



**Colac Otway
SHIRE**

AGENDA

**PLANNING COMMITTEE MEETING
OF THE
COLAC-OTWAY SHIRE
COUNCIL**

11 FEBRUARY 2015

at 10:30 AM

COPACC Meeting Rooms

All Council and Committee meetings are audio recorded, with the exception of matters identified as confidential items in the Agenda. This includes the public participation sections of the meetings. Audio recordings of meetings are taken to facilitate the preparation of the minutes of open Council and Committee meetings and to ensure their accuracy. In some circumstances a recording will be disclosed to a third party. Those circumstances include, but are not limited to, circumstances, such as where Council is compelled to disclose an audio recording because it is required by law, such as the Freedom of Information Act 1982, or by court order, warrant, or subpoena or to assist in an investigation undertaken by the Ombudsman or the Independent Broad-based Anti-corruption Commission. Council will not use or disclose the recordings for any other purpose. It is an offence to make an unauthorised recording of the meeting.

COLAC-OTWAY SHIRE PLANNING COMMITTEE MEETING

11 FEBRUARY 2015

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NOTICE is hereby given that the next **PLANNING COMMITTEE MEETING OF THE COLAC-OTWAY SHIRE COUNCIL** will be held in COPACC Meeting Rooms on 11 February 2015 at 10.30am.

AGENDA

1. 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. PRESENT

3. APOLOGIES

4. MAYORAL STATEMENT

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past and present and welcomes any descendents here today.

Colac Otway Shire encourages community input and participation in Council decisions.

Council meetings enable Councillors to debate matters prior to decisions being made. I ask that we all behave in a courteous manner.

All Council and Committee meetings are audio recorded, with the exception of matters identified as confidential items in the Agenda. This includes the public participation sections of the meetings.

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In some circumstances a recording will be disclosed to a third party. Those circumstances include, but are not limited to, circumstances, such as where Council is compelled to disclose an audio recording because it is required by law, such as the Freedom of Information Act 1982, or by court order, warrant, or subpoena or to assist in an investigation undertaken by the Ombudsman or the Independent Broad-based Anti-corruption Commission.

Council will not use or disclose the recordings for any other purpose. It is an offence to make an unauthorised recording of the meeting.

5. DECLARATION OF INTEREST

6. VERBAL SUBMISSIONS FROM APPLICANTS/OBJECTORS

The Mayor is to read out the names of those applicants and objectors who have confirmed in writing that 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 time limit of 5 minutes will apply.

7. CONFIRMATION OF MINUTES

- **Planning Committee held on the 17/12/14.**

Recommendation

That Council confirm the above minutes.

OFFICERS' REPORTS

Sustainable Planning and Development

PC151102-1 PLANNING & BUILDING STATISTICAL REPORT

**PC151102-2 CONSTRUCTION OF DWELLING AND ASSOCIATED WORKS
INCLUDING SITE CUT AND REMOVAL OF NATIVE VEGETATION (8
TREES) AT 11 KOONYA AVENUE, WYE RIVER (PP97/2014-1)**

**Sue Wilkinson
Chief Executive Officer**

PC151102-1

PLANNING & BUILDING STATISTICAL REPORT

AUTHOR:	Melanie Duve	ENDORSED:	Doug McNeill
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	F11/2683

Summary

The report provides statistics relating to the month of December 2014.

Planning Statistics

35 Planning Permit Applications were received for the period 1 December 2014 – 31 December 2014.

27 Planning Permit Applications were considered for the period 1 December 2014 – 31 December 2014.

The January 2015 Planning and Building Statistical Report is not included due to the timing of the meeting relative to the end of January 2015. The January 2015 report will be included in the March 2015 Planning Committee Agenda.

Building Statistics

The building statistics are updated to November 2014.

Attachments

1. Planning and Building Statistical Report - December 2014

Recommendation(s)

That Council's Planning Committee take note of the statistical report for December 2014.

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## PLANNING STATISTICAL REPORT – DECEMBER 2014 – (DETERMINATIONS) AGENDA COPY

| APPLICATION NUMBER | DATE RECEIVED | LOCATION                                     | PROPOSAL                                                                                                        | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY             |
|--------------------|---------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------------------|
| 42/2011-2          | 3-DEC-14      | 585<br>CORANGAMITE<br>LAKE ROAD<br>COROROOKE | FIVE (5) LOT SUBDIVISION                                                                                        | 14             | 17-DEC-14       | AMENDED PERMIT<br>ISSUED BY<br>DELEGATE |
| 245/2013-2         | 9-SEP-14      | 6 STURT COURT<br>WYE RIVER                   | CONSTRUCTION OF A<br>DWELLING AND<br>ASSOCIATED WORKS AND<br>THE REMOVAL OF NATIVE<br>VEGETATION -<br>AMENDMENT | 4              | 8-DEC-14        | AMENDED PERMIT<br>ISSUED BY<br>DELEGATE |
| 86/2014-1          | 17-APR-14     | 5 HIGH MURRAY<br>DRIVE COLAC<br>EAST         | USE OF THE LAND AS A<br>DANCING SCHOOL                                                                          | 139            | 3-DEC-14        | PERMIT ISSUED BY<br>DELEGATE            |
| 102/2014-1         | 16-MAY-14     | 18 LAVERS HILL<br>COBDEN ROAD<br>LAVERS HILL | USE AND CONSTRUCTION<br>OF ONE (1) STORAGE<br>SHED AND CREATION OF<br>ACCESS ONTO RDZ1                          | 154            | 16-DEC-14       | PERMIT ISSUED BY<br>DELEGATE            |
| 150/2014-1         | 5-AUG-14      | 65 NECK TRACK<br>BARWON DOWNS                | SUBDIVISION OF THE<br>LAND INTO TWO (2) LOTS<br>(RE-SUBDIVISION)                                                | 119            | 2-DEC-14        | PERMIT ISSUED BY<br>DELEGATE            |
| 158/2014-1         | 3-SEP-14      | 68 MAIN STREET<br>BIRREGURRA                 | RE-SUBDIVISION OF THE<br>LAND INTO TWO (2) LOTS                                                                 | 90             | 4-DEC-14        | PERMIT ISSUED BY<br>DELEGATE            |
| 164/2014-1         | 27-AUG-14     | 8 OTWAY<br>AVENUE SKENES<br>CREEK            | BUILDINGS AND WORKS<br>COMPRISING<br>CONSTRUCTION OF A<br>TWO STOREY DWELLING<br>AND ASSOCIATED WORKS           | 13             | 19-DEC-14       | PERMIT ISSUED BY<br>DELEGATE            |
| 169/2014-1         | 29-AUG-14     | 320 MOOLERIC<br>ROAD<br>BIRREGURRA           | USE AND DEVELOPMENT<br>OF THE LAND FOR STONE<br>EXTRACTION                                                      | 22             | 17-DEC-14       | REFUSAL TO GRANT<br>PERMIT BY COUNCIL   |
| 179/2014-1         | 10-SEP-14     | 82 MARRINER<br>STREET COLAC<br>EAST          | TWO (2) LOT SUBDIVISION                                                                                         | 94             | 18-DEC-14       | PERMIT ISSUED BY<br>DELEGATE            |

| APPLICATION NUMBER | DATE RECEIVED | LOCATION                           | PROPOSAL                                                                                                   | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|------------------------------------|------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| 181/2014-1         | 17-SEP-14     | 49 HUGH MURRAY DRIVE COLAC EAST    | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A STORAGE SHED                                              | 77             | 3-DEC-14        | PERMIT ISSUED BY DELEGATE   |
| 184/2014-1         | 19-SEP-14     | 40 MURRELL STREET BIRREGURRA       | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A VERANDAH ASSOCIATED WITH EXISTING DWELLING                | 9              | 19-DEC-14       | PERMIT ISSUED BY DELEGATE   |
| 186/2014-1         | 22-SEP-14     | 15 ARTHUR COURT APOLLO BAY         | USE AND DEVELOPMENT OF LAND FOR OFFICE AND WAREHOUSE (STORAGE SHED)                                        | 61             | 8-DEC-14        | PERMIT ISSUED BY DELEGATE   |
| 187/2014-1         | 25-SEP-14     | 9 MAIN STREET BIRREGURRA           | BUILDINGS AND WORKS COMPRISING AN EXTENSION TO THE EXISTING DWELLING                                       | 28             | 12-DEC-14       | PERMIT ISSUED BY DELEGATE   |
| 188/2014-1         | 26-SEP-14     | 345 CARLISLE ROAD IRREWILLIPE EAST | WORKS COMPRISING CONSTRUCTION OF CATTLE UNDERPASS                                                          | 49             | 15-DEC-14       | PERMIT ISSUED BY DELEGATE   |
| 195/2014-1         | 3-OCT14       | 96 BEAL STREET BIRREGURRA          | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A SINGLE STOREY DWELLING AND SHED AND REMOVAL OF FOUR TREES | 27             | 18-DEC-14       | PERMIT ISSUED BY DELEGATE   |
| 206/2014-1         | 24-OCT-14     | 140 WOODROWVALE ROAD ELLIMINYT     | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF A DWELLING                                                  | 32             | 11-DEC-14       | PERMIT ISSUED BY DELEGATE   |
| 210/2014-1         | 31-OCT-14     | 112 MAIN STREET ELLIMINYT          | BUILDINGS AND WORKS COMPRISING AN INCREASE IN THE                                                          | 34             | 4-DEC-14        | PERMIT ISSUED BY DELEGATE   |

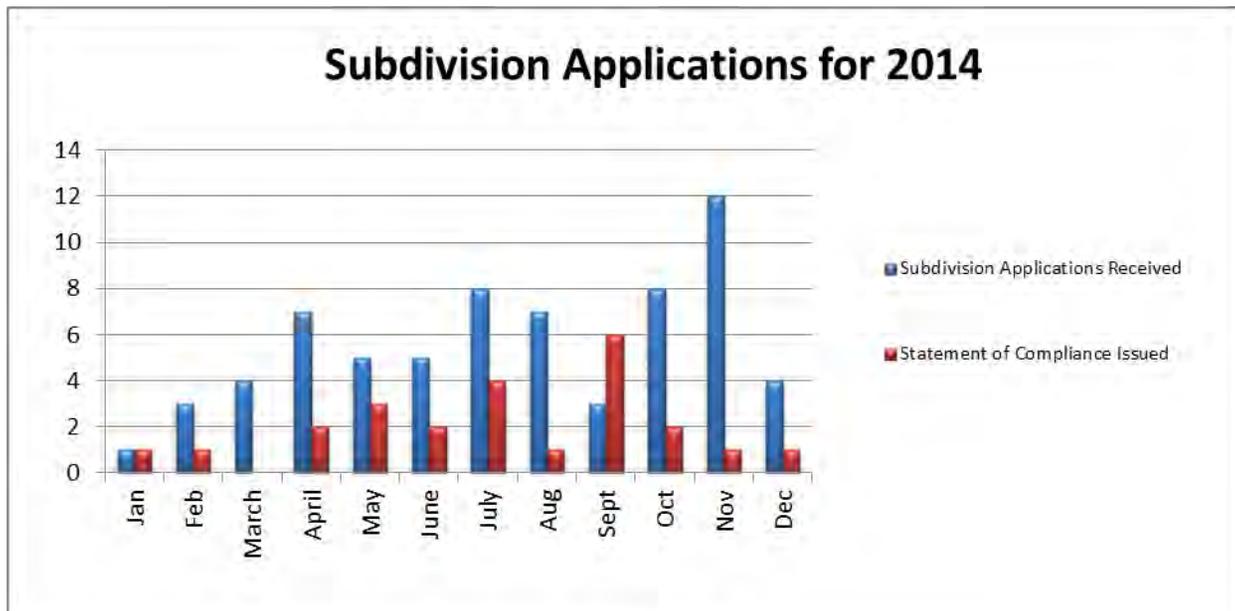
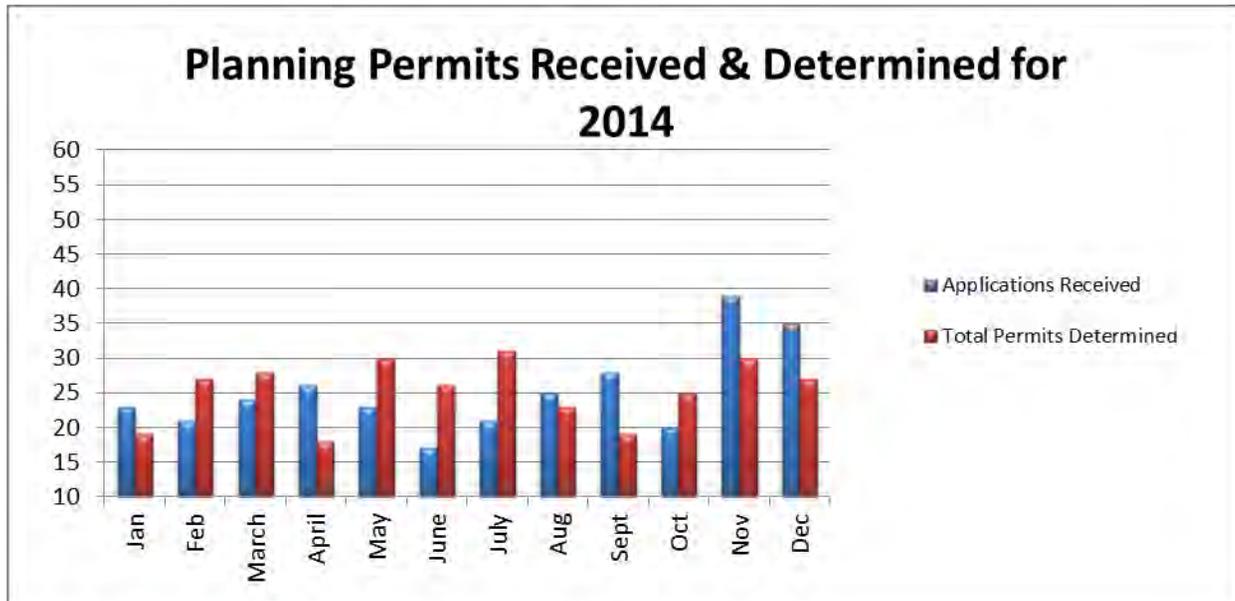
| APPLICATION NUMBER | DATE RECEIVED | LOCATION                          | PROPOSAL                                                                                                       | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
|                    |               |                                   | INTERNAL FLOOR SPACE (MEZZANINE)                                                                               |                |                 |                             |
| 212/2014-1         | 3-NOV-14      | 5260 GREAT OCEAN ROAD WONGARRA    | BUILDINGS AND WORKS COMPRISING EXTENSION TO HOLIDAY CABIN AND CONSTRUCTION OF RETAINING WALL                   | 9              | 19-DEC-14       | PERMIT ISSUED BY DELEGATE   |
| 219/2014-1         | 7-NOV-14      | 10 SCHOOL ROAD KAWARREN           | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF SWIMMING POOL AND EXTENSION TO DWELLING                         | 6              | 19-DEC-14       | PERMIT ISSUED BY DELEGATE   |
| 221/2014-1         | 7-NOV-14      | 119-243 HART STREET COLAC         | BUILDINGS AND WORKS COMPRISING INSTALLATION OF NEW WINDOWS AND DOORS TO THE EXISTING SCHOOL BUILDING           | 27             | 4-DEC-2014      | PERMIT ISSUED BY DELEGATE   |
| 222/2014-1         | 10-NOV-14     | GREAT OCEAN ROAD WYE RIVER        | WORKS COMPRISING THE REALIGNMENT OF 79M SECTION OF PADDYS PATH AND THE REMOVAL OF ASSOCIATED NATIVE VEGETATION | 30             | 10-DEC-14       | PERMIT ISSUED BY DELEGATE   |
| 223/2014-1         | 11-NOV-14     | 1965 CARLISLE ROAD CARLISLE RIVER | BUILDINGS AND WORKS COMPRISING CONSTRUCTION OF AN OUTBUILDING                                                  | 28             | 9-DEC-14        | PERMIT ISSUED BY DELEGATE   |
| 235/2014-1         | 21-NOV-14     | 9 DURIMBIL AVENUE WYE RIVER       | BUILDINGS AND WORKS TO EXTEND AN EXISTING BALCONY                                                              | 5              | 9-DEC-14        | PERMIT ISSUED BY DELEGATE   |

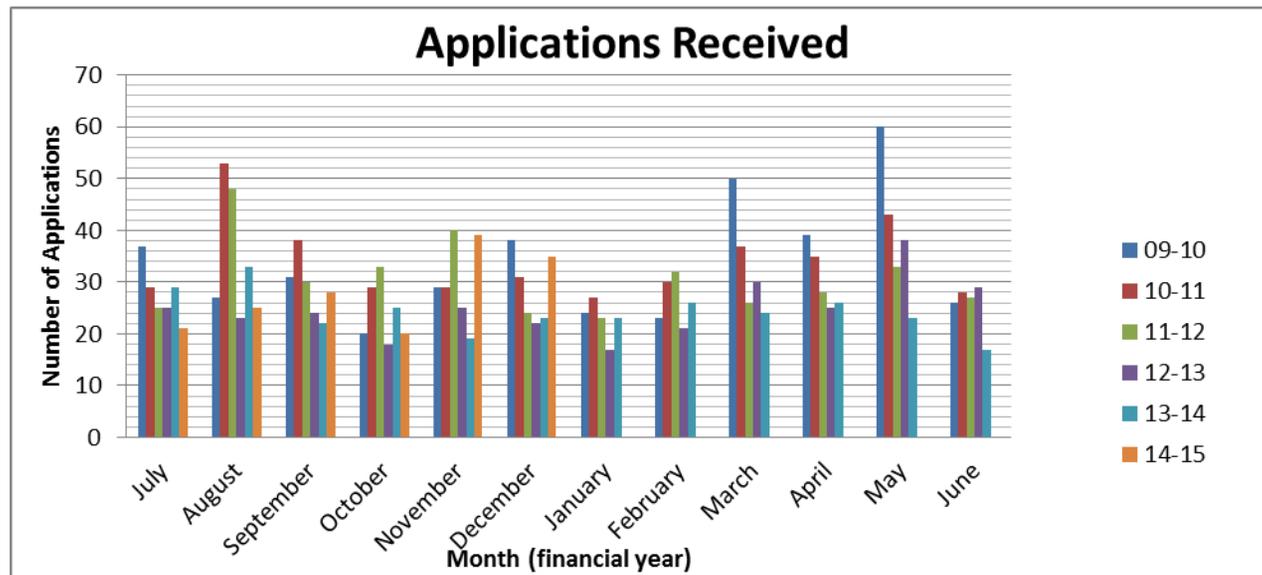
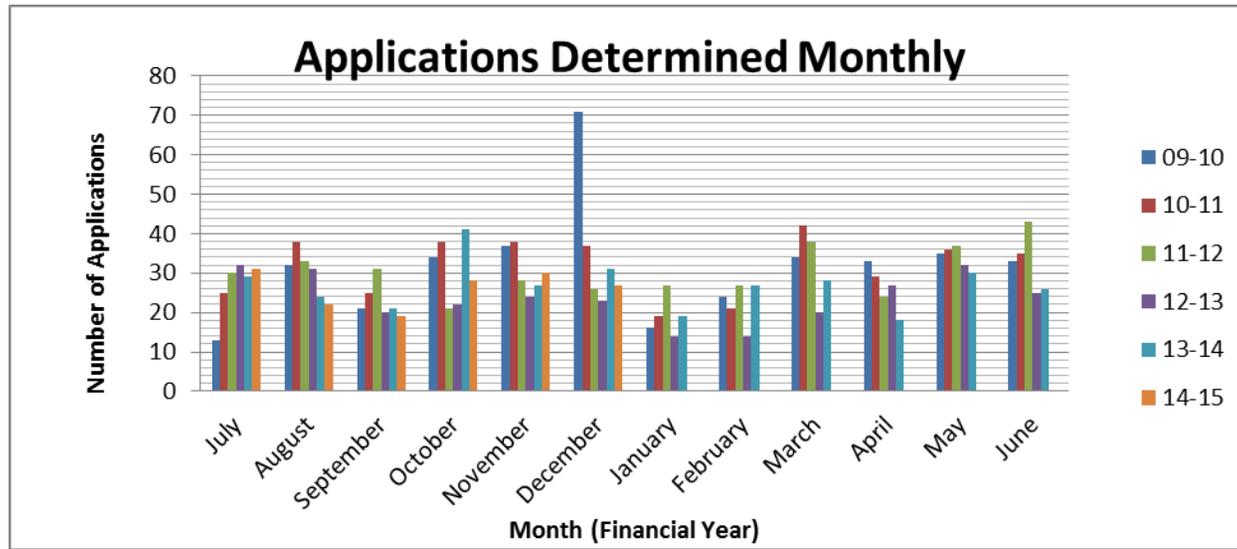
| APPLICATION NUMBER                                        | DATE RECEIVED | LOCATION                                  | PROPOSAL                                                                                      | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY                 |
|-----------------------------------------------------------|---------------|-------------------------------------------|-----------------------------------------------------------------------------------------------|----------------|-----------------|---------------------------------------------|
| 240/2014-1                                                | 28-NOV-14     | 30 JANSIL COURT<br>APOLLO BAY             | BUILDINGS AND WORKS<br>COMPRISING<br>CONSTRUCTION OF AN<br>OUTBUILDING                        | 21             | 19-DEC-14       | PERMIT ISSUED BY<br>DELEGATE                |
| 249/2014-1                                                | 27-NOV-14     | 130 BIRREGURRA<br>YEODENE ROAD<br>YEODENE | BUILDING AND WORKS<br>COMPRISING<br>CONSTRUCTION OF A<br>NON-DOMESTIC DISABLED<br>ACCESS RAMP | 11             | 8-DEC-14        | PERMIT ISSUED BY<br>DELEGATE                |
| 252/2014-1                                                | 19-NOV-14     | 59 DENNIS<br>STREET COLAC                 | BUILDINGS AND WORKS<br>FOR THE CONSTRUCTION<br>OF A SHED                                      | 21             | 23-DEC-14       | PERMIT ISSUED BY<br>DELEGATE                |
| 93/2014-1                                                 | 6-MAY-14      | 24-26 GREAT<br>OCEAN ROAD<br>APOLLO BAY   | SUBDIVISION OF THE<br>LAND INTO FOUR (4) LOTS                                                 | 27             | 15-DEC-14       | NOTICE OF<br>DECISION ISSUED<br>BY DELEGATE |
| AVERAGE STATUTORY DAYS TO DETERMINE PLANNING APPLICATIONS |               |                                           |                                                                                               | 43             |                 |                                             |

## PLANNING STATISTICAL REPORT – DECEMBER 2014 (PERMITS NOT REQUIRED, WITHDRAWN AND LAPSED APPLICATIONS)

| APPLICATION NUMBER | DATE RECEIVED | LOCATION                                       | PROPOSAL                                                                                    | STATUTORY DAYS | DATE DETERMINED | DETERMINATION AND AUTHORITY |
|--------------------|---------------|------------------------------------------------|---------------------------------------------------------------------------------------------|----------------|-----------------|-----------------------------|
| 268/2014-1         | 16-DEC-14     | 95 NECK TRACK<br>BARWON DOWNS                  | CONSTRUCTION OF A<br>DOUBLE CARPORT                                                         | 14             | 30-DEC-14       | PERMIT NOT<br>REQUIRED      |
| 261/2014-1         | 11-DEC-14     | 91-149 FOREST<br>STREET COLAC                  | CONSTRUCTION OF A<br>FENCE                                                                  | 19             | 30-DEC-14       | PERMIT NOT<br>REQUIRED      |
| 248/2014-1         | 1-DEC-14      | 725<br>CORANGAMITE<br>LAKE ROAD<br>CORAGULAC   | BUILDINGS AND WORKS<br>COMPRISING OF<br>FURNITURE ASSOCIATED<br>WITH AN EDUCATION<br>CENTRE | 2              | 3-DEC-14        | PERMIT NOT<br>REQUIRED      |
| 100/2012-1         | 13-MAY-12     | 50 WILSON<br>STREET COLAC                      | VESTING LAND IN<br>COUNCIL                                                                  | 9              | 4-DEC-14        | WITHDRAWN                   |
| 115/2012-1         | 23-MAY-12     | 3 MAIN ROAD<br>GELLIBRAND                      | VESTING OF LAND<br>ANNOTATED AS E-1<br>(ROAD)                                               | 26             | 4-DEC-14        | WITHDRAWN                   |
| 201-2013-1         | 22-AUG-13     | 4850 COLAC<br>LAVERS HILL<br>ROAD<br>WYELANGTA | USE OF THE LAND FOR<br>GROUP ACCOMMODATION                                                  | 9              | 24-DEC-14       | LAPSED                      |

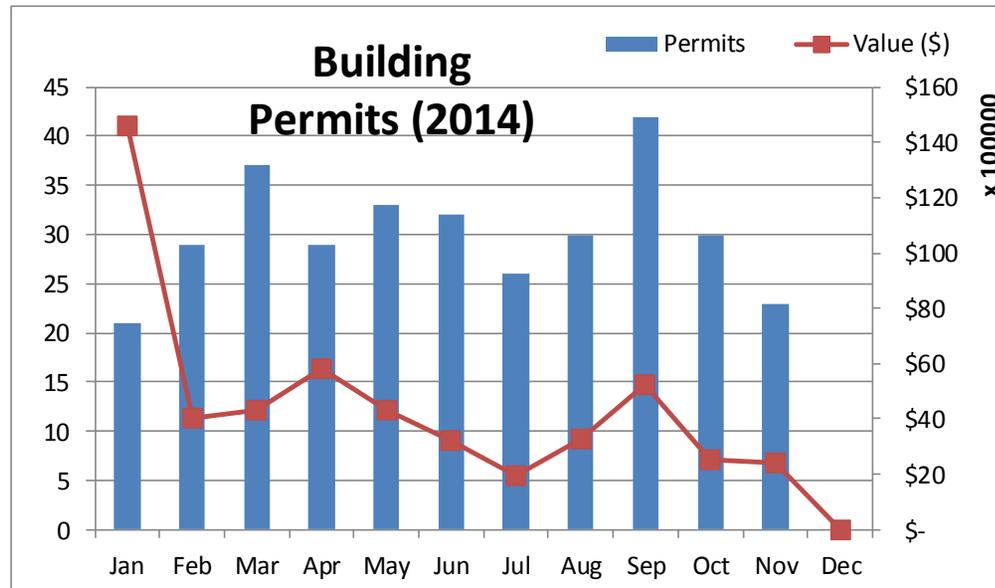
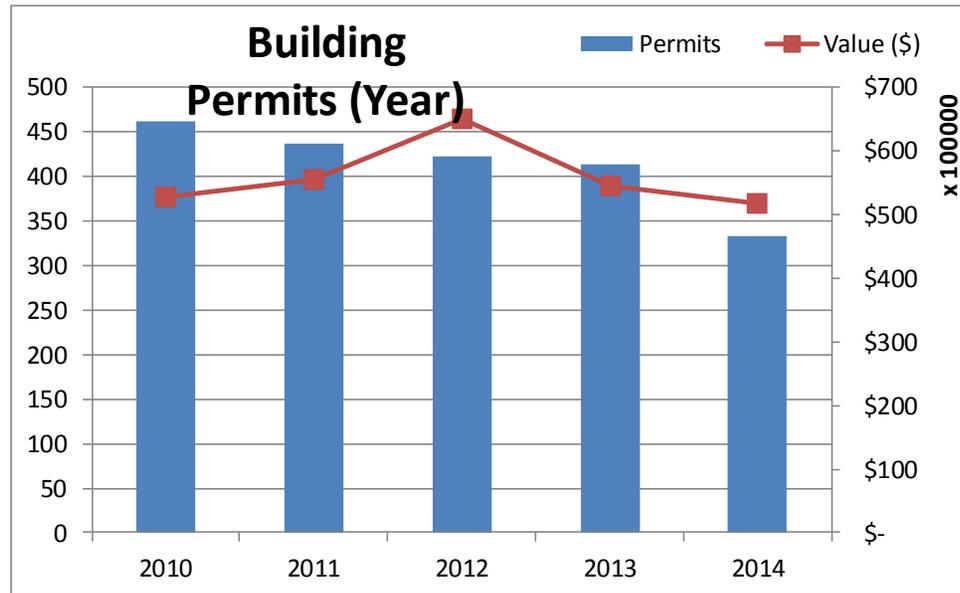
|                                                 |           |                                      |                                                                                                                                     |    |           |        |
|-------------------------------------------------|-----------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----|-----------|--------|
| 46/2014-1                                       | 3-MAR-14  | 3 DUNOON ROAD<br>WYE RIVER           | BUILDINGS AND WORKS<br>COMPRISING THE<br>CONSTRUCTION OF A<br>DWELLING AND<br>ASSOCIATED WORKS,<br>AND THE REMOVAL OF<br>VEGETATION | 1  | 16-DEC-14 | LAPSED |
| 145/2014-1                                      | 30-JUL-14 | 11-21 DALTON<br>STREET COLAC<br>EAST | CONSTRUCTION OF<br>DRIVE-THRU BUTCHER<br>SHOP                                                                                       | 1  | 5-DEC-14  | LAPSED |
| TOTAL AVERAGE STATUTORY DAYS (ALL APPLICATIONS) |           |                                      |                                                                                                                                     | 35 |           |        |





| TOTAL BUILDING PERMITS 2014 - YEAR TO DATE |              |              |                  |             |                |             |                    |            |                   |            |                       |              |                  |              |
|--------------------------------------------|--------------|--------------|------------------|-------------|----------------|-------------|--------------------|------------|-------------------|------------|-----------------------|--------------|------------------|--------------|
|                                            | New Dwelling |              | Domestic (Other) |             | New Commercial |             | Commercial (Other) |            | New Public/Health |            | Public/Health (Other) |              | Municipal Totals |              |
|                                            | Per mits     | Value (\$)   | Per mits         | Value (\$)  | Permits        | Value (\$)  | Permits            | Value (\$) | Permits           | Value (\$) | Permits               | Value (\$)   | Permits          | Value (\$)   |
| <b>Jan</b>                                 | 8            | \$3,010,011  | 11               | \$ 382,778  | 0              | \$ -        | 0                  | \$ -       | 1                 | \$ 90,000  | 1                     | \$11,108,934 | 21               | \$14,591,723 |
| <b>Feb</b>                                 | 11           | \$3,113,201  | 17               | \$ 771,757  | 0              | \$ -        | 0                  | \$ -       | 0                 | \$ -       | 1                     | \$ 168,273   | 29               | \$ 4,053,231 |
| <b>Mar</b>                                 | 11           | \$3,282,455  | 21               | \$ 777,205  | 1              | \$ 178,860  | 1                  | \$ 21,450  | 2                 | \$ 36,000  | 1                     | \$ 25,000    | 37               | \$ 4,320,970 |
| <b>Apr</b>                                 | 7            | \$3,544,618  | 18               | \$ 549,505  | 1              | \$1,369,719 | 0                  | \$ -       | 1                 | \$ 178,400 | 2                     | \$ 175,000   | 29               | \$ 5,817,242 |
| <b>May</b>                                 | 12           | \$3,277,138  | 21               | \$1,028,363 | 0              | \$ -        | 0                  | \$ -       | 0                 | \$ -       | 0                     | \$ -         | 33               | \$ 4,305,501 |
| <b>Jun</b>                                 | 4            | \$1,387,410  | 23               | \$1,186,674 | 0              | \$ -        | 3                  | \$ 36,766  | 1                 | \$ 80,000  | 1                     | \$ 550,316   | 32               | \$ 3,241,166 |
| <b>Jul</b>                                 | 6            | \$1,185,065  | 17               | \$ 613,488  | 1              | \$ 51,140   | 2                  | \$ 25,000  | 0                 | \$ -       | 0                     | \$ -         | 26               | \$ 1,974,693 |
| <b>Aug</b>                                 | 8            | \$2,175,059  | 17               | \$ 594,720  | 0              | \$ -        | 4                  | \$507,349  | 1                 | \$ 29,531  | 0                     | \$ -         | 30               | \$ 3,306,659 |
| <b>Sep</b>                                 | 9            | \$3,026,338  | 28               | \$1,494,152 | 1              | \$ 96,000   | 1                  | \$ 65,000  | 1                 | \$ 227,937 | 2                     | \$ 342,390   | 42               | \$ 5,251,817 |
| <b>Oct</b>                                 | 5            | \$1,664,412  | 23               | \$ 506,872  | 0              | \$ -        | 1                  | \$120,000  | 0                 | \$ -       | 1                     | \$ 211,640   | 30               | \$ 2,502,924 |
| <b>Nov</b>                                 | 9            | \$ 1,689,169 | 10               | \$ 336,839  | 0              | \$ -        | 2                  | \$126,500  | 0                 | \$ -       | 2                     | \$ 257,000   | 23               | \$ 2,409,508 |
| <b>Totals</b>                              | 81           | \$25,665,707 | 196              | \$7,905,514 | 4              | \$1,695,719 | 12                 | \$ 875,565 | 7                 | \$ 641,868 | 9                     | \$12,581,553 | 309              | \$49,365,926 |

| BUILDING ACTIVITY - COLAC OTWAY SHIRE |              |              |                  |              |                |             |                    |             |                   |             |                       |              |                  |              |
|---------------------------------------|--------------|--------------|------------------|--------------|----------------|-------------|--------------------|-------------|-------------------|-------------|-----------------------|--------------|------------------|--------------|
|                                       | New Dwelling |              | Domestic (Other) |              | New Commercial |             | Commercial (Other) |             | New Public/Health |             | Public/Health (Other) |              | Municipal Totals |              |
|                                       | Per mits     | Value (\$)   | Per mits         | Value (\$)   | Permits        | Value (\$)  | Permits            | Value (\$)  | Permits           | Value (\$)  | Permits               | Value (\$)   | Permits          | Value (\$)   |
| <b>2010</b>                           | 118          | \$31,103,552 | 284              | \$ 8,782,882 | 14             | \$1,119,276 | 18                 | \$3,734,679 | 0                 | \$ -        | 27                    | \$ 8,107,424 | 461              | \$52,847,813 |
| <b>2011</b>                           | 130          | \$34,883,520 | 259              | \$11,427,948 | 11             | \$4,897,695 | 21                 | \$1,768,619 | 1                 | \$ 550,000  | 15                    | \$ 2,041,271 | 437              | \$55,569,053 |
| <b>2012</b>                           | 112          | \$37,509,600 | 259              | \$ 9,248,333 | 12             | \$9,024,422 | 22                 | \$2,272,199 | 2                 | \$2,913,411 | 15                    | \$ 4,057,333 | 422              | \$65,025,298 |
| <b>2013</b>                           | 113          | \$30,065,304 | 252              | \$11,629,479 | 8              | \$ 620,000  | 24                 | \$1,526,120 | 7                 | \$3,849,610 | 10                    | \$ 6,707,886 | 414              | \$54,398,399 |
| <b>2014</b>                           | 90           | \$27,354,876 | 206              | \$ 8,242,353 | 4              | \$1,695,719 | 14                 | \$1,002,065 | 7                 | \$ 641,868  | 11                    | \$12,838,553 | 332              | \$51,775,434 |



**PC151102-2 CONSTRUCTION OF DWELLING AND ASSOCIATED WORKS INCLUDING SITE CUT AND REMOVAL OF NATIVE VEGETATION (8 TREES) AT 11 KOONYA AVENUE, WYE RIVER (PP97/2014-1)**

|             |                                    |           |              |
|-------------|------------------------------------|-----------|--------------|
| AUTHOR:     | Ian Williams                       | ENDORSED: | Doug McNeill |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F14/4325     |

**Location:** 11 Koonya Avenue, Wye River

**Zoning:** Township Zone (TZ)

**Overlay controls:** Design and Development Overlay (DDO4)  
Neighbourhood Character Overlay (NCO1)  
Erosion Management Overlay (EMO1)  
Bushfire Management Overlay (BMO)  
Significant Landscape Overlay (SLO2)

**Proposed Amendments:** Nil

**Purpose:**

A planning permit is sought to construct a dwelling and carry out associated works, including site cut, and to remove eight native trees.

This application is before the Planning Committee as the proposed dwelling would be in excess of 8 metres in height.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Summary**

- Planning permission is sought for the construction of one dwelling, together with associated works and the removal of 8 native trees.
- The proposed dwelling would be two-storey and, as a result of the slope of the land, would have a maximum height above natural ground level of 9.2m.
- An assessment against the provisions of Clause 54 ('ResCode'), as varied by the Neighbourhood Character Overlay (NCO1), has been undertaken. The proposal is considered to generally comply with the provisions of NCO1, with the exception of the proposed street setback and the building height.
- Given the topography of the area, including the slopes of the application site, neighbouring properties and Koonya Avenue, and the desire to retain established trees and minimise site cut, it is considered that the proposal would be consistent with the prevailing neighbourhood character.

- A Geotechnical Assessment was submitted with the application, which found that the proposed development would achieve an acceptable risk of slope instability. The application was also referred to the CFA, as the site is in the BMO, but no objections were raised subject to conditions being imposed on any permit issued.
- The application was advertised, but no submissions were received.
- It is considered that a planning permit could reasonably be issued for the proposed dwelling and tree removal.

### **Background**

As noted above, a planning permit is sought for a dwelling and tree removal on the application site. At present, the site does not benefit from legal access, as there is a steep embankment down to the road (Koonya Avenue).

Nos. 13 and 15 Koonya Avenue, to the west of the application site, have already been developed with dwellings. At present, informal access to the application site is obtained via an existing concrete driveway which runs from No. 15 through the front (southern section) of No.13 and terminates in No. 11 (the application site). This access is currently an informal arrangement which would need to be formalised in the event a permit is issued for a dwelling on the application site.

A separate application has already been submitted to create a carriageway easement, along the line of this existing concrete driveway, across Nos. 11, 13 and 15 Koonya Avenue (ref. PP98/2014). In addition, it is proposed to provide two car parking spaces for No.11 (the application site) and two car parking spaces for No.13 (which currently does not benefit from any designated off-street car parking area, presumably currently parking on the driveway) within the easement. The easement would include defined parking areas for each property, as well as providing carriageway rights.

### **Issues / Options**

Council has the options of:

- a) Supporting the application subject to conditions;
- b) Supporting the application subject to conditions with changes;
- c) Refusing to grant a permit.

The key issue to consider with this application is whether the proposal would have a detrimental impact on the surrounding neighbourhood character. It is recommended that Option a) is supported for the reasons outlined in the balance of this report.

### **Proposal**

Planning permission is sought for the construction of a dwelling and the removal of eight (8) native trees. The proposed dwelling would be located towards the front of the site, with a setback from the front (southern) boundary with Koonya Avenue of between 4.6m and 5.6m. The dwelling would be located approximately 3.2m to 5.6m from the western boundary of the site and 6.7m to 9.1m from the eastern boundary. The proposed dwelling would be two-storey and, as a result of the slope of the land, would have a maximum height of 9.2m above natural ground level at the southern corner of the dwelling. The proposed dwelling would have a square appearance, with a width and depth of 7m. The dwelling would contain three bedrooms at lower ground floor level, with open plan kitchen/dining/living and entry areas at the upper level. The external walls would be finished in colorbond metal sheeting of red/brown colour, with black aluminium window frames and colorbond roof (surfmist).

Access to the dwelling would be via an elevated walkway from the proposed car parking area to the rear of the dwelling.

The car parking area would be finished in gravel and would be bounded by a 1.9m high retaining wall. Bollards are proposed adjacent to the retaining wall and bin storage area to prevent cars going beyond the designated parking area.

Two of the proposed car parking spaces would be used by the adjoining property at No.13 Koonya Avenue, as this property does not benefit from any designated off-street car parking area (presumably currently parking on the driveway). In return, No. 13 would provide access to the application site via a carriageway easement.

Two 20,000 litre water tanks are proposed under the dwelling. The effluent field associated with the dwelling would be located toward the rear of the lot.

The proposal also includes the removal of eight (8) trees from the site, including a large canopy tree centrally located on the land.

### **Site & Surrounds**

The site is located on the northern side of Koonya Avenue, to the west of its junction with Durimbil Avenue, Wye River. The site is currently a vacant block of land and has a natural fall of approximately 15m from the north (rear boundary) to the southern boundary (adjacent to Koonya Avenue). The road reserve adjacent to the southern boundary of the lot with Koonya Avenue comprises a 5m high vegetated embankment.

The site has a width of 21.44m and a depth of 34.5m – 42.1m. A 2.1m sewerage and drainage easement runs along the western boundary. Access to the site is currently obtained via an existing driveway which passes through Nos. 13 and 15 Koonya Avenue (currently there is no on-site car parking space for 13 Koonya Avenue, apart from this driveway). As noted earlier in this report, a separate application has been submitted to create an easement where the driveway currently runs.

The site is located within Neighbourhood Character Precinct Wye River 1. This precinct consists of houses of mixed contemporary styles set on steep slopes amongst dense, native vegetation. The precinct is located in steep topography on the main ridgeline between Wye River and Separation Creek. Buildings are set back from the front road reserve, and screened from views by native forest, including canopy trees. Dwelling styles are mixed across the precinct and the landscape setting, comprising open frontages and bushy gardens, contributes to a consistent character in which houses are dominated by native forest.

### **Public Notice**

Public notice of the application was given in accordance with Section 52 of the Planning and Environment Act 1987, by sending letters to adjoining owners/occupiers and by placing a sign on site. The public notice was undertaken by Council. No objections have been received.

### **Referrals**

The application was referred to the CFA under Section 55 of the Act. The CFA has not raised any objection to this proposal, subject to permit conditions being included on any permit issued. These conditions have been included in the recommendation at the end of this report.

The application was also referred internally to Council's Infrastructure, Health, Environment and Building departments. No objections were raised in the referral responses. Conditions were recommended should Council choose to allow this application.

### **Planning Controls**

The site is located within the Township Zone (TZ) and is covered by the Design and Development Overlay (DDO4), Neighbourhood Character Overlay (NCO1), Erosion Management Overlay (EMO1), Bushfire Management Overlay (BMO) and Significant Landscape Overlay (SLO2).

A permit is required under the following Clauses of the Colac Otway Planning Scheme:

- Clause 44.06-1 – Buildings and works associated with accommodation – BMO
- Clause 44.01-1 – Buildings and works, including site cut – EMO1  
(Note: a permit is not required for vegetation removal under EMO1, as tree roots would be retained)
- Clause 42.03-2 – Buildings and works – SLO2
- Clause 42.03-2 – Vegetation removal – SLO2
- Clause 43.05-2 – Buildings and works – NCO1

#### **a. State and Local Planning Policy Frameworks**

The State and Local Planning Policy Frameworks seek to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The following policies are considered relevant to the consideration of this application:

- Clause 11.05-1 Regional Settlement Networks
- Clause 11.05-4 Regional Planning Strategies and Principles
- Clause 15.01-2 Urban Design Principles
- Clause 16.01-1 Integrated Housing
- Clause 16.01-4 Housing Diversity
- Clause 21.03-1 General
- Clause 21.03-7 Smaller Townships
- Clause 21.04-3 Vegetation

It is considered that the proposal generally meets the objectives and strategies of the relevant State and local planning policies.

#### **b. Zone Provisions**

The purpose of the Township Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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 implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The use of the land for 'dwelling' is a Section 1 Use (permit not required) under the provisions of the Township Zone (Clause 32.05-1) subject to the proposal meeting the requirements of Clause 32.05-2. The applicant has demonstrated that the requirements of Clause 32.05-2 can be met.

Furthermore, there is no requirement for a permit under the provisions of the zone for buildings and works associated with the construction of one dwelling on this lot, as the lot area exceeds 300sqm.

### **c. Overlay Provisions**

#### **Significant Landscape Overlay (SLO2)**

The key purpose to the Significant Landscape Overlay is:

- *To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.*

Under the provisions of clause 42.03-2, a permit is required to construct a building or construct or carry out works, and to remove, destroy or lop any vegetation specified in a schedule to this overlay.

Schedule 2, which relates to 'Coastal Towns: Skenes Creek, Kennett River, Wye River and Separation Creek', identifies the general landscape objectives to be achieved. These include:

- *To protect and enhance the valued characteristics of the nationally significant Great Ocean Road Region landscape.*
- *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.*
- *To increase the use of indigenous vegetation to highlight natural features within the precinct.*
- *To retain the contrasts between landscape elements within the precinct.*
- *To ensure that development that occurs on hill faces or in other prominent locations is not highly visible.*
- *To minimise the visual impact of signage and other infrastructure, particularly in coastal areas, hill faces and ridges.*
- *To protect the clear, sweeping views to the ocean available from the precinct.*
- *To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.*
- *To ensure that fence styles and heights reflect the predominant and preferred character of the townships.*

The proposal is considered against the provisions of SLO2 later in this report.

#### **Neighbourhood Character Overlay (NCO1)**

The key purpose to the Neighbourhood Character Overlay is:

- *To identify areas of existing or preferred neighbourhood character.*
- *To ensure that development respects the neighbourhood character.*
- *To prevent, where necessary, the removal of buildings and vegetation before the neighbourhood character features of the site and the new development have been evaluated.*

Under the provisions of clause 43.05-2, a permit is required to construct a building or construct or carry out works. The proposal is considered against the provisions of NCO1 later in this report.

### **Erosion Management Overlay (EMO1)**

The key purpose to the Erosion Management Overlay is:

- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.*

Under the provisions of clause 44.01-1, a permit is required to construct a building or construct or carry out works. Under the provisions of clause 44.01-2, a permit is required for vegetation removal if the vegetation roots below ground level are removed, and for site cut and retaining walls exceeding 1m in height. The proposal is considered against the provisions of EMO1 later in this report.

### **Bushfire Management Overlay (BMO)**

The key purpose to the Bushfire Management Overlay is:

- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

Under the provisions of clause 44.06-1, a permit is required to construct a building or construct or carry out works associated with Accommodation. The proposal is considered against the provisions of the BMO later in this report.

### **Design and Development Overlay (DDO4)**

The key purpose to the Design and Development Overlay is:

- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

A permit is not required to construct a building or carry out works under this overlay.

#### **d. Particular Provisions**

##### **i. Clause 52.06 - Car Parking**

The key purpose of this clause is:

- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06 does not apply to the construction and use of one dwelling on a lot in the Township Zone. Notwithstanding this, it is noted that the application proposes two on-site parking spaces for the proposed dwelling, and also proposes the provision of two off-street parking spaces for the neighbouring dwelling at No. 13 Koonya Avenue.

**ii. Clause 54 – One Dwelling on a Lot**

The key purpose of this clause is:

- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development must meet all of the objectives of this clause and should meet all of the standards of this clause. A separate assessment against the objectives and standards of this clause, as modified by the provisions of the Neighbourhood Character Overlay (NCO1), has been undertaken and is summarised later in this report.

**Consideration of the Proposal**

Under the provisions of the Township Zone, a permit is not required for buildings and works associated with the construction of one dwelling on this lot, as the lot area exceeds 300sqm. A permit is also not required to use the land for a dwelling, under the provisions of the zone.

The landscape character objective within this part of Wye River seeks, inter alia, to ensure that development occurring on hill faces or in other prominent locations is not highly visible, to protect the clear sweeping views to the ocean available from the precinct and to consider the impact of the development on the nationally significant Great Ocean Road Region landscape. The proposed dwelling would be located approximately 240m from the Great Ocean Road and would be set amongst the existing tree canopy cover. The proposal would retain a number of trees on the lot, which would assist in screening the dwelling from the surrounding properties and from the Great Ocean Road. It is considered that the dwelling would not have a significant detrimental impact on the Great Ocean Road Region landscape and, as such, it is considered that the valued characteristics of the landscape would be preserved.

The Wye River Neighbourhood Character Study Precinct 1 identifies how the preferred character will be achieved within the precinct. It is considered that the proposal would respect the preferred character by presenting a dwelling which it is considered would *'fit within the landscape and site contours'*, with a housing style and materials that would blend into the landscape, allowing for adequate space around the dwelling to retain and sustain substantial vegetation.

It is not considered that the height and bulk of the dwelling would be detrimental to the landscape setting. In this case, it is considered the proposed development would be consistent with the surrounding built form, which comprises dwellings of a similar elevated status. The double storey element would present towards Koonya Avenue, and would be set back between 4.6m and 5.6m from the property frontage. Given the high vegetated road reserve and the slope of Koonya Avenue, it is not considered that the proximity of the dwelling to the front title boundary would result in an overly dominant development. Existing vegetation towards the front and rear of the lot would be retained, ensuring that the dominance of vegetation over built form would be retained as an element of township character. Whilst the dwelling design would be square in appearance and elevated on the slope, it is considered that the style of the dwelling would be consistent with the mixed contemporary dwelling styles currently existing within this precinct. The proposed style and location of the dwelling on the lot would also allow for minimum ground disturbance, with the dwelling to be craned onto the site. Overall, it is considered that the proposal would retain an open vegetated frontage and vegetation backdrop that would contribute to a consistent character within the precinct.

The car parking area is proposed to be located behind the dwelling which, in this elevated location, would be partially screened from view from Koonya Avenue.

The vehicle access and car parking has been designed to minimise excavation, loss of vegetation and visual dominance of the car parking area. It is considered that the proposed car parking area and associated access would be acceptable in this location.

An assessment against the provisions of clause 54 ('ResCode'), as varied by the Neighbourhood Character Overlay (NCO1), has been undertaken as part of the assessment of this application. The proposal is considered to comply with the provisions of the NCO1 with the exception of the street setback and the building height; these are discussed in greater detail below.

The design of the proposed dwelling is considered to be consistent with the existing character of surrounding dwelling designs within Koonya Avenue. The dwelling would be integrated with the street, orientated to make the most of coastal views and solar gain, and would meet the site coverage objective. It is considered that the proposed dwelling would respect the amenity of surrounding residential properties and would not significantly overshadow neighbouring properties. The proposed dwelling would also meet the standards of clause 54 in relation to the overlooking of habitable rooms and secluded private open space.

#### Clause 54.03-1 – Street Setback

The proposed dwelling would be set back between 4.6m and 5.6m from the front property boundary. Whilst this setback is less than the 7m specified in the NCO1 (which is not a mandatory requirement) to achieve the preferred neighbourhood character, it is considered that there are a number of site specific design constraints which render the proposed location of the dwelling acceptable - these include the vegetated status of the lot, the highly vegetated road reserve, the slope of Koonya Avenue, the desire to locate the dwelling and car parking area within an existing cleared and graded section of the block, and the desire to undertake minimal ground disturbance. Given the significant site constraints, the proposed location would result in a minimum level of site disturbance and would allow for a dwelling to be craned in from Koonya Avenue.

In this instance, the proposed location of the dwelling should also be considered against the desire to formalise a car parking area for No. 13 Koonya Avenue. By utilising the existing driveway, the siting of the dwelling would minimise any requirement to change the site conditions and/or remove any significant tree canopy cover. Any increase to the front setback would require additional excavation of the site and the potential relocation of the proposed car parking area to the front of the site. On balance, given the specific constraints of this site, the proposed setback of the dwelling is considered to be acceptable and, in this instance, can be justified.

#### Clause 54.03-2 – Building Height

The proposed dwelling would be two storeys, with a maximum height above natural ground level of 9.2m. Clause 54.03-2 (One Dwelling on a Lot – Standard A4), as varied by the Neighbourhood Character Overlay (NCO1) specifies that *'the maximum building height should not exceed 8 metres or two storeys, whichever is the lesser'*. This is not a mandatory requirement and, as such, building heights above 9m can be considered.

Whilst the height of the proposed dwelling would be higher than the desired 8m, consideration should be given to the slope of the land (22 degrees) and the desire to locate the dwelling within a cleared area of the lot. The proposal seeks to avoid excessive site cut resulting in land destabilisation and to locate the dwelling within a cleared area of the site.

The significant slope of the land presents the southern side of the dwelling with a height of 9.2m above natural ground level (the building height above natural ground level varies significantly at each corner).

The average height of the four corners of the dwelling above natural ground level is 7.28m. It is also worth noting that on flat land without the steel supports, the height of the dwelling would be 6.5m.

The Decision Guidelines for assessment of Standard A4 includes *“The effect of the slope of the site on the height of the building”*. In this instance, it is considered that the effect of the slope would be to exaggerate the impact of the proposed height at the front of the building. The applicant has addressed the building height by retaining trees where possible and proposing a compact dwelling design which would be integrated with the slope of the land. The simple built form would avoid the need for excessive site cut and destabilisation of the land. Overall, it is considered that the proposed design would ensure that the dwelling height would not dominate the site, or appear out of context with the immediate area.

It is worth noting that officers initially raised concern about the ‘boxy’ nature of the design of the dwelling, which would present sheer unarticulated facades. A site inspection has confirmed that the proposed dwelling design would not be too dissimilar to the prevailing character of dwelling design within Koonya Avenue. Given the slope of the land, the slope of Koonya Avenue (which slopes away from the site), the prevailing topography and the desire to retain established trees on the lot and minimise site cut, it is considered that the proposal would be consistent with the neighbourhood character.

#### BMO

On 31 July 2014, Amendment VC109 was gazetted, which introduced major changes to the bushfire provisions in the Planning Scheme, including changes to clause 44.06 (BMO), clause 52.47 (Planning for Bushfire), clause 52.48 (Bushfire Protection: Exemptions) and clause 66 (Referral and Notice Provisions). The amendment does not provide for any transitional arrangements and therefore the new bushfire provisions apply to this application.

The applicant was notified of these changes and submitted a revised Bushfire Assessment report (dated November 2014). This has been considered by the CFA, which has not raised any objection to this proposal subject to permit conditions. These have been included in the recommendation at the end of this report.

#### EMO1

A permit is required under the provisions of clause 44.01-1 of this overlay for buildings and works, including the dwelling, site cut and retaining walls. The applicant has confirmed that the removal of vegetation would not require a permit under the provisions of this overlay, as the roots of all vegetation to be removed would be retained in situ.

In accordance with the requirements of this overlay, the applicant has provided a Geotechnical Landslide Risk Assessment by Saunders Consulting Group (dated 26 August 2013, reference 80808) and an addendum letter dated 16 July 2014. The Geotechnical Assessment references the current plans, the vegetation to be removed and the required cut and fill on the site.

The report concludes (page 3) that:

*‘a permit should be granted to build the proposed residence in the chosen location on this site, subject to certain recommendations, which will reduce or maintain the likelihood and/or consequences of the conceivable landslide events below the recommended “acceptable risk” levels’.*

The addendum letter dated 16 July 2014 confirms that the site would achieve an acceptable level of risk of slope instability.

A permit condition requiring compliance with the Geotechnical Assessment report, and subsequent addendum letter, has been included in the recommendation at the end of this report.

The applicant has also submitted a Land Capability Assessment by Saunders Consulting, which was revised during the processing of the application due to issues raised by Council's Health Department (revised LCA is dated January 2015, reference 80808-LCA). Council's Health Department noted in its referral response that there are multiple constraints to overcome with respect to onsite effluent disposal, but confirmed that it has no objections to the proposal, subject to conditions being imposed on any permit issued.

#### Clause 52.17 Native vegetation

A permit is not required for vegetation removal under the provisions of clause 52.17, as the lot is less than 0.4 hectare in area. It is noted that the applicant has submitted an Aborist Report (dated 26 September 2013) and that the proposed level of vegetation removal has been considered by Council's Environment Department. No objection has been raised to the vegetation removal subject to permit conditions, which have been included in the recommendation at the end of this report.

#### **Council Plan / Other Strategies / Policy Planning for Growth**

Creates an attractive shire with quality buildings and spaces, accessible travel and transport, and a community that has the services and facilities it needs now and in the future; supports a prosperous economy where trade, manufacturing and business activity flourishes.

#### *Our Goal:*

Facilitate the growth, liveability and development of the shire and encourage innovation and efficiency in the local economy.

#### **Financial & Other Resource Implications**

There are no financial implications arising from this report.

#### **Risk Management & Compliance Issues**

There are no risk management or compliance implications arising from this report.

#### **Environmental Consideration / Climate Change**

There are no environmental or climate change implications arising from this report.

#### **Communication Strategy / Consultation Period**

Community consultation in the form of public notification has been undertaken as part of this assessment process.

#### **Conclusion**

The use and development of an existing lot within the Township Zone does not trigger a requirement for a permit for either the use of the land, or buildings and works. The principle of erecting a dwelling on the application site is considered acceptable, with the main consideration being whether the development as proposed would be acceptable in terms of the neighbourhood character.

The proposed dwelling location on the lot and the height would not meet the recommended street setback and the building height provisions of the Neighbourhood Character Overlay Schedule 1.

However, given the slope of the land, the slope of Koonya Avenue, the prevailing topography in the area and the desire to retain established trees whilst minimising site cut, it is considered that the proposal would present an acceptable response to the site specific design constraints.

On balance, the proposal is considered to be consistent with the prevailing neighbourhood character created by established dwellings on vegetated sites within this part of Wye River.

The proposal complies with the requirements of the Erosion Management Overlay and the Bushfire Management Overlay.

#### **Attachments**

1. Application for Planning Permit

#### **Recommendation(s)**

***That Council's Planning Committee resolves to grant a planning permit for the construction of a dwelling and associated works including site cut and removal of native vegetation (8 trees) at 11 Koonya Avenue, Wye River subject to the following conditions:***

#### ***Endorsed Plans***

- 1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.***
- 2. The removal of native vegetation must be in accordance with the endorsed plan to the satisfaction of the Responsible Authority.***

#### ***Creation of Carriageway Easement***

- 3. Prior to commencement of the development hereby permitted, the carriageway easement allowed by planning permit PP98/2014 must be created and a copy of the title must be submitted to the Responsible Authority.***

#### ***Access***

- 4. Prior to commencement of the development, access must be constructed in accordance with the endorsed plans.***
- 5. Prior to the commencement of the development the applicant must submit detailed design drawings of the protection barrier/retaining wall to the south of the proposed car parking area. The retaining wall must be designed by a suitably qualified engineer and be able to sustain vehicular impact from a light vehicle at low speed. All works must be undertaken in accordance with these design drawings to the satisfaction of the Responsible Authority.***

#### ***Stormwater***

- 6. All runoff from stormwater, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.***
- 7. Prior to the commencement of the development, a stormwater detention system designed by a qualified engineer must be submitted to and approved by the Responsible Authority. The design must provide for a maximum site discharge rate of 50 litres per second per hectare to the 10 year storm (10% AEP). All works must be undertaken in accordance with the stormwater detention system to the satisfaction of the Responsible Authority.***

**Geotechnical Assessment**

8. ***The approved development must be carried out on the site in accordance with the recommendations of the Geotechnical Assessment of Landslide Risk by Saunders Consulting Group (dated 26 August 2013, reference 80808) and the addendum letter dated 16 July 2014, or any Geotechnical Practitioner engaged to review those assessments submitted with the application.***

**Wastewater**

9. ***The design and installation of any wastewater disposal system for any building on the land must comply with the Septic Tanks Code of Practice, (On-site Domestic Wastewater Management), February, 2013, (Publication No 891.3) published by the Environment Protection Authority.***
10. ***All works and development associated with this permit must be carried out in strict conformity with the Land Capability Assessment and Septic Design LCA80808-A (January 2015) by Saunders Structural Works.***
11. ***An all waste septic tank disposal system must be constructed concurrently with the new dwelling, so that all liquid waste is at all times contained within the title boundary. The septic tank system must be designed and installed to the satisfaction of the Responsible Authority.***

**Vegetation**

12. ***Prior to commencement of the vegetation removal, the boundaries of all vegetation stands to be removed and retained must be clearly marked on the ground or marked with tape or temporary fencing to the satisfaction of the Responsible Authority.***
13. ***Unless otherwise approved in writing by the Responsible Authority, no trenching, soil excavation, storage or dumping of equipment or waste is to occur within areas of existing native vegetation on the site***
14. ***Vegetation removal and disposal must not cause damage to vegetation stands to be retained, to the satisfaction of the Responsible Authority.***

**Landscaping**

15. ***Prior to occupation of the development, or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must thereafter be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.***

**CFA conditions**

16. ***The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.***
17. **Bushfire Management Plan**  
***Before the development starts, a bushfire management plan must be submitted to and endorsed by the Responsible Authority.***

**The plan must show the following bushfire mitigation measures, unless otherwise agreed in writing by the CFA and the Responsible Authority:**

**a) Defendable space**

**Show an area of defendable space being from the proposed building to the property boundaries where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:**

- **Grass must be short cropped and maintained during the declared fire danger period.**
- **All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.**
- **Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.**
- **Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.**
- **Shrubs must not be located under the canopy of trees.**
- **Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.**
- **Trees must not overhang or touch any elements of the building.**
- **The canopy of trees must be separated by at least 5 metres.**
- **There must be a clearance of at least 2 metres between the lowest tree branches and ground level.**

**b) Construction standards**

**Nominate a minimum Bushfire Attack Level of BAL – 29 that the building will be designed and constructed.**

**c) Water supply**

**Show 10,000 litres of effective water supply for fire fighting purposes which meets the following requirements:**

- **Is stored in an above ground water tank constructed of concrete or metal.**
- **All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.**

**The water supply must also –**

- **Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting).**
- **As indicated in the BMO assessment dated November 2014 pg 12 point 5 the static water supply outlet shall be located adjacent to the driveway at Koonya Ave.**
- **The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.**
- **Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.**

**Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).**

**d) Access**

***There are no access conditions for this application.***

***Expiry***

***18. This permit will expire if one of the following circumstances applies:***

- a) The development and tree removal is not commenced within two years of the date of this permit.***
- b) The development and tree removal is not completed within four years of the date of this permit.***

***The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six (6) months afterwards, or if the request for the extension of time is made within 12 months after the permit expires and the development started lawfully before the permit expired.***

***Notes***

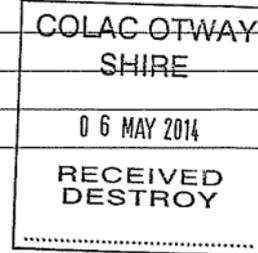
- 1. This permit does not authorise the commencement of any building works. Prior to commencement of the development, it will be necessary to apply for and obtain building approval for the proposed development.***
- 2. This permit does not allow the removal of the roots of vegetation, for which a planning permit would be required under the provisions of the Erosion Management Overlay. Further permission will be required if it is proposed to remove any roots.***

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Planning Enquiries
 Phone: (03) 5232 9412 ☐☐
 Web: www.colacotway.vic.gov.au☐☐

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|------------------------|--------------|----|
| Office Use Only | Fee: | \$ |
| Application No.: | Receipt No.: | |
| Date Lodged: / / | Ward: | |
| Date Allocated: / / | Zone(s): | |
| Allocated to: | Overlay(s): | |



Application for Planning Permit

Use this form to make an application for a planning permit and to provide the information required by section 47 of the *Planning and Environment Act 1987* and regulations 15 and 38 of the *Planning and Environment Regulations 2005*.

Supplementary information requested in this form should be provided as an attachment to your application. Please print clearly or complete the form electronically (refer to How to complete the Application for Planning Permit form).

Privacy notice

▲ Information collected with this application will only be used to consider and determine the application. It will be made available for public inspection in accordance with section 51 of the *Planning and Environment Act 1987*.

Need help with the application?

If you need help to complete this form, read *How to complete the Application for Planning Permit form*. For more information about the planning process, refer to *Planning: a Short Guide*. These documents are available from your local council, the Planning Information Centre (Ph: 03 9637 8610, 8 Nicholson Street, Melbourne), or www.dse.vic.gov.au/planning.

Contact council to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

① Has there been a pre-application meeting with a council officer?
 Yes No
 If yes, with whom?: Date: / /

The land

② Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address
 Street No.: 11 Street Name: KOONYA AVENUE
 Suburb/Locality: WYE RIVER Postcode: 3 2 2 1

Formal Land Description
 ▲ This information can be found on the certificate of title.
 Lot No.: 147 on Lodged Plan, Title Plan or Subdivision Plan No.: 050268
 OR
 Crown Allotment No.: Section No.: Parish Name:

③ Title information.
 Attach a full, current copy of title information for each individual parcel of land, forming the subject site.

④ Describe how the land is used and developed now.
 eg. single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats.
 VACANT BLOCK WITH VEGETATION.

⑤ Plan of the land.
 Attach a plan of the existing conditions. Photos are also helpful.

The proposal

▲ You must give full details of your proposal and attach the information required to assess the application.

If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This will delay your application.

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

Read *How to complete the Application for Planning Permit form* if you need help in describing your proposal.

INSTALLATION OF PREFABRICATED MODULAR TWO STOREY RESIDENTIAL DWELLING.

- 7 Additional information about the proposal.

Contact council or refer to council planning permit checklists for more information about council's requirements.

Attach additional information providing details of the proposal, including:

- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- Plans showing the layout and details of the proposal.
- If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

- 8 Encumbrances on title.

Encumbrances are identified on the certificate of title.

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation on title such as an easement or building envelope?

- No, go to 9.
- Yes, Attach a copy of the document (instrument) specifying the details of the encumbrance.
- Does the proposal breach, in any way, the encumbrance on title?
- No, go to 9.
- Yes, contact council for advice on how to proceed before continuing with this application.

▲ Note

Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the *Planning and Environment Act 1987*). Contact council and/or an appropriately qualified person for advice.

Costs of buildings and works/permit fee

Most applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact council to determine the appropriate fee.

- 9 Estimated cost of development for which the permit is required.

Cost \$ 390,000.00

▲ You may be required to verify this estimate.

Write 'NIL' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

- 10 Do you require a receipt for the permit fee?

Yes No

Contact, applicant and owner details

⑪ Provide details of the contact, applicant and owner of the land.

Contact

The person you want Council to communicate with about the application.

| | |
|-------------------------------|--|
| Name: | ALEX TACHELL |
| Organisation (if applicable): | MODSCAPE PTY LTD |
| Postal address: | 430 FRANCIS STREET, BROOKLYN, VICTORIA |
| | Postcode: 3 0 1 2 |
| Contact phone: | 0393147769 <input checked="" type="checkbox"/> |
| Mobile phone: | <input type="checkbox"/> |
| Email: | ALEXT@MODSCAPE.COM.AU <input type="checkbox"/> |
| Fax: | 0393147789 <input type="checkbox"/> |

Indicate preferred contact method

Applicant

The person or organisation who wants the permit.

| | |
|--|------------------------|
| <input checked="" type="checkbox"/> Same as contact. If not, complete details below. | |
| Name: | |
| Organisation (if applicable): | |
| Postal address: | |
| | Postcode: [][][][] |

Owner

The person or organisation who owns the land.

| | |
|---|--|
| <input type="checkbox"/> Same as contact <input type="checkbox"/> Same as applicant | |
| Where the owner is different from the applicant or contact, provide the name of the person or organisation who owns the land. | |
| Name (if applicable): | EMMA HINES & DANIEL FLITTON |
| Organisation (if applicable): | |
| Postal address: | 52 BALLARAT STREET, YARRAVILLE, VICTORIA |
| | Postcode: 3 0 1 3 |

Checklist

⑫ Have you?

| |
|--|
| <input checked="" type="checkbox"/> Filled in the form completely? |
| <input checked="" type="checkbox"/> Paid or included the application fee? |
| <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Attached all necessary supporting information and documents? |
| <input checked="" type="checkbox"/> Completed the relevant council planning permit checklist? |
| <input checked="" type="checkbox"/> Signed the declaration on the next page? |

Declaration

- 13 This form must be signed. Complete one of A, B or C
- ▲ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

A Owner/Applicant

I declare that I am the applicant and owner of the land and all the information in this application is true and correct.

Signature

Date: / /

B Owner

I declare that I am the owner of the land and I have seen this application.

Signature

Date: / /

Applicant

I declare that I am the applicant and all of the information in this application is true and correct.

Signature

Date: / /

C Applicant

I declare that I am the applicant and:

- I have notified the owner about this application;
- and all the information in this application is true and correct.

Signature

Aldo Tatchell

Date: 0 1 / 0 5 / 2 0 1 4

Lodgement

Lodge the completed and signed form and all documents with:

Colac-Otway Shire ☐☐

PO Box 283, ☐COLAC VIC 3250☐

2-6 Rae Street, COLAC VIC 3250☐☐

Telephone: (03) 5232 9412 ☐☐

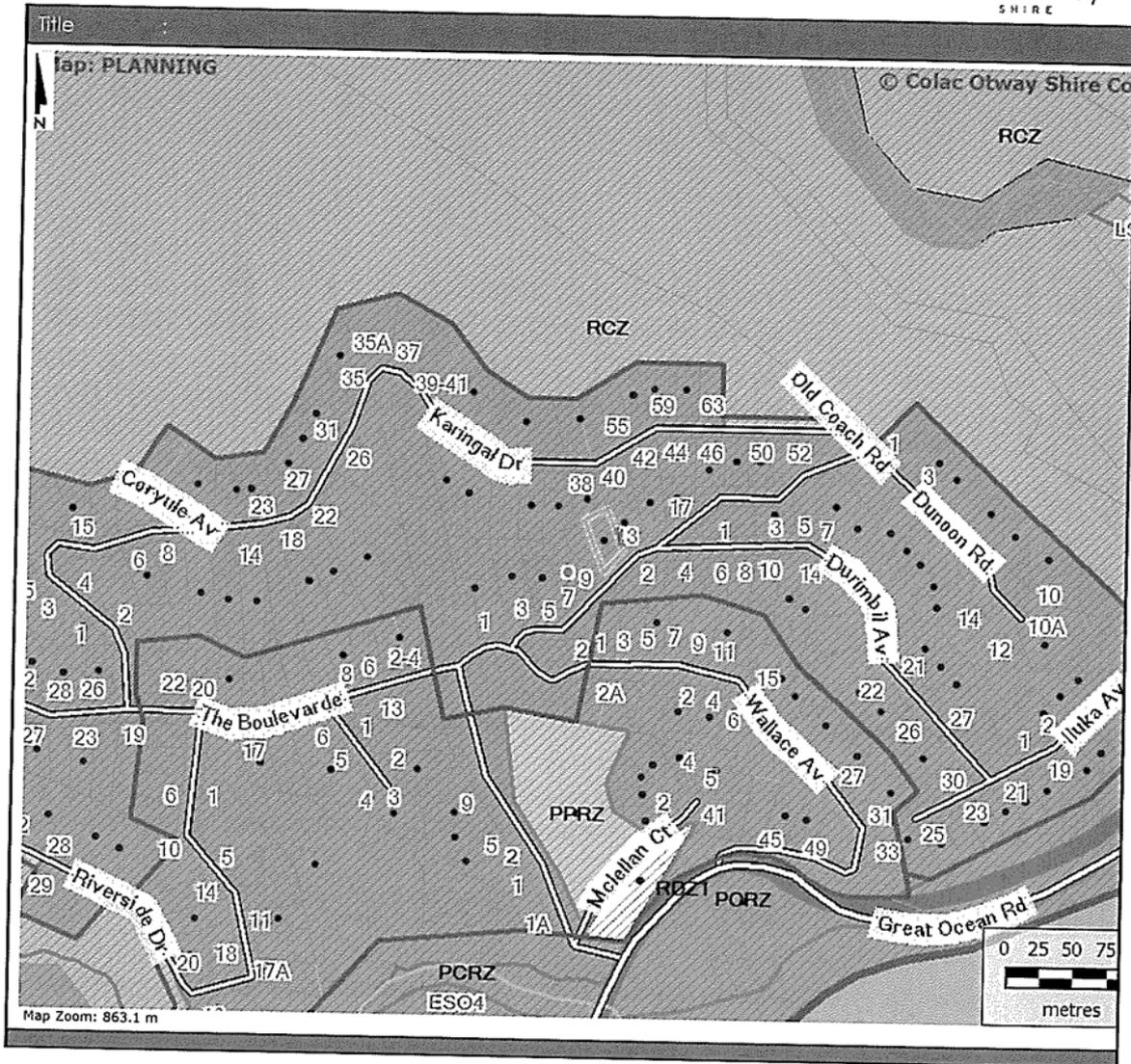
Fax: (03) 5232 1046 ☐☐

For help or more information

Email: inq@colacotway.vic.gov.au ☐☐

TTY: (03) 5231 6787☐☐

PLANNING DEPARTMENT Admin Map



| | |
|-------------|---|
| Project | TOWN PLANNING SET |
| Client | Emma Hines & Daniel Filton
11 Koonya Avenue
Wye River, Vic 3221 |
| Drawn | ELD |
| Date | July 14 |
| Met Ref | |
| Revision | B |
| Drawing No. | TP-02 |
| refer | A3 |
| Score | 199 |
| Sheet Size | |
| Job No. | |



01-EXISTING GRADED & CLEAR AREA

PROPOSED DRILLING LOCATION



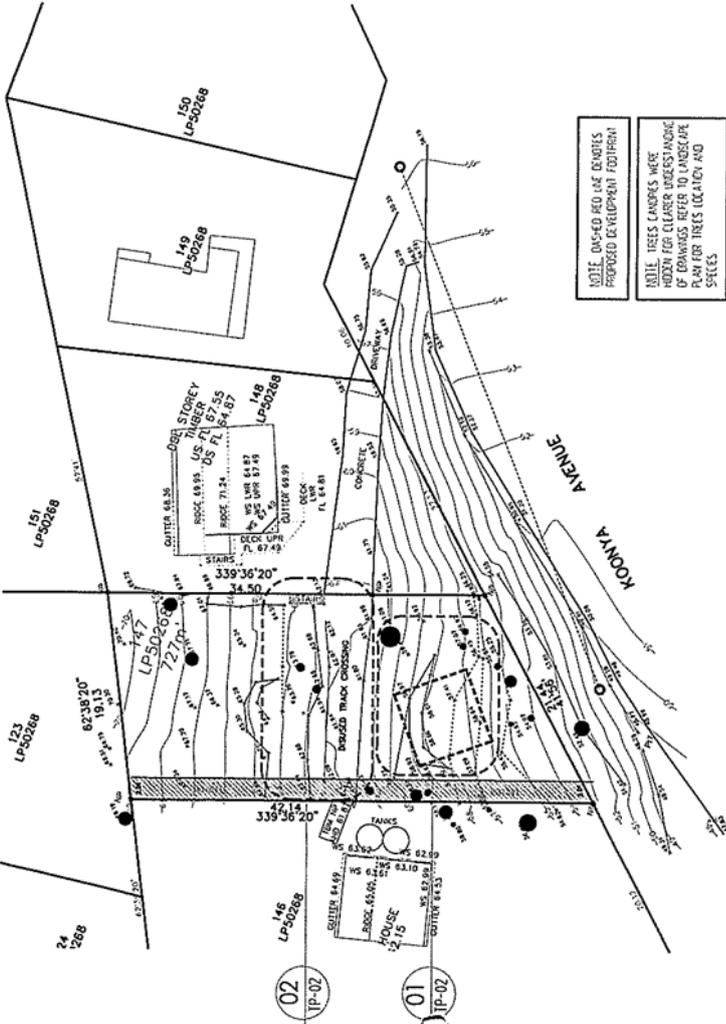
02-EXISTING GRADED & CLEAR AREA

PROPOSED CAR PARKING LOCATION LOOKING NORTHEAST



02-EXISTING GRADED & CLEAR AREA

PROPOSED CAR PARKING LOCATION LOOKING SOUTHWEST

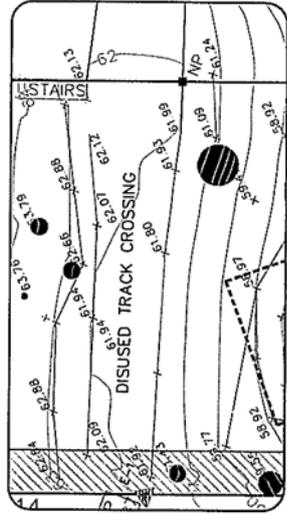


NOTE: DASHED RED LINE DENOTES PROPOSED DEVELOPMENT FOOTPRINT

NOTE: TREES CHANGES WERE MADE TO CLEAR WOODS AND/OR TO PROVIDE REFERENCE TO LANDSCAPE PLAN FOR TREES LOCATION AND SPECIES

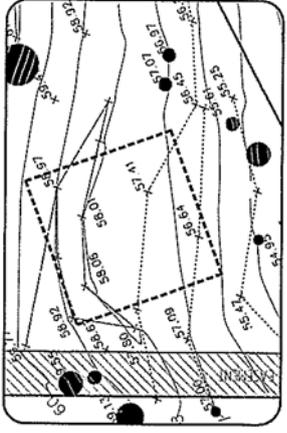
SITE ANALYSIS PLAN

SCALE 1:100



02-EXISTING GRADED & CLEAR AREA

SCALE 1:200 - PROPOSED CAR PARKING LOCATION



01-EXISTING GRADED & CLEAR AREA

SCALE 1:200 - PROPOSED DRILLING LOCATION

Scale: 1:100
Date: 11/07/14
Scale to Planning: 1:1000

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MODSCAPE.

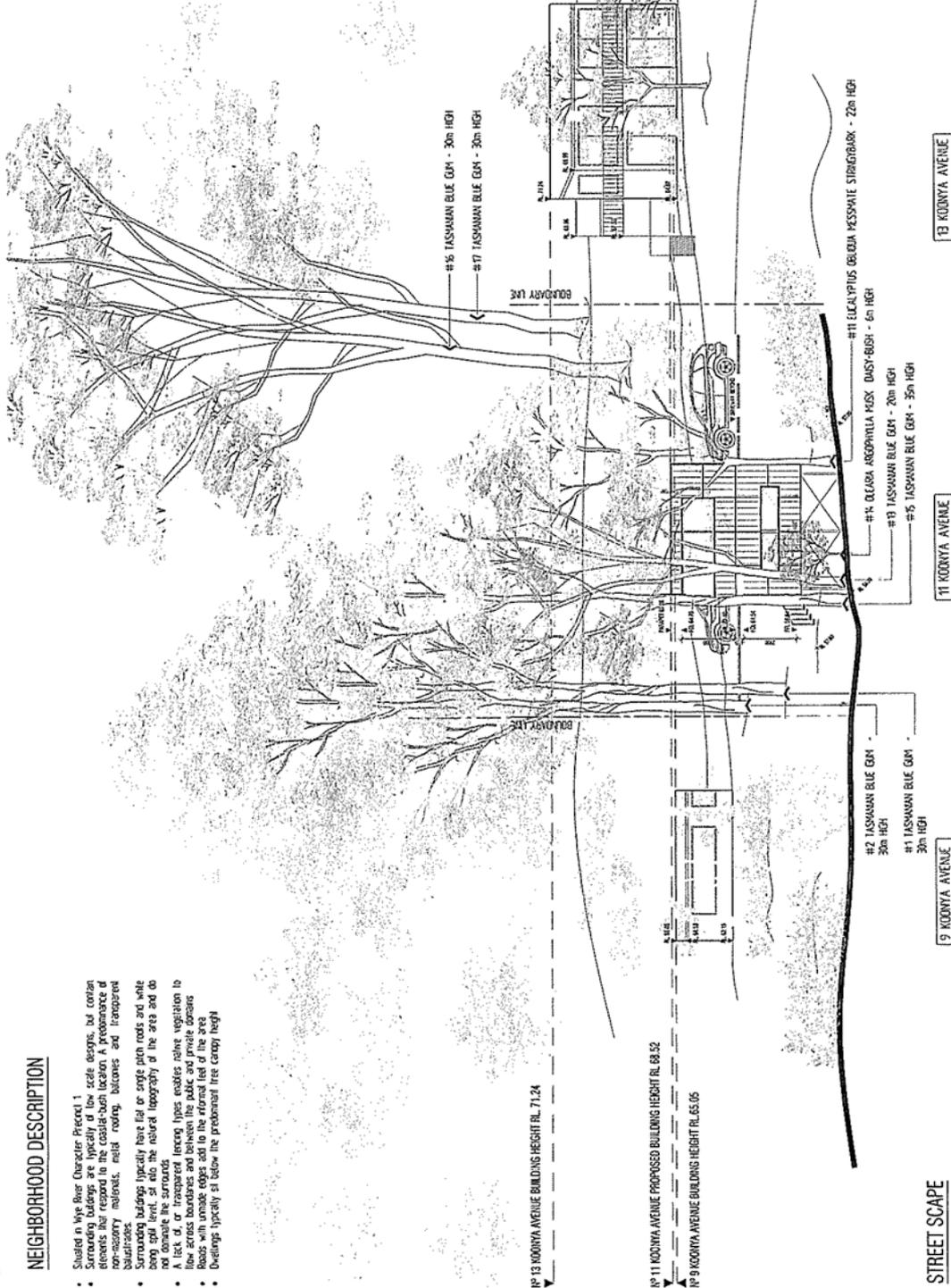
439 Francis Street, Broomby, Vic. 3012 95914789





NEIGHBORHOOD DESCRIPTION

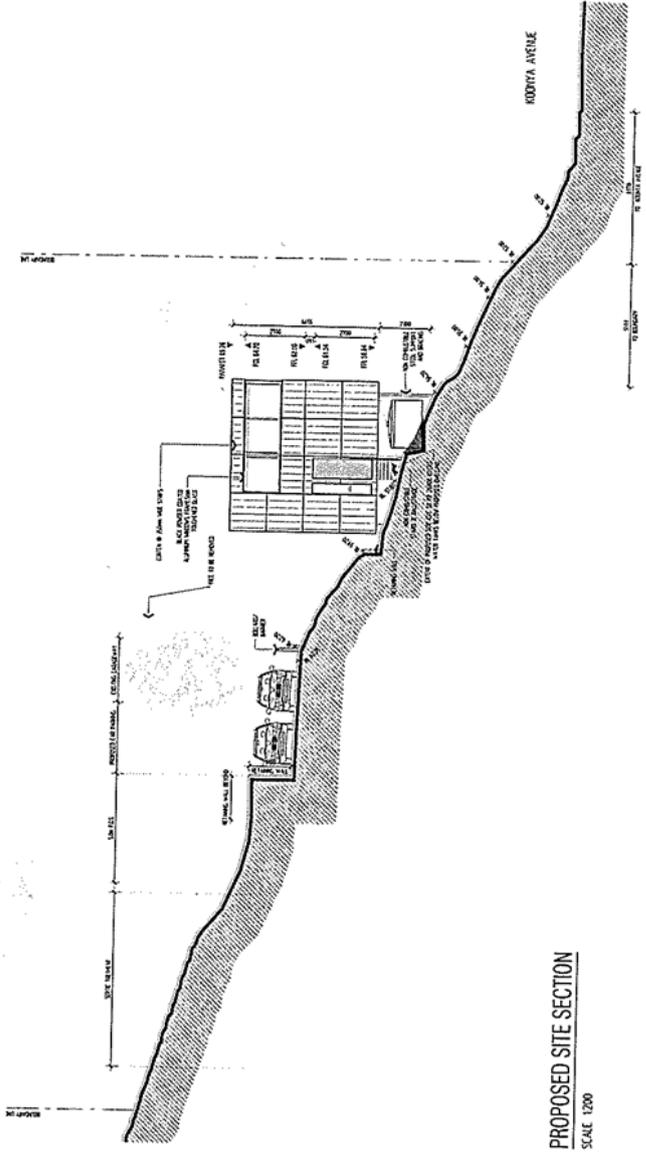
- Situated in Wye River Character Precinct 1, roads, signage, building forms, and landscaping are typical of the precinct.
- Surrounding buildings are typically two to three storeys high, with a mix of residential and commercial uses.
- Surrounding buildings typically have flat or single pitch roofs and white being a common color.
- A lack of, or transparent, fencing types enables relative vegetation to be seen from the street.
- Buildings are typically set back from the street.
- Buildings are typically set back from the street.
- Buildings are typically set back from the street.



STREET SCOPE
SCALE 1:200

| | | | |
|--|--|---|---|
| <p>B issue to planning
A issue to planning</p> <p>1107/4
9011/4</p> <p>date
date</p> | <p>revision</p> <p>TP-03</p> <p>1:200</p> <p>Scale</p> | <p>project</p> <p>Neighbourhood
Character
Street Scope</p> <p>Drawn
ELD</p> <p>Date
July 14</p> <p>Met Ref</p> | <p>client</p> <p>Revision
A</p> <p>199
Job No.</p> |
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11 Koonya Avenue
Wye River, Vic 3221</p> | <p>location</p> <p>11 Koonya Avenue
21 Koonya Avenue
17 Koonya Avenue
15 Koonya Avenue
13 Koonya Avenue
9 Koonya Avenue</p> |

| | | | | | | | | | |
|---|--------|------------|---------|---------|---------|--------|--------|--------|--------|
| Issue | 110714 | 110714 | 110714 | 110714 | 110714 | 110714 | 110714 | 110714 | 110714 |
| Issue description | 110714 | 110714 | 110714 | 110714 | 110714 | 110714 | 110714 | 110714 | 110714 |
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Do not scale of drawings.</p> | | | | | | | | | |
| <h1>MODSCAPE.</h1> <p>439 Francis Street, Boroondra, Vic. 3102 (p)031471769</p> | | | | | | | | | |
| <h2>TOWN PLANNING SET</h2> <p>Emma Hines & Daniel Fliton
11 Koonya Avenue
Wye River, Vic 3221</p> | | | | | | | | | |
| <h2>Proposed Site Section</h2> | | | | | | | | | |
| Drawn | ELD | Date | July 14 | Met Ref | | | | | |
| Drawing No. | TP-05 | Revision | A | | | | | | |
| Scale | 1:200 | Sheet Size | A3 | 199 | Job No. | | | | |



PROPOSED SITE SECTION
SCALE 1:200

LEGEND

-  Trees to be removed
-  Trees to be retained



AREA ANALYSIS

| | |
|--|-------------------------|
| site area | 728.4 sqm |
| floor area of residence (including driveway) | 1033 sqm |
| area of carparking (i.e. car parks) | 932 sqm |
| existing carriage way/driveway | 621 sqm |
| permissible area | 67385 sqm (92% of site) |
| total site coverage | 54.3 sqm (7% of site) |

DESIGN RESPONSE

The proposed double storey residence is to be located on a vacant block. The site has an overall fall of 5m from the rear of the site (North) to the front of the site (South) which runs along Koonya Avenue. Access to the residence will be via an existing access driveway which services the adjoining 2 properties to the east. A car park to accommodate 4 cars will be located along the existing carriageway and will provide parking for the adjoining neighbour at #13 Koonya Avenue.

The proposed dwelling is sited centrally on the block in a section that is clear of large existing trees where there is an existing flat steel which will limit disturbance to the site.

Living spaces are orientated along the south west to east. Private open space is located to the east and large trees. Private open space is located below the proposed car park to the north west and below the line to the south east.

Steel screw pile footing system allows for a light footprint on site with minimal disturbance to the natural landscape & scenic qualities of the site & surrounds.

The proposed dwelling is sympathetic to the slope of the land & large existing trees will be retained. The dwelling will sit amongst the trees and not be significantly visible from the road nor will it dominate the surrounding landscape.

Proposed external finishes are of muted tones & will blend in to the surrounding landscape.

EPA & Council approved AMTS on-ground septic system & treatment level is to be located below the proposed dwelling. 1 x 26,000L water tank to service property & to include 3,0000L for CFA usage.

MODSCOPE.

439 Francis Street, Box Hill, Vic. 3012, 03147169



TOWN PLANNING SET

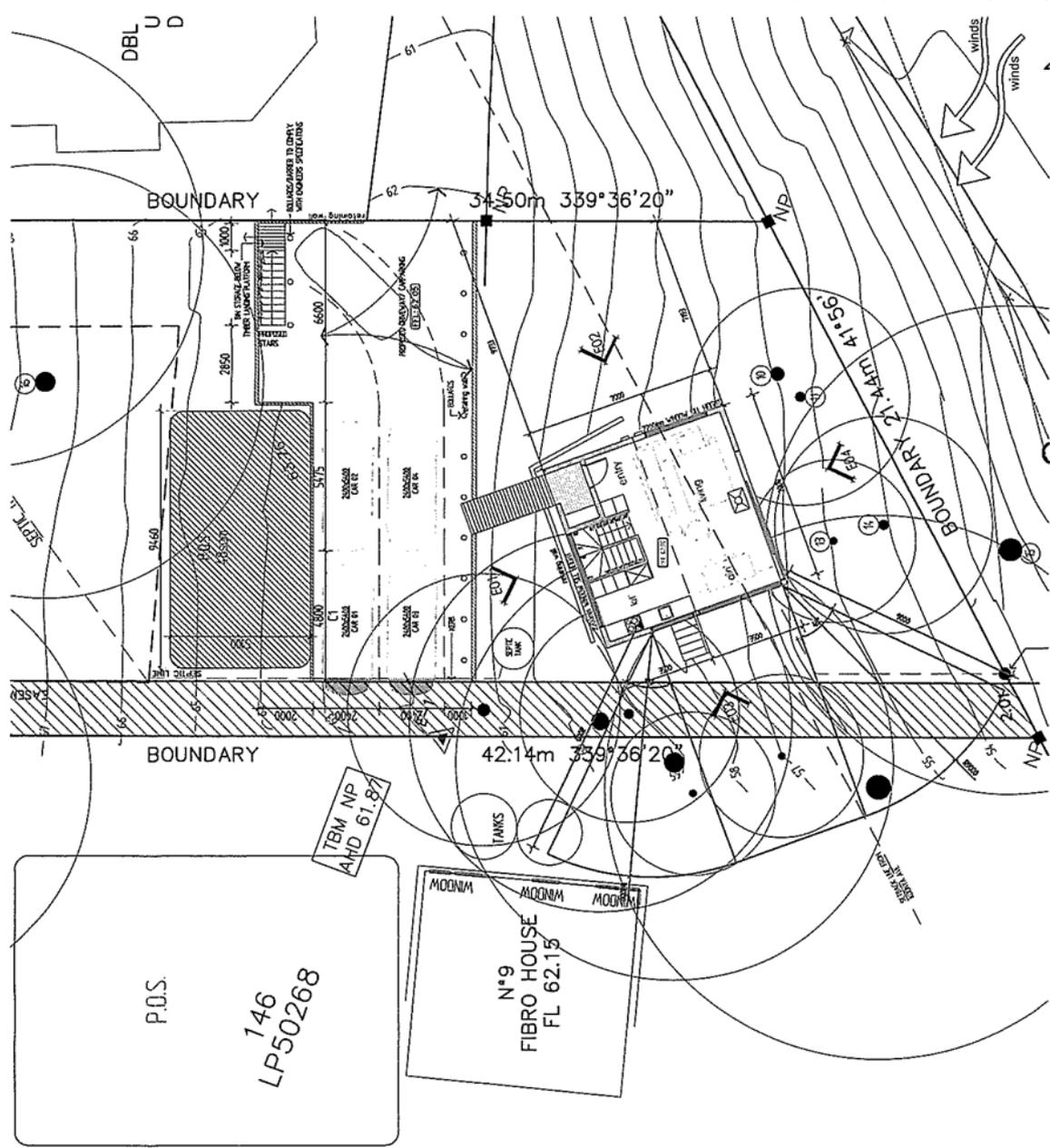
Emma Himes & Daniel Filton
11 Koonya Avenue
Wye River, Vic 3221

Proposed First Floor Plan

| | | | | | |
|-------|-----|------|---------|---------|--|
| Drawn | ELD | Date | July 14 | Met Ref | |
|-------|-----|------|---------|---------|--|

| | | | |
|-------------|-------|----------|---|
| Drawing No. | TP-06 | Revision | C |
|-------------|-------|----------|---|

| | | | | | |
|-------|-------|------------|----|---------|-----|
| Scale | 1:150 | Sheet Size | A3 | Job No. | 199 |
|-------|-------|------------|----|---------|-----|



PROPOSED FIRST FLOOR PLAN
SCALE 1:150

COLLAC OTWAY SHIRE
6 & JEC 2014
RECEIVED

| DATE | DESCRIPTION |
|----------|------------------|
| 06.12.14 | DATE IN PLANNING |
| 09.09.14 | DATE IN PLANNING |
| 10.12.14 | DATE IN PLANNING |
| 30.01.15 | DATE IN PLANNING |
| 08.02 | DATE |

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MODSCAPE.

439 Friends Street, Boonah, Vic. 3012 9531 07189

TOWN PLANNING SET

Emma Hines & Daniel Filton
 11 Koonya Avenue
 Wye River, Vic 3221

Proposed Elevations

| Drawn | Date | Rev | Ref |
|-------|---------|-----|-----|
| ELD | July 14 | | |

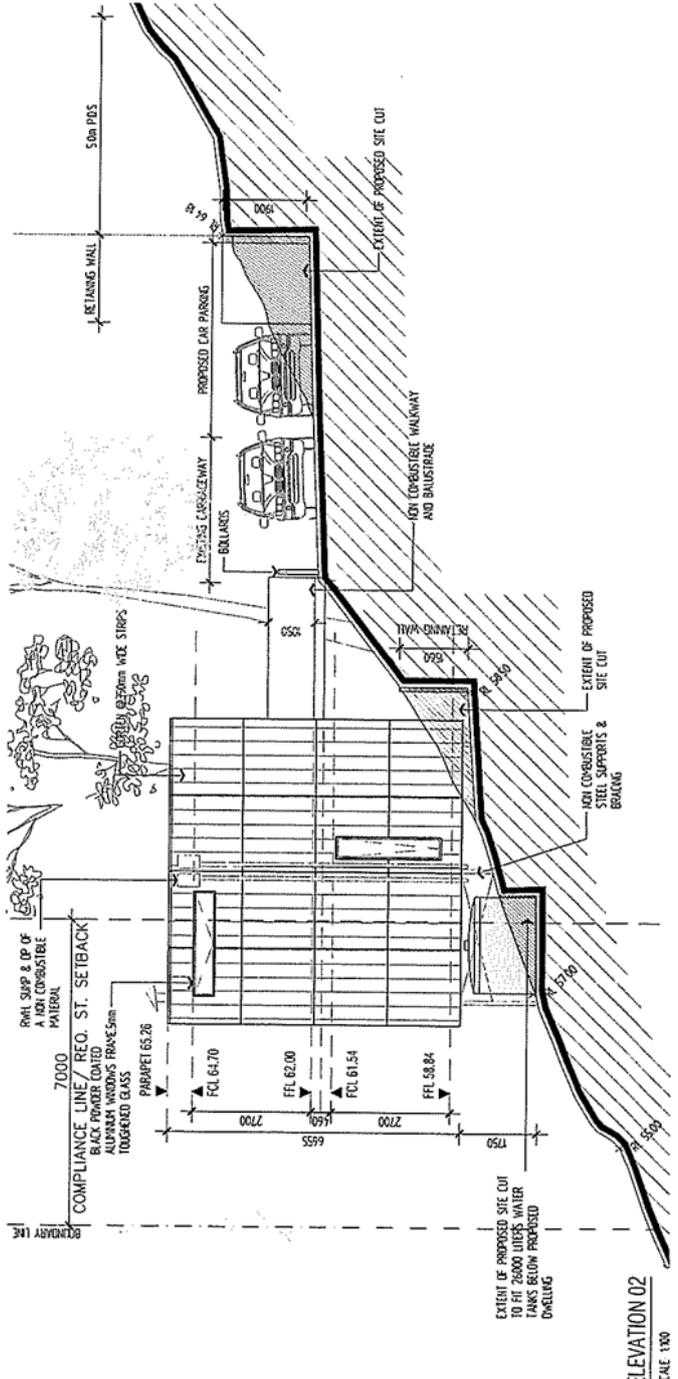
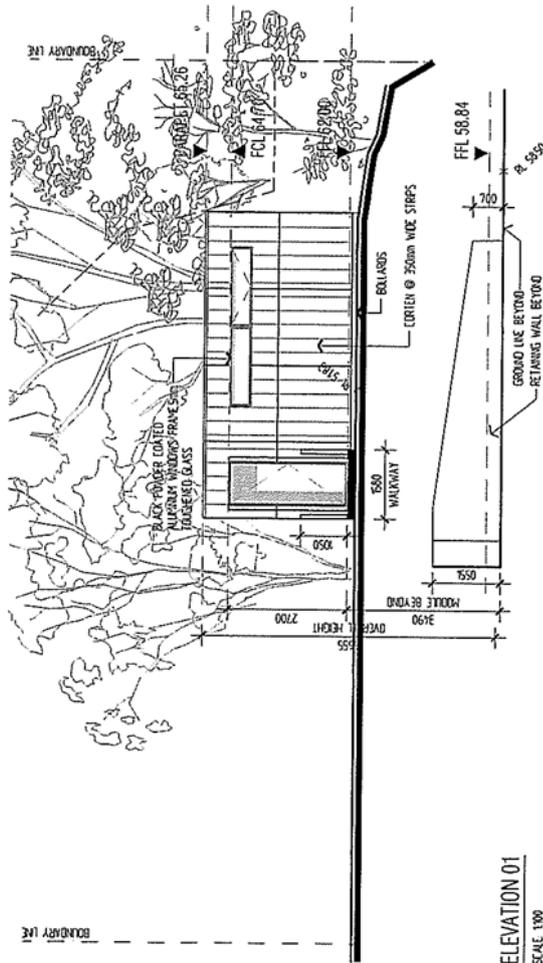
| Drawing No. | Revision |
|-------------|----------|
| TP-08 | D |

| Scale | Sheet Size | Job No. |
|-------|------------|---------|
| 1:100 | A3 | 199 |

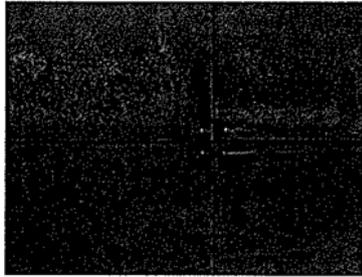
FINISHES SELECTION

- External Wall Cladding: Corten Strip 300mm wide
- Window Frames: Aluminum powder coated finish 'Black'
- Roof: Metal deck roof - colorbond 'surf mist'
- Steel Structure: Painted

NOTE: FOR BAL REQUIREMENTS PLEASE REFER TO DRAWING TP-00



FINISHES SELECTION



CORTEN



BLACK POWDERCOATED ALUMINUM WINDOW FRAMES

FINISHES SELECTION

- External Wall Cladding: Corten Strip 300mm wide
- Window Frames: Aluminum powder coated finish 'Black'
- Roof: Metal deck roof - colorbond 'surf mstr'
- Steel Structure: Painted

BAL 29 - CONSTRUCTION REQUIREMENTS

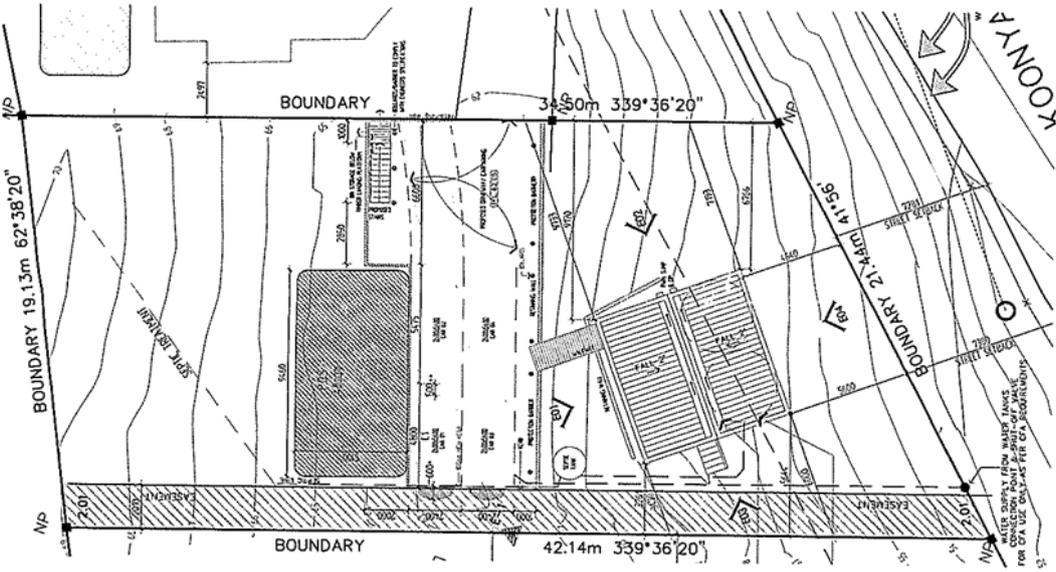
| | |
|-----------------------|---|
| SUB-FLOOR | UNENCLOSURED SUB-FLOOR SUPPORTS TO BE NON-COMBUSTIBLE STEEL SREW PILES |
| FLOORS | UNDERFLOORS OF UNENCLOSURED FLOORS WITH COVER OF THE GROUND TO BE NON-COMBUSTIBLE MATERIAL JOINTS & GAPS TO BE COVERED & SEALED PREVENTING GAPS GREATER THAN 3MM |
| EXTERNAL WALLS | EXTERNAL CLADDING WITHIN COVER OF THE GROUND TO BE NON-COMBUSTIBLE COLORBOND METAL SHEETING OR BUSH FIRE RESISTANT TIMBER CLADDING CLADDING TO BE FULLY FIXED & SEALED TO PREVENT GAPS GREATER THAN 3MM ALL JOINTS TO BE COVERED & SEALED TO PREVENT GAPS GREATER THAN 3MM |
| WINDOWS/DOORS | WINDOW - FRAME TO BE METAL - GLAZING TO BE 5MM TOUGHENED GLASS
EXTERNAL DOORS - 3044 SOLID CORE DOOR
GLAZED DOOR - 5MM TOUGHENED GLASS & MUST BE ABOVE COVER HIGH GROUND
SLIDING DOORS - FRAME TO BE METAL - GLAZING TO BE TOUGHENED GLASS TO EXTERIOR FACE OF DOUBLE GLAZED ASSEMBLY
GLAZED DOORS MUST BE METAL AND LIGHT FITTINGS IN THE DOOR FRAMES AND WINDOW TO BE METAL
FRAMES DOOR HARDWARE TO BE METAL
TIMBER REVEALS TO WINDOWS & DOORS TO BE BUSH FIRE RESISTANT TIMBER |
| ROOF | ROOF TO BE NON-COMBUSTIBLE METAL COLORBOND SHEETING & TO FULLY SANGED
BOX GUTTER TO BE NON-COMBUSTIBLE & ROOF PENETRATIONS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT OPENINGS GREATER THAN 3MM |
| DECKING | EXTERNAL DECKING & STAIRS TO BE BUSH FIRE RESISTANT TIMBER & SHALL NOT BE SEALED
DECK JOISTS TO BE BUSH FIRE RESISTANT TIMBER
DECKING & JOISTS TO BE NON-COMBUSTIBLE |
| SERVICES | ALL ABOVE GROUND EXPOSED SERVICES PIPES TO BE METAL |

| | | | | | |
|---|-------------------|-------------------|----------|------|--|
| Issue | 4 | Issue to planning | 10/17/14 | Date | |
| Issue description | | | | | |
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| | | | | | |
| <p>480 Francis Street, Brooklyn, Vic. 3012 #9314789</p> | | | | | |
| <p>TOWN PLANNING SET</p> | | | | | |
| <p>Emma Hines & Daniel Filton
11 Koonya Avenue
Wye River, Vic 3221</p> | | | | | |
| <p>Materials Selection</p> | | | | | |
| Drawn | Date | Mat Ref | | | |
| ELD | July 14 | | | | |
| Drawing No. | Revision | | | | |
| TP-10 | B | | | | |
| Scale | Sheet Size | Job No. | | | |
| A3 | 199 | | | | |

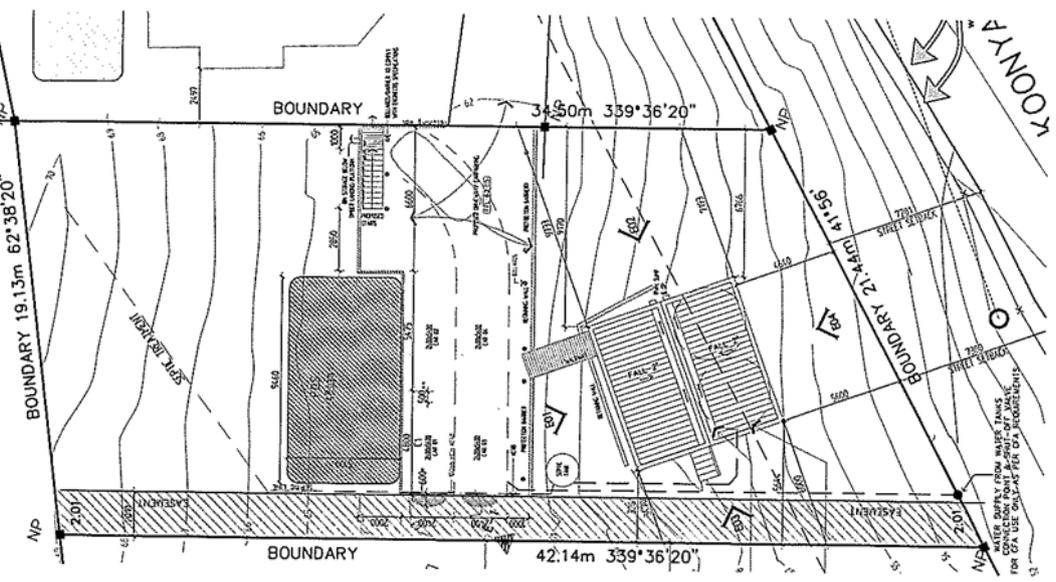
| | | | | | | |
|---|--|---|---|---|--|--|
| COLAC OTWAY SHIRE
- 9 SEP 2014
RECEIVED DESTROY | 25.08.14
A. case to planning
case description
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Do not scale of drawings. | MODSCAPE
490 Francis Street, Brooklyn, Vic. 3012 p0314769 |  | TOWN PLANNING SET
Emma Hines & Daniel Fliton
11 Koonya Avenue
Wye River, Vic 3221 | Proposed Car Parking layout
Drawn ELD
Date July 14
Met Ref | Drawing No. TP-13
Scale 1:200
Revision A
Sheet Size A3
Job No. 199 |
|---|--|---|---|---|--|--|

NOTE:

- In tandem parking spaces layout are provided as per clause 5206
- * Where parking is to a low kerb, 600mm overhang is allowed in accordance with Clause 2.4.1a(6) AS2890.1
- ** Additional 500mm provided between each space as per clause 5206
- Residents and those who parks in these spaces are familiar with the area and accessibility to the site



LAYOUT ACCESS FOR CAR SPACES 01 & 02
 SCALE 1:200



LAYOUT ACCESS FOR CAR SPACES 03 & 04
 SCALE 1:200

