



Submissions Committee Meeting Agenda

11 August 2026 at 1.30pm

COPACC Meeting Rooms 1 & 2

COLAC OTWAY SHIRE SUBMISSIONS COMMITTEE MEETING

Tuesday 11 August 2026

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COLAC OTWAY SHIRE SUBMISSIONS COMMITTEE MEETING

NOTICE is hereby given that the next **SUBMISSIONS COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL** will be held at COPACC on Tuesday 11 August 2026 at 1:30 PM.

AGENDA

1 DECLARATION OF OPENING

OPENING PRAYER

*Almighty God, we seek your
blessing and guidance in our
deliberations on behalf of the
people of the Colac Otway Shire.
Enable this Council's decisions to be
those that contribute to the true
welfare and betterment of our community.*

AMEN

2 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past and present.

RECORDING AND PUBLICATION OF MEETINGS

Please note: All Submissions Committee meetings live streamed and recorded when the meeting is held either at COPACC or online. This includes the public participation sections of the meetings. When meetings are held in other locations, Council will endeavour to make an audio recording of the meeting for community access. Matters identified as confidential items in the Agenda will not be live streamed or recorded regardless of venue or mode.

By participating in open Submissions Committee meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

As soon as practicable following each open Submissions Committee meeting, the live stream recording will be accessible on Council's website. Recordings are also taken to facilitate the preparation of the minutes of open Submissions Committee meetings and to ensure their accuracy. Recordings will be retained by Council for a period of four years.

This meeting will be livestreamed to the public via Council's You Tube channel (search Colac Otway Shire Council at www.youtube.com).

The sole purpose of this Submissions Committee meeting is to hear persons who indicated they wish to speak in support of their written submissions to the items on the agenda.

3 MEETING ADMINISTRATION

3.1 Present

3.2 Apologies

3.3 Confirmation of Minutes

RECOMMENDATION

That the Submissions Committee confirm the minutes of the Submissions Committee meeting held on 14 July 2026.

3.4 Declarations of Interest

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

4 VERBAL SUBMISSIONS

The Mayor is to read out the names of the people who have confirmed they wish to make a verbal submission. These verbal submissions will be made in relation to each respective agenda item and must be directly relevant to the respective agenda item. A limit of 5 minutes will apply.

Item: 5.1

PP23/2024-1 - 3036 Colac-Forrest Road FORREST

OFFICER	Ian Williams
GENERAL MANAGER	Ian Seuren
DIVISION	Community and Economy
ATTACHMENTS	1. Application Plans [5.1.1 - 4 pages]

1. PURPOSE

To hear verbal submissions from the applicant and objectors about a planning application for the subdivision of land at 3036 Colac-Forrest Road, Forrest (Lot 2 PS: 622698 V/F: 11174/481 Parish of Yaugher) into four lots, together with associated works and native vegetation removal.

The role of the Submissions Committee is to hear submissions. The Submissions Committee meeting is not a decision-making forum, and the Committee has no authority to make a decision on the planning application. The merits of the application will be considered at a future Planning Committee or Council meeting.

2. EXECUTIVE SUMMARY

Planning permission is sought for the subdivision of land into four lots, together with associated works, native vegetation removal and alteration of the access to Colac-Forrest Road, which is a road in a Transport Zone 2 (TRZ2). The site is in the Township Zone and is covered in whole or part by the Bushfire Management Overlay and the Erosion Management Overlay.

Consideration of the planning application involved a formal process of public notification by means of letters to surrounding properties and the display of a site notice. In response, six letters of objection were received from neighbours. No supporting letters were received.

An officer report that discusses the planning merits of the proposal will be considered at a future Planning Committee or Council Meeting.

3. RECOMMENDATION

That the Submissions Committee:

- 1. Acknowledges and notes the verbal comments made by the objectors and the applicant in support of written submissions.***
- 2. Thanks the objectors and the applicant for their contribution to the submission process.***
- 3. Having heard all persons wishing to speak to their submissions, recommends that Council consider the planning application and all submissions at a future Planning Committee or Council Meeting.***

4. KEY INFORMATION

Proposal

Planning permission is sought for the subdivision of land into four lots, together with associated works, native vegetation removal and alterations to the access to a road in a TRZ2 (Colac-Forrest Road). The site, which is in the Township Zone, is covered by the Bushfire Management Overlay (BMO - 100%) and partially by the Erosion Management Overlay (EMO1 – 56.46%).

An extract from the proposed plan of subdivision is provided below. Proposed lot areas would be as follows:

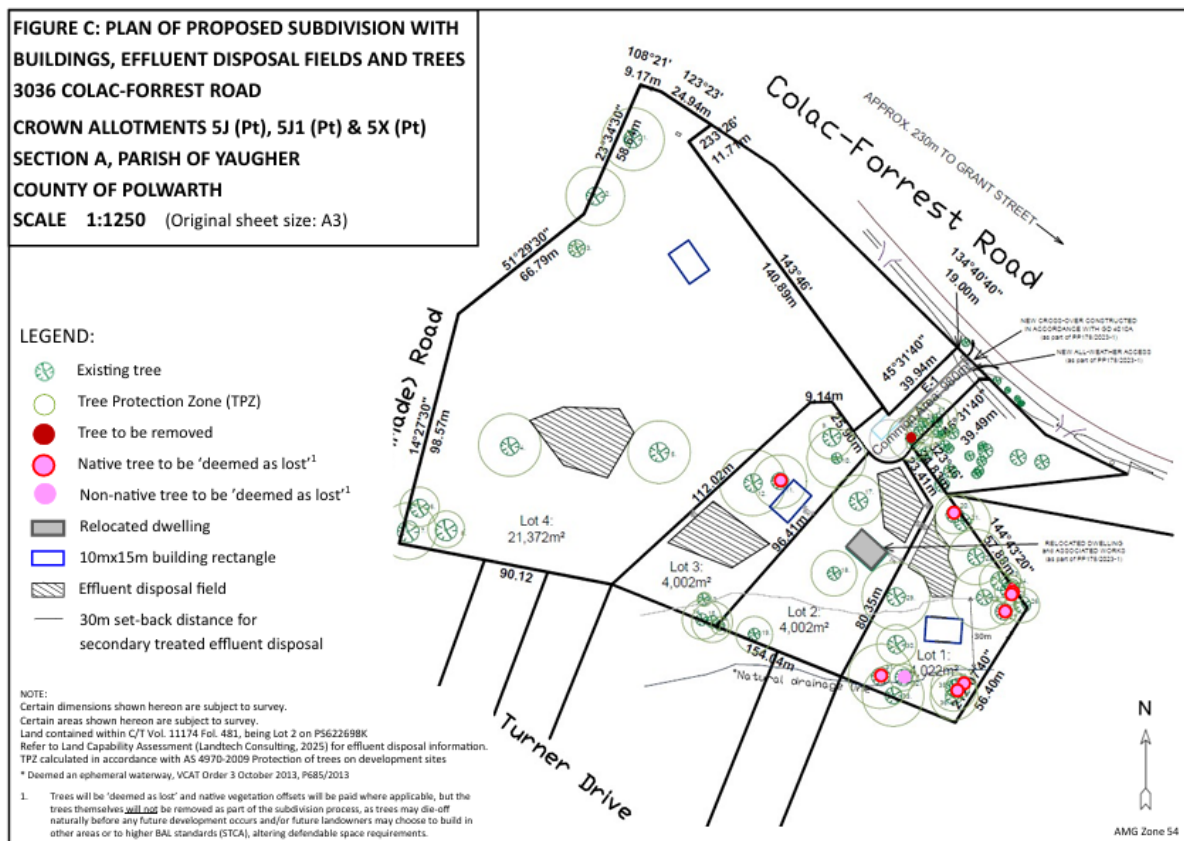
Lot 1: 4,022m²

Lot 2: 4,002m²

Lot 3: 4,002m²

Lot 4: 21,372m²

Common property access: 980m².



The plans show that access to all lots would be made available via a common property driveway off Colac-Forrest Road. The proposed lots would contain 10m x 15m building envelopes. All effluent disposal fields would be more than 30m from the ephemeral waterway; defensible space would be to the property boundary; and proposed tree protection zones are identified to protect existing trees where possible.

Application Site

The application site is located on the south side of the Colac Forrest Road. The site comprises an irregularly shaped parcel of land, with an area of 3.437 hectares. The site contains a single dwelling. Access to the site is available via Colac-Forrest Road.

Background

Back in 2010, Council's Planning Committee considered an eight-lot subdivision of this land (ref. PP74/2010-1). The eight lots proposed ranged in area from 3,159sqm to 5,248sqm. This proposal was refused by Council on 14 February 2013, on grounds relating to "stormwater disposal, effluent disposal and bushfire associated risks". Council's decision to refuse this application was upheld by the Victorian Civil and Administrative Tribunal (VCAT) on 3 October 2013.

In 2017, Council considered a similar application for an eight (8) lot subdivision, associated works and native vegetation loss (ref. PP253/2017). Prior to that application being determined by Council, the applicant lodged an appeal with VCAT; however, this appeal was withdrawn on 14 June 2019.

On 28 November 2023 planning approval was granted for the installation of a relocated dwelling and associated works, and creation of access (PP178/2023). The approved dwelling is located on proposed Lot 2 under the current application PP23/2024.

Referrals

The current application was referred internally to Council's Infrastructure Department, Health Protection Unit, Environment Unit and Recreation & Open Space Unit. No objection has been raised, subject to conditions being included on any permit issued.

Externally the application was referred to Barwon Water, CFA, Powercor and the Department of Transport and Planning. No objections were raised subject to conditions included should a permit be issued.

Consideration of the planning application involved a formal process of public notification by means of letters to surrounding properties and a site notice. In response, six letters of objection were received from neighbours. No letters of support were received. A Consultation Meeting was held with objectors. A summary of the key concerns raised by the objectors is provided below.

Key Concerns Raised by Objectors

Stormwater Management

1. The consultant's report understates the site's catchment, which in winter encompasses the entire proposal area, and fails to properly address stormwater management. Proposed earthworks are likely to create new, concentrated downhill flows, while the claim that stormwater can be directed uphill to the Colac–Forrest Road culvert is unrealistic and unsupported.

Effluent Management

2. The proposed effluent field for Lot 3 is only 25m from the boundary. The Land Capability Assessment (LCA) recommends expensive and complicated treatment equipment to treat effluent on blocks 1, 2 and 3. These requirements need to be included in any offers to sell the blocks if the subdivision goes ahead.
3. The LCA does not demonstrate that on-site wastewater treatment can be managed safely or sustainably given the site's constraints, including slope, soil conditions and high rainfall. The reliance on maintenance intensive systems, and the cumulative risk across four lots, leave the potential for system failure and off-site impacts unresolved, making the proposal inconsistent with environmental protection objectives and Council's Domestic Wastewater Management framework.
4. The proposed lots are borderline, at best, for any form of onsite wastewater management. Reserve effluent fields are only briefly considered and dismissed.
5. The effluent field on Lots 1 and 2 are above the house envelopes to satisfy EPA regulations, but the collection tanks are below the envelopes; pump failures would result in partly treated effluent contaminating adjacent properties down the slope from the collection tanks.
6. The proposed collection tank in proposed Lot 1 is about 20 metres from the ephemeral stream and does not comply with the EPA guideline. The location of collection/treatment tanks on Lot 1 does not comply with EPA requirements.
7. There is no information on rainfall, peak rainfall events, the vertical uplift height from the existing tank to the discharge points in the proposed effluent fields, the pump capacity required, and no risk analysis of pump or field failures. The soil samples were taken at sites distant from the effluent fields and in a very dry period for proposed Lots 1 and 2 and are unrepresentative.

8. The LCA does not comply with the EPA *Guideline for onsite wastewater management*, EPA 2024, page 40. The proposed effluent envelopes are likely to fail in high rainfall events. A reserve area equal to the size of each proposed effluent field is required on each of the proposed lots and “*should be identified on the site plan as an area separate from the land application area*”. There is not sufficient room with appropriate setbacks for reserve fields, as are common in Forrest, and which are expected to become more frequent.
9. The effluent fields cannot be in the locations recommended in the LCA for proposed Lots 1 and 2. There could be no driveway to the house, or parking in front of the house or even pedestrian pathways from the lot entrance to the house. The proposed water supply to proposed Lots 1 and 2 is not shown. It is difficult to see how the required three metre offset of water supply from the effluent fields could be achieved. The effluent field size for Lot 2 is understated because the wastewater load is calculated assuming a daily water rate of 150 litres, not 180 litres as in all other cases
10. Soil sampling was undertaken in dry conditions and in the wrong locations.
11. The proposed “*bioretention cell*” on the western boundary is a short-term engineering fix for a permanent environmental feature. Any failure of the complex, high-maintenance secondary treatment systems proposed for the lots, whether due to mechanical breakdown, soil saturation, or excessive rainfall (which frequently exceeds 100mm in 24-hour periods in Forrest), will lead to effluent entering this stream. This will pollute the “Turner Valley” and eventually the Barwon Catchment. The outcome would be a permanent environmental hazard that the current application simply ignores.
12. The LCA proposes secondary treatment systems with subsurface irrigation. However, the cumulative impact of four separate systems in close proximity, combined with the “defendable space” requirements which limit deep-rooted vegetation in effluent areas, creates a high risk of “surface breakout.” The applicant has not demonstrated how these four systems will operate during a typical Forrest winter without discharging off-site. This presents an unacceptable risk to public health and the ecological integrity of the Barwon Catchment, which sits downstream.

Risk to Waterways, Drainage, and Downstream Environments

13. The proposed subdivision does not adequately demonstrate that wastewater, stormwater, and altered drainage patterns can be managed without risk of contamination or degradation of the ephemeral stream and downstream land. The Tribunal’s view on the ephemeral stream is closely integrated with the wider issue of wastewater management.
14. The drainage plan relies on temporary spoon drains and gravel trenches to cope with a permanent problem.

Environmental and Native Vegetation Impacts

15. The application proposes the removal of native vegetation, including trees assessed as having high retention value.

Inadequate Response to Bushfire Risk and Unsafe Access Arrangements

16. The proposed four lot subdivision does not satisfy Clause 13.02-1S (Bushfire Planning). Increasing the number of dwellings and potential occupants on this site materially increases exposure to bushfire risk within the Forrest township, which is known to be vulnerable to evacuation constraints during major fire events. The subdivision is proposed to be served by a single shared accessway with no alternative egress. In an emergency

scenario, four households - likely generating multiple vehicles - would be required to evacuate via the same access point.

17. Bushfire risk remains significant due to proximity to forest vegetation and inconsistencies in BAL (Bushfire Attack Level) assessments. Increasing residential density on constrained land places additional pressure on neighbouring properties without clearly resolving these risks.

Neighbourhood Character and Adverse Amenity Impacts

18. The proposed common driveway and cul-de-sac layout is inconsistent with the established character of Forrest, a small township characterised by low intensity development patterns. There are no comparable examples of court bowl or shared driveway developments of this nature within the town. Resulting in a significant increase in traffic, noise, and activity immediately adjacent to properties. The application also fails to address pedestrian safety, with no footpaths proposed to facilitate safe access from the dwellings to the township. This further undermines both safety and amenity outcomes.
19. The proposal would increase activity, noise and built form at a key entry point to the township and risks reducing the appeal of Forrest as a small nature-focused destination for visitors and residents.

Traffic and Safety

20. The subdivision will increase vehicle movements along Colac-Forrest Road and directly opposite existing residential driveways, creating safety concerns relating to visibility, turning movements and construction traffic.

Light Spill

21. The area currently experiences very low levels of artificial lighting. Additional dwellings and access infrastructure will introduce ongoing light spill that changes the night environment for neighbouring residents and wildlife.

Fundamental Design and Safety Matters

22. Critical matters - including building envelopes, effluent disposal locations, vegetation retention outcomes, and final access design - are deferred or treated as indicative only. These elements are fundamental to assessing bushfire safety, environmental protection, and land capability.
23. If Lot 4 were subdivided in the future, it would compound every issue - with more septic systems, more bushfire risk, more traffic on the common driveway, and more pressure on the environmental gullies. If Council is minded to grant a permit, it must include a section 173 agreement prohibiting the further subdivision of Lot 4 to ensure the long-term protection of the western boundary and the Barwon Catchment.

Oversupply of Properties

24. Four additional blocks of land would increase the available supply of properties by 40% in Forrest, putting pressure on prices, and would be particularly adverse for longer-term permanent residents wishing to move.

5. CONSIDERATIONS

Overarching Governance Principles (s(9)(2) LGA 2020)

This report aligns with relevant Governance Principles by seeking to ensure that those who have made submissions on the planning application have the opportunity to verbally address Councillors as the ultimate decision-makers in this case.

Policies and Relevant Law (s(9)(2)(a) LGA 2020)

This report has had regard to the provisions of the *Planning and Environment Act 1987* and the Colac Otway Planning Scheme. A full report with an officer assessment of the merits of the proposal will be presented to a future Planning Committee or Council Meeting for consideration.

Environmental and Sustainability Implications (s(9)(2)(c) LGA 2020)

Any environmental and sustainability implications will be considered as part of the officer report assessing the proposal.

Community Engagement (s56 LGA 2020 and Council's Community Engagement Policy)

Consideration of this planning application involved a formal process of public consultation. As noted above, a sign was displayed at the site, and letters were sent to nearby properties. Six letters of objection were received. No letters of support were received.

Public Transparency (s58 LGA 2020)

A Submissions Committee meeting provides an opportunity for people to speak to their submission, providing further clarity around key points they wish to convey to Councillors. It also provides opportunity for the applicant to respond to matters raised. The applicant and objectors will also be invited to attend a future Planning Committee or Council Meeting at which a decision on the planning application will be made. The officer report on the application will be made publicly available prior to that meeting.

Alignment to Plans and Strategies

Alignment to Council Plan 2025-2029:

THEME 1 - PLACE

- 1.4 Ensure our region offers a diversity of economic opportunities supported by an array of housing options

THEME 2 – PEOPLE

- 3.2 Make well-informed, transparent decisions for the betterment of the community through best-practice governance

Financial Management (s101 Local Government Act 2020)

Not applicable.

Service Performance (s106 Local Government Act 2020)

Not applicable.

Risk Assessment

Not applicable.

Communication/Implementation

Following the Submissions Committee meeting, a report on the planning application will be presented to Councillors at a future Planning Committee or Council Meeting for consideration. This will have regard to submissions received since notice was undertaken.

Human Rights Charter

No impact.

Officer General or Material Interest

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.

Options

Option 1 – Note the verbal submissions

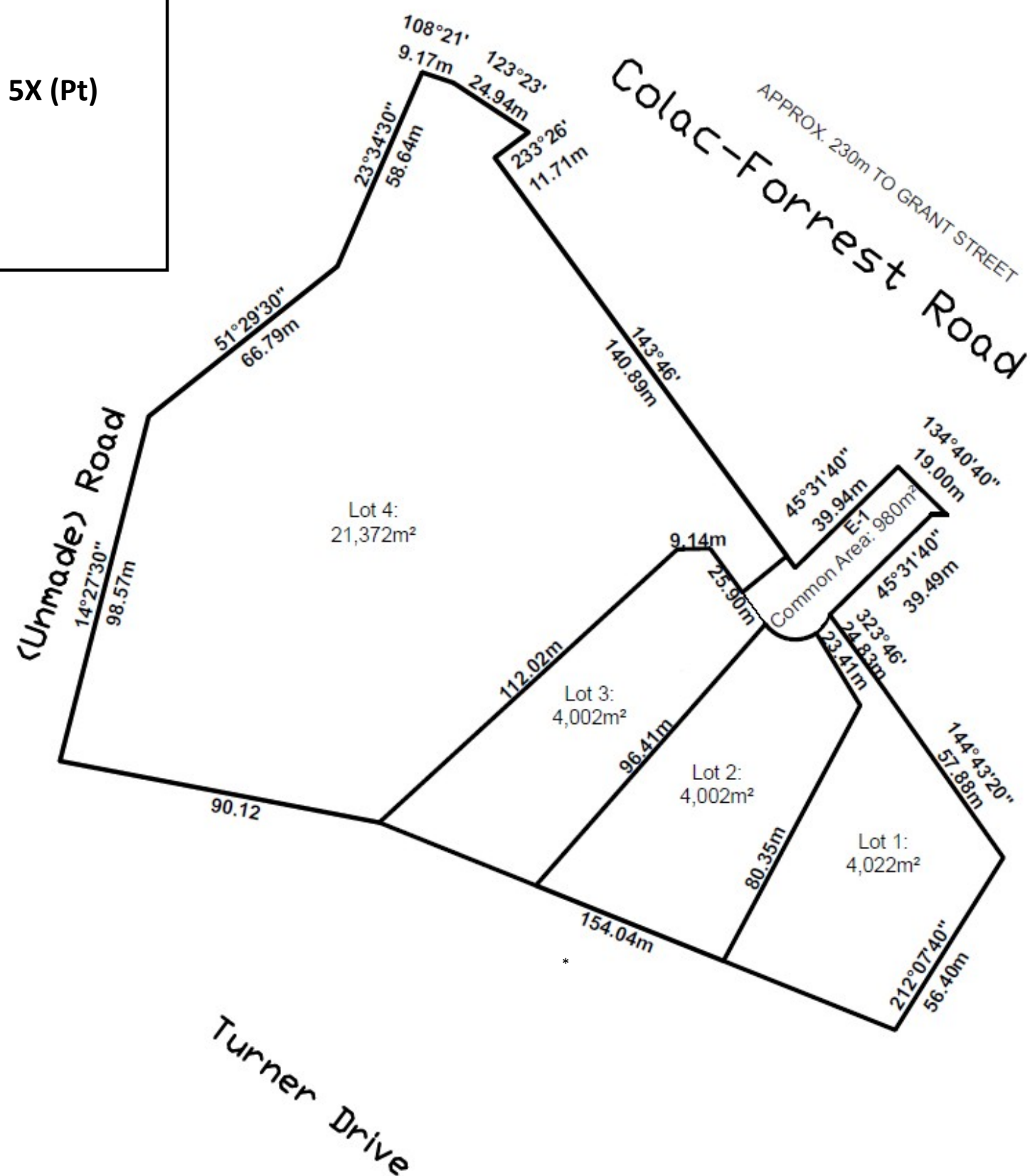
This option is recommended as the purpose of the meeting is to hear verbal submissions. The merits of the planning application will be considered at a future Planning Committee or Council Meeting.

FIGURE A: PLAN OF SUBDIVISION**3036 COLAC-FORREST ROAD****CROWN ALLOTMENTS 5J (Pt), 5J1 (Pt) & 5X (Pt)****SECTION A, PARISH OF YAUGHER****COUNTY OF POLWARTH****SCALE 1:1250** (Original sheet size: A3)**LEGEND:**
 Lot boundary
NOTE:

Certain dimensions shown hereon are subject to survey.

Certain areas shown hereon are subject to survey.

Land contained within C/T Vol. 11174 Fol. 481, being Lot 2 on PS622698K



N



AMG Zone 54

FIGURE B: SITE SURVEY

3036 COLAC-FORREST ROAD

CROWN ALLOTMENTS 5J (Pt), 5J1 (Pt) & 5X (Pt)

SECTION A, PARISH OF YAUGHER

COUNTY OF POLWARTH

SCALE 1:1250 (Original sheet size: A3)

LEGEND:

- Existing tree
0.25m contour
1m contour

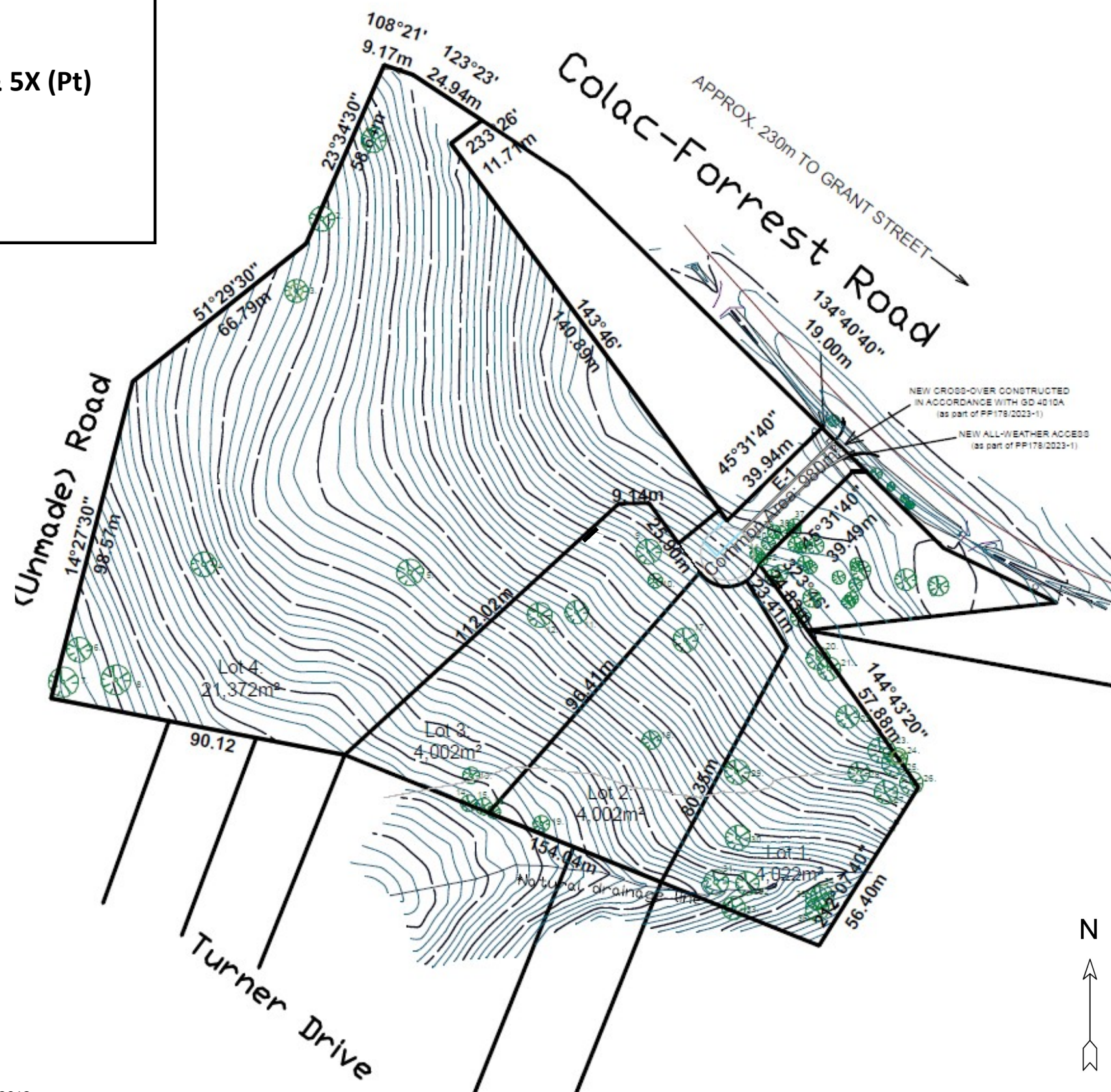
NOTE:

Certain dimensions shown hereon are subject to survey.

Certain areas shown hereon are subject to survey.

Land contained within C/T Vol. 11174 Fol. 481, being Lot 2 on PS622698K

* Deemed an ephemeral waterway, VCAT Order 3 October 2013, P685/2013



AMG Zone 54

**FIGURE C: PLAN OF PROPOSED SUBDIVISION WITH
BUILDINGS, EFFLUENT DISPOSAL FIELDS AND TREES
3036 COLAC-FORREST ROAD**

CROWN ALLOTMENTS 5J (Pt), 5J1 (Pt) & 5X (Pt)

SECTION A, PARISH OF YAUGHER

COUNTY OF POLWARTH

SCALE 1:1250 (Original sheet size: A3)

LEGEND:

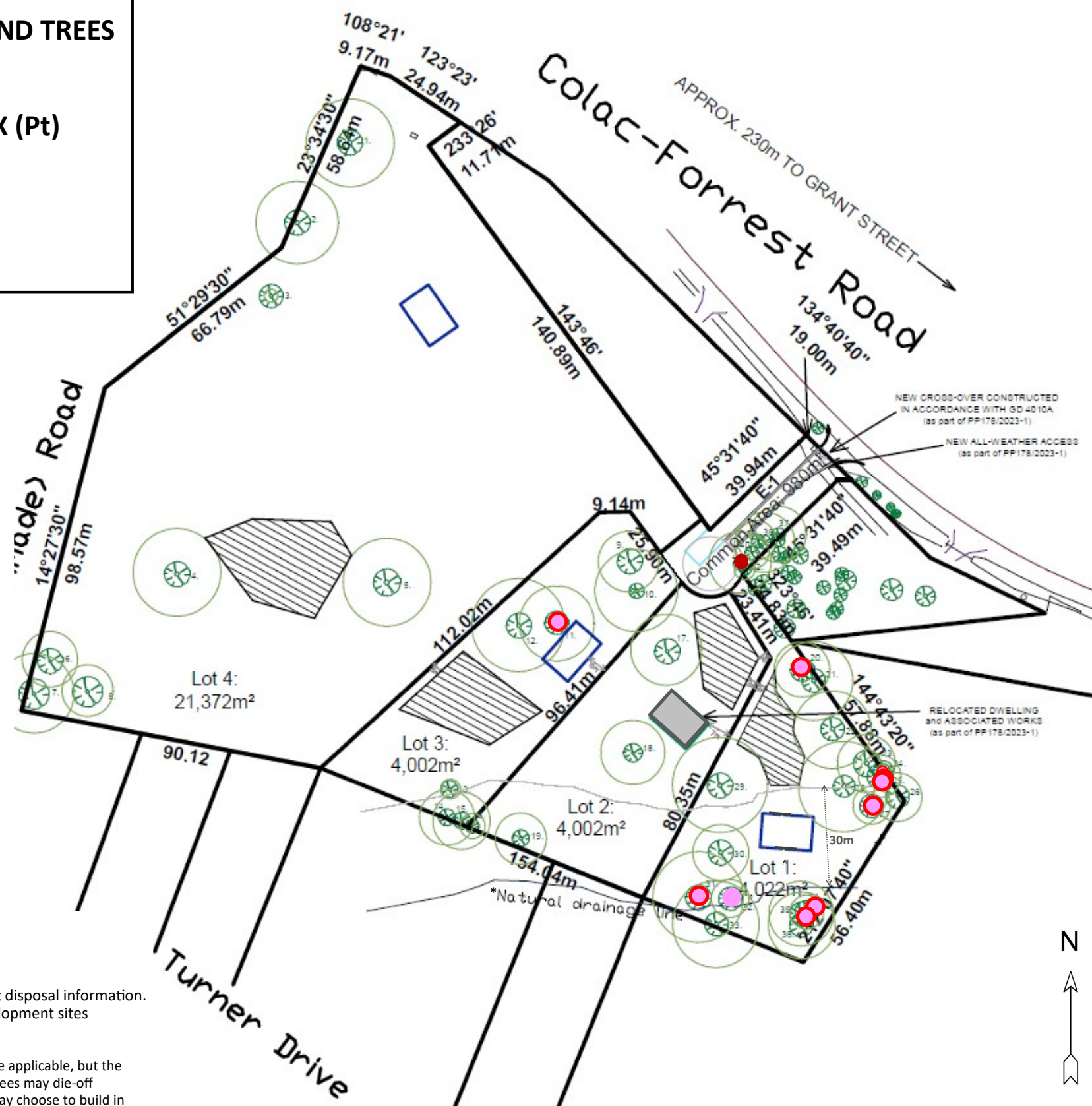
-  Existing tree
-  Tree Protection Zone (TPZ)
-  Tree to be removed
-  Native tree to be 'deemed as lost'¹
-  Non-native tree to be 'deemed as lost'¹
-  Relocated dwelling
-  10mx15m building rectangle
-  Effluent disposal field
-  30m set-back distance for secondary treated effluent disposal

NOTE:

Certain dimensions shown hereon are subject to survey.
Certain areas shown hereon are subject to survey.
Land contained within C/T Vol. 11174 Fol. 481, being Lot 2 on PS622698K
Refer to Land Capability Assessment (Landtech Consulting, 2025) for effluent disposal information.
TPZ calculated in accordance with AS 4970-2009 Protection of trees on development sites

* Deemed an ephemeral waterway, VCAT Order 3 October 2013, P685/2013

1. Trees will be 'deemed as lost' and native vegetation offsets will be paid where applicable, but the trees themselves will not be removed as part of the subdivision process, as trees may die-off naturally before any future development occurs and/or future landowners may choose to build in other areas or to higher BAL standards (STCA), altering defendable space requirements.



AMG Zone 54

**FIGURE D: PLAN OF PROPOSED SUBDIVISION WITH
DEFENDABLE SPACE AREAS AND AFFECTED TREES
3036 COLAC-FORREST ROAD**

CROWN ALLOTMENTS 5J (Pt), 5J1 (Pt) & 5X (Pt)

SECTION A, PARISH OF YAUGHER

COUNTY OF POLWARTH

SCALE 1:1250 (Original sheet size: A3)

LEGEND:

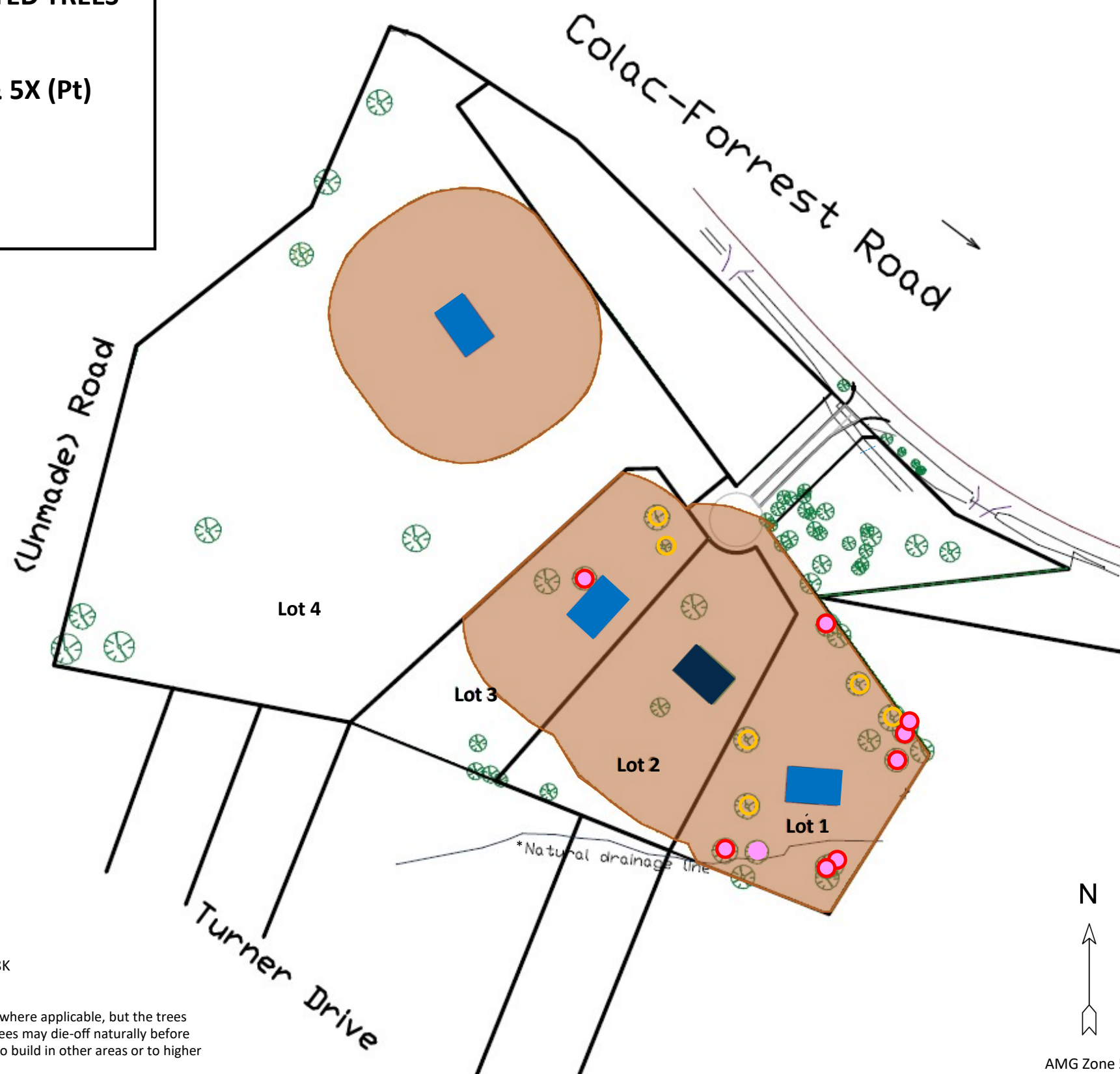
-  Existing tree
-  Defendable space
-  Tree to be pruned to achieve 5m canopy separation
-  Native tree to be 'deemed as lost'¹
-  Non-native tree to be 'deemed as lost'
-  Relocated dwelling (PP178/2023-1)
-  10mx15m building rectangle

NOTE:

Land contained within C/T Vol. 11174 Fol. 481, being Lot 2 on PS622698K

* Deemed an ephemeral waterway, VCAT Order 3 October 2013, P685/2013

1. Trees will be 'deemed as lost' and native vegetation offsets will be paid where applicable, but the trees themselves will not be removed as part of the subdivision process, as trees may die-off naturally before any future development occurs and/or future landowners may choose to build in other areas or to higher BAL standards (STCA), altering defendable space requirements.



Item: 5.2

**PP67/2026-1 - 80 Forest Street South ELLIMINYT -
Use and Development of Dwelling**

OFFICER	Vikram Kumar
GENERAL MANAGER	Ian Seuren
DIVISION	Community and Economy
ATTACHMENTS	1. Application Plans [5.2.1 - 5 pages]

1. PURPOSE

To hear verbal submissions about a planning application for the use and development of a dwelling and associated works at 80 Forrest Street South in Elliminyt.

The role of the Submissions Committee is to hear submissions. The Submissions Committee meeting is not a decision-making forum, and the Committee has no authority to make a decision on the planning application. The merits of the application will be considered by Councillors at the Council Meeting on 25 August 2026.

2. EXECUTIVE SUMMARY

Planning permission is sought for the use and development of a dwelling and associated works at 80 Forrest Street South, Elliminyt.

The land is in the Farming Zone (FZ) and is covered by the Significant Landscape Overlay, Schedule 1 (SLO1 – Valleys, Hills and Plains Landscape Precinct), and partially by the Erosion Management Overlay, Schedule 1 (EMO1).

Consideration of the planning application included a formal process of public notification, by means of letters to surrounding properties and the display of a notice on site. No objection was received.

An officer report that discusses the planning merits of the proposal will be considered at the Council meeting on 25 August 2026.

3. RECOMMENDATION

That the Submissions Committee:

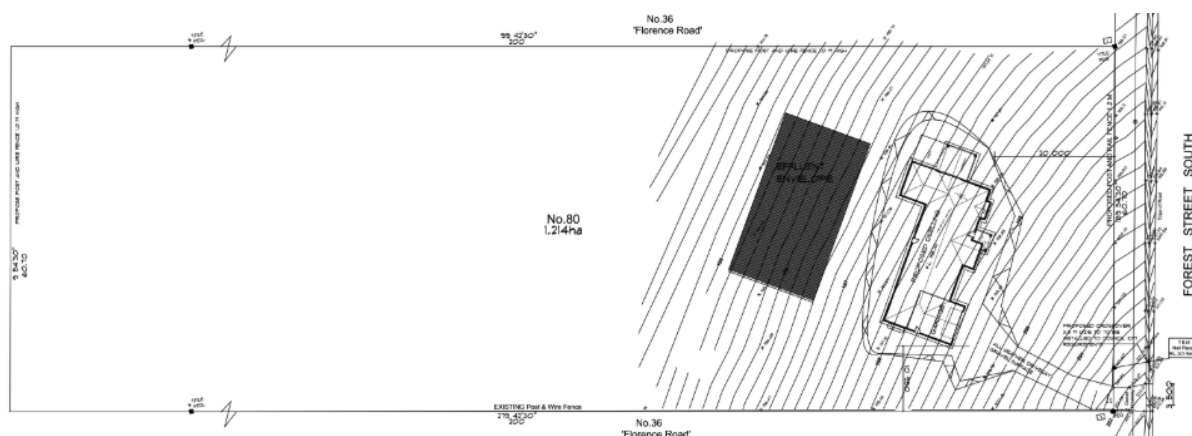
- 1. Acknowledges and notes the verbal comments made by the applicant in relation to the planning application.***
- 2. Thanks those that have contributed to the submission process.***
- 3. Having heard all persons wishing to speak to their submissions, recommends that Council considers the planning application at a future Council meeting.***

4. KEY INFORMATION

Planning permission is sought for use and development of dwelling, and associated works. The permit triggers are as follows:

Planning scheme clause	Matter for which a permit has been applied:
Clause 35.07-1 (FZ)	Use of the land for dwelling under Farming Zone (FZ)
Clause 35.07-4 (FZ)	Building and works under Farming Zone (FZ), for the following: • associated with Section 2 (permit required) use • within 100m of a waterways
Clause 42.03-2 (SLO1)	Building and works in the Significant Landscape Overlay, Schedule 1 (SLO1)

The proposed single-storey, 4-bedroom dwelling would be located 20m from the frontage to Forest Street South (east boundary), and 10.95m from the southern boundary. The maximum building height would be 5.38m.



The proposed dwelling would be constructed of muted materials.

Public Notice/Objections

Public notice was given in the form of a site notice and letters to adjoining landowners/occupiers. No objection was received.

The applicant has requested the opportunity to address the Submissions Committee.

5. CONSIDERATIONS

Overarching Governance Principles (s(9)(2) LGA 2020)

This report aligns with relevant governance principles by seeking to ensure that the applicant has the opportunity to verbally address Councillors, as the ultimate decision-makers in this matter.

Policies and Relevant Law (s(9)(2)(a) LGA 2020)

This report has had regard to the provisions of the *Planning and Environment Act 1987* and the Colac Otway Planning Scheme. A report with an officer assessment of the merits of the proposal will be presented to the Council meeting on 25 August 2026.

Environmental and Sustainability Implications (s(9)(2)(c) LGA 2020)

Any environmental and sustainability implications will be considered as part of the officer report assessing the proposal.

Community Engagement (s56 LGA 2020 and Council's Community Engagement Policy)

Consideration of this planning application involved a formal process of public notification. As noted above, a sign was installed on the site and letters were sent to nearby properties. No submissions were received. The applicant has asked to address the Submissions Committee.

Public Transparency (s58 LGA 2020)

A Submissions Committee meeting provides an opportunity for applicants to provide information about their planning applications and, if there are any, for objectors/submitters to provide details of their concerns/submissions. In this case there are no objectors/submitters.

The applicant will also be invited to attend the Council meeting at which a decision on the planning application will be made. The officer report on the application will be made publicly available prior to that meeting.

Alignment to Plans and Strategies

Alignment to Council Plan 2025-2029:

Theme 1 - PLACE

- 1.4 Ensure our region offers a diversity of economic opportunities supported by an array of housing options

Financial Management (s101 Local Government Act 2020)

Not applicable.

Service Performance (s106 Local Government Act 2020)

Not applicable.

Risk Assessment

Not applicable.

Communication/Implementation

Following the Submissions Committee meeting, a report on the planning application will be presented to Councillors at the Council meeting on 25 August 2026. This will have regard to information provided with the application.

Human Rights Charter

No Impact.

Officer General or Material Interest

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.

Options

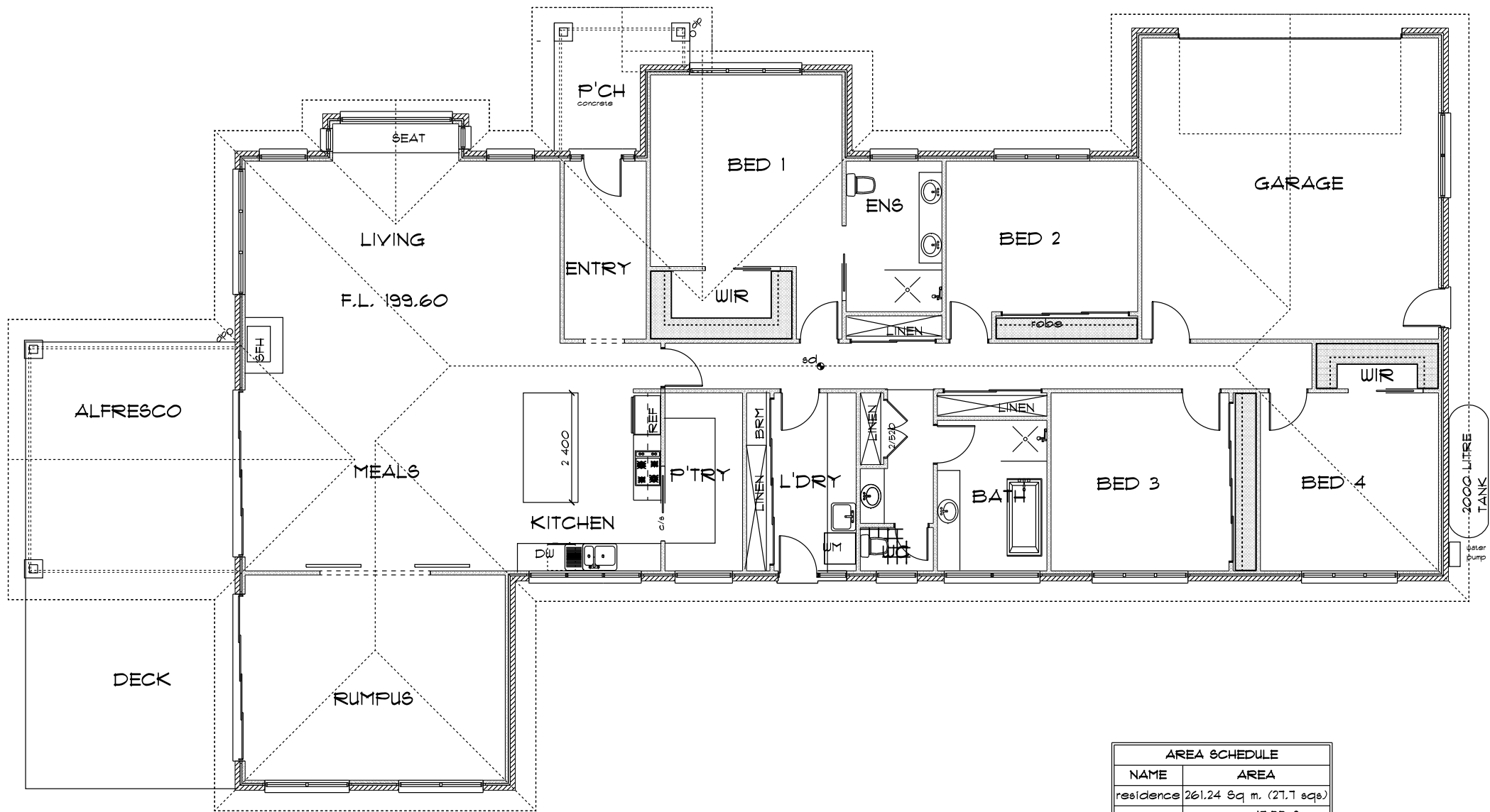
Option 1 – Note the verbal submission

This option is recommended as the purpose of the meeting is to hear verbal submissions. The merits of the planning application will be considered at a future Council meeting.



SITE PLAN 1:500

6 ROSE DRIVE ELLIMINYT VIC 3250 tel: 03 52 316203 mobile: 0417 324 128 email: ergard@bigpond.com	THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE CONSULTANT AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE PERMISSION OF THE AUTHOR ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK AND DISCREPANCIES IMMEDIATELY REPORTED TO THE CONSULTANT FOR INTERPRETATION. THIS DRAWING IS TO BE READ INCONJUNCTION WITH THE OTHER DRAWINGS IN THIS SET AND STRUCTURAL ENGINEERS DRAWINGS. DO NOT SCALE FROM THE DRAWINGS, REFER TO GIVEN DIMENSIONS		PLANNING DRAWINGS THIS DRAWING IS PRODUCED ON CAD AND IS NOT TO BE ALTERED MANUALLY UNDER ANY CIRCUMSTANCES	amendments: proposed residence for [redacted] at 80 FOREST STREET SOUTH ELLIMINYT	date: FEBRUARY 2026	scale: 1:500
					drawn by: Rhonda F Gard	prop no: AD DP 1717
					sheet no: 001	drawing no: 026007



PROPOSED PLAN 1:100

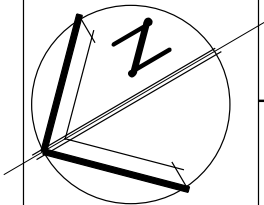
AREA SCHEDULE	
NAME	AREA
residence	261.24 Sq m. (27.7 aqrs)
garage	47.55 Sq m.
porch	5.72 Sq m.
alfresco	22.35 Sq m.
deck	21.74 Sq m.



6 ROSE DRIVE
ELLIMINYT VIC 3250
tel: 03 52 316203 mobile: 0417 324 728
email: ergardebigpond.com

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PLANNING DRAWINGS

THIS DRAWING IS PRODUCED ON
CAD AND IS NOT TO BE ALTERED
MANUALLY UNDER
ANY CIRCUMSTANCES

amendments:

proposed residence for
80 FOREST STREET SOUTH
ELLIMINYT

date:

FEBRUARY 2026

drawn by:

Rhonda F Gard

sheet no:

002

scale:

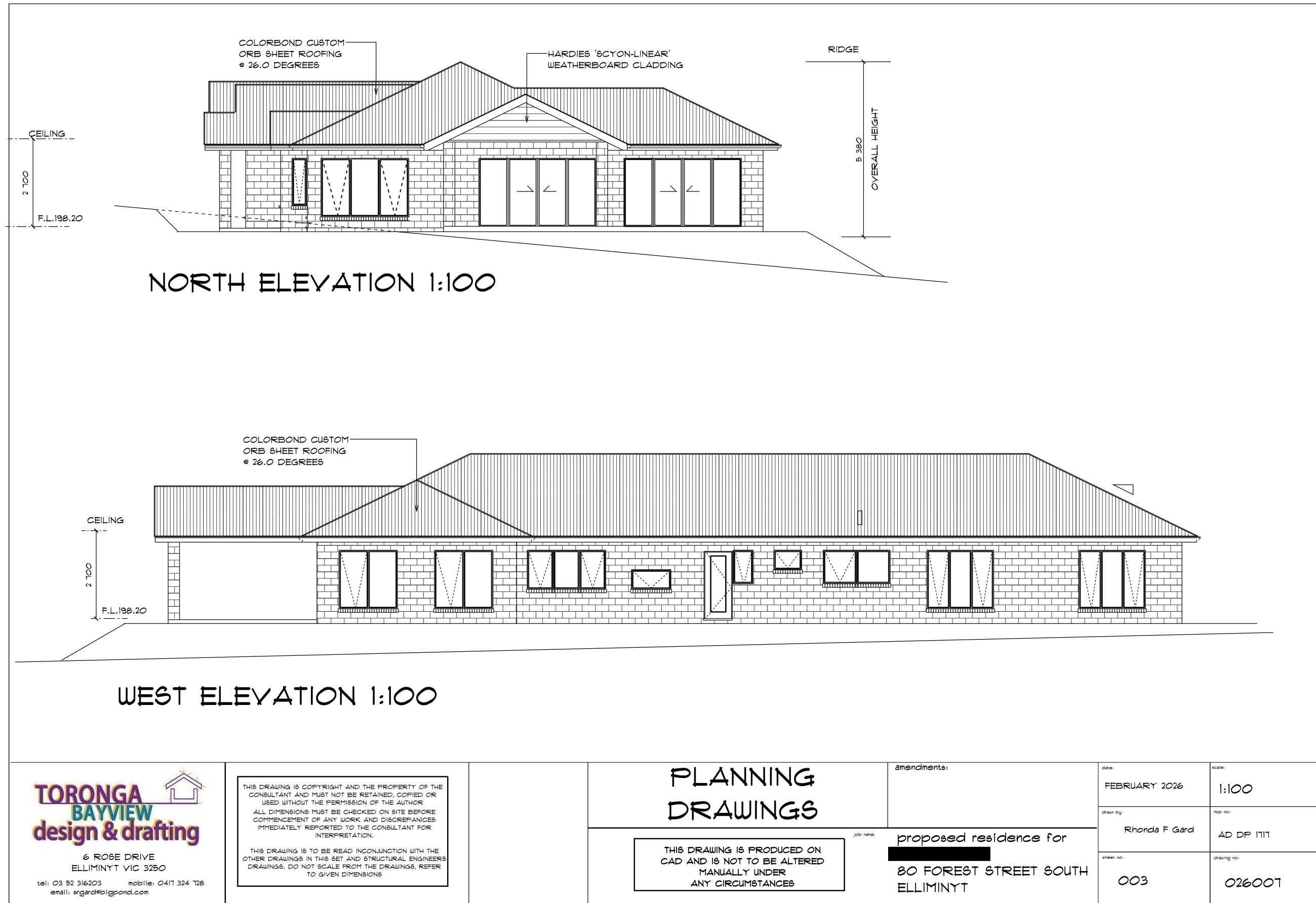
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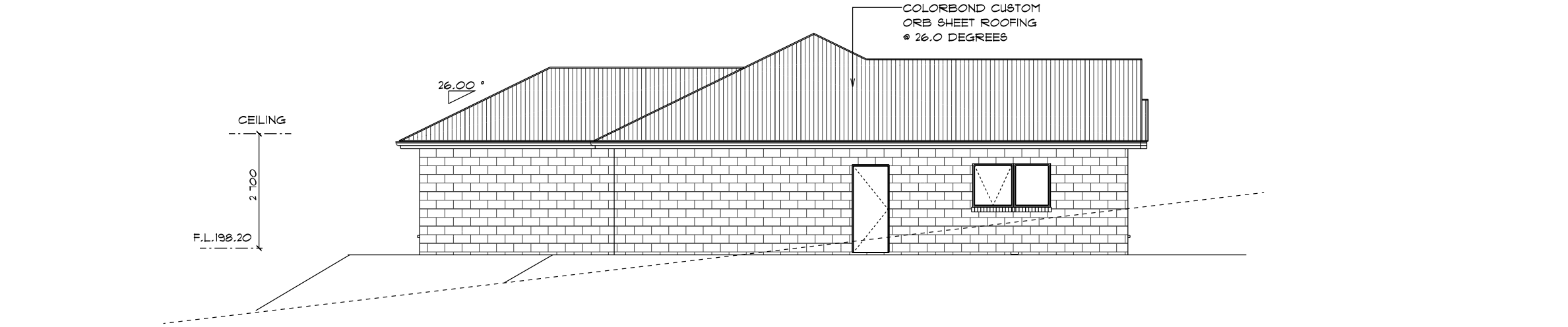
prop no:

AD DP 1717

drawing no:

026007





SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

TORONGA BAYVIEW
design & drafting

6 ROSE DRIVE
ELLIMINYT VIC 3250

tel: 03 52 316203 mobile: 0417 324 128
email: ergardebigpond.com

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**PLANNING
DRAWINGS**

THIS DRAWING IS PRODUCED ON
CAD AND IS NOT TO BE ALTERED
MANUALLY UNDER
ANY CIRCUMSTANCES

amendments:

proposed residence for
[REDACTED] at
80 FOREST STREET SOUTH
ELLIMINYT

date:
FEBRUARY 2026

drawn by:
Rhonda F Gard

sheet no:
004

scale:
1:100

app no:
AD DP 1717

drawing no:
026007

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	COLORBOND CUSTOM -WOODLAND GRAY ORB ROOF SHEETING FASICA AND GUTTER	THIS DRAWING IS PRODUCED ON CAD AND IS NOT TO BE ALTERED MANUALLY UNDER ANY CIRCUMSTANCES		
	COLORBOND-WOODLAND GRAY WINDOWS, DOORS AND SLIDING GLASS DOORS PANEL LIFT DOOR/	AMENDMENTS:		
	COLORBOND -WOODLAND GRAY FASICA AND GUTTER	PLANNING DRAWINGS		
	COLORBOND -PAPERBARK WEATHERBOARDS	TORONGA BAYVIEW design & drafting 6 ROSE DRIVE ELLIMINYT VIC 3250 tel: 03 52 316203 mobile: 0411 324 128 email: ergard@bigpond.com		
		job name: proposed residence for [REDACTED] at 80 FOREST STREET SOUTH ELLIMINYT		
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