TH

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SCALE  
NTS at A3  
DRAWING TITLE  
**SURVEY**

DRAWING NO. **TP01** REVISION NO. **03**

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SCALE  
**1:800** at A3  
DRAWING TITLE  
**CONTEXT**



DRAWING NO.  
**TP02**  
REVISION NO.  
**03**

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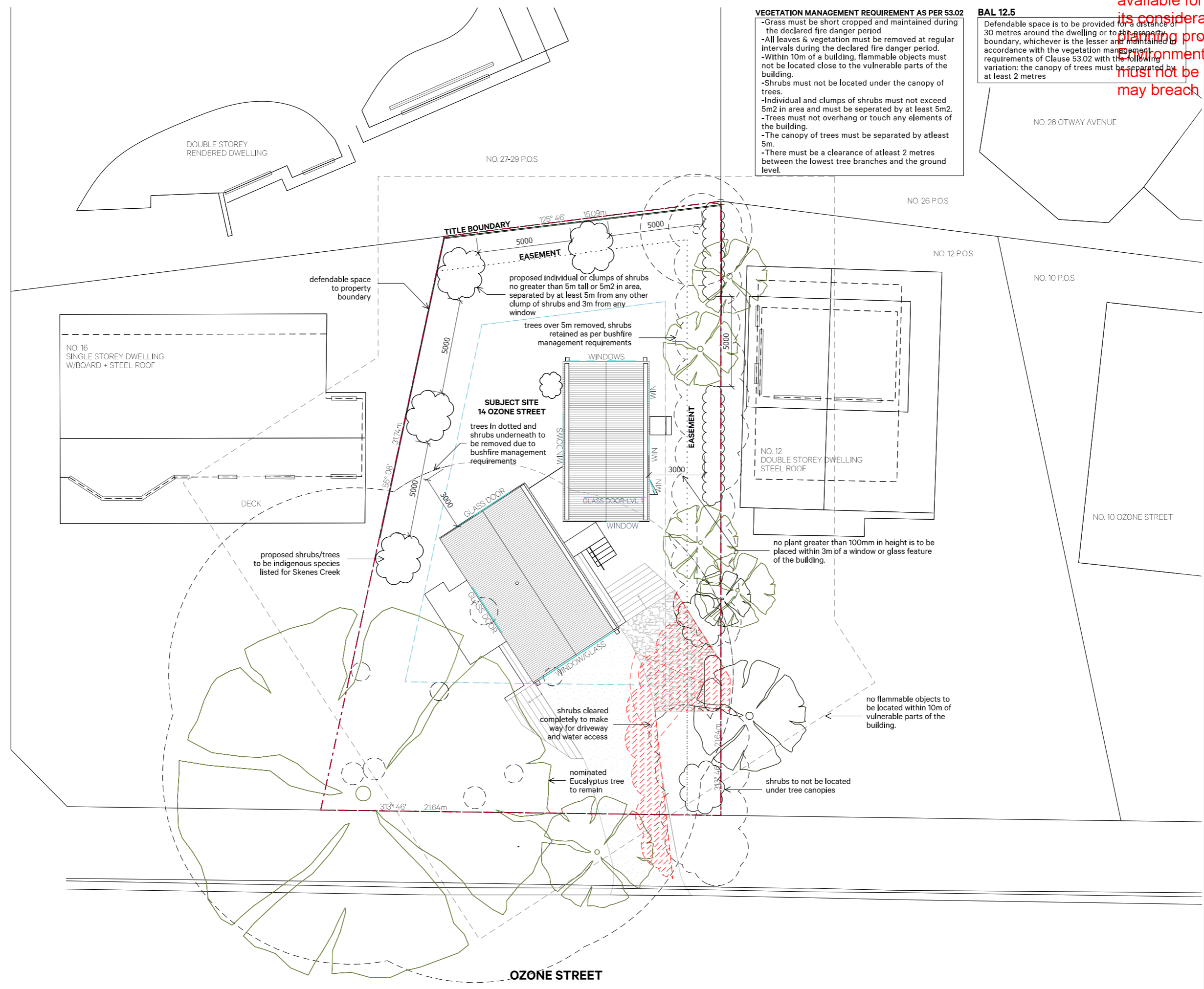
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**VEGETATION MANAGEMENT REQUIREMENT AS PER 53.02**

- Grass must be short cropped and maintained during the declared fire danger period
- All leaves & vegetation must be removed at regular intervals during the declared fire danger period.
- Within 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5m<sup>2</sup> in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2 metres between the lowest tree branches and the ground level.

**BAL 12.5**

Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation: the canopy of trees must be separated by at least 2 metres



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SCALE  
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DRAWING TITLE  
**PROPOSED LANDSCAPE PLAN**

DRAWING NO. **TP03** REVISION NO. **03**

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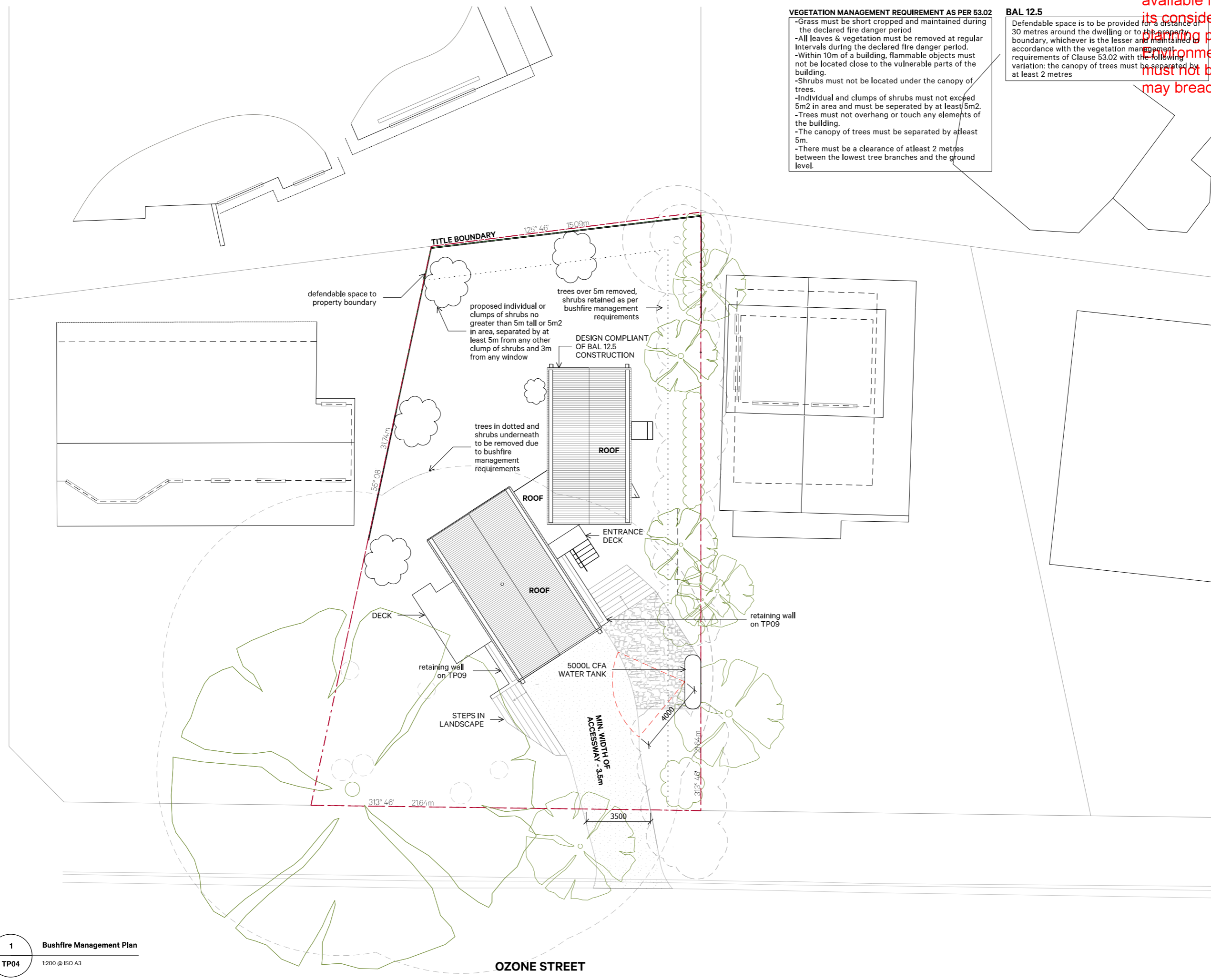
**VEGETATION MANAGEMENT REQUIREMENT AS PER 53.02**  
 -Grass must be short cropped and maintained during the declared fire danger period  
 -All leaves & vegetation must be removed at regular intervals during the declared fire danger period.  
 -Within 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.  
 -Shrubs must not be located under the canopy of trees.  
 -Individual and clumps of shrubs must not exceed 5m2 in area and must be separated by at least 5m2.  
 -Trees must not overhang or touch any elements of the building.  
 -The canopy of trees must be separated by atleast 5m.  
 -There must be a clearance of atleast 2 metres between the lowest tree branches and the ground level.

**BAL 12.5**  
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SCALE  
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 DRAWING TITLE  
**BUSHFIRE MANAGEMENT PLAN**

DRAWING NO. **TP04** REVISION NO. **03**

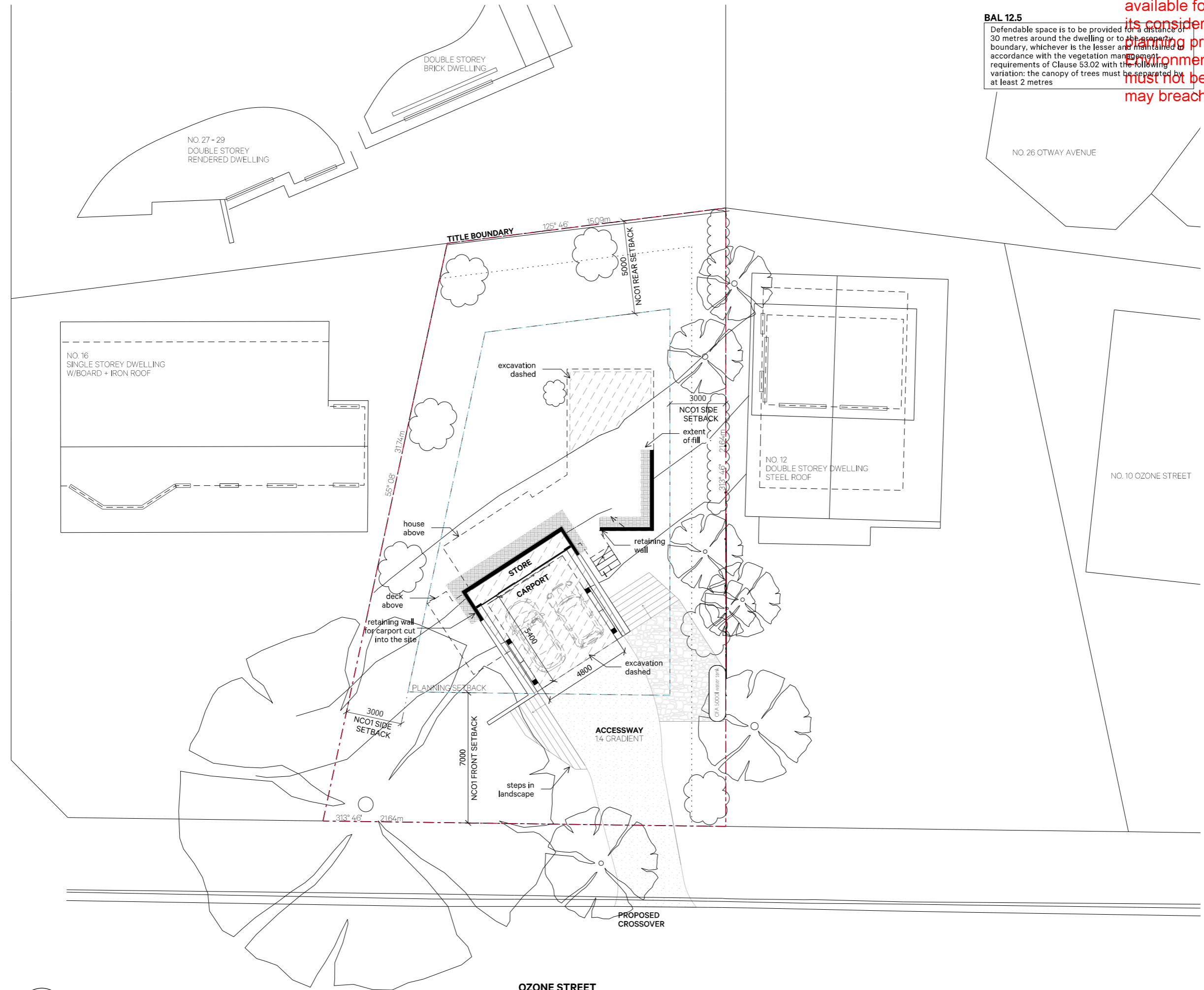
OZONE STREET

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CHECK ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS. THE PREPARATION OF SHOP DRAWINGS AND/OR THE CONSTRUCTION OF ANY WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS AND DIMENSION LINES. ANY DISCREPANCIES SHALL IMMEDIATELY BE REFERRED TO THE ARCHITECT.

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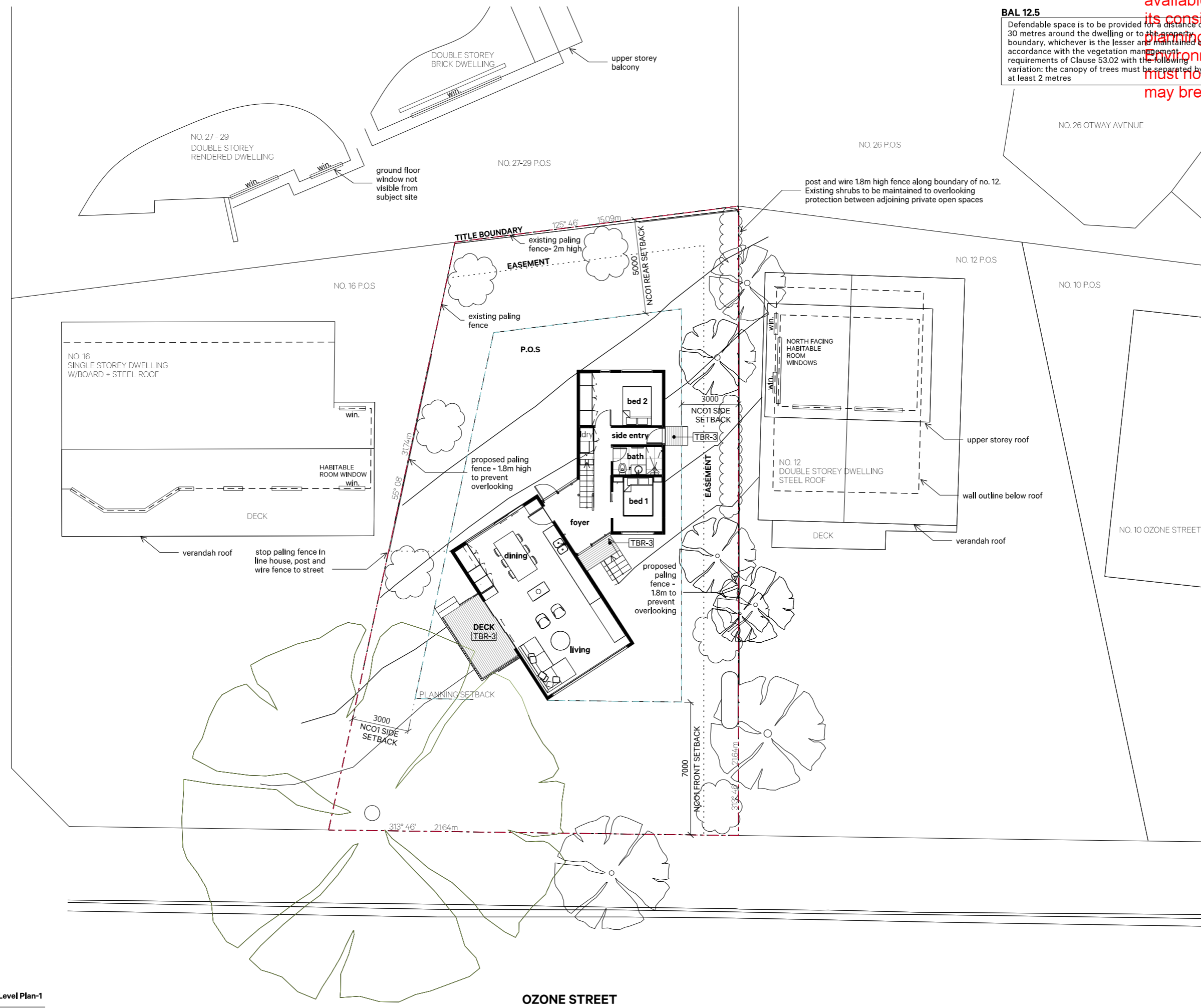
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**LOWER GROUND PLAN**

DRAWING NO.  
**TP09**  
 REVISION NO.  
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SCALE  
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 DRAWING TITLE  
**GROUND LEVEL PLAN**

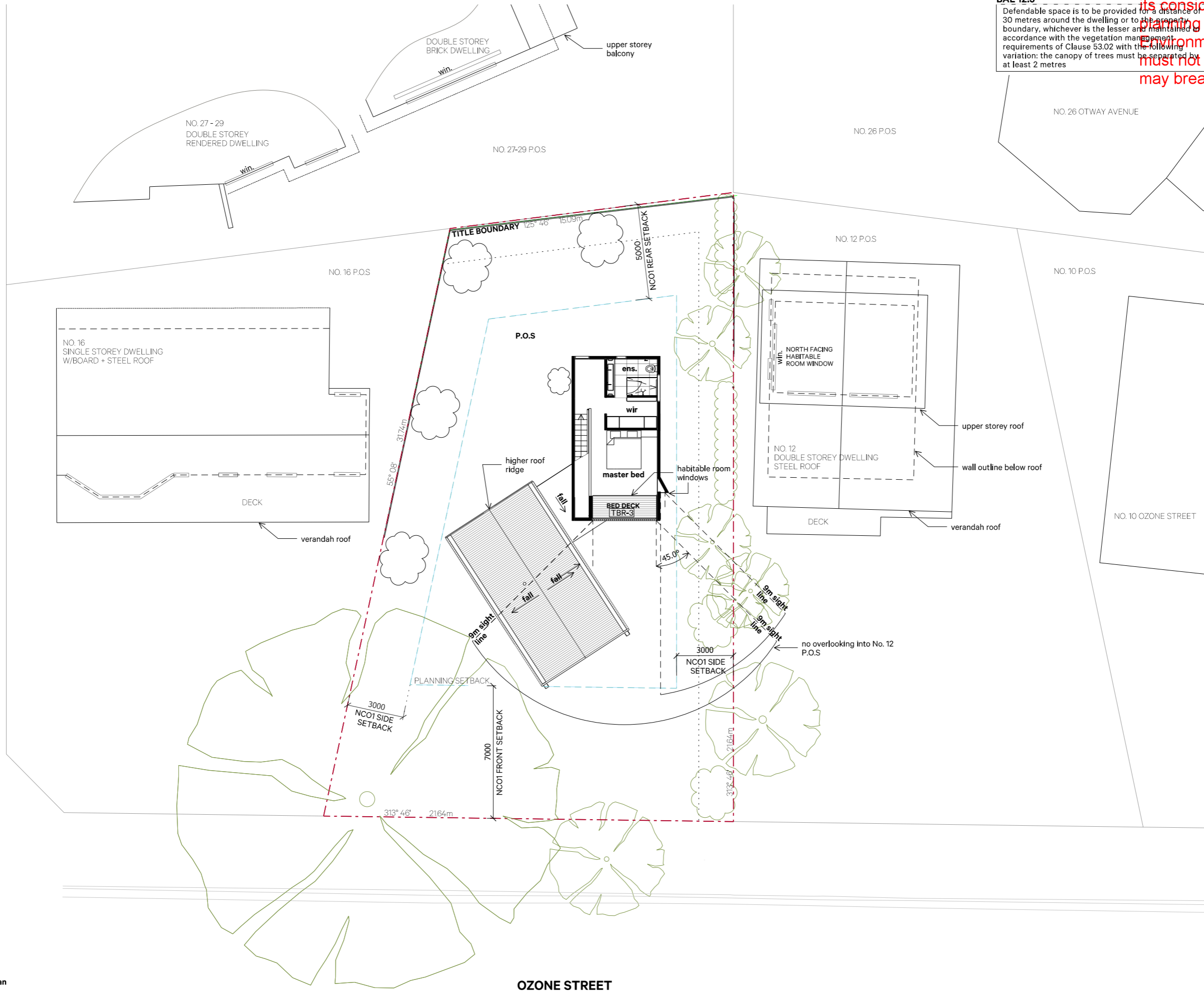
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**TP10**  
 REVISION NO.  
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SCALE  
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DRAWING TITLE  
**LEVEL 1 PLAN**

DRAWING NO.  
**TP11**

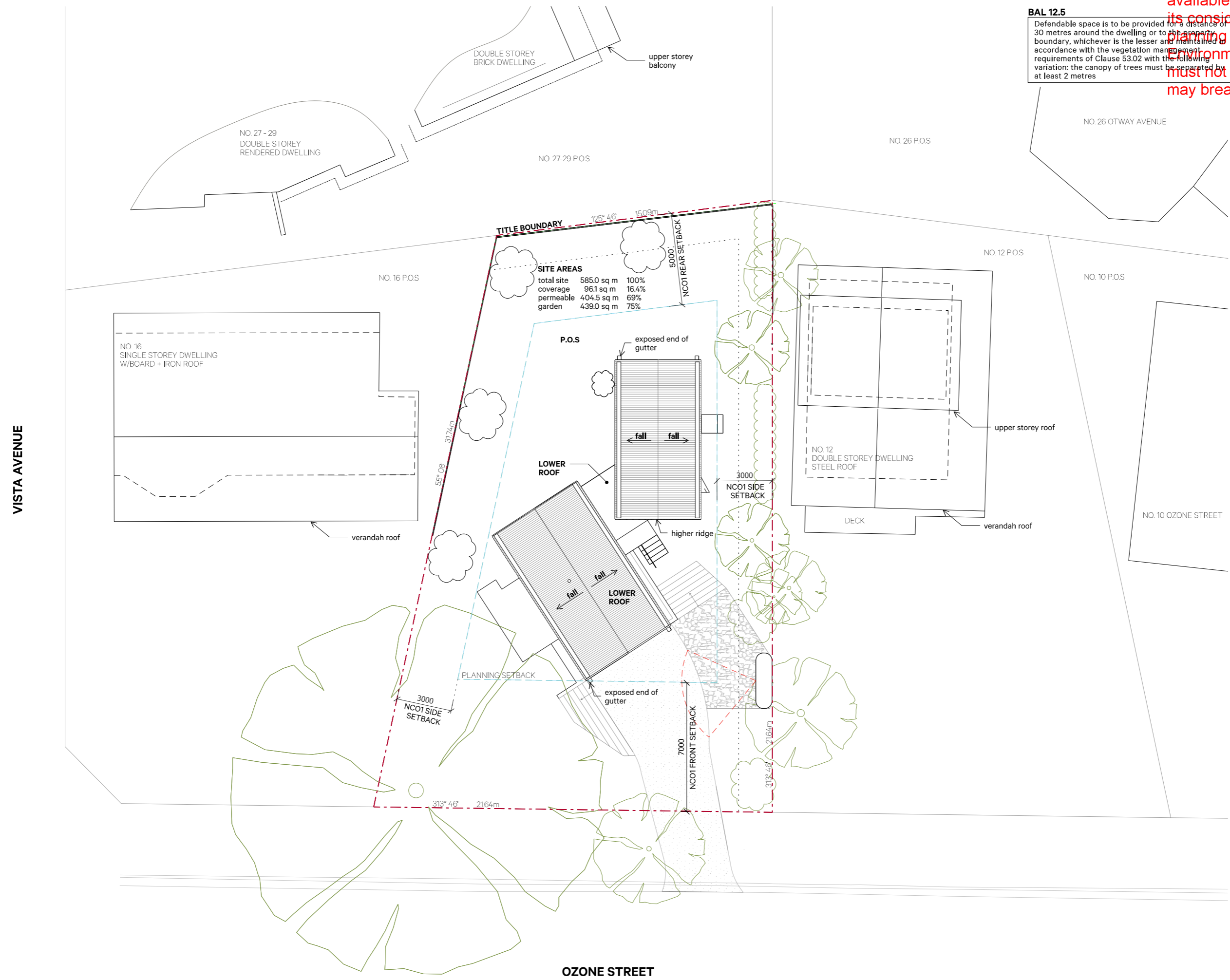
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**SITE AREAS**

total site	585.0 sq m	100%
coverage	96.1 sq m	16.4%
permeable	404.5 sq m	69%
garden	439.0 sq m	75%

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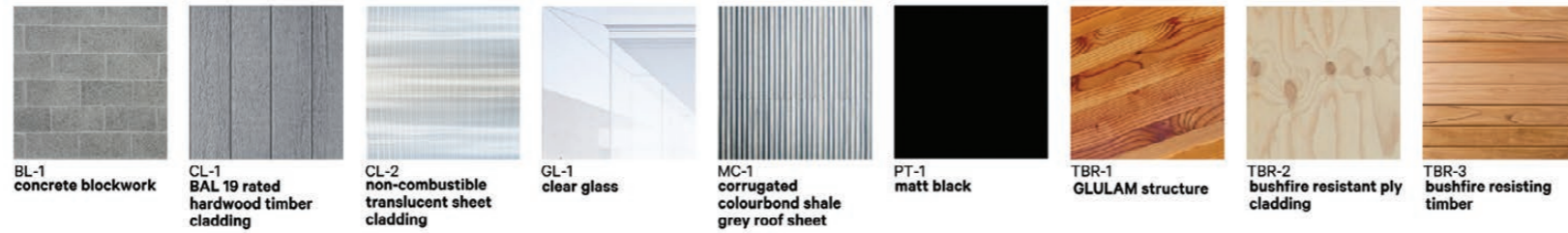
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**ROOF PLAN**

DRAWING NO. **TP12** REVISION NO. **03**



**MATERIALS SCHEDULE**

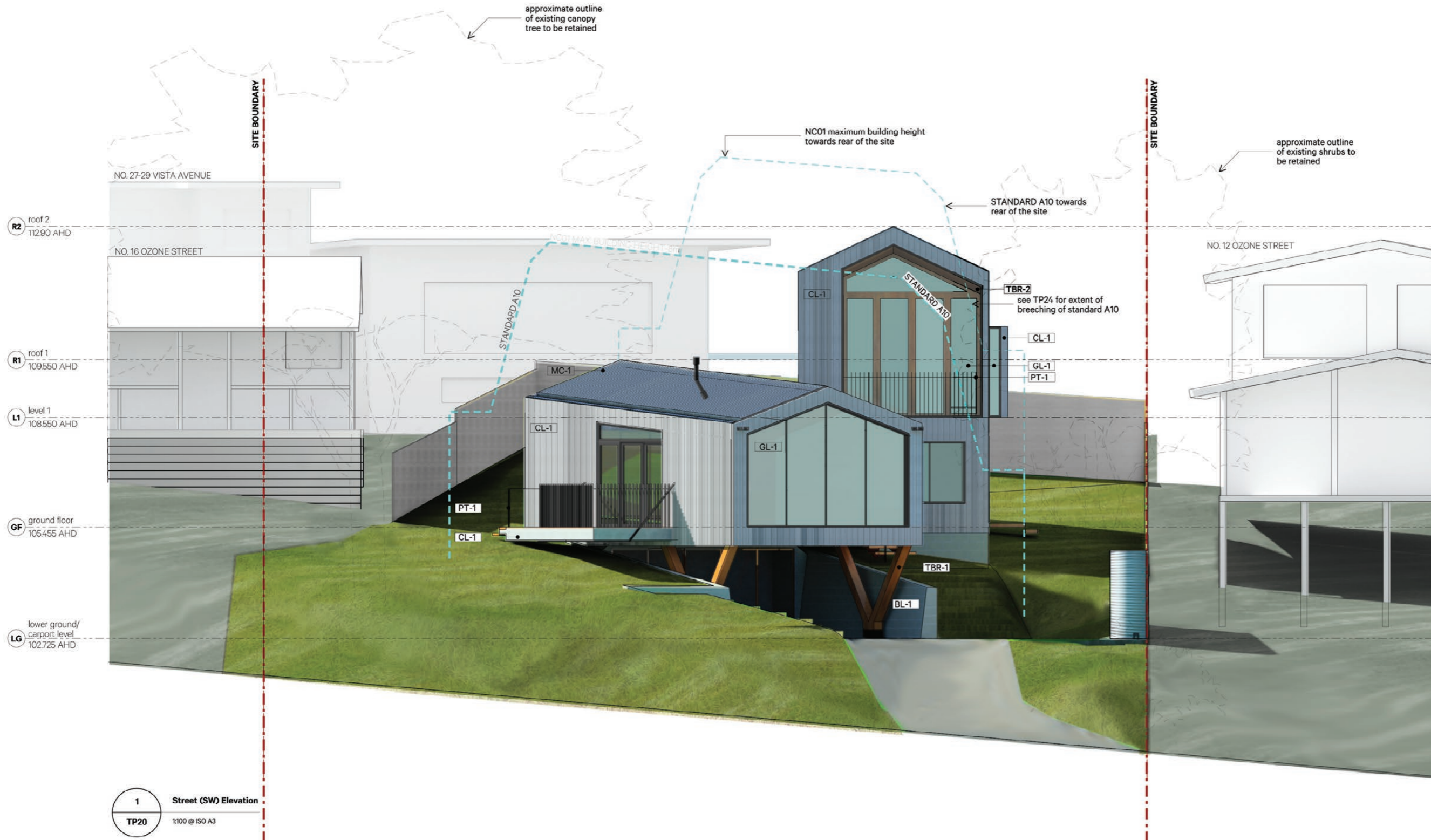


**BAL 12.5**

Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 52.47 with the following variation: the canopy of trees must be separated by at least 2 metres

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SCALE  
**1:100** at A3  
DRAWING TITLE  
**PROPOSED STREET ELEVATION**

DRAWING NO. **TP20** REVISION NO. **03**

**MATERIALS SCHEDULE**

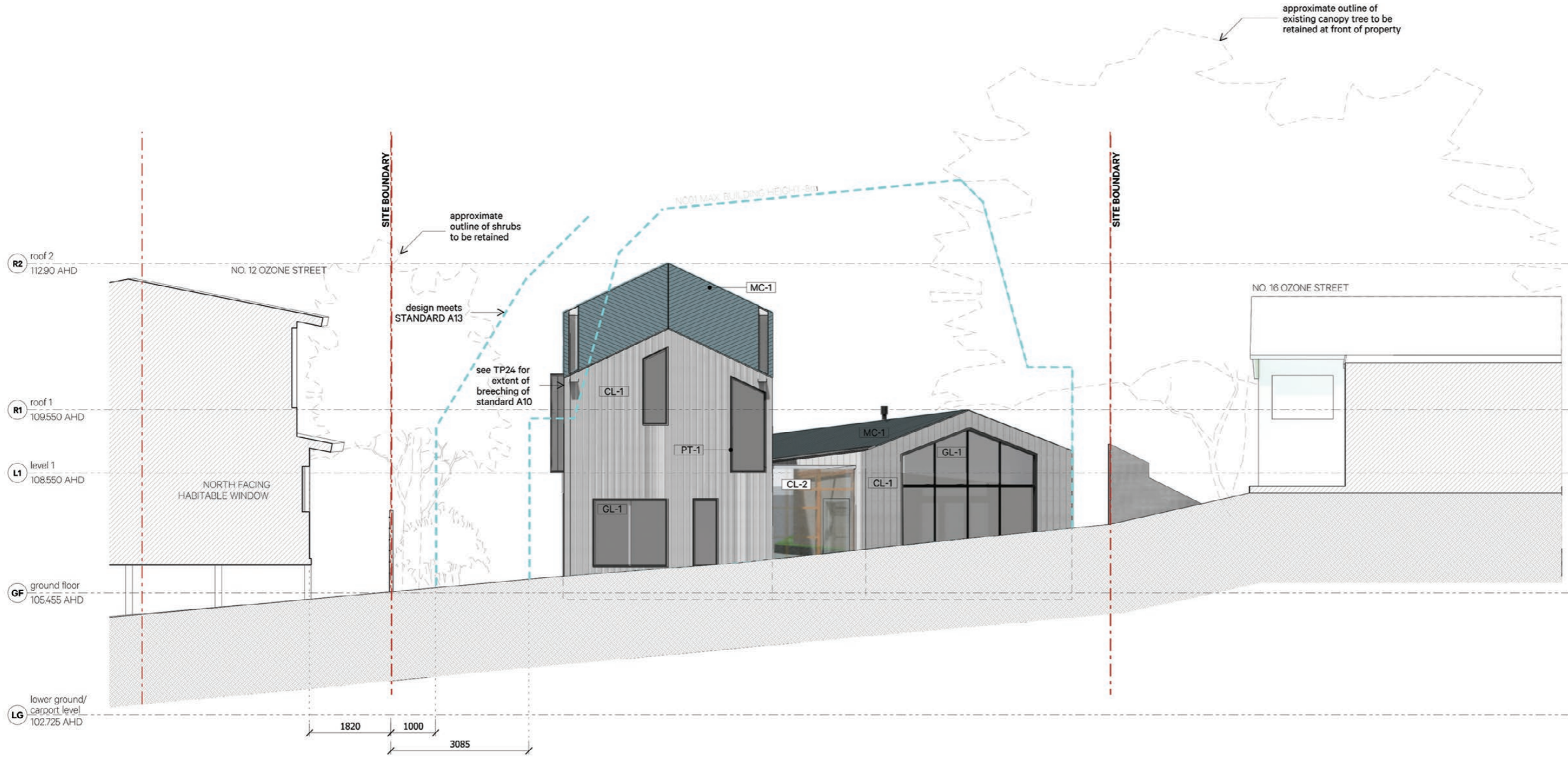


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SCALE  
**1:100** at A3  
DRAWING TITLE  
**PROPOSED REAR ELEVATION**

DRAWING NO. **TP21** REVISION NO. **03**

1 Rear (NE) Elevation  
TP21 1:100 @ ISO A3

**MATERIALS SCHEDULE**

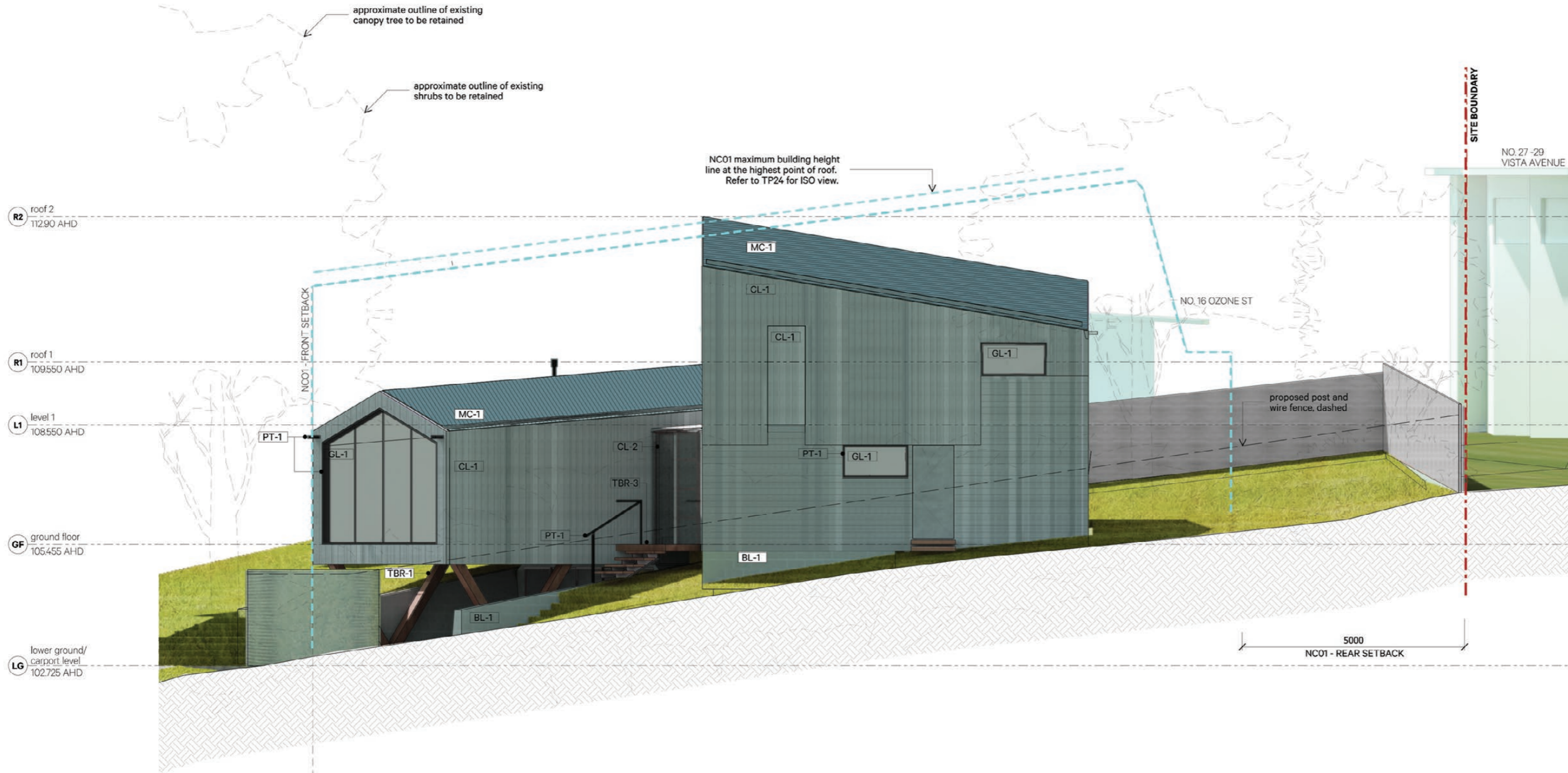


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- R2 roof 2 11290 AHD
- R1 roof 1 109550 AHD
- L1 level 1 108550 AHD
- GF ground floor 105455 AHD
- LG lower ground/ carport level 102725 AHD

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SCALE  
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DRAWING TITLE  
**PROPOSED SIDE ELEVATION**

DRAWING NO. **TP22** REVISION NO. **03**

**MATERIALS SCHEDULE**

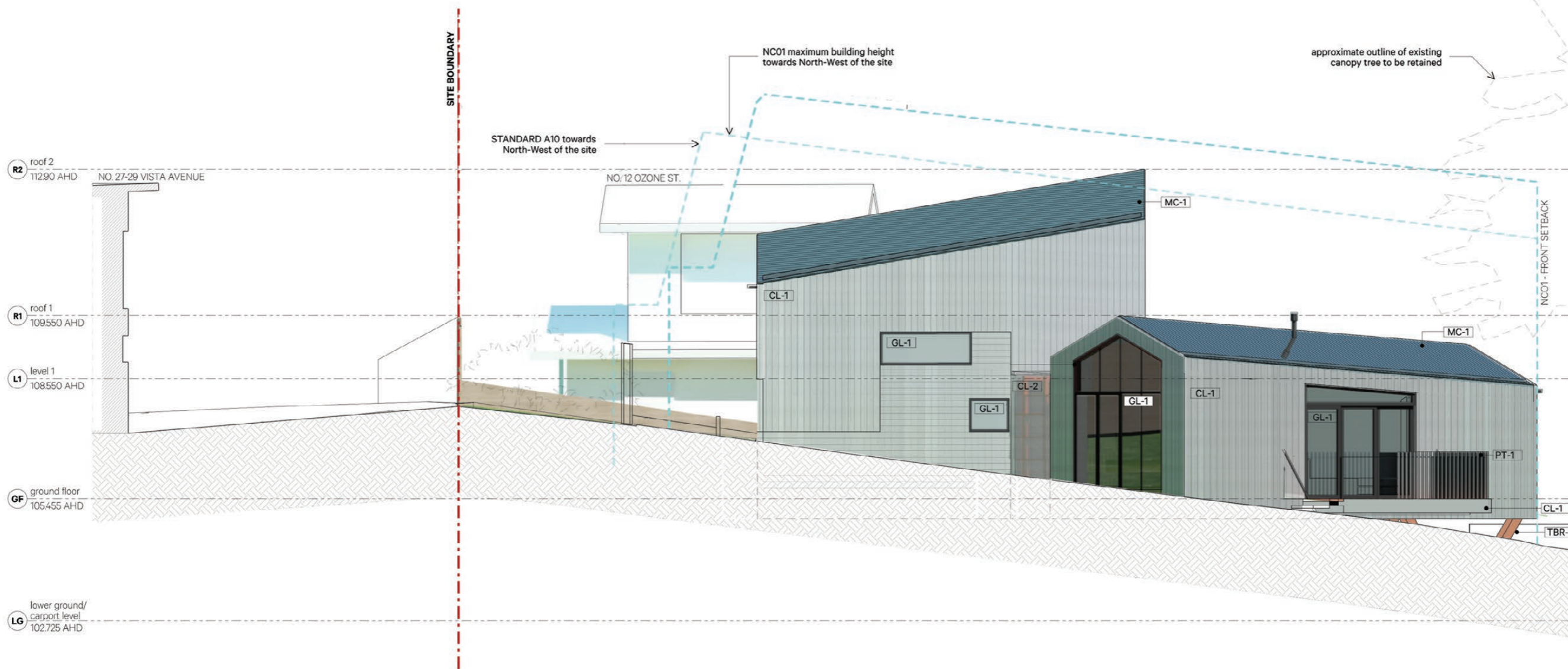


**BAL 12.5**

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**PROPOSED SIDE ELEVATION**

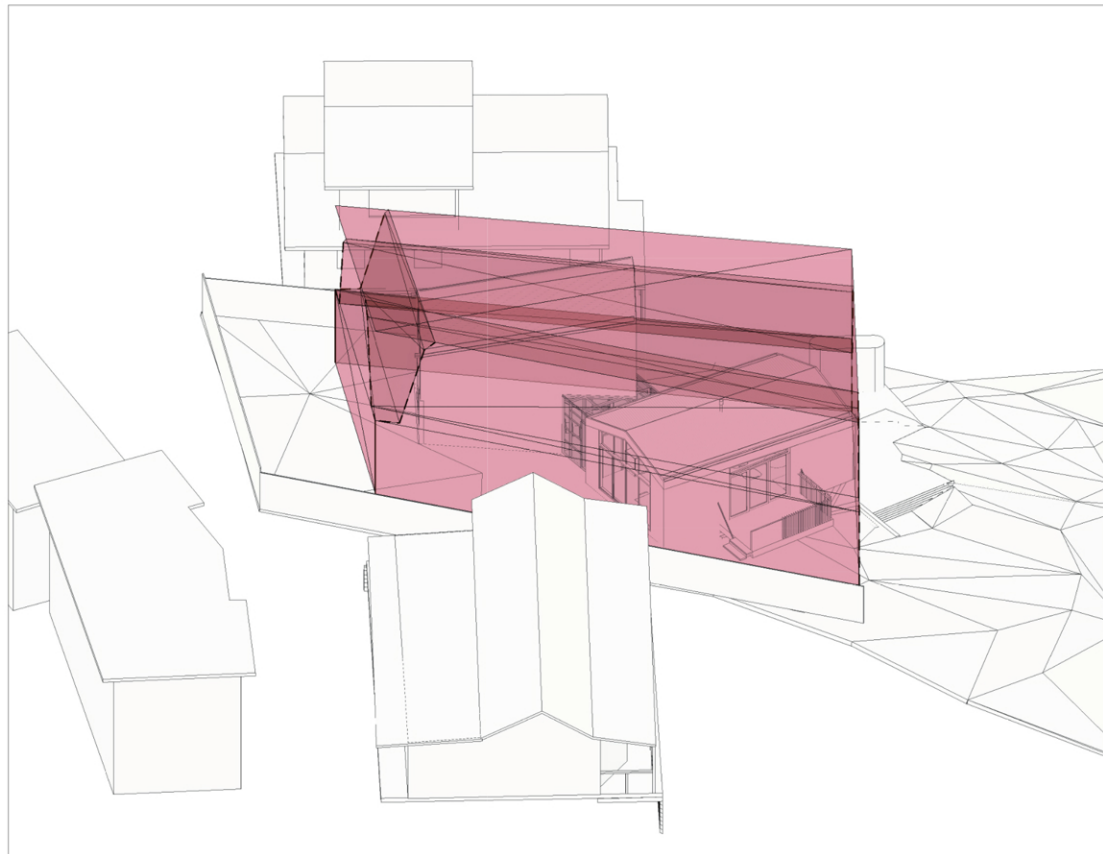
DRAWING NO. **TP23** REVISION NO. **03**

1 Side (NW) Elevation  
 TP23 1:100 @ ISO A3

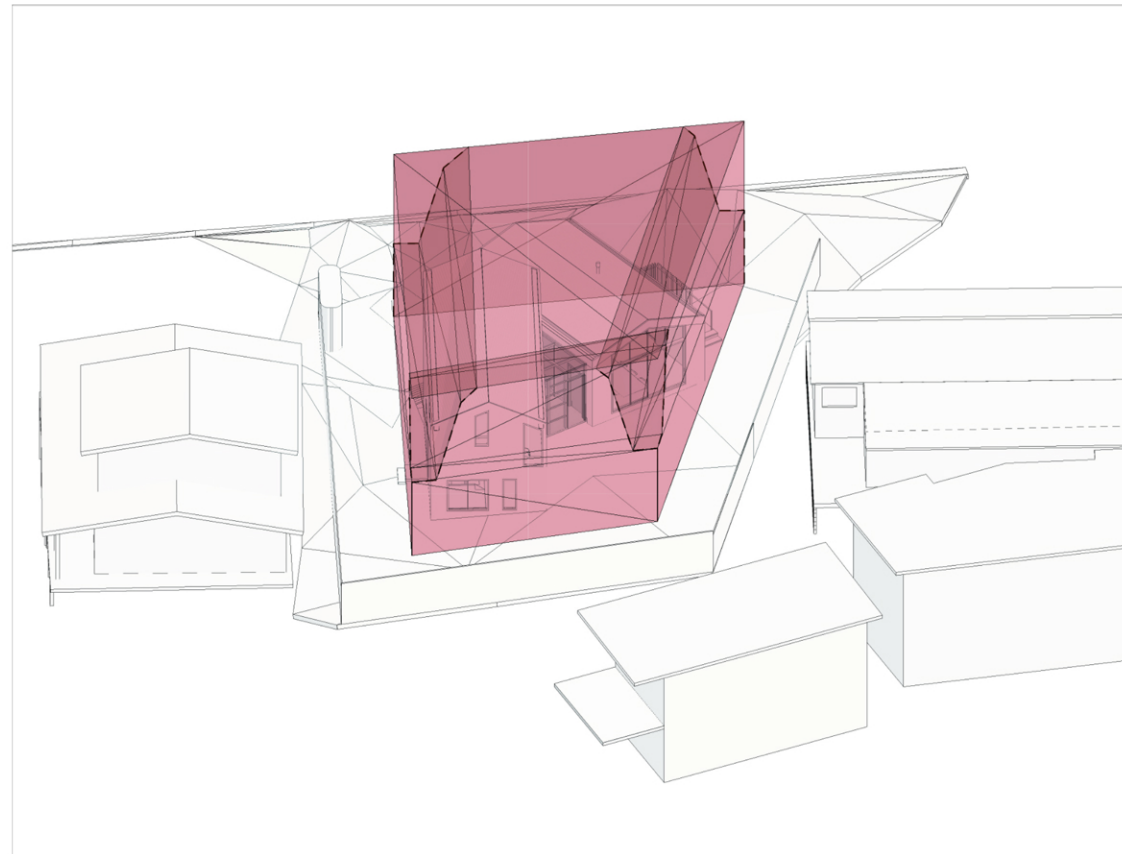
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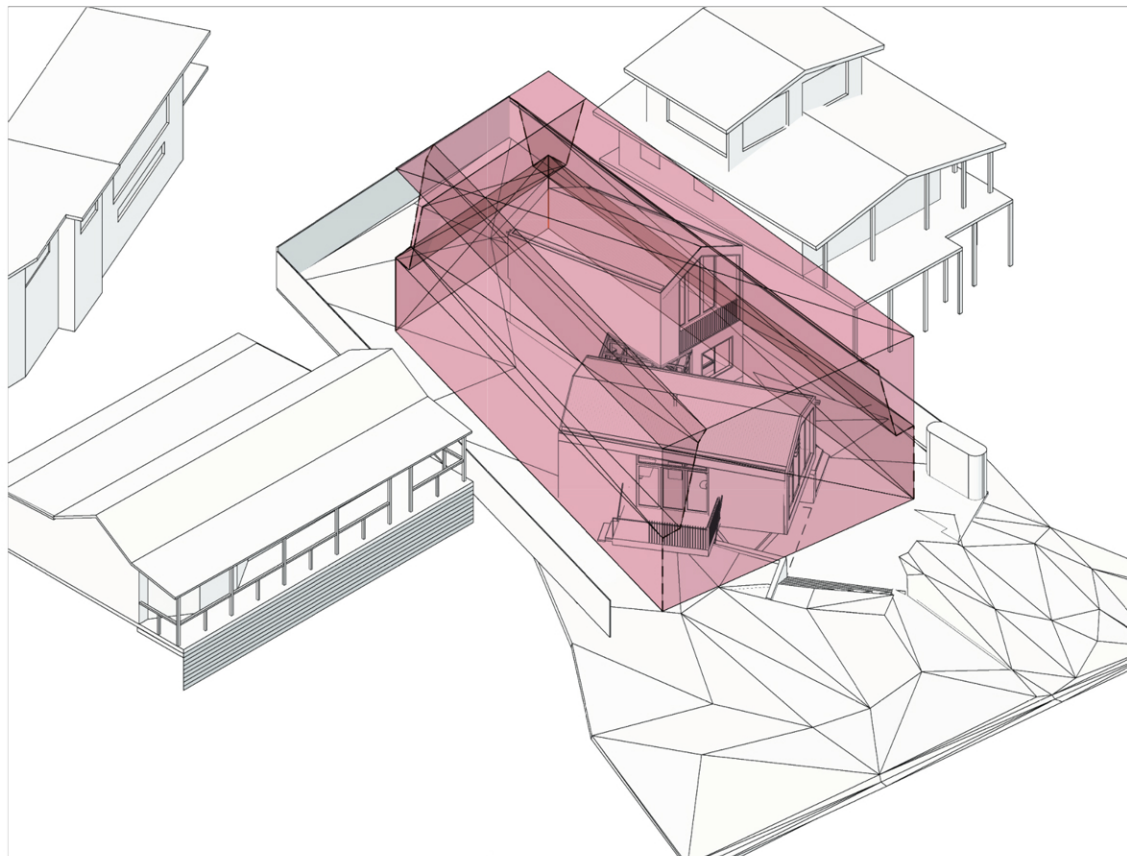
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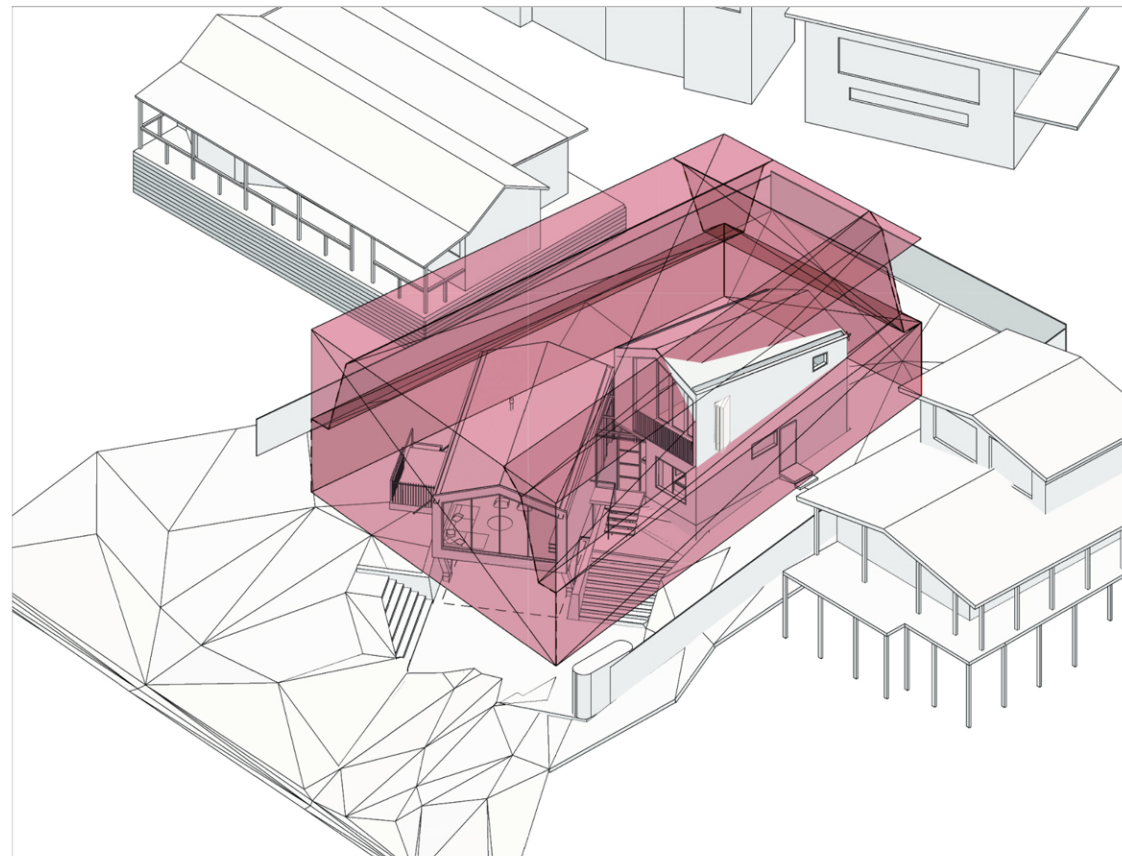
NORTH ISOMETRIC VIEW



NORTH-WEST ISOMETRIC VIEW



EAST ISOMETRIC VIEW



SOUTH ISOMETRIC VIEW

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SCALE  
**1:100** at A3  
DRAWING TITLE  
**ISOMETRIC VIEW OF PLANNING ENVELOPE**

DRAWING NO. **TP24** REVISION NO. **03**

portion of proposed design breaching NC01 STANDARD A10

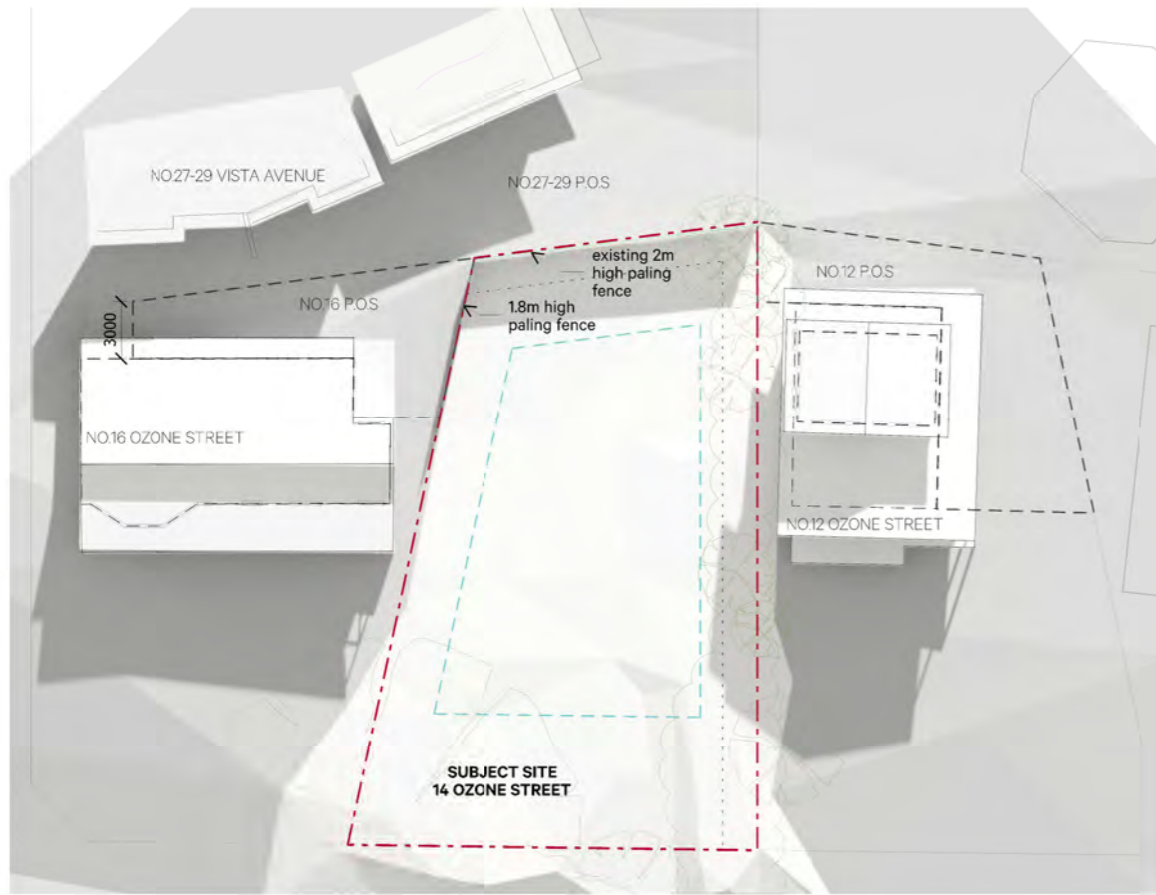
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**BAL 12.5**

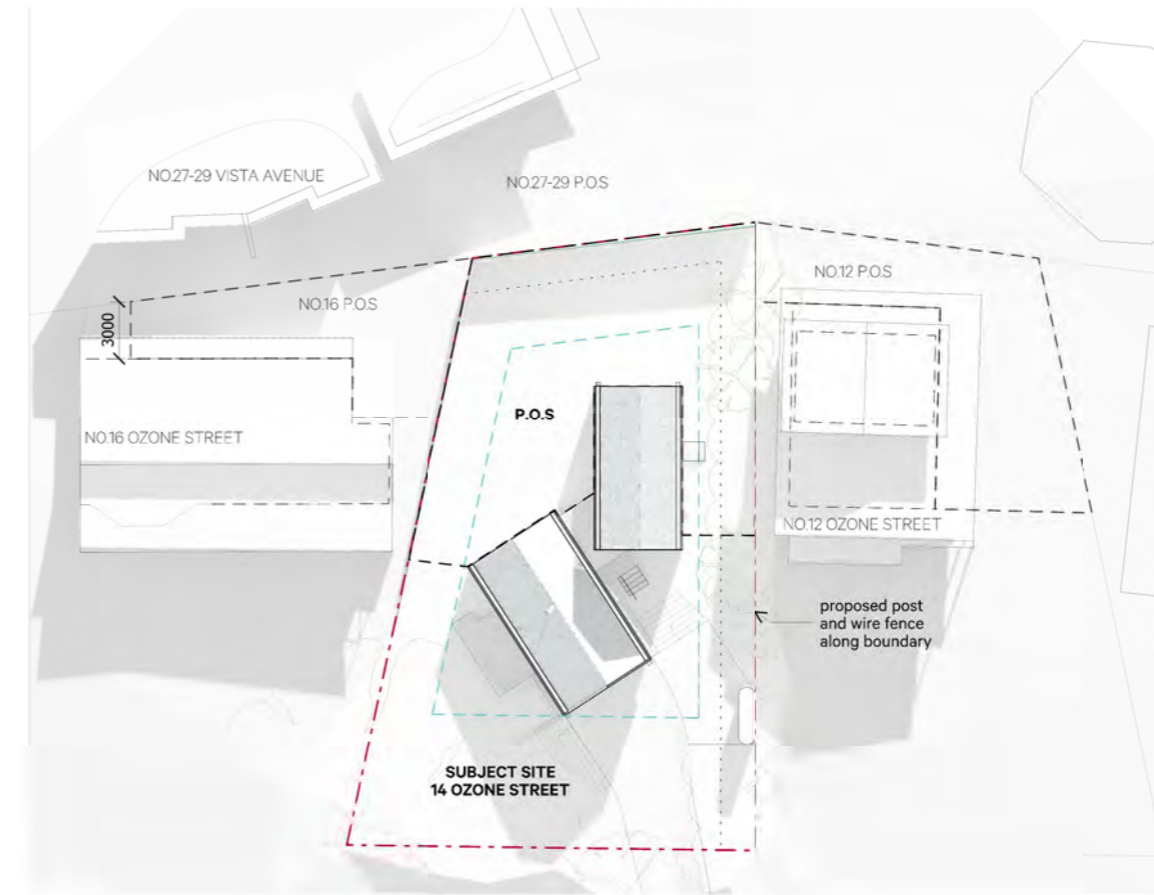
Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation: the canopy of trees must be separated by at least 2 metres

CHECK ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE PREPARATION OF SHOP DRAWINGS AND / OR THE PREPARATION OF SHIP DRAWINGS AND / OR THE PREPARATION OF PERMIT DRAWINGS AND / OR THE PREPARATION OF PERMIT DRAWINGS. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES SHALL IMMEDIATELY BE REFERRED TO THE ARCHITECT.

REV	DATE	DESCRIPTION
01	25.09.2019	ISSUE FOR INFORMATION
02	12.12.2019	ISSUE FOR INFORMATION FOR PLANNING PRE-APP
03	07.01.2020	ISSUE FOR PLANNING PERMIT APPLICATION



**1** EXISTING SHADOW DIAGRAM AT 9AM  
TP40 1:400 @ ISO A3



**2** PROPOSED SHADOW DIAGRAM AT 9AM  
TP40 1:400 @ ISO A3

NO IMPACT ON SUNLIGHT ACCESS AREA at 9am on 22nd SEPT on P.O.S of neighbouring properties

Received 08/01/20

Tandem Design Studio Pty Ltd tandem-studio.net  
ACN 115 144 100 ABN 25 15 144 100  
L2/322 LITTLE LONSDALE STREET  
MELBOURNE VICTORIA 3000  
+ 61 3960 0417

**TANDEM**

CLIENT  
**SARAH & MARK HASTIE**  
PROJECT  
**SKENES CREEK BEACH HOUSE**  
14 OZONE STREET, SKENES CREEK  
STATUS: TOWN PLANNING PROJECT NO.: 18\_015  
DATE: DEC 19 DRAWN: FD CHECKED: TH

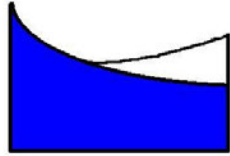
ISSUE FOR INFORMATION  
SCALE: 1:400 at A3  
DRAWING TITLE  
**EXISTING AND PROPOSED SHADOWS AT 9AM**  
DRAWING NO. **TP40** REVISION NO. **03**







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**2020  
ENGINEERING  
SOLUTIONS**

2020Engineering Solutions  
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ABN 57 215 499 312ACN 11 9460 865  
info@2020es.com

## GEOTECHNICAL ASSESSMENT



**SITE;** 14 Ozone St.  
Skenes Creek, Victoria. 3233

**DEVELOPER;** Sarah & Mark Hastie.

**REPORT NUMBER;** ES19160.1

**DATE;** Original 21/09/2019  
Amended 28/10/2019

**REPORTING TO;** COLAC OTWAY SHIRE  
Planning Scheme, Erosion Management  
Overlay Procedures (EMO), 2013. Amendment C68

*Received  
08/01/20*

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### Notes to amended Report

Our original report was to the sire prior to development of concept drawing plans. Following production of concept drawings this amended Report comments on proposed works.

From the examination of the plans and with reference to original report and field notes, the original risk findings remain valid.

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## CONTENTS

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

## **Executive Summary**

The assessed Maximum Annual probability of loss of life is Barely Credible

This figure is below the advised acceptable limit

Property Risk would be Low.

Overall the risk to property is below the advised acceptable limit.

## **Succinct Recommendations**

a) The various aspects of the proposal be allowed as the calculated risk is within the acceptable ranges for Life and Property

b) A Landslip Risk Assessment it is not required due to the slight site slope angle and low risk to Life and Property.

## **Preamble**

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

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

The proposal comprises the construction of a dwelling.

This report considers the geotechnical implications of the proposal.

## 1.0 Consultant

Michael Daniel Delahunty  
'Culliamurra'  
1745 Colac – Forrest Road  
Colac Victoria Australia. 3249

### 1.1 Details of Qualifications, Experience and Expertise

Bachelor Degree in Mining Engineering University of Ballarat.

2001-2003 Civiltest, Geotechnical technologist

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

Member Institute of Engineers Australia Member # 2274072

### 1.2 Specific Expertise

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

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

### 1.3 Equipment

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

## 2.0 Date of Assessment

21<sup>th</sup>Sep 2019

### 2.1 Reporting Date

23<sup>th</sup>Sep 2019

#### 2.1.2 Amended Report

28 Oct 2019

### 3.0 Address

14 Ozone St  
Skenes Creek Victoria. 3233

### 3.1 Site Description

The subject property comprises a residential allotment in an established medium density setting, rising moderately to the NW, with a short steep access track and with an un-retained cut batter adjoining Ozone Street.



Fig. 1. View to north across proposed build envelope from access track. (Author)

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### 3.2 Title Details (Planning Maps On line)

## PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 09 August 2019 06:41 PM

### PROPERTY DETAILS

Address: **14 OZONE STREET SKENES CREEK 3233**  
 Lot and Plan Number: **Lot 87 LP51921**  
 Standard Parcel Identifier (SPI): **87/LP51921**  
 Local Government Area (Council): **COLAC OTWAY** [www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)  
 Council Property Number: **20044**  
 Planning Scheme: **Colac Otway** [planning-schemes.delwp.vic.gov.au/schemes/colacotway](http://planning-schemes.delwp.vic.gov.au/schemes/colacotway)  
 Directory Reference: **VicRoads 519 N11**

### UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **Barwon Water**  
 Melbourne Water: **outside drainage boundary**  
 Power Distributor: **POWERCOR**

### STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **POLWARTH**

### Planning Zones

#### TOWNSHIP ZONE (TZ)

#### SCHEDULE TO THE TOWNSHIP ZONE (TZ)



Fig 2. Location and planning details EMO (Planning Maps Online)

### 3.2.1 Overlays

BMO DDO EMONCO

### 3.2.2 Property Owner /3.3 Developer

Sarah & Mark Hastie.

### 3.4 Responsible Authority

Colac Otway Shire  
Rae St Colac 3250

### 4.0 Site Assessment Plans

*Detailed plans were not available at the time of inspection, this report will be developed upon construction of a conventional structure within a centrally located building envelope. (Original Report)*

A Lower Ground Plan, (TANDEM), following page, shows location and extent of retaining walls. Two cut retaining walls adjoining the car park area and one FILL retaining wall associated with the lower living area.

All retaining walls over 1.0m high must be engineer designed.

Should the cut retaining wall/s fail some damage to property, cars, could be expected but minimal risk to Life.

Should the FILL retaining wall fail very minor property damage could be expected with no risk to Life.

The foregoing opinion is based upon site and soil profile investigation along with the computer analysis which indicated the build envelope is stable.



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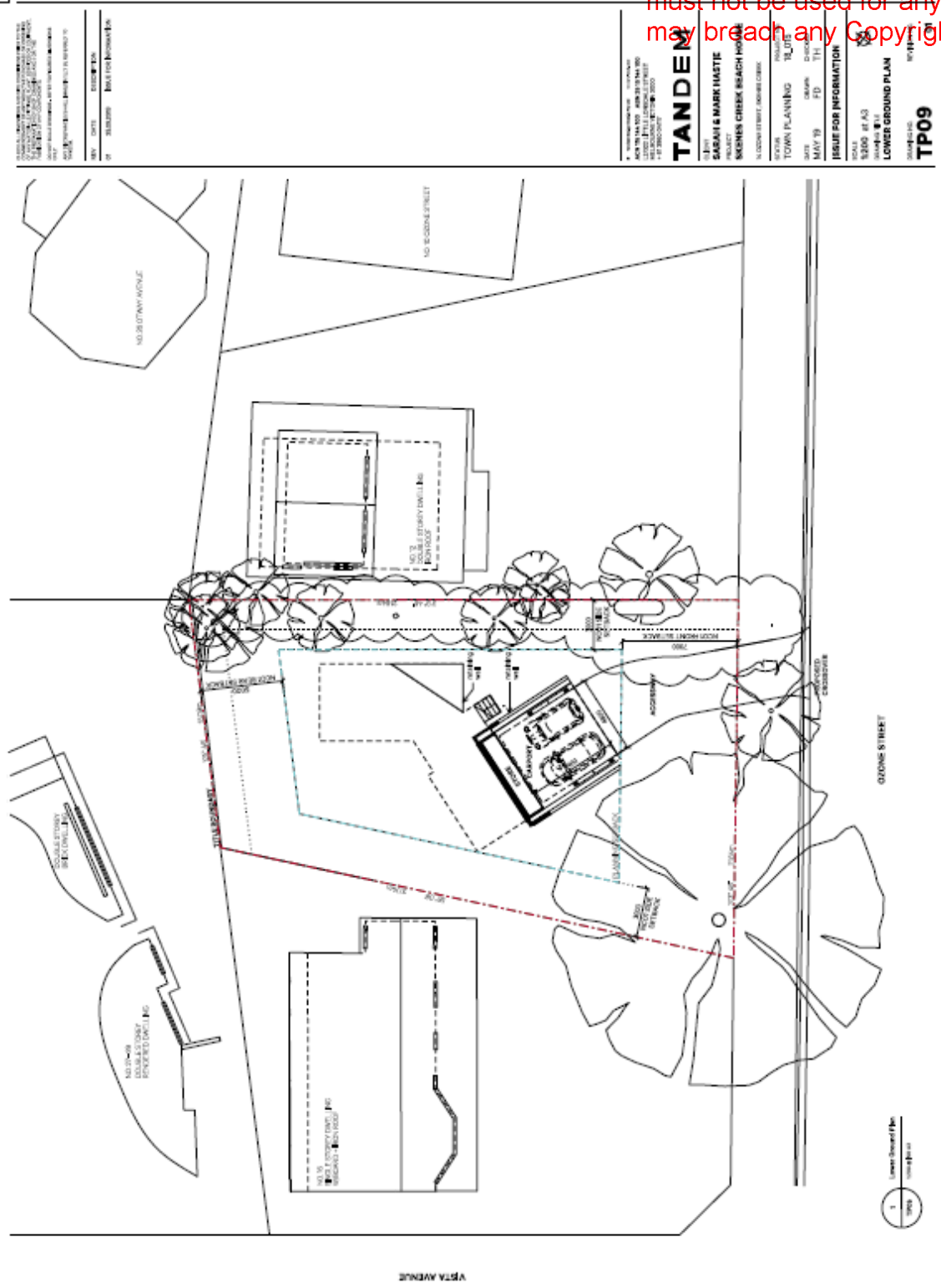


Fig.3 Lower Ground Plan (Tandem)

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### 5.0 Geology

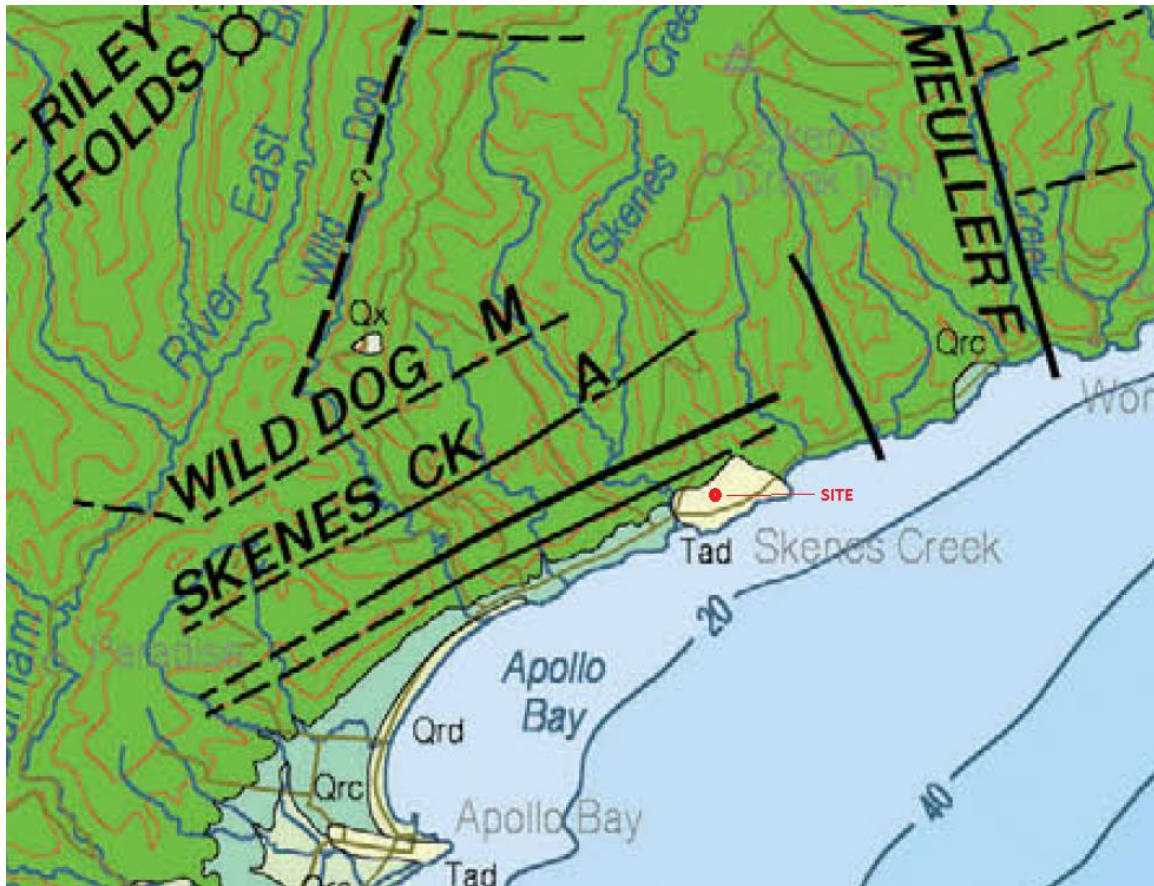


Fig.4. Regional geology, subject site,in red.(GeoVic).

Published maps indicated subject land contains TERTIARY AGE Dilwyn Formation material, part of the Wangerrip Group.

The Skenes Creek Anticline is the principal structural feature of the region.

### 5.1 Surface Conditions

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Fig. 5. View to south. Proposed build site contains a surface covering of grasses. (Author).

### 5.1.1 Topography



Fig. 6. Regional topography,(VicPlan), showing subject land on side of large broad, spur ridge.

### 5.2 Subsurface Conditions

Based upon a drilling programme conducted across the site, the subsurface profile comprised a Silty Sand over a weathered-in-situ very Sandy Clay followed by extremely weathered sandstone. This finding is consistent with geological mapping and topographical opinion.

### 5.3 Groundwater

Groundwater was not noted in boreholes, no discharge areas were noted.

### 5.4 Geomorphic Process

Dilwyn Formation material overlays Otway Group and is being weathered to expose the Otway Group at a uniform rate due to the slight to moderate surface and underlying slope angles.

From the drilling process the site appears to have weathered in-situ soils with no evidence of slip planes.

## 6.0 Regional Instability

### 6.1 Mapped

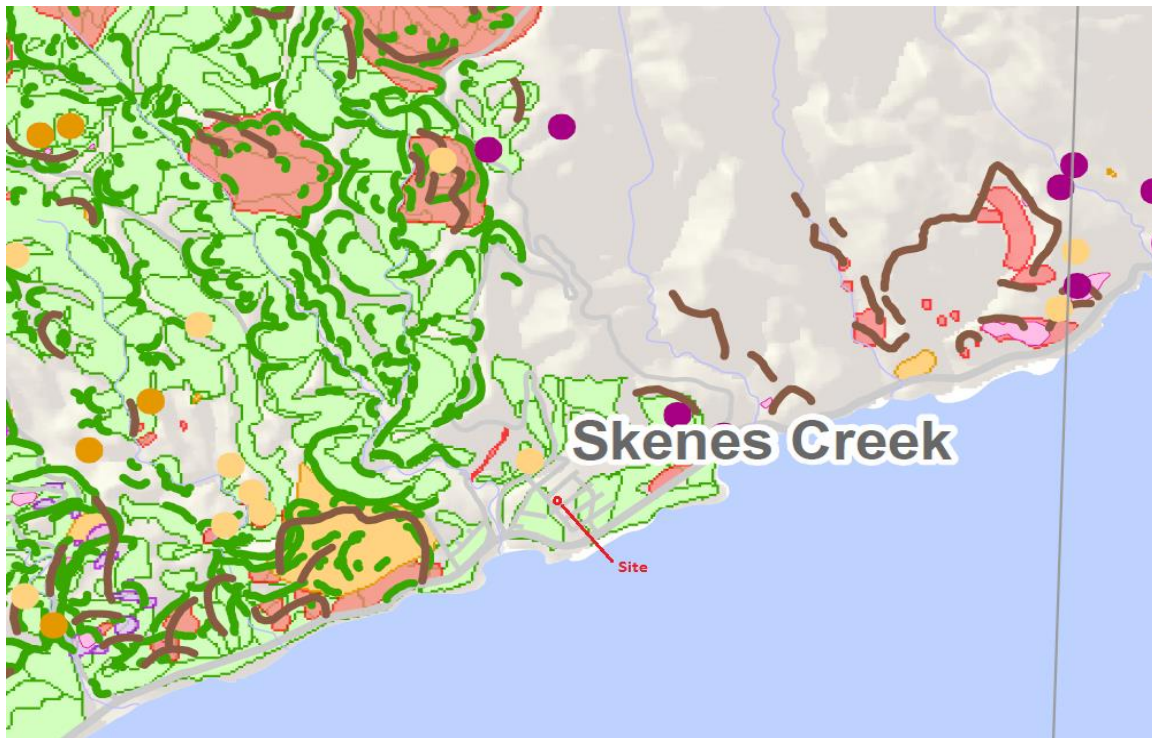


Fig.7.COS Mapped landslides, shows numerous slip systems near the subject land.

These systems will have no impact on the proposed build envelope.

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**6.2 Unmapped**

No evidence of soil instability was noted on or near the proposed build site.

**7.0 Assessment Methodology**

The principal assessment methodology of instability analysis for this development was visual with observed soil profile providing input for the following slope model.

**7.1 Slope Model**

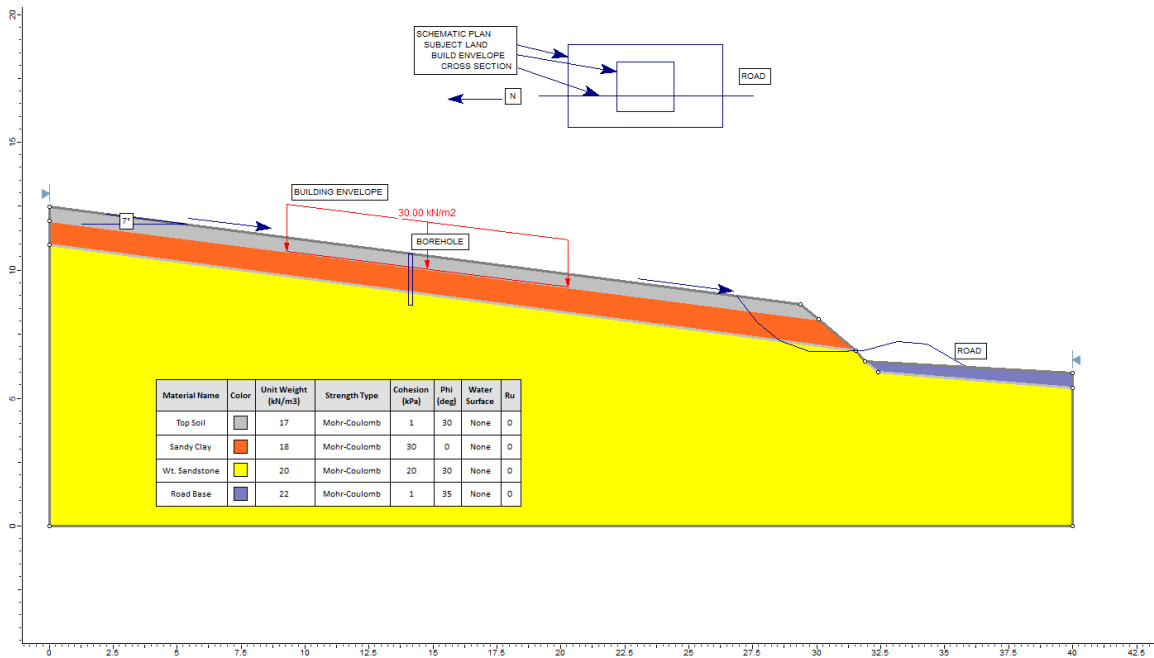


Fig 8.Slope model with proposed build envelope and possible failure modes.(Author).

**8.0 Plausible Failure Modes**

There are no plausible failure modes with the potential to impact upon the proposed development, however a Debris Avalanche on to the road way is possible.

Such an event is unlikely to progress, or be allowed to progress up-slope to the build envelope.

Earth Creep is shown but unlikely on a 7.0° slope and not likely to to be allowed impact on the proposed structure.

A Debris Avalanche in the location shown is unlikely as the material appears to have beenunretained for a number of decades and now has a covering of stablising macro vegetation.

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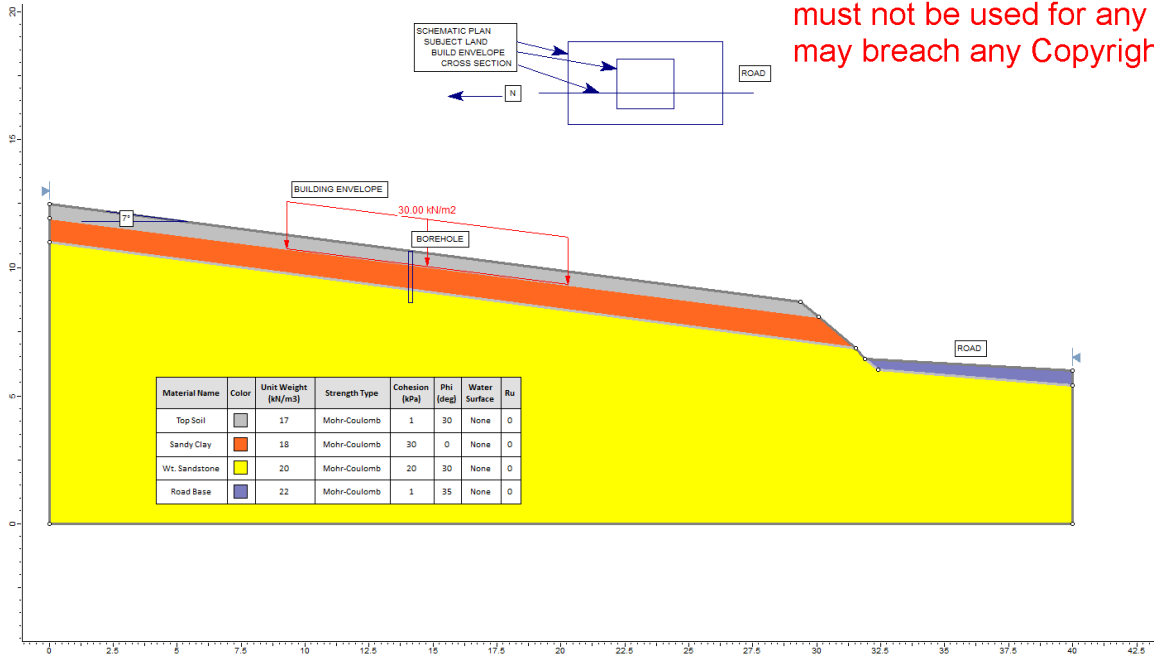


Fig 9.Slope model with proposed build envelope.(Author).

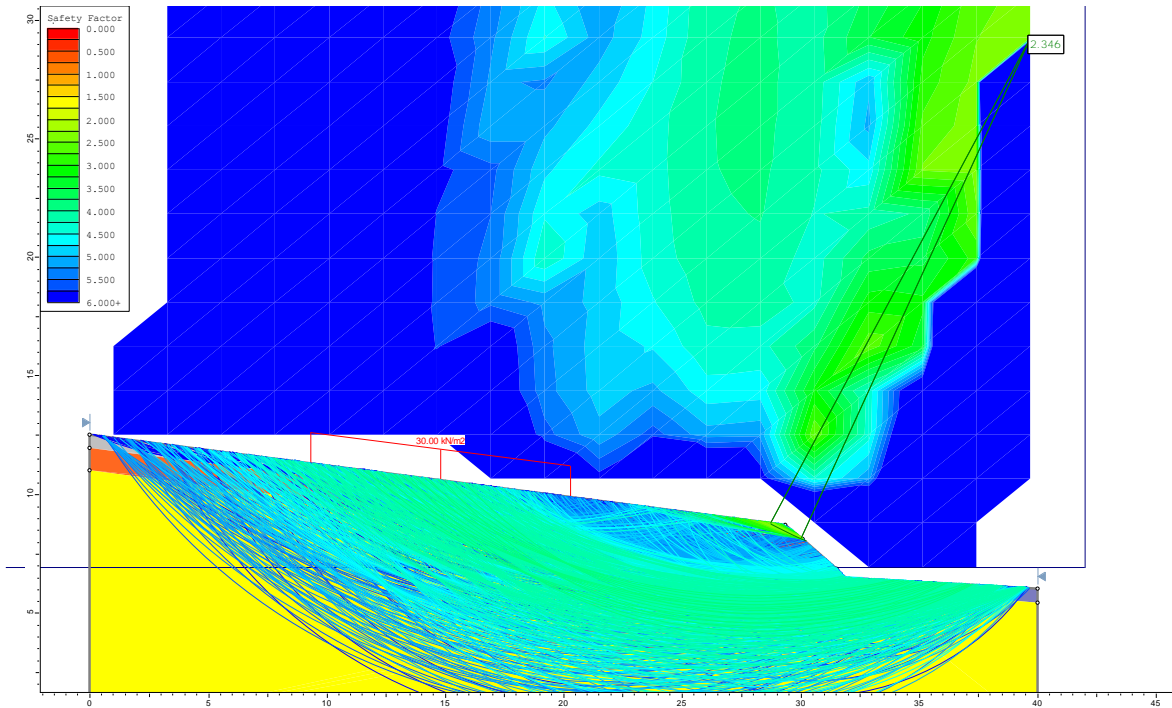


Fig 10. Computer analysis of slope model (Author)

**Comment**

Computer analysis indicates un-retained soil material adjoining roadway returns lowest factor of safety, which is still fairly high for the soil type.

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## 8.1 Elements at risk

As the proposal is for adwelling, Life would be a risk element, property would also be at risk.

## 8.2 Failure analysis

A Debris Avalanche comprising disturbed soil from the unretained cut adjoining the roadway would comprise a very low volume of material with barely plausible impact on Life and /or Property.

## 9.0 Risk Analysis

Risk Analysis brings together Probability and Consequence.

### 9.1 Consequence Analysis

Life; no consequence. Property; minimal consequence, some sedimentation into stormwater drains.

### 9.2 Probability Analysis

With mass land sliding assessed as not plausible the annual probability would be around  $10^{-5}$  or Rare.

### 9.3 Vulnerability Analysis

Life; Taken as unity  
Property; Unity

### 9.4 Spatial Factor

Life; Unlikely to involve entire building, 0.3  
Property; 0.2

### 9.5 Risk analysis

Annual probability of loss of life, from the proposed development computes to Barely Credible

This figure is below the advised acceptable limit

Property Risk would be Low.

This is also below the advised acceptable limit.

### **10.1 Footing structure and Foundation Materials**

Found into underlying clay/s.

### **10.2 Cut and Fill Earthworks**

See site plans.

### **10.3 Soil Retention Structures**

Retaining walls over 1.0m high to be engineer designed.

### **10.4 Drainage**

To suitable legal point of discharge.

### **10.5 Building Design and Structural System**

Conventional

### **10.6 Vegetation**

At the time of inspection the site contained a surface covering of grasses, there are no trees on the build site and none are proposed for removal.

Some vegetation on the southern portion of the property may be removed to comply with bushfire requirements, however tree roots should be left in the ground.

### **10.7 Wastewater Management**

N/A

### **10.8 On-going Maintenance and Mitigation Measures**

This report does not recommend specific on-going erosion mitigation measures aside from good property maintenance practices.

### **10.9 Development Timeframe**

There is no geotechnical timeline for this development.

### **10.10 Additional Geotechnical Requirements**

Additional geotechnical requirements not required.



## 11.0 Landslip Risk Assessment Statement

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

## 12. Report Recommendations

Proposal be approved as development can be considered safe from the hazard of landslip.

## 13. Report Restrictions

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

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

## 14. Professional Compliance Statement

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

## 15 Controlling and Referenced Documents;

AS1726-1993 (incorporating amendments to #2-1994)  
AS4360-2005 Risk Management Set  
AS4200-2000 General Conditions of Contract for Engagement of Consultants  
AS2870-2011 Residential Slabs and Footings  
Colac Otway Shire  
    Planning Scheme, Erosion Management Overlay Procedures (EMO)  
Schedule 1  
    Geographic Information System (GIS) Data base  
Geological Survey of Victoria (GSV)  
Colac 7621-3 Zone 54  
    1:50,000 Map Series  
Tickell S.J. 1990.  
Report 103 (Department of Agriculture, Energy and Minerals)  
2020ES JSA 02.22.08.19 [www.dse.vic.gov.au](http://www.dse.vic.gov.au)

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**16. Site Condition Photo.**



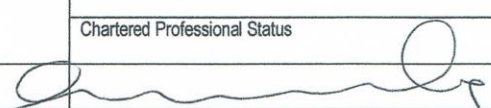
Fig 11. Surface conditions of subject land and roadway batter, view to north, along line of cross section.(Author)

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17. Geotechnical Declaration

<b>FORM</b>	<b>A</b>	<b>Geotechnical Declaration and Verification Development Application</b>	
Office Use Only			
<p><b>To be submitted with planning application.</b> It must accompany the Geotechnical Assessment and/or Landslip Risk Assessment. This form is essential to verify that the Geotechnical Assessment and/or Landslip Risk Assessment has been prepared in accordance with Cl 44.01 of the Colac Otway Planning Scheme and that the author of the Assessment/s is a geotechnical engineer or engineering geologist as defined by this clause.</p>			
<b>Section 1</b>		<b>Related Application</b>	
Planning Application Number (if known)		TO BE ADVISED	
Site Address		14 OZONE STREET, SKENES CREEK. VICTORIA. 3233	
Applicant		S & M HASTIE	
<b>Section 2</b>		<b>Geotechnical Assessment and /or Landslip Risk Assessment</b>	
Details		Report Title: GEOTECHNICAL ASSESSMENT	
Author's Company/ Organisation Name:		2020 ENGINEERING SOLUTIONS	Report Reference No: ES19160.1
Author:		MR MICHAEL DELAHUNTY	Dated: 28/10/2019
<b>Section 3</b>		<b>Checklist</b>	
<p><i>Geotechnical Requirements</i> (Tick as appropriate either Yes or No)</p>		<p>The following checklist covers the minimum requirements to be addressed in a Geotechnical Assessment and/or Landslip Risk Assessment. The report must also cover any additional matters required by Clause 44.01. This checklist must accompany each report. Each item is to be cross-referenced to the section or page of the Geotechnical Assessment and/or Landslip Risk Assessment which addresses that item.</p>	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	A review of readily available history of slope instability in the site or related land as per <SECTION 6 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	An assessment of the risk posed by all reasonably identifiable geotechnical hazards as per <SECTION 6.1 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Plans and sections of the site and related land as per <SECTIONS 17 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Presentation of a geological model as per <SECTION 8 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Photographs and/or drawings of the site as per < SECTION 16 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	A conclusion as to whether the site is suitable for the development proposed to be carried out either conditionally or unconditionally as per <SECTION 12 >	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If any items above are ticked No, an explanation is to be included in the report to justify why < >	
<b>Is the approval subject to recommendations and conditions relevant to:</b>			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Selection and construction of footing systems.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Earthworks.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Surface and sub surface drainage.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Any conditions that may be required for the ongoing mitigation and maintenance of the site and the proposal from a geotechnical viewpoint.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Highlighting and detailing the inspection regime to provide the <PCA> and builder with adequate notification for all necessary inspections.	
FIFTY _____ Years		State the Design Life of the Structure adopted in the Geotechnical Assessment and/or the Landslip Risk Assessment.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Are the risk mitigation measures as recommended in the Geotechnical Assessment and/or the Landslip Risk Assessment suitable for the design life of the structure?	
<b>NOTE:</b>		<Add Reference> - Add in the relevant section or page number of the listed Geotechnical Assessment and/or Landslip Risk Assessment which addresses each item	

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<b>FORM</b>	<b>A</b>	<b>Geotechnical Declaration and Verification Development Application</b> <span style="float: right; font-size: small;">3 Lower Ground Plan (Tandem)</span>				
<b>Section 4 List of Drawings referenced in Geotechnical Assessment and/or Landslip Risk Assessment</b>						
Design Documents		Description	Plan or Document No.	Revision or Version No.	Date	Author
		LOCATION & PLANNING DETAILS	FIG 2.			PLANNING MAPS ON LINE
		LOWER GROUND PLAN	FIG 3.	18015	MAY'19	TANDEM
		SITE GEOLOGY	FIG 5.			GEOVIC
		TOPOGRAPHY	FIG 6.			VICPLAN
		MAPPED SLIP SYSTEMS	FIG 7.			COS
		SLOPE MODEL WITH PROPOSED BUILD ENVELOPE & FAILURE MODES	FIG 8.		AUG'19	M DELAHUNTY
		SLOPE MODEL WITH PROPOSED BUILD	FIG 9.		AUG'19	M DELAHUNTY
		COMPUTER ANALYSIS OF SLOPE	FIG 10.		AUG'19	M DELAHUNTY
<b>Section 5 Declaration</b>						
Declaration (Tick all that apply)		I am a geotechnical engineer or engineering geologist as defined by the Colac Otway Planning Scheme and on behalf of the company below:				
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	I am aware that the Geotechnical Assessment and/or Landslip Risk Assessment I have either prepared or am technically verifying (referenced above) is to be submitted in support of a planning application for the proposed development site (referenced above) and its findings will be relied upon by the Colac Otway Shire Council in determining the planning application				
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	I prepared the Geotechnical Assessment and/or Landslip Risk Assessment referenced above in accordance with the Colac Otway Planning Scheme and the AGS Guidelines 2007 as defined in the planning scheme.				
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A	I technically verify that the Geotechnical Assessment and/or Landslip Risk Assessment referenced above has been prepared in accordance with the Colac Otway Planning Scheme and the AGS Guidelines 2007 as appropriate.				
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	I technically verify that the Geotechnical Assessment prepared for the planning application for the site confirms the land can meet the acceptable risk criteria specified in the schedule to Clause 44.01 of the Colac Otway Planning Scheme taking into account the total development and site disturbance proposed.				
<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	I technically verify that the Landslip Risk Assessment prepared for the planning application for the site confirms the land can meet the tolerable risk criteria specified in the schedule to Clause 44.01 of the Colac Otway Planning Scheme taking into account the total development and site disturbance proposed.				
<b>Section 6 Geotechnical Engineer or Engineering Geologist Details</b>						
Company/ Organisation Name		2020 ENGINEERING SOLUTIONS PTY LTD				
Name (Company Representative)		Surname: DELAHUNTY		Dr / Mr / Mrs / Ms / Miss		
		Given Name(s) MICHAEL				
		Chartered Professional Status		Registration Number		
Signature				Dated: 28/10/2019		

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

**Note:** N/A = Not Applicable

April 2013.

## 18. The Geotechnical Assessment

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

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

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

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

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

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

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

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

<b>Risk Type for low rise residential development</b>	<b>ACCEPTABLE RISK level (as per AGS 2007 c and d)</b>
Risk to Property and Infrastructure (Qualitative Assessment)	LOW
Risk to Life for existing slopes and development (Quantitative Assessment)	1 x 10 <sup>-5</sup>
Risk to Life for new slopes and new development (Quantitative Assessment)	1 x 10 <sup>-6</sup>

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

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

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

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

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

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

### ***The Landslip Risk Assessment***

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

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

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

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

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

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

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

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

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

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

## 19. Report Limitations

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

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

#### Changed Conditions

The report may be invalidated by changed conditions including:-

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

#### Causes of Changed Conditions

Changed conditions may occur due to:-

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

#### Client to inform 2020 of any changes

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

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

#### Interpretation

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