

Planning Meeting Agenda

13 October 2026 at 1pm

COPACC Meeting Rooms 1 & 2

Colac Otway SHIRE

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Tuesday 13 October 2026

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COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

NOTICE is hereby given that the next ***PLANNING COMMITTEE MEETING OF THE COLAC OTWAY SHIRE COUNCIL*** will be held at COPACC on Tuesday 13 October 2026 at 1:00 PM.

AGENDA

1 DECLARATION OF OPENING OF MEETING

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 Planning Committee meetings are live streamed and recorded when the meeting is held either at COPACC or online. 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 Planning 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 Council and Planning 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 Council and Planning Committee meetings and to ensure their accuracy. Recordings will be retained by Council for a period of four years.

As stated in the Governance Rules, other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be permitted without specific approval by resolution of the relevant Planning Meeting.

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

3 MEETING ADMINISTRATION

3.1 Present

3.2 Apologies

3.3 Confirmation of Minutes

RECOMMENDATION

That the Planning Committee confirm the minutes of the Planning Committee Meeting held on 8 September 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.

Colac Otway SHIRE

Item: 4.1

PP110/2026-1 - 1195 Larpent Road LARPENT - Construction of a Dwelling (FZ) and Creation of Access

ADDRESS AND PROPERTY DETAILS	1195 Larpent Road LARPENT CA C Sec 30, V/F: 8560/023	**APPLICATION NUMBER**	PP110/2026-1
PROPOSAL	Use and Development of Land for a Dwelling		

PERMIT TRIGGERS

Planning scheme clause	Matter for which a permit has been applied:
35.07-1 (FZ)	Use of land for a dwelling in the Farming Zone
35.07-4 (FZ)	Construction or carrying out of buildings and works associated with a use (dwelling) in Section 2 of Clause 35.07-1
	Construction of a building within 100m of a road in a Transport Zone 2
Clause 52.29	Creation of access to a road in a Transport Zone 2

TRIGGER FOR DETERMINATION BY COMMITTEE	Use and development of a dwelling in the Farming Zone		
ZONE	Farming Zone	**OVERLAYS**	N/A
COVENANTS	S173 Agreement relating to a cattle underpass under Larpent Road Crown Grant relating to water and mining rights and electricity transmission.		
CULTURAL HERITAGE	N/A		
OFFICER	Archna Rani	**GENERAL MANAGER**	Ian Seuren

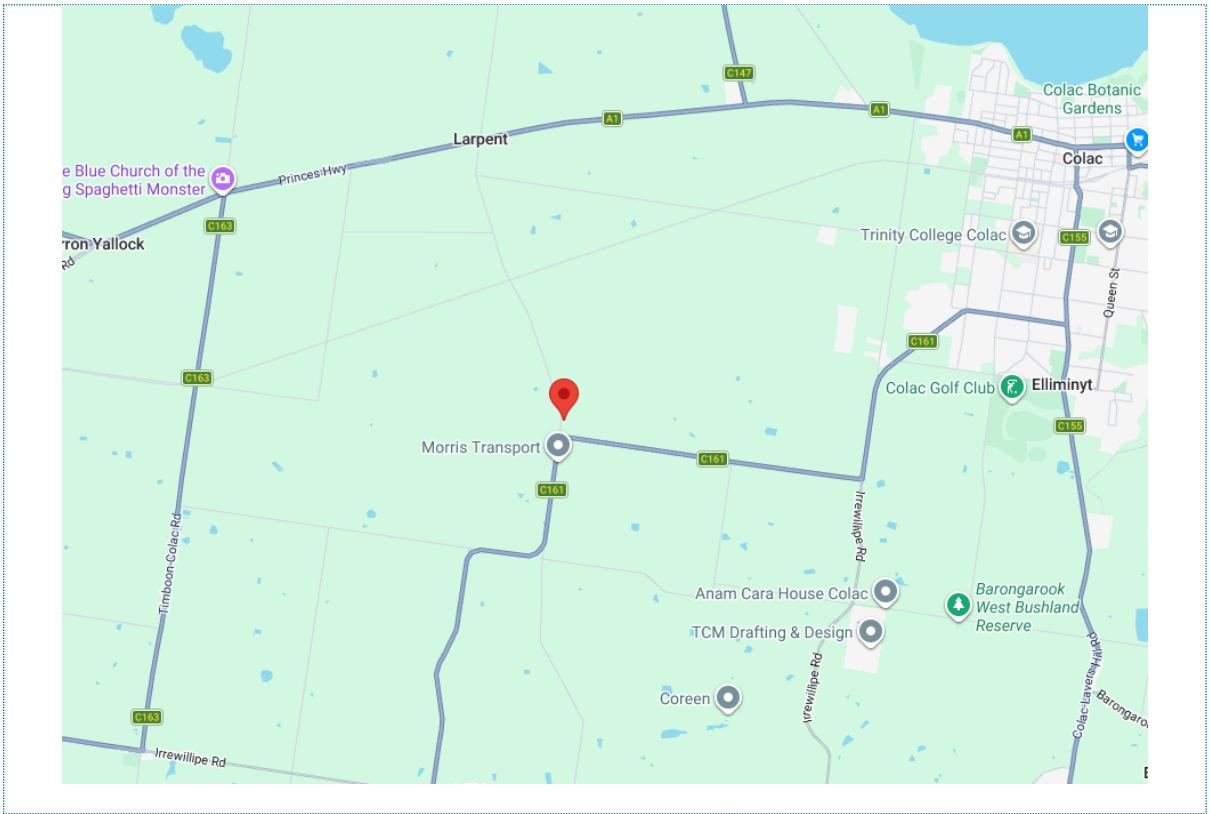
Item: 4.1

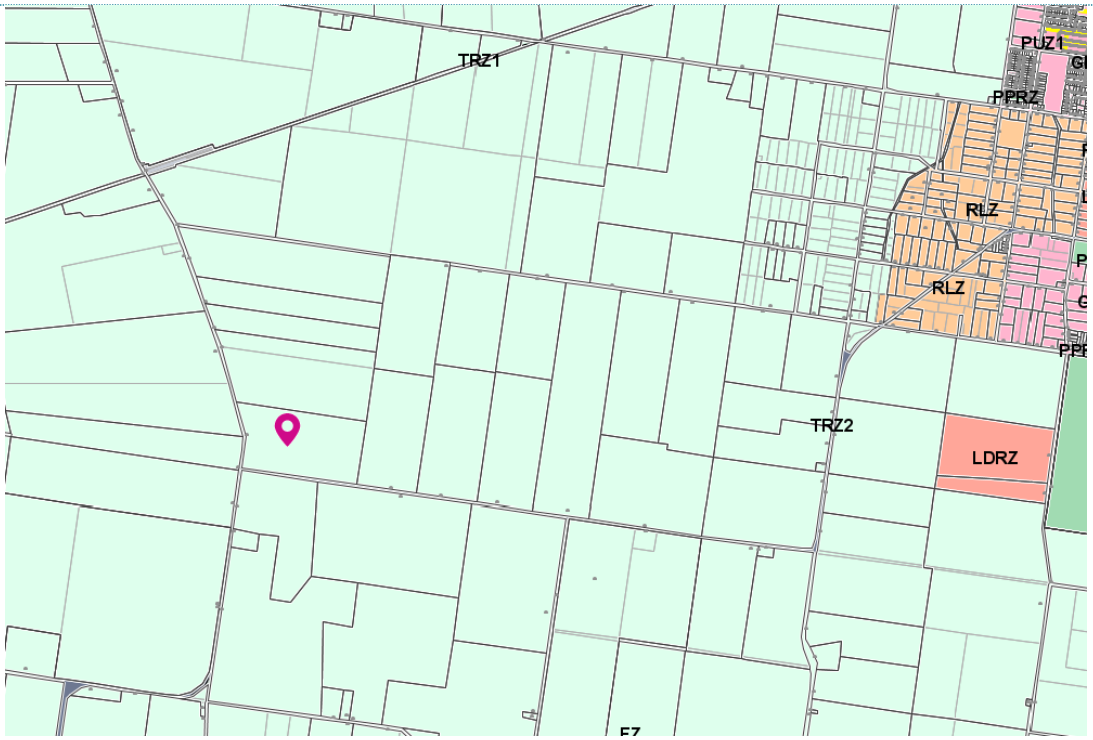
PP110/2026-1 - 1195 Larpent Road LARPENT - Construction of a Dwelling (FZ) and Creation of Access

DIVISION	Community and Economy
ATTACHMENTS	Application Plans

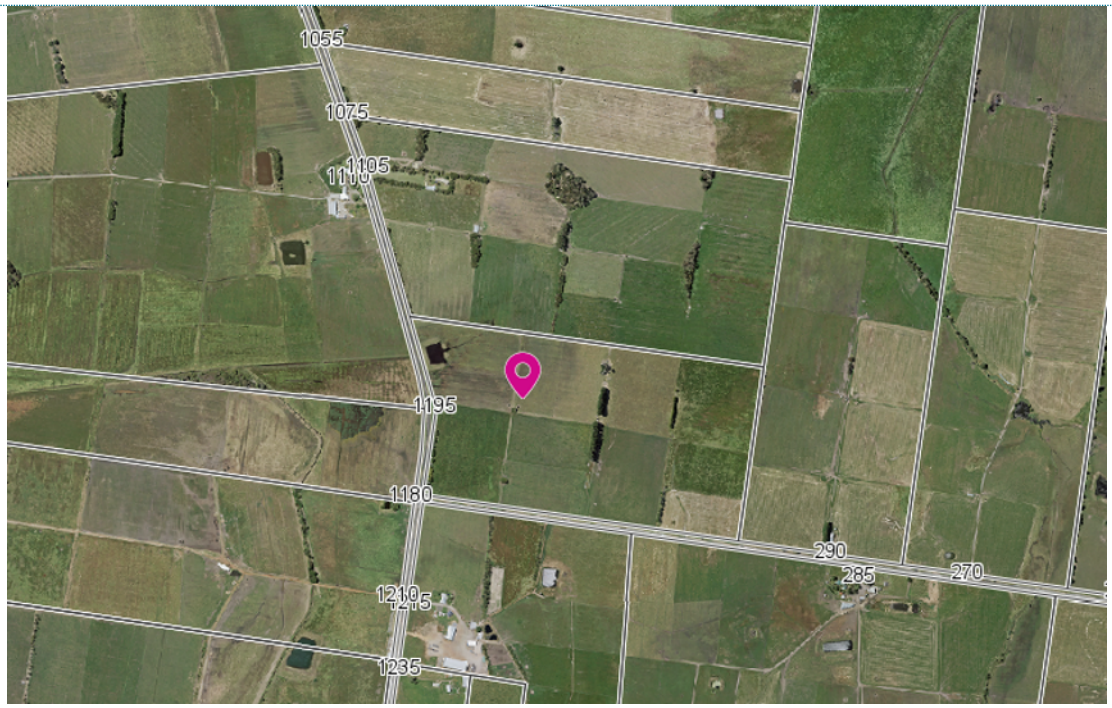
1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN





AERIAL PHOTO



2. RECOMMENDATION

That the Planning Committee resolves to Grant a Permit for the use and development of land for a dwelling and creation of access to a road in a Transport Zone 2 at 1195 Larpent Road, Larpent (CA C Sec 30, V/F: 8560/023) subject to the following conditions:

Endorsed Plans

1. ***The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.***

Dwelling Infrastructure

2. ***The dwelling hereby permitted must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.***

3. ***The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire-fighting purposes.***

4. ***The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.***

Stormwater

5. ***All stormwater runoff from the development, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.***

6. ***The site must be developed and managed to ensure there is no stormwater pollution through the contamination of runoff by chemicals, sediments, wastes or pollutants in accordance with 'Best Practice Environmental Management Guidelines for Stormwater Management and Construction Techniques for Sediment Pollution Control' (EPA) at any time during construction and operation, to the satisfaction of the Responsible Authority.***

Wastewater

7. ***A domestic wastewater management system must be constructed concurrently with the dwelling hereby permitted, so that all wastewater is at all times contained within the curtilage of the site. The design and installation of any wastewater disposal system for any building on the land must comply with the EPA Guidelines for Onsite Wastewater Management (May 2024, or as amended) and the EPA Effluent Dispersal and Recycling Systems Guidance (May 2024, or as amended), to the satisfaction of the Responsible Authority.***

No Gas Connection

8. ***Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.***

Internal Access

9. Prior to the commencement of the use hereby permitted, unless otherwise approved in writing by the Responsible Authority, the driveway must be constructed to an all-weather standard and with a minimum width of 3m, to the satisfaction of the Responsible Authority.

Department of Transport and Planning conditions

10. Prior to construction of the dwelling commencing (or unless otherwise agreed to in writing by the Head, Transport for Victoria), the proposed accessway onto Carlisle - Colac Road (Underwoods Road) must be constructed generally in accordance with the design of a Typical Driveway Access to Rural Properties (see attached drawing GD4010A), to the satisfaction of the Head, Transport for Victoria and the Responsible Authority, and at no cost to the Head, Transport for Victoria.

11. Prior to the construction of the new accessway onto Carlisle - Colac Road (Underwoods Road) (or unless otherwise agreed to in writing by the Head, Transport for Victoria), all existing informal access or gates (with the exception of the central access serving the cattle yard and furthest south-western access) to Carlisle - Colac Road (Underwoods Road) must be removed and the fencing reinstated to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

Expiry

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

- ***a) The development has not commenced within three (3) years of the date of this permit.***
- ***b) The development is not completed and the use has not commenced within five (5) years of the date of this permit.***

In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.

Notes

1. This permit does not authorise the commencement of any building works. Prior to the commencement of development, it will also be necessary to obtain a building permit for the proposed dwelling.

2. Prior to preparing drainage plans, a legal point of discharge (LPoD) must be obtained in accordance with Building Regulation 133. A copy of the LPoD, which incurs a fee in accordance with the Building Regulations, must be submitted with the engineering plans.

3. A separate application to install an onsite wastewater management system must be submitted to and approved by Council's Health Protection Unit prior to the commencement of works. The Health Protection Unit reserves the right to request a Land Capability Assessment (LCA) prepared by a suitably qualified person be submitted for approval at the wastewater permit application stage.

The LCA must be accompanied by a detailed system design if required by the Health Protection Unit.

4. ***The accessway requires works within the road reserve. Before the works start a separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004. When ready please submit your application on: https://rapp.transport.vic.gov.au/.***

3. PROPOSAL

This application seeks a planning permit to use and develop the land for a dwelling, including to construct a dwelling within 100 metres of a road in a Transport Zone 2, and to create access to a road in a Transport Zone 2.

The proposed dwelling would be single-storey and would contain three bedrooms, including a master bedroom with an ensuite and walk-in-robe, an open plan family/meals/kitchen area with a walk-in-pantry, a bathroom, a separate toilet and a laundry. A double garage would be attached to the western end of the dwelling. An alfresco area would be located on the northern side of the meals area.

The proposed dwelling would have an area of 131.8sqm and the garage would have an area of 37.2sqm. The construction materials would include face brickwork, corrugated steel roofing (Monument in colour), timber posts and aluminium windows. Solar panels would be located on the northern side of the roof.

The proposed dwelling would be located in the south-eastern half of the site.

Vehicle access would be from Underwoods Road (TRZ2). The crossover would have a width of approximately 8m.

The dwelling would have the following setbacks:

- Northern boundary – approximately 384.4metres
- Eastern boundary – 261.42 metres
- Southern boundary (Underwoods Road) – 52 metres
- Western boundary – 522metres

No vegetation would be removed as part of the proposal.



Figure 1 – Proposed site plan

4. SUBJECT LAND & SURROUNDINGS

No. 1195 Larpent Road comprises one lot and has a total area of 36.73ha.

The site comprises generally cleared vacant land. There are some trees running north-south along the western boundary, and within the eastern half of the site. A dam is located in the north-western corner of the site.

Land surrounding the site is located within the Farming Zone and generally comprises cleared agricultural land. Dwellings, associated outbuildings and agricultural buildings are located throughout the area.

The site is located approximately 6.8 kilometres from the Colac CBD.

The nearest dwelling is located approximately 500 metres south of the location of the proposed dwelling.

5. PLANNING SCHEME PROVISIONS

Planning Policy Framework

The following sections of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) are considered relevant to this application.

Clauses 2.02 (Vision), 11.01-1S and 11.01-1L (Settlement), 11.03-5R (Regional and Local Places), 14.01-1S and 14.01-1L (Protection of Agricultural Land), 14.01-2S (Sustainable Agricultural Land Use), 14.02-2S (Water Quality), 15.01-2S and 15.01-2L (Building Design), 15.01-5S (Neighbourhood Character) and 15.01-6S and 15.01-6L (Design for Rural Areas).

The *Rural Land Strategy* 2007 identifies the subject site as being of medium agricultural capability and located within Farmland of Strategic Significance.

It is considered that the proposal generally meets the relevant objectives, strategies and policies of the MPS and PPF, as discussed in the assessment section below.

General Provisions

Having considered the proposal, including the Farming Zone and applicable particular provisions, it is considered that the proposal generally meets the relevant decision guidelines at Clause 65 of the Colac Otway Planning Scheme.

Relevant Particular Provisions and General Requirements

- Clause 52.06 - Car Parking
- Clause 52.29 - Land Adjacent to the Principal Road Network
- Clause 53.02 - Bushfire Planning
- Clause 53.03 - Residential Reticulated Gas Service Connection

6. REFERRALS

Internal Referrals

The application was referred to the Infrastructure Department and the Health Protection Unit. No objections were raised, subject to conditions being included on any permit issued.

External Referrals

The application was referred to the Department of Transport and Planning under section 55 of the *Planning and Environment Act* 1987 in accordance with Clause 66.03 of the planning scheme. No objection was raised, subject to conditions being included on any permit issued.

7. PUBLIC NOTIFICATION & RESPONSE

The application is not exempt from notice under the provisions of the Farming Zone, but is exempt under Clause 52.29-5 (Land Adjacent to the Principal Road Network).

Notice was not undertaken as it was considered that the grant of a permit would not cause material detriment to any person, for the following reasons:

- It is considered that the proposed dwelling would not result in any material adverse impacts on surrounding properties, with no existing dwellings located within 100 metres of the proposed dwelling, consistent with the distance specified under Clause 35.07-4 of the Farming Zone. The nearest dwellings are located approximately 500 metres south-west and south-east of where the proposed dwelling would be located.
- The existing vegetation onsite, and on the properties where the nearest dwellings are located, would help reduce the visual impact of built form on the subject site.
- The proposed dwelling would be single-storey and would be the only dwelling onsite.
- The site has an area of nearly 37ha.
- The dwelling would be constructed of brick with a steel roof, and it is not considered that it would be visually intrusive to the surrounding area.

8. OFFICER'S ASSESSMENT

Zone

Clause 35.07 - Farming Zone

The key purpose of this zone is to ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture and to encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Pursuant to Clause 35.07-1 of the Farming Zone, a planning permit is required to use the land for a dwelling, as the subject lot (36.7ha) is less than the minimum lot size (40ha) specified under the Farming Zone for the use to be as-of-right.

Pursuant to Clause 35.07-4 of the Farming Zone, a permit is required to construct a building or construct or carry out works associated with a use in Section 2 of Clause 35.07-1 and to construct a building within 100 metres of a road in a TRZ2. All other specified setbacks under this clause would be met:

- *20m street setback*
  The proposed dwelling would have a minimum setback of 522m from Larpent Road.

- *5m from a boundary*
  The nearest boundary setback, excluding the 52m to the TRZ2, would be 261m to the eastern boundary.

- *100m from a dwelling not in the same ownership.*
  The nearest dwelling at 1215 Larpent Road is located nearly 500 metres south-west of the site of the proposed dwelling.

- *100 metres from a small second dwelling not in the same ownership*
  There is no existing small second dwelling in the vicinity of the site.

- *500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*
  The subject site is not located within 500 metres of the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act* 1990.

- *One kilometre from the nearest title boundary of land subject to:*
  - *A permit for a wind energy facility; or*
  - *An application for a permit for a wind energy facility; or*
  - *An incorporated document approving a wind energy facility; or*
  - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*

  The subject site is not located within one kilometre of the nearest title boundary an existing or proposed wind energy facility.

To use land for a dwelling in the Farming Zone, the following requirements of Clause 35.07-2 must be met:

- Access must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have any alternative potable water supply with adequate storage for domestic use as well as for fire-fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

The dwelling would meet the Clause 35.07-2 requirements, as discussed below:

- Access would be provided to the site via Underwoods Road.
- Reticulated sewerage is not available to the site and all wastewater from the proposed dwelling would be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act* 2017 for an on-site wastewater management system.
- The site is not connected to potable water, with the water supply to be via a private farm water line connected at Larpent Road and also water collected via the roof.
- An electricity pole is located opposite the proposed access, with the applicant intending to connect to the electricity pole. The applicant has also advised that a 3kW solar system would be installed and would supplement the electricity supply.

Clause 35.07-6 of Farming Zone notes that, before deciding on an application to use land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65 the responsible authority must consider, as appropriate, the following:

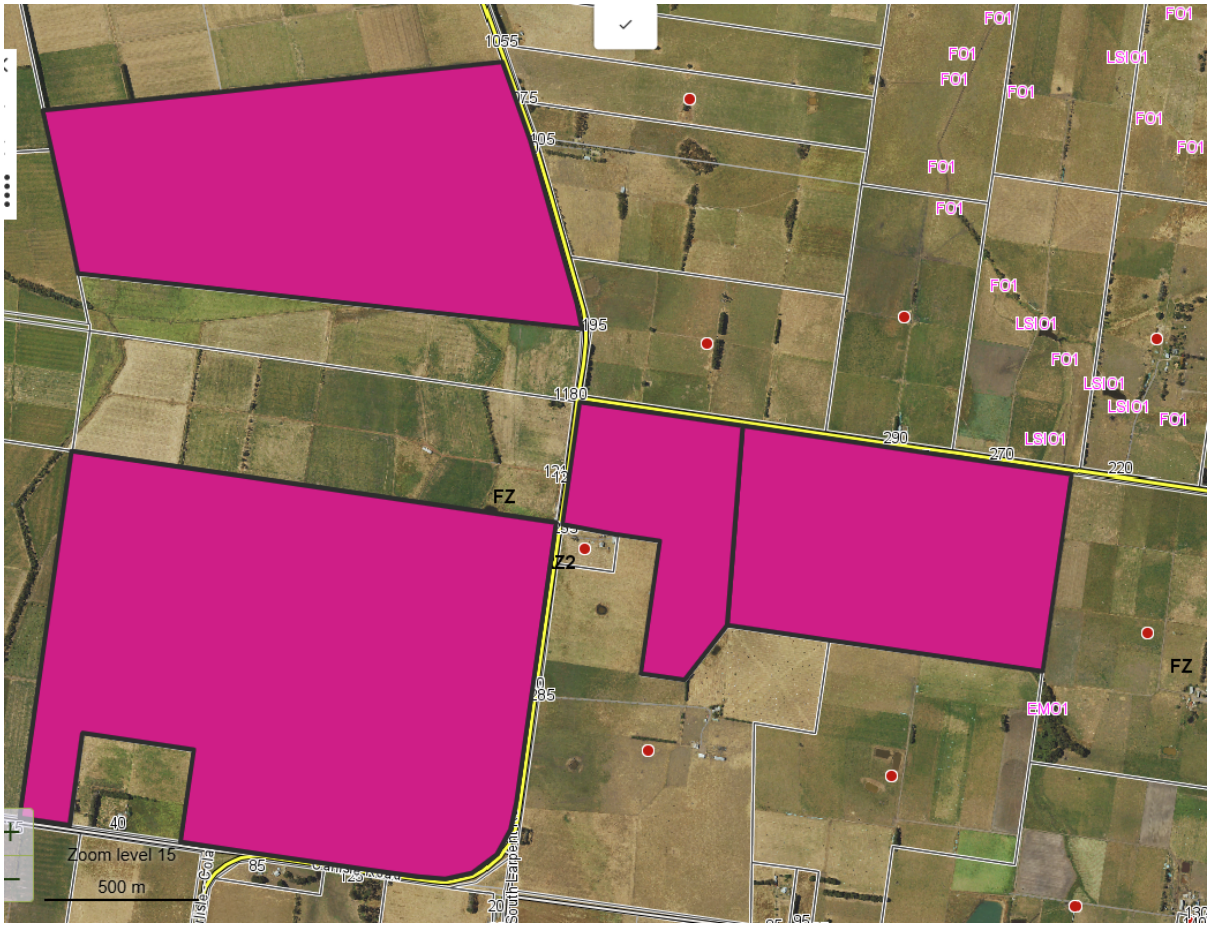
<u>General issues</u>

The land, which is 36.7ha in area, is considered able to accommodate the proposed dwelling, noting that the use and development of a dwelling would be ‘as of right’ under the provisions of the zone if the lot was 3.3ha larger. The dwelling would take up a small portion of the southern part of the site and would not likely interfere with the existing agricultural use on site. As the site is only 3.3 hectare under the specified 40ha, it is considered that the use would be acceptable on the site.

It is also considered that the land would be able to accommodate the wastewater associated with the dwelling, as confirmed by Council’s Health Protection Unit.

It should also be noted that many sites in the vicinity of the subject site contain dwellings; therefore, the use of the land for a dwelling would not be incompatible with the surrounds.

The image provided below shows neighbouring lots containing existing dwellings highlighted in pink. These lots are of similar, or larger, area than the application site.



Agricultural issues and the impacts from non-agricultural uses

It is considered that the proposed dwelling would support and enhance agricultural production on the land, by facilitating the effective operation of the existing farming enterprise. The applicant has advised that the dwelling is required to accommodate farm managers or employees responsible for the ongoing operation of the agricultural enterprise. The dwelling would provide on-site accommodation for up to two full-time farm managers or employees, who would live at the property as their primary place of residence and undertake the day-to-day management of the farm.

Their duties would include:

- Feeding and monitoring livestock, including animal health and welfare;
- Pasture management and rotational grazing;
- Responding to urgent livestock care requirements and emergencies, including calving; and
- Managing water supply, fencing, and other farm infrastructure.

While the subject site at 1195 Larpent Road and the adjoining property at 1215 Larpent Road are held in the same ownership, the applicant has confirmed that the proposed dwelling is intended solely to support agricultural activities undertaken on 1195 Larpent Road and would operate independently of activities occurring on the adjoining land.

The proposed dwelling would be located in close proximity to the existing farm paddocks, enabling efficient oversight of livestock and farm operations. The land is already established for agricultural use and contains existing farming infrastructure. It is expected that the provision of on-site accommodation would therefore improve farm management, support the ongoing use of the land for agriculture, and assist in maintaining the productivity of the farming enterprise.

As shown on the submitted farm plan, the proposed building envelope and access driveway would occupy approximately 2,000 square metres (0.2 hectares), equating to around 5 per cent of the actively farmed area. While this would result in a minor loss of grazing land, it is expected that the improved management and supervision afforded by on-site farm managers would outweigh this loss and contribute to the efficient operation of the farm.

It is not considered that the proposed dwelling would adversely affect the operation or future expansion of agricultural activities within the locality. The surrounding farming environment would remain largely unchanged, and the dwelling would be unlikely to prejudice existing or future agricultural enterprises on neighbouring land. Land to the north and east remains free of dwellings and retains the potential for future consolidation with adjoining holdings should broader agricultural operations expand. Accordingly, the proposal is not expected to give rise to land use conflict and would maintain the agricultural character and productive capacity of the area.

Overall, it is considered that the proposal would support the ongoing agricultural use of the land and is consistent with the purposes of the Farming Zone, including encouraging the retention of productive agricultural land and promoting sustainable agricultural practices.

Accommodation issues

It is not considered that the construction of a dwelling on the subject site would result in any loss of productive agricultural land; rather it is considered that the dwelling would allow a more concentrated agricultural use to be undertaken on site.

The site is over 36 hectares in size; therefore, it is not considered that the dwelling would be adversely affected by the agricultural use on site. The dwelling would also not be likely to have an adverse impact on other surrounding agricultural uses, given its proposed siting and as there are multiple dwellings in the vicinity of the site already. It is noted that the subject site is very close to being 40ha, which would have made the dwelling ‘as of right’. The subject site is currently without any dwelling, and it is seen as a reasonable outcome for one to be provided on this land, as this would enable the land to be better used for agricultural purposes.

The proposed location for the dwelling would not be within one kilometre of the nearest title boundary of land subject to a permit for a wind energy facility or an application for a permit for a wind energy facility. In addition, the location would not be within 500 metres of the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act* 1990.

Environmental issues

There would be no vegetation removal required as a result of the construction of the dwelling. There would also not likely be any impact on surrounding natural resources and features of the area.

Council's Health Protection Unit has considered this proposal and has not raised any objection subject to conditions recommended earlier in this report.

Design and siting issues

The proposed dwelling would be located to the southern side of the lot, 52m from Underwoods Road to the south and 261.42 metres from the eastern boundary. The proposed siting would not be dissimilar to the location of adjacent dwellings. It is considered that this siting would adequately minimise the loss of productive agricultural land on the site.

The design, height, bulk and colours of the proposed dwelling are considered to be acceptable for the site. The proposed dwelling, which would be single-storey, would be constructed using face brickwork and corrugated steel roofing (Monument in colour). The proposed materials and finishes would be muted in tone and predominantly non-reflective, thereby minimising the potential for glare and reducing any adverse visual impact on passing vehicles or adjoining properties. Consequently, it is considered that the proposed dwelling would integrate with its surrounding environment. The dwelling would be of low scale and not dissimilar to other buildings in the vicinity. It is therefore considered that there would be no material impact on the character or appearance of the area.

Council's Infrastructure Department has reviewed the proposal and did not raise any objection to the proposal subject to conditions recommended within this report.

Particular Provision

Clause 52.06 – Car Parking

The site is within 'category 1' at Clause 52.06, which requires a minimum of 1.2 car parking spaces per dwelling. For a single dwelling, one car parking space is therefore required, with this application providing a double garage. Thus, the provision would be satisfied. The relevant design standards at Clause 52.06-9 would also be satisfied.

Clause 52.29 - Land Adjacent to the Principal Road Network

Under Clause 52.29-2, a planning permit is required to create or alter access to a road in a Transport Zone 2. The application was referred to Department of Transport under section 55 of the *Planning and Environment Act* 1987. No objection was raised, subject to the conditions included in the recommendation above.

This application was also referred to Council's Infrastructure Department, which did not object to the proposal subject to conditions being included on any permit issued.

Clause 53.03 – Residential Reticulated Gas Service Connection

The purpose of this clause is to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

This clause applies to an application for a permit under any provision of this scheme that is for or includes:

- The construction of a new dwelling (other than a caretaker's house) or a new apartment development.
- the subdivision of land where the subdivision provides for or is for one or more purposes that include residential development.

As the propose is development of land with a dwelling, this provision is applicable. A mandatory condition under this clause would be part of any permit issued.

Clause 53.02 - Bushfire Planning
The purpose of this provision is to specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

This clause applies, inter alia, to an application under any provision of the planning scheme to construct a building or construct or carry out works associated with the use of land for accommodation (under which 'dwelling' is nested), in a bushfire prone area that is not in a Bushfire Management Overlay.

The subject land is located within a Bushfire Prone Area that is not affected by the Bushfire Management Overlay (BMO). As a planning permit is required for the proposed dwelling under the provisions of the planning scheme, the decision guidelines at Clause 53.02-6 must be considered.

Clause 53.02-6 Bushfire Prone Area
Clause 53.02-6 seeks to ensure that the bushfire hazard is appropriately considered and that development is located and designed to reduce bushfire risk to life and property. Relevant considerations include the siting of buildings, setbacks from hazardous vegetation, defendable space, vehicle access, water supply and emergency management arrangements.

It is considered that the proposed dwelling could achieve appropriate separation from vegetation. Adequate access would be available to and from the site for residents and emergency vehicles. There is sufficient area available to establish and maintain defendable space around the dwelling, and bushfire protection measures could be addressed through the building permit process where required.

Having regard to the site context and the nature of the proposal, it is considered that the development would not unreasonably increase bushfire risk and would be generally consistent with the decision guidelines of Clause 53.02-6.

9. OFFICER DIRECT OR INDIRECT INTEREST

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

PERSPECTIVE VIEW NOTE: Perspective / 3D images are shown for illustration purposes only, refer to plans and elevations for full details.

COLOURS AND MATERIALS SCHEDULE

Roof	- Steel	- Monument
Fascia	- Steel	- Monument
Gutter	- Steel	- Monument
Downpipe	- Steel	- Monument
Cladding	- Brick	- Austral Domain Sanctuary
	- Posts	- Monument
Windows	- Aluminium	- Monument
Front door	- PMAD101	- Monument
Garage door	- Steel	- Monument

SHEET LIST SCHEDULE ARCHITECTURAL				
Number	Sheet Name	Issue Date	Revision	Revision Date
A00	SHEET REGISTER	18 August 2026		
A01.1	SITE PLAN	18 August 2026		
A01.2	PART SITE PLAN	18 August 2026		
A01.3	STORMWATER/DRAINAGE PLAN	18 August 2026		
A02.1	ROOF PLAN	18 August 2026		
A03.1	PLAN NOTES	18 August 2026		
A03.2	GROUND FLOOR PLAN	18 August 2026		
A04.1	ELEVATIONS	18 August 2026		
A04.2	ELEVATIONS	18 August 2026		
A05.1	SECTION	18 August 2026		
A05.2	DETAILS	18 August 2026		
A05.3	TYPICAL WET AREA DETAILS	18 August 2026		
A05.4	TYPICAL LIVABLE HOUSING DETAILS	18 August 2026		
A06	ELECTRICAL	18 August 2026		
A07.1	INTERNALS	18 August 2026		
A07.2	INTERNALS	18 August 2026		
A07.3	INTERNALS	18 August 2026		

ER STAMP



A SITE LOCALITY PLAN
N.T.S.

1 PERSPECTIVE VIEW

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: .....DATE: .....

OWNER SIGNED: .....DATE: .....

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DRAWN	SJ
CHECKED	Benjamin Mykoniatis
Building Practitioners Board Reg No DP - AD36583	

CLIENT: [redacted]	SHEET SIZE: A3	SHEET NO: A00
LOCATION: No.1195 (Allot.C) Larpent Road, Larpent 3249		
ISSUE DATE: 18 August 2026	DCS JOB NO: 26353	REVISION:
ISSUE STATUS: Concept only - Not for Construction		

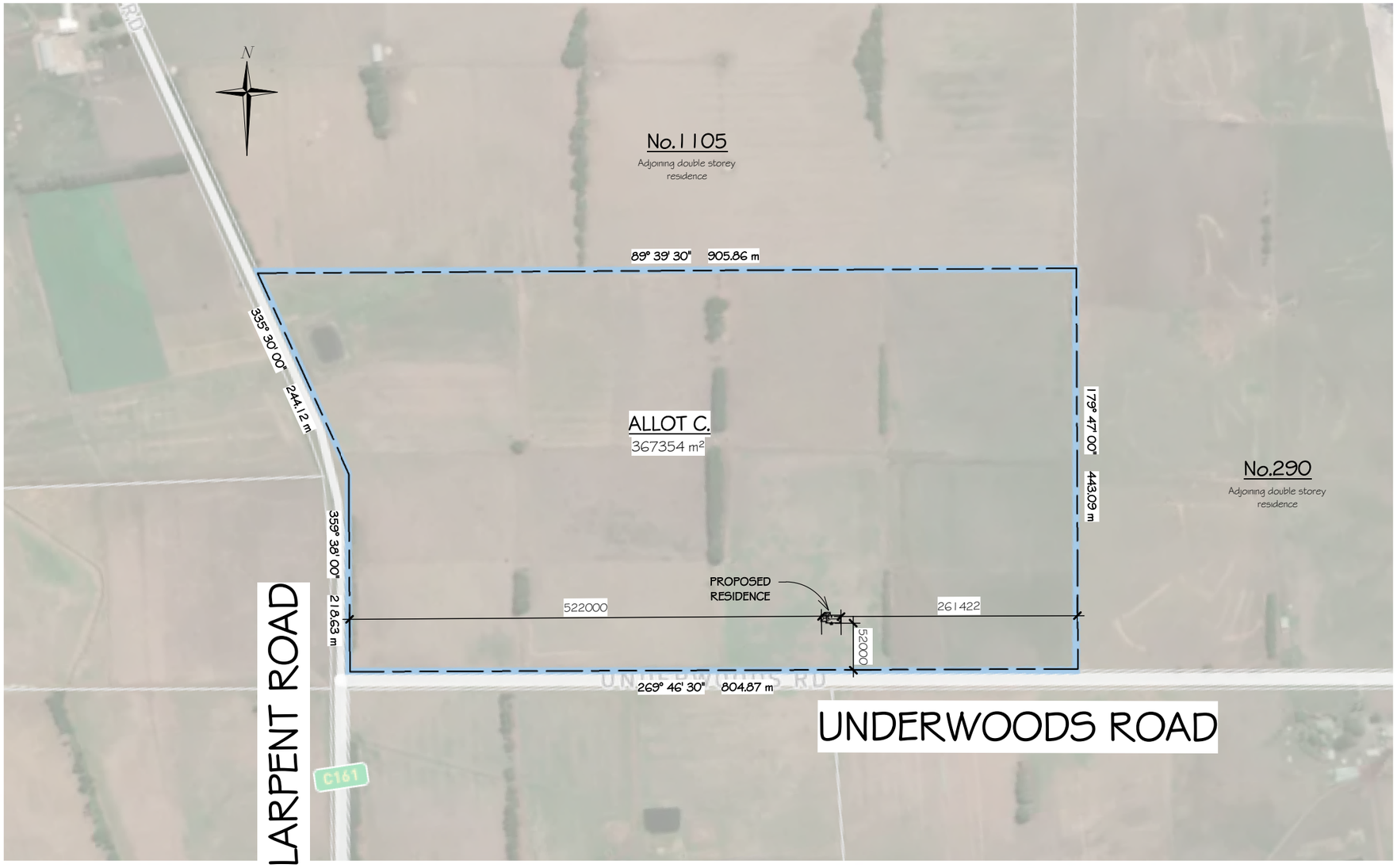
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DESIGN NOTE:
- Council report and consent requ... g Regulation ??, refer to appr... ocuments from Council
- Build over eas... quired. Refer to approved plans an... elevant authonty

TO BE CHECKED

SITE AREAS:

Site area:	367354.00m²
Building area:	0.00m²
Coverage:	0.00%
Permeability:	100.00%



1 SITE PLAN
1 : 5000

BUILDING REGULATION PART 10 : SITING CHECKLIST

150	Termite Risk Area	- : TO BE CHECKED
151	Construction in ter...	- : TO BE CHECKED
152	Significant ...	- : TO BE CHECKED
153	Bui... uding	- : TO BE CHECKED
154	C... signed land or ... d works	- : TO BE CHECKED

BUILDING REGULATION PART 5 : SITING CHECKLIST

73	Maxmum Street Setbacks	- : TO BE CHECKED
74	Minimum Street Setbacks	- : TO BE CHECKED
75	Building Height	- : TO BE CHECKED
76	Site Coverage	- : TO BE CHECKED
76A	Minimum Garden Area	- : TO BE CHECKED
77	Permeability	- : TO BE CHECKED
78	Car Parking	- : TO BE CHECKED
79	Side and Rear Setback...	- : TO BE CHECKED
80	Walls and Carp...	- : TO BE CHECKED
81	Daylight ... H... ws	- : TO BE CHECKED
82	So... ... Existing North-Facing Habi... Room Windows	- : TO BE CHECKED
83	Overshadowing of Recreational Private Open Space	- : TO BE CHECKED
84	Overlooking	- : TO BE CHECKED
85	Daylight to Habitable Room Windows	- : TO BE CHECKED
86	Private Open Space	- : TO BE CHECKED

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TERMITE REQ... IT
The site is not in a desi... area and therefore is not subject ... gement construction ...nents
... APPLICABLE

BUSHFIRE R... ...NTS
The site is not in ... prone area and therefore is not ... construction requirements
... APPLICABLE

TO BE CHECKED

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

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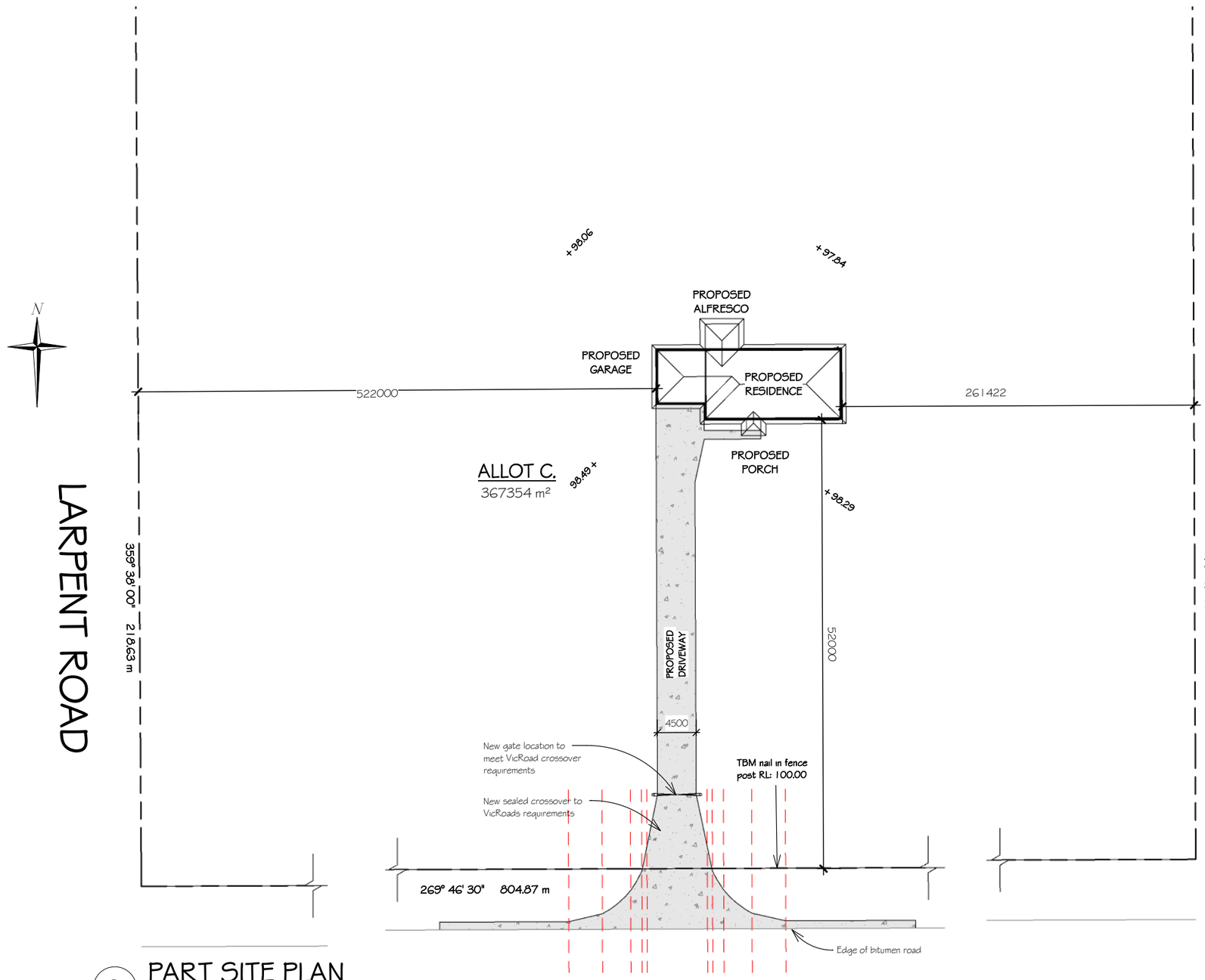
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CLIENT: [redacted]	SHEET SIZE: A3	SHEET NO: A01.1
LOCATION: No.1195 (Allot.C) Larpent Road, Larpent 3249	DCS JOB NO: 26353	REVISION:
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2 PART SITE PLAN
1 : 500

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Building Practitioners Board Reg No DP - AD36583	

CLIENT: [redacted]	SHEET SIZE: A3	SHEET NO: A01.2
LOCATION: No.1195 (Allot.C) Larpent Road, Larpent 3249		
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STORMWATER DRAINAGE NOTE:

1. 90Ø Class 6 uPVC (100Ø sewer grade under dwellings & concrete) stormwater line laid to a minimum grade of 1:100 and connected to the legal point of discharge (LPD). Provide inspection openings at 9m centres and at each change of direction. Downpipes to service no more than 12m of gutter UNO.
2. The cover to stormwater drains shall not be less than: 100mm under soil, 50mm to underside of paved or concrete areas, 75mm to underside of reinforced concrete and 100mm to underside of paved areas subject to vehicle loading to comply with NCC part 3.3.5.
3. The builder/subcontractors shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any buildings and its footing system to comply with NCC Figure-3.3.2.
4. 100Ø slotted agricultural (AG) pipes to be laid to a minimum grade of 1:100 and connected to the stormwater system via silt pit(s). The upper end of each run or change in pipe direction is to be brought to the surface and capped.

LEGEND

- LPD — Legal point of discharge
- Inspection opening (shown for retaining walls only) to be brought to the surface and capped
- Silt pit
- 100Ø slotted PVC agricultural (AG) pipe at 1:100 min. slope leading to LPD via a silt pit
- 90Ø/100Ø stormwater pipe
- Spoon drain (downward direction)
- Approx. cut/fill batter line

NOTE: Silt pits to manufacturer's details to connect into stormwater drain back to legal point of discharge.

DRIVEWAY GRADE NOTE: Driveway grades are to be in accordance with AS 2890.1. The maximum gradient of domestic driveways shall be: 1 in 4 (25%). The maximum gradient of the associated access driveway across a property line or building alignment shall be 1 in 20 (5%).
To prevent vehicles scraping or bottoming, the change of grade in excess of:
- 1 in 8 (12%) for summit c...
- 1 in 6.7 (15%) for sa...

require the introd... ...nsition between the main grade line ... ...or further details.

Note: It is recommended that limiting domestic driveway grades to 25 perce... maximum may not be practicable in some particularly hilly residential location. The services of a professionally qualified person with appropriate experience may be required to make a judgment as to whether a particular grade line design is safe and environmentally sustainable.

SITE CUT / EXCAVATION NOTE: Site cut/fill using un-retained embankment to comply with NCC part 3.2.1 and must be:
- within the allotment
- comply with slope ratio Table-3.2.1
- site cut comply with Figure-3.2.1a
- site fill comply with Figure-3.2.1b
- shall be no deeper than 2m from natural ground level at any point.

All surface water shall be diverted away from any existing structure on the property or adjoining allotment in accordance with NCC part 3.3.3.

SITE LEVELS NOTE: Site levels noted are indicative only and should be verified on site prior to works commencing. FFL's are nominal and should be cross checked on site prior to any works being commenced to avoid any discrepancies.

EXISTING STORMWATER NOTE: Proposed downpipes are to connect back into existing stormwater drains... ...m and drain back to the legal point of discha... ...nties details and comply with NCC pa... ...to determine onsite, current ... ...location and levels to ensure co... ...orks commencing.

STOR... NOTE: Stormwater drainage to connect into leg... ...discharge to local authorities details and comply with NCC part 3.3.5.

TO BE CHECKED

SURFACE WATER DRAINAGE NOTE: Surface water must be diverted away from a Class 1 building to comply with NCC part 3.3.3.

1. Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than:
   - A. 25mm over the first 1m from the building:
     - a. in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
     - b. for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of clauses 1.1(2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
   - B. 50mm over the first 1m from the building in any other case.
2. Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (see NCC Figure 3.3.3a) -
   - A. 100mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
   - B. 50mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (1.); or
   - C. 150mm in any other case.
3. The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building (see NCC Figure 3.3.3b).

In addition to the above, clearances for DPC's shall also be met in accordance with NCC part 5.7.4(2).

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BUILDING LEVEL SCHEDULE

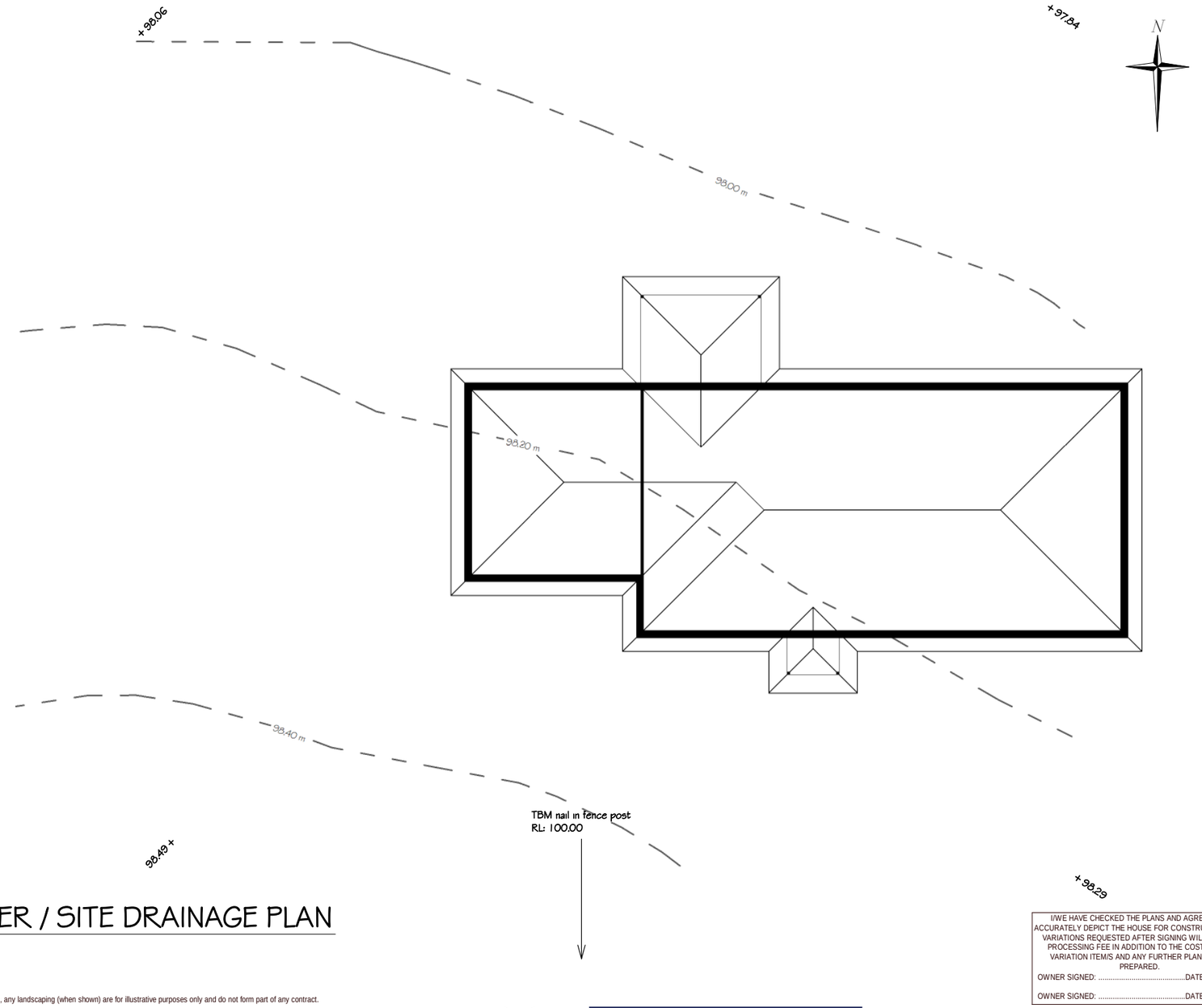
Ground Floor	98.550
Garage Level	98.500

Note: The above levels refer to the finished slab height level, all levels are approximate and are to be confirmed on site prior to works.

REDUCED LEVEL SCHEDULE

Ground Floor	98.100
Garage Level	98.050

Note: The above levels refer to the reduced cut level, all levels are approximate and are to be confirmed on site prior to works.



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2 STORMWATER / SITE DRAINAGE PLAN
1 : 150

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CHECKED	Benjamin Mykoniatis
Building Practitioners Board Reg No DP - AD36583	

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ISSUE DATE: 18 August 2026
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SHEET SIZE:	SHEET NO:
A3	A01.3
DCS JOB NO: 26353	REVISION:

DOWNPIPE & GUTTER NOTE: Gutter and downpipes to be in accordance with NCC part 3.3.5 & 7.4, AS 3500.3 and AS 3500.5. Downpipes must not serve more than 12m of gutter length for each downpipe and be located within 1.2m from a valley. Where downpipes are located greater than 1.2m from a valley, provision for overflow must be made to the gutter. Eave gutters are to be provided with overflow provisions along the length of the guttering in accordance with AS 3500.3.

ROOF SPACE VENTILATION NOTE: In climate zones 6,7 & 8, a roof must have a roof space that-

1. is located immediately above the primary insulation layer; or immediately above the ceiling insulation complying with N.C.C. part 13.2.3(3) & 13.2.3(4); and
2. have a height of not less than 20mm; and
3. is either ventilated to outdoor air through evenly distributed openings in accordance with Table-10.8.3; or located immediately underneath the roof tiles of an unsarked roof.

The above does not apply to a concrete roof, SIP's roof or a roof subject to BAL-FZ requirements in accordance with N.C.C part 10.8.3.

Table 10.8.3: Roof space ventilation requirements.

- <10° roof pitch - 25,000mm²/m provided at each of two opposing ends.
- ≥ 10° and < 15° - 25,000mm²/m provided at the eaves and 5,000mm²/m at high level.
- ≥ 15° and < 75° - 7,000mm²/m provided at the eaves and 5,000mm²/m at high level, plus additional 18,000mm²/m at the eaves if the roof has a cathedral ceiling.

ROOFING NOTE:

- Tiled roofing shall comply with N.C.C. part 7.3 and A.S.2049, A.S.2050 & A.S.4597; and-
  a. Fixing of roof tiles and ancillanes to comply with N.C.C. part 7.3.2 and Table-7.3.2
  b. Sarking where installed to comply with N.C.C. part 7.3.4 and Table-7.3.4. and A.S.4200.1.
  c. Anti-ponding device/board must be provided where sarking is installed on roofs with a pitch less than 20°; and roofs with no eaves overhand, regardless of the roof pitch to comply with N.C.C. part 7.3.5.
- Sheet roofing to comply with N.C.C. part 7.2 and AS.1562.1
  a. Fixing of roofing sheets to comply with N.C.C. part 7.2.5 and Table-7.2.5.
  b. Installation of roofing sheets to comply with N.C.C. part 7.2.6.
- Plastic roofing to comply with A.S.4256 and A.S.1562.3.

ENERGY RATING ROOF COLOUR NOTE: Roofing material colour shall be in accordance with the energy rating specifications, refer to report for requirements on allowable colour.

DOWNPIPE SUMMARY TABLE

Roof area	m²
Catchment area multiplier	1.2
Total catchment area	373.7 m²
Max. catchment per downpipe	44 m²
Number of downpipes	9
Max catchment per downpipe	37 m²

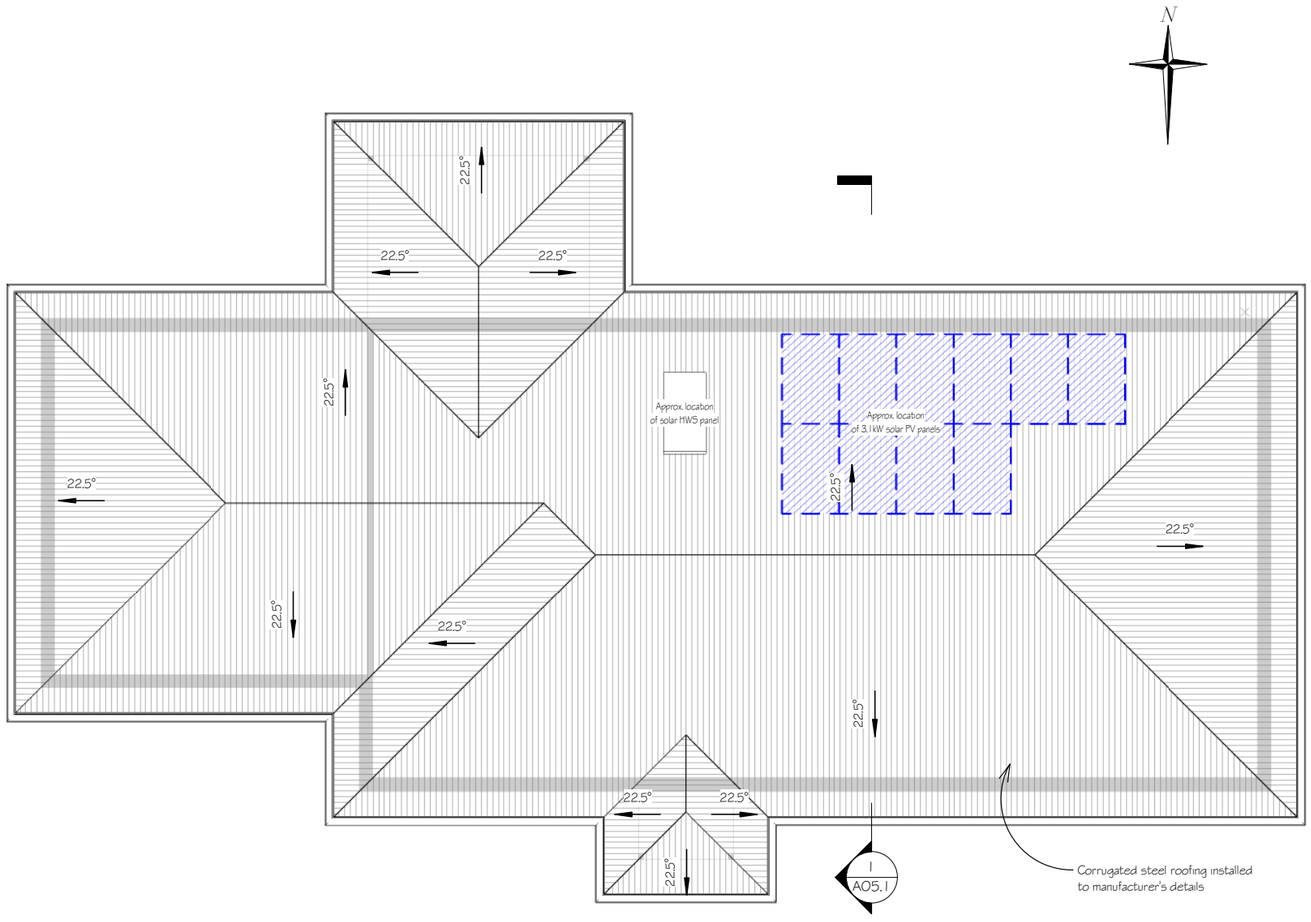
TO BE CHECKED

Gutter type - Colorbond Quad 115
Downpipe size - 90Ø or 100x50
Overflow type - Controlled back gap or controlled front bead height gutter,
Front face slotted or controlled back gap or controlled front bead height gutter

ROOF VENTILATION TABLE	Longest horizontal roof dimension: 33.333m	
Description of ventilation req. :	Ventilation req. at eaves	Ventilation req. at ridge
<10° roof pitch - 25,000mm²/m provided at each of two opposing ends:	N/A	
≥10° and <15° - 25,000mm²/m provided at the eaves 5,000mm²/m at high level.		N/A
≥15° and <75° - 7,000mm²/m provided at the eaves and 5,000mm²/m at high level,	233.331mm²	166,665mm²
Additional 18,000mm²/m at the eaves if the roof has a cathedral ceiling.	N/A	

TO BE CHECKED

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1 ROOF PLAN
1 : 100

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WINDOW SCHEDULE						
No.	Height	Width	Frame Type	Glazing	Comments	Window type
01	1800	850	Aluminium	Double glazed		Sliding window
02	1800	850	Aluminium	Double glazed		Sliding window
03	1800	850	Aluminium	Double glazed		Sliding window
04	1460	1450	Aluminium	Double glazed		Sliding window
05	1460	1450	Aluminium	Double glazed		Sliding window
06	1460	1810	Aluminium	Double glazed		Sliding window
07	860	610	Aluminium	Double glazed		Sliding window
08	860	1210	Aluminium	Double glazed		Sliding window
09	860	610	Aluminium	Double glazed		Sliding window
10	600	2410	Aluminium	Double glazed		Fixed window
11	600	1450	Aluminium	Double glazed		Fixed window
12	600	1450	Aluminium	Double glazed		Fixed window

Window sizes are nominal only, final dimension to be verified with manufacturer. All glazing shall comply with AS. 1288 & AS. 2047 and N.C.C Part 8.

DOOR SCHEDULE						
No.	Height	Width	Frame Type	Glazing	Comments	Door type
01	2100	4800	Steel			Sectional panel lift
02	2040	870	Timber			Solid core
03	2100	1450	Aluminium	Double glazed		2 door sliding
04	2100	2410	Aluminium	Double glazed		2 door sliding
05	2040	870	Timber			Solid core

Door sizes are nominal only, final dimension to be verified with manufacturer.

ER NOTES:

- Double Glazing to all Winodws & Sliding Doors
- R6.0 Batts to Ceilings
- R2.5 Batts to External Walls
- R2.5 Batts to Laundry & Master Internal Walls
- 3.10kw Solar System
- Ducted & Refrigerated H+C
- Rinnai Electric Solar Hot Water System

NATURAL LIGHT & VENTILATION SCHEDULE					
Name	Area	Natural - Light	Natural - Vent	Light %	Vent %

TO BE CHECKED

NATURAL LIGHT & VENTILATION SCHEDULE - SHARED AREA					
Name	Area	Natural - Light	Natural - Vent	Light %	Vent %

NICHE SCHEDULE			
Room Name	Niche location	H	Head Height

TO BE CHECKED

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SMOKE DETECTOR NOTE: Smoke alarms to comply with AS. 3786 & N.C.C 9.5.1, 9.5.2 & 9.5.4. Smoke alarms to be connected to mains power where mains power is supplied, and interconnected where more than one alarm is supplied. Smoke alarms denoted as: (S)

MECHANICAL VENTILATION NOTE: Mechanical ventilation to comply with N.C.C. 10.6.2(c), 10.6.3(b) and 10.8.2.
(F) Denotes a minimum flow rate of 25 L/s for a bathroom or sanitary compartment; and 40 L/s for a kitchen or laundry.
Exhaust systems from a kitchen, range hood, bathroom, sanitary compartment, laundry or venting clothes dryer must discharge directly via a shaft or duct to outdoor air. An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must be interlocked with the room's light switch; and include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system must be provided with make-up air via openings to an adjacent room with a free area of 14,000 mm2 ; or in accordance with AS 1668.2.

CONDENSATION MANAGEMENT NOTE: Condensation management to be installed in accordance with N.C.C. part 10.8. Pliable building membrane to comply with N.C.C. 10.8.1 & AS.4200 part 1 & 2. Flow rate and discharge of exhaust systems to comply with N.C.C. part 10.8.2. Ventilation of roof spaces to comply with N.C.C. part 10.8.3.

ARTICULATION JOINTS

Site class	Masonry wall construction and surface finish	Joint spacing (m)	
		Up to 40m high (10mm joints)	40m to 85m high (10mm joints)
H2,H2D	External face finish masonry	5.0	3.5
	External rendered and/or painted masonry	4.5	3.2

Articulation joints to be in accordance with N.C.C part 5&8 & AS 4773 parts 1 & 2. Articulation joints to be located within 4.5m maxmum of all corners but not closer than 470mm of all corners. Articulation joints are denoted as: Φ

HOT WATER SERVICE (HWS) NOTE: An approved hot water system shall be installed in accordance with WoH requirements, refer to energy rating specifications for further details.

WHOLE-OF-HOME (WoH) NOTE: Plans are to be read in conjunction with the energy rating report for all WoH specifications and requirements

ENERGY RATING WINDOW/DOOR COLOUR NOTE: All window and door frames material colour shall be in accordance with the energy rating specifications, refer to report for requirements on allowable colour.

LIVABLE HOUSING NOTE:

- Provide a step free entry access point to dwelling as per livable housing design 1.1
- Internal doors and corridors on the ground or entrance level which facilitate unimpeded movement between space as per livable housing design 2.1 and 3.1-3.3
- Sanitary compartment facilitates independent access and use at ground level as per livable housing design 4.1 & 4.2
- One shower to be step free as per livable housing design 5.2 and have reinforced walls to that sanitary compartment as per 6.1 and 6.2

FREESTAND... ...LUE NOTE: Freestanding firepla... ...stalled in accordance with manufac... ...ils and specifications and comply with N.C.C. 12.4.5 an... ...3 2918. Hearth construction where required to comply with N.C.C 12.4.2(b) and manufacturers details.

TO BE CHECKED

TILE EXPANSION NOTE: Tile expansion joints are to be installed in accordance with AS.3958.1

BOUNDARY EAVES NOTE: Eaves within 900mm to 450mm of an allotment boundary to have non-combustible roof cladding, fascia and eaves lining to comply with N.C.C. part 9.2.9(4). Eaves within 450mm to 0mm of an allotment boundary must achieve an FRL of 60/60/60.

DOWNLIGHT NOTE: Where downlights are installed, all units are to be sealed and IC rated for zero clearance so insulation can be installed continuously over.

WATERPROOFING NOTE: Waterproofing of wet areas to comply with AS. 3740, AS. 4858 and N.C.C. 10.2.

SANITARY (W.C) DOOR NOTE: All sanitary compartment doors must open outwards, slide or be readily removable from the outside unless there is clear space of at least 1.2m in accordance with N.C.C. 10.4.2 & Figure10.4.2.

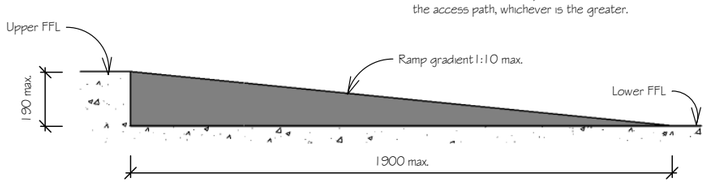
BULKHEAD NOTE: Bulkheads to be 300mm high from ceiling level UNO.

ABBREVIATIONS:

CRS	- Centres
CPD	- Cupboard
DP	- Downpipe
DW	- Dishwasher
FFL	- Finished floor level
FSO	- Freestanding oven
G	- Gas meter
HP	- Hot plate
HWS	- Hot water service
LHD	- Livable housing design
MB	- Meter box
OHC	- Overhead cupboard
OHS	- Overhead shelving
UBO	- Underbench oven
R/A	- Return air
S/D	- Sliding door
SPD	- Spreader downpipe
S/S	- Service stack
WO	- Wall oven
WM	- Washing machine
WoH	- Whole-ol-Home

LHD step ramp shall comply with NCC. Part 1.1(5)

The step free access path to the house may incorporate one step ramp having a width of at least 1000mm or equivalent to that of the access path, whichever is the greater.



A STEP RAMP TYPICAL DETAIL (LHD)
1 : 20

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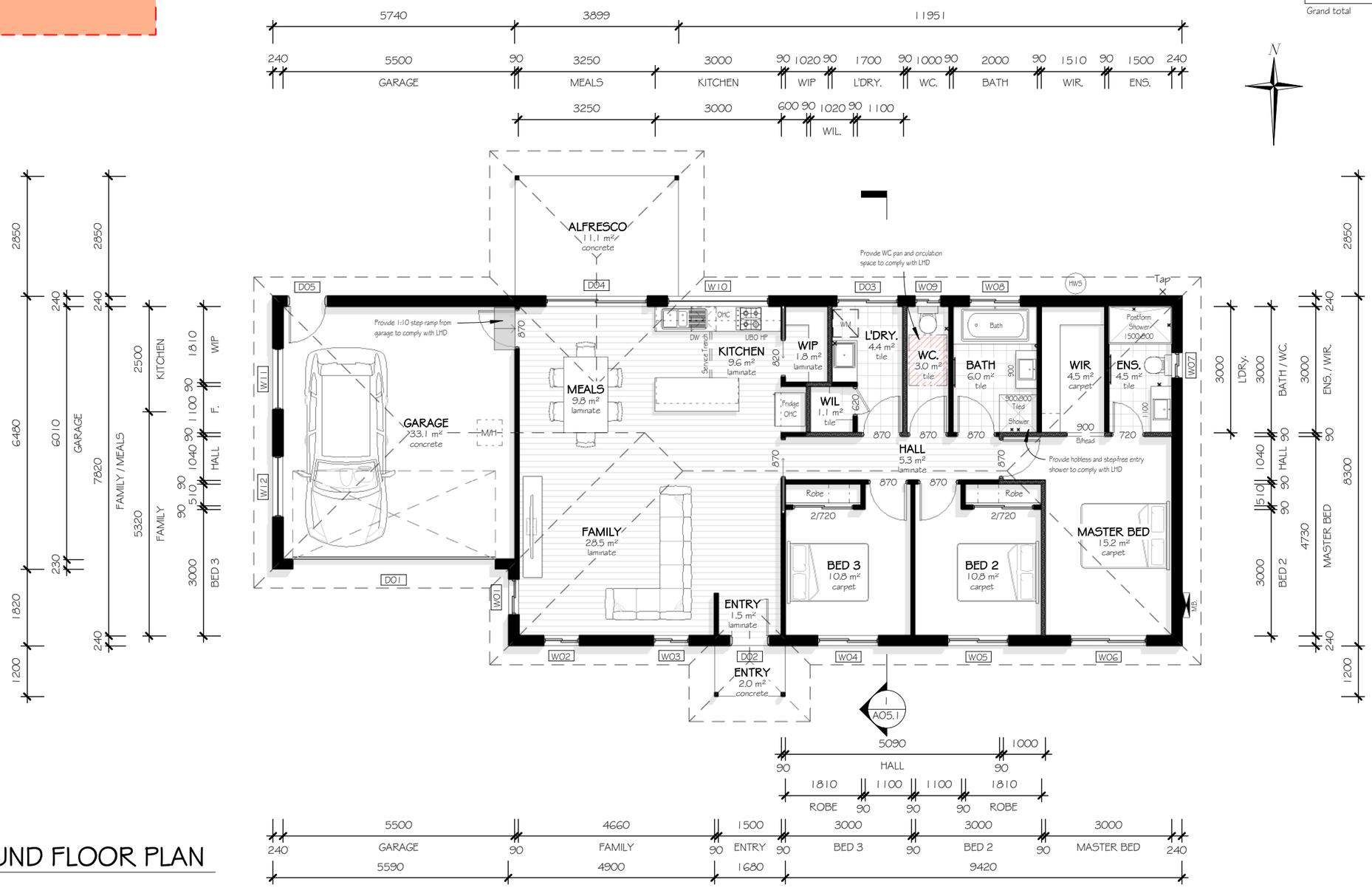
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LOCATION: No.1195 (Allot.C) Larpent Road, Larpent 3249	DCS JOB NO: 26353	REVISION:
ISSUE DATE: 18 August 2026		
ISSUE STATUS: Concept only - Not for Construction		

ER STAMP

AREA SCHEDULE		
Name	Area	Squares
RESIDENCE	131.8 m²	14.2
PORCH	2.0 m²	0.2
ALFRESCO	11.1 m²	1.2
GARAGE	37.2 m²	4.0
Grand total	182.2 m²	19.6



1 GROUND FLOOR PLAN
1 : 100

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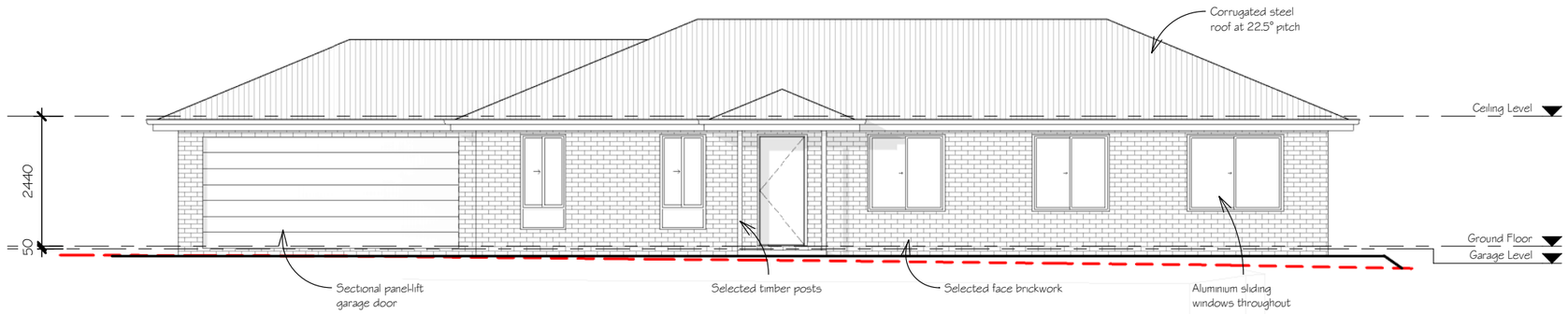
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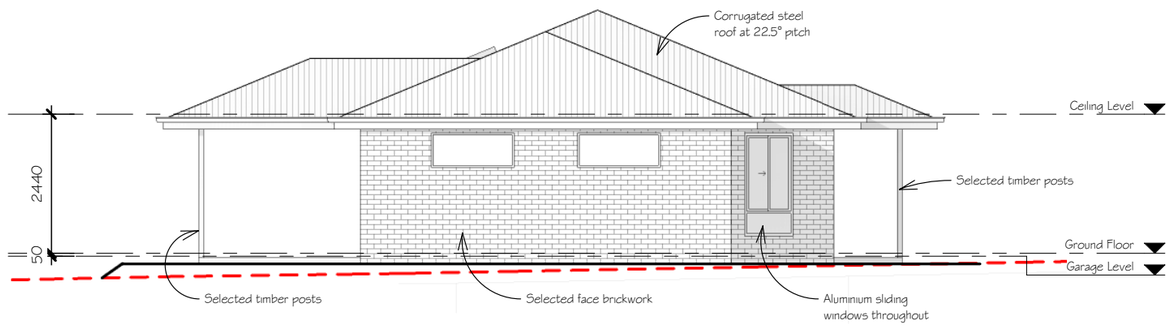
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1 SOUTH ELEVATION

1 : 100



2 WEST ELEVATION

1 : 100

ER STAMP

CLADDING NOTE: All cladding to be installed in accordance with manufacturer's requirements & N.C.C specifications.

BRICKWORK LINTELS: Supporting single skin masonry

Steel lintel (Gr. 300 MPa)	Max. clear span (mm) ≤600mm of masonry over opening	Max. clear span (mm) >600mm of masonry over opening
100x100x6 EA	3350	2900
100x100x8 EA	3600	3040
150x100x10 UA	4200	3850

Openings ≤ 1.0m - 100mm min. bearing - Openings > 1.0m - 150mm min. bearing
All lintels to comply with N.C.C. 5.6.7, AS 4100 & AS 2699.3

WEEPHOLE NOTE: Weepholes to comply with N.C.C. 5.7.5 located in course above flashing/DPC's with a minimum height of 50mm and the width of the mortar joint located at 1.2m max centres. Weepholes are not required above openings less than 1.2m wide, beneath window and door sills and where the level of external impervious surface is elevated for the purpose of step-free access required by H8P1.

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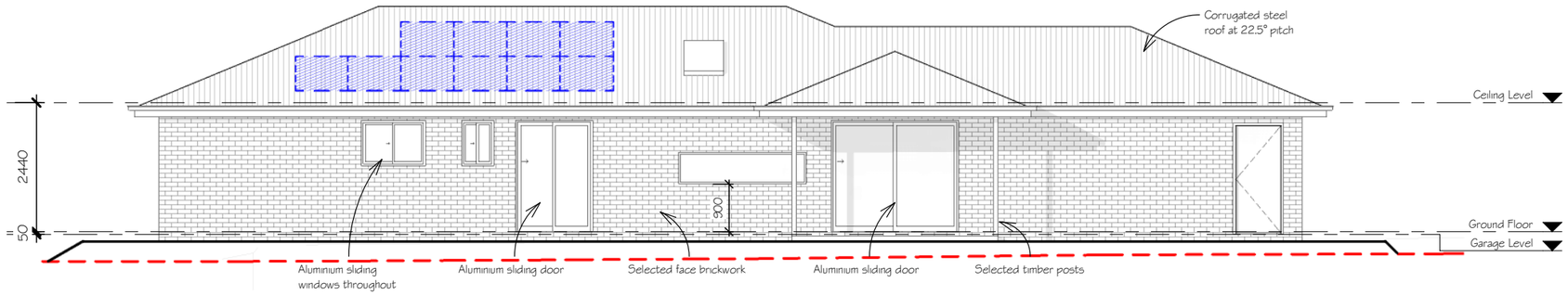
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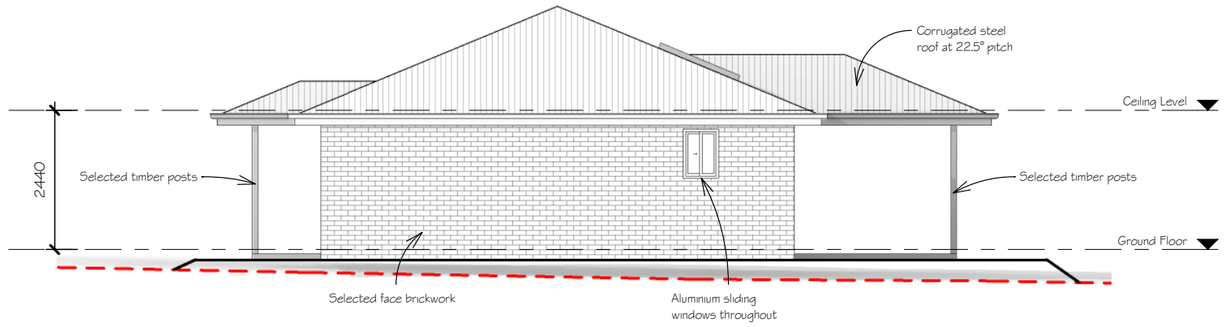
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3 NORTH ELEVATION
1 : 100



4 EAST ELEVATION
1 : 100

ER STAMP

CLADDING NOTE: All cladding to be installed in accordance with manufacturer's requirements & N.C.C specifications.

BRICKWORK LINTELS: Supporting single skin masonry

Steel lintel (Gr. 300 MPa)	Max. clear span (mm) ≤600mm of masonry over opening	Max. clear span (mm) >600mm of masonry over opening
100x100x6 EA	3350	2900
100x100x8 EA	3600	3040
150x100x10 UA	4200	3850

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All lintels to comply with N.C.C. 5.6.7, AS 4100 & AS 2699.3

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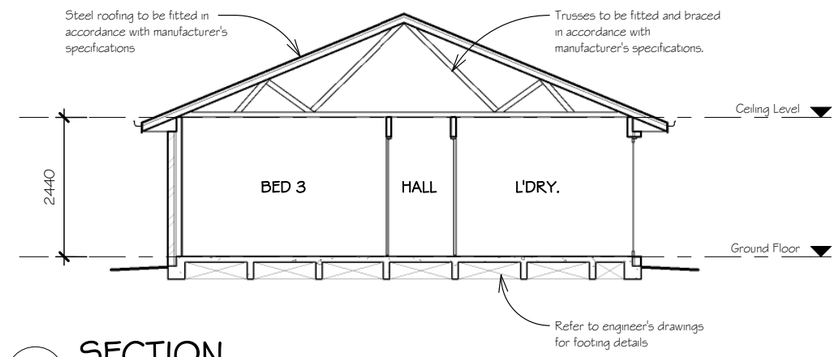
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1 SECTION
1 : 100

STAIRCASE / BALUSTRADE NOTE:

1. Stairway construction to comply with N.C.C. 11.2.2. & AS. 1170.1 and must have:
   a. between 2-18 risers in each flight; and
   b. goings (G), risers (R) and a slope relationship quantity (2R+G) in accordance with Table 11.2.2a.
   c. constant goings and risers throughout each flight and the dimensions of goings and risers are considered constant if the variation between-
      - adjacent risers or goings is not more than 5mm; and
      - the largest and smallest riser or going within a flight is not more than 10mm; and
   d. risers which don't have openings that allow a 125mm sphere to pass through the treads; and
   e. treads of solid construction (not mesh or other perforated material) if the stairway is more than 10m high or connects more than 3 storey's.
2. In the case of a stairway with winders-
   a. a max. of 3 consecutive winders in lieu of a quarter landing, and a max. of 6 consecutive winders in lieu of a half landing in a flight; and
   b. the going of all winders in lieu of a quarter or half landing may vary from the going of the straight treads within the same flight provided that the going of such winders is constant.
3. Riser and going dimensions must be measured in accordance with N.C.C. Figure 11.2.2f.
4. All treads, landings and the like to have non slip finish or suitable non-skid strip near edge of nosing to comply with AS.4586 and N.C.C 11.2.4 (Table 11.2.4).
5. Landings must not be less than 750mm long, be provided where the threshold sill of a doorway opens onto a stair that provides a change in level greater than 3 risers or 570mm. The landing must extend across the full width of the doorway to comply with N.C.C. 11.2.5.
6. Thresholds of a doorway that is more than 230mm above the adjoining surface must incorporate steps to comply with N.C.C. 11.2.2.
7. Balustrades and handrails to comply with N.C.C. 11.3.3, 11.3.4 & 11.3.5.
   a. The balustrade height must not be less than 865mm above the tread nosing's and 1000mm above access paths, balconies, landings and the like.
   b. Openings in balustrade or other barriers must be constructed so that they do not permit a 125mm sphere to pass through it.
   c. Any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
   d. Wire balustrade to comply with N.C.C. 11.3.6.
   e. Glass balustrade to comply with AS1288.
8. Head clearance to stairs to be not less than 2000mm measured vertically between nosing line and ceiling line and/or any obstruction.

TIMBER FRAMING NOTE: Timber framing to be constructed in accordance with AS.1684 series.

TIMBER TREATMENT NOTE: Timber treatment to be in accordance with AS1684.2.

H3:- All timber exposed to weather that is outside and above ground.
H4:- All timber that is in contact with the ground and non-structural.
H5:- All timber that is in contact with the ground or fresh water and is structural.

(Note: any termite protection should be in accordance with AS3660.1)

PLIABLE BUILDING MEMBRANE: Pliable building membrane shall comply with N.C.C. 10.8.1 and AS 4200.1 and be installed in accordance with AS 4200.2 to separate the wall cladding panels from any water-sensitive materials.

MASONRY NOTE: Masonry construction shall comply with N.C.C. 5.1 through to 5.7, AS.3700 and AS.4773 parts 1 & 2.

IMPERVIOUS SUBSTRATE NOTE: Waterproofing of wet areas to be in accordance with N.C.C. 10.2 and AS.3740. Waterproofing system to be in accordance with N.C.C. 10.2.6.

DAMP-PROOF COURSE AND FLASHINGS NOTE: Damp-proof courses (DPC's) and flashing material to comply with N.C.C. 5.7.3 & AS. 2904. DPC's and flashings shall be installed in accordance with N.C.C. 5.7.4, where they are located to form a continuous damp-proof barrier around the bottom perimeter of walls on a concrete slab, in walls and piers below suspended floors, where a masonry wall passes through a roof, where a roof abuts an external masonry wall and to the bottom and tops of windows and doors and the like. DPC's and flashings can be negated above windows and doors where protected by an eave with a width more than 3 times the height of the masonry wall above the opening. DPC's and flashings shall be continuous through the wall or pier and be visible from the outside face of the wall. DPC's shall be located to achieve the required minimum height clearances:

- 150mm above adjacent finish ground level
- 75mm above finished paved/ concrete areas that slope away from the wall or
- 50mm above finished paved/ concrete areas that slope away from the wall and are protected from the direct effect of weather.

DPC's shall be located as low in the wall as possible and in no case higher than the finished floor level.

SAFETY GLAZING NOTE: All glazing shall be in accordance with N.C.C. 8.2, 8.3 & 8.4 and AS.1288 & AS. 2047. Glazing thickness installed in areas of high potential for human impact must comply with N.C.C. part:

Doors, side panels and other framed glazed panels - Glass in doors must comply with N.C.C. 8.4.2
Door side panels - All framed glass in side panels with their nearest vertical sight line less than 300mm from the nearest edge of the doorway opening must comply with N.C.C. part 8.4.3
Full height glass panels - A glazed panels located in a building capable of being mistaken for an unobstructed opening must comply with N.C.C. part 8.4.4
Glazed panels - All framed glazing where lowest sight line of glazing panel is less than 500mm from highest abutting finished floor level must comply with N.C.C. part 8.4.5
Kitchen, bathroom, ensuite and spa room and splash-back glazing - All glazing including shower doors, shower screens, bath enclosures and associated windows and doors (including cabinet doors), where lowest sight line is less than 2.0m above the highest abutting finished floor level, bottom of bath, or shower base to comply with N.C.C. part 8.4.6
Visibility of glazing - If the presence of glazing in a door, side panel or panel capable of being mistaken for a doorway or opening is not made apparent in accordance with N.C.C. part 8.4.4(2)(c), the glass must be marked to make it readily visible in accordance with N.C.C. part 8.4.7
Identification of safety glazing - All safety glazing to comply with N.C.C. part 8.4.8

ER STAMP

7 STAR ENERGY RATING SUMMARY REQUIREMENTS

FLOORS
- Floors to be covered as per floor plan specifications.
- Rating assumes waffle pod type footings.

EXTERNAL & GARAGE PARTY WALLS
- R0.0 bulk insulation to be used in all external walls, excluding the garage.
- R0.0 bulk insulation to be used in the internal garage wall between the garage and residence.
- 1 layer of Anti-glare foil wrap to be used in all external walls. The foil surface facing the cavity shall have an emissivity no greater than 0.2.
- Wall insulation shall have an uncompressed thickness no greater than 90mm at its stated insulation value. Glass fibre batts may be substituted where Rockwool is specified.

ROOF/ CEILING
- R0.0 bulk insulation to be used in the entire ceil...
- Ceiling insulation shall not be in direct cont... ...erial. Where necessary, ceiling insulation around ... ...meter may be reduced in thickness to av... ...duction in ceiling insulation shall not extend mor... ...e face of the wall.

TO BE CHECKED

WINDOWS
- All windows t... ...imum improved single glazed, with a U-value of no more than 6.3W/m2K and a SHGC value of within 5% of 0.77.

AIR LEAKAGE
- All opening windows to be sealed, excluding the garage.
- All exhaust fans to be sealed, excluding the garage.
- All external doors to be sealed, excluding the garage.

GENERAL NOTES
- All products used must comply with Australian Standards
- All glazing values must be in accordance with NFRC standards
- Where downlight's are installed, these shall be fitted with approved covers and shall be non-vented in accordance with 7 star energy requirements

WHOLE-OF-HOME (WoH) NOTES
- Refer to energy rating report for WoH specifications and requirements

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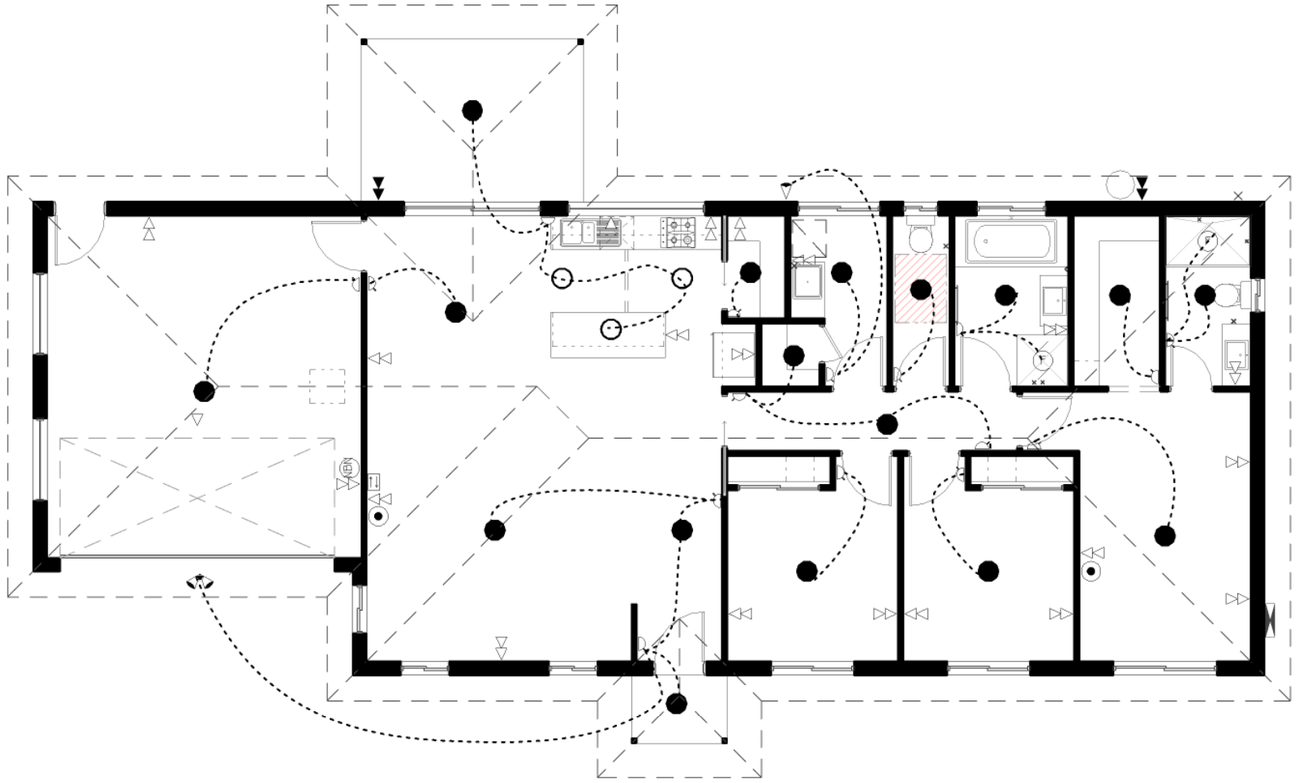
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A3	A05.1
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26353	

ER STAMP

ELECTRICAL LEGEND

- Smoke alarm
- Exhaust fan
- IXL2 tastic
- IXL4 tastic
- Batten light
- Batten light with shade
- Downlight
- Feature downlight
- Feature light
- Fluorescent light
- Fluorescent batten light
- Flood light (double with sensor)
- Flood light (double)
- Flood light (single with sensor)
- Flood light (single)
- Wall mounted light (external)
- Wall mounted light (internal)
- Wall mounted batten light
- Wall mounted feature light
- NBN outlet
- Double power outlet
- Double power outlet (external)
- Single power outlet
- Single power outlet (external)
- Telephone outlet
- TV outlet
- Alarm control unit
- Alarm key pad
- Central cooling controller
- Light switch
- Light switch (dimmer controlled)



1 ELECTRICAL PLAN
1 : 100

AREA SCHEDULE		
Name	Area	Squares
RESIDENCE	131.8 m²	14.2
PORCH	2.0 m²	0.2
ALFRESCO	11.1 m²	1.2
GARAGE	37.2 m²	4.0
Grand total	182.2 m²	19.6

ARTIFICIAL LIGHTING

Artificial lighting to comply with N.C.C. 13.7.6. The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed-
1. In a class 1 building, 5 W/m²
2. On a verandah or balcony attached to a Class 1 building, 4 W/m²
3. In a Class 10 building, 3 W/m²

Class 1 building, 5 W/m²

131.80m² x 5W/m² = 659.00 Watts maximum allowance

Verandah or balcony attached to a Class 1 building, 4 W/m²

13.10m² x 4W/m² = 52.40 Watts maximum allowance

Class 10 building, 3 W/m²

37.20m² x 3W/m² = 111.60 Watts maximum allowance

Note: Halogen lamps must be seperately switched from fluorescent lamps, artifical lighting around the penmeter of a building must be controlled by a daylight sensor; or have an average light source efficacy of not less than 40 Lumens/W.

ELECTRICAL NOTE: Smoke alarms to comply with AS. 3786 & N.C.C 9.5.1, 9.5.2 & 9.5.4, smoke alarms to be connected to mains power where mains power is supplied, and interconnected where more than one alarm is supplied.
Exhaust fans > 25L/s for a bathroom or sanitary compartment & > 40L/s for a kitchen or laundry to comply with N.C.C. 10.6.2(c), 10.6.3(b) & 10.8.2.
All electrical outlets, appliances and accessories to be installed in accordance with AS. 3000

ELECTRICAL NOTE:
Additional to the schedule an allowance needs to be made for:
- For freestanding ovens
  a. a double power point to oven
  b. single power point to rangehood
- For underbench ovens and hotplates
  a. a single power point to oven
  b. single power point to hot plate
  c. single power point to rangehood
- a single power point in the ceiling space for central heating &/or cooling system
- a batten light in ceiling space with switch near man hole.
- a double weatherproof external power point located where solar hot water services are used

ELECTRICAL FIXTURE SCHEDULE	
Fixture	Quantity
Fan - Exhaust fan	2
Light - Batten	17
Light - Downlight	3
Light - Flood (double with sensor)	1
Light - Flood (single)	1
Outlet - Data outlet	1
Outlet - Double power outlet	19
Outlet - Double power outlet (external)	2
Outlet - NBN	1
Outlet - Single power outlet	1
Outlet - Single power outlet (ceiling based)	1
Outlet - TV outlet	2
Switch - Light switch	16

DOWNLIGHT NOTE: Where downlights are installed, all units are to be sealed and IC rated for zero clearance so insulation can be installed continuously over.

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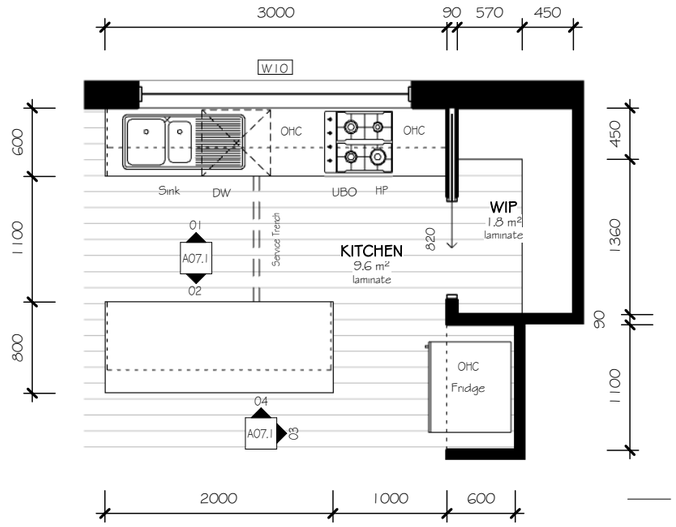
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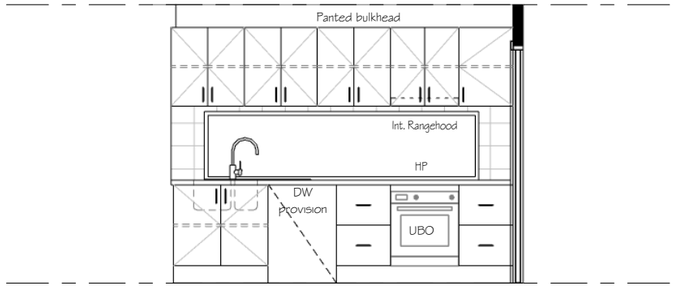
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Building Practitioners Board Reg No DP - AD36583	

CLIENT: [redacted]
LOCATION: No.1195 (Allot.C) Larpent Road, Larpent 3249
ISSUE DATE: 18 August 2026
ISSUE STATUS: Concept only - Not for Construction

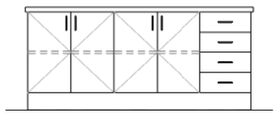
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DCS JOB NO: 26353	REVISION:



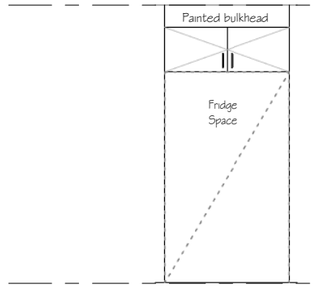
A PLAN DETAIL - KITCHEN
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01 INTERNAL ELEV. 01
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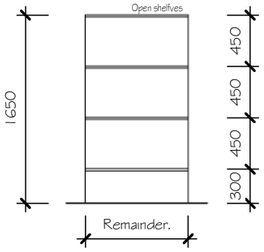
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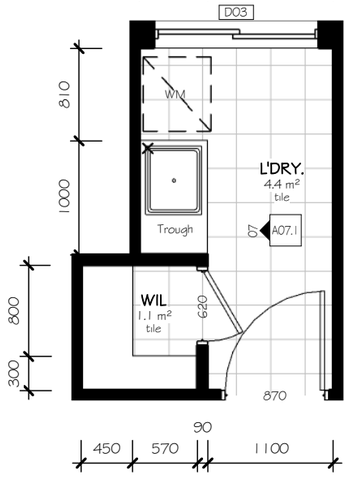
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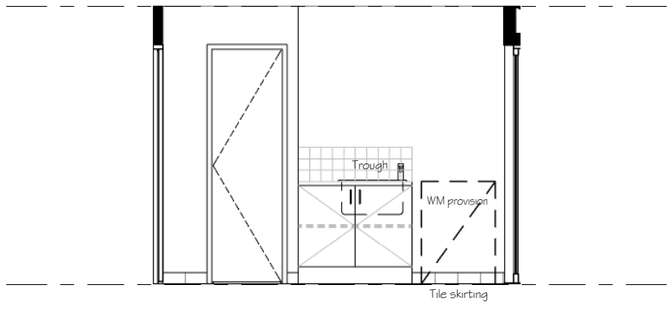
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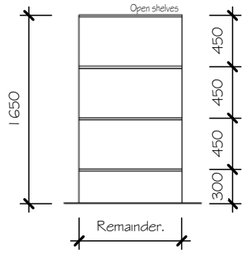
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1 : 50



B PLAN DETAIL - L'DRY
1 : 50



07 INTERNAL ELEV. 07
1 : 50



08 LINEN CPD. DETAIL (TYP.)
1 : 50

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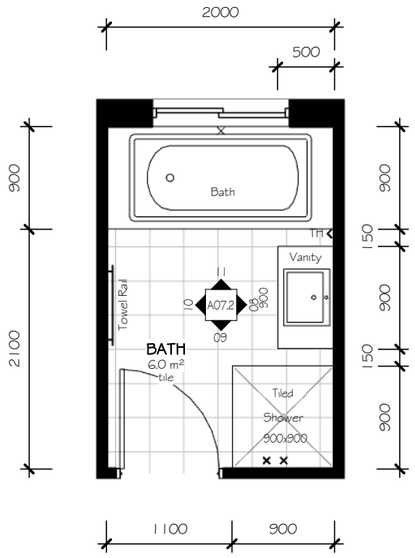
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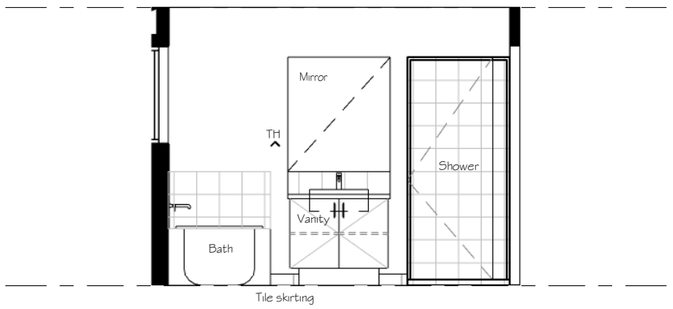
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Building Practitioners Board Reg No DP - AD36583	

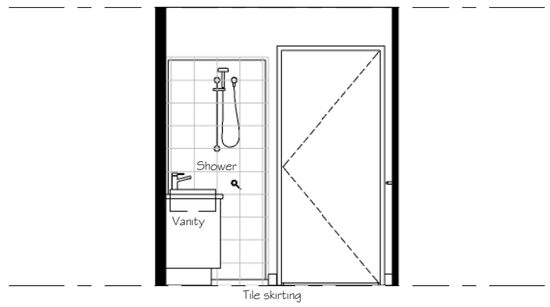
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LOCATION: No.1195 (Allot.C) Larpent Road, Larpent 3249		
ISSUE DATE: 18 August 2026	DCS JOB NO: 26353	REVISION:
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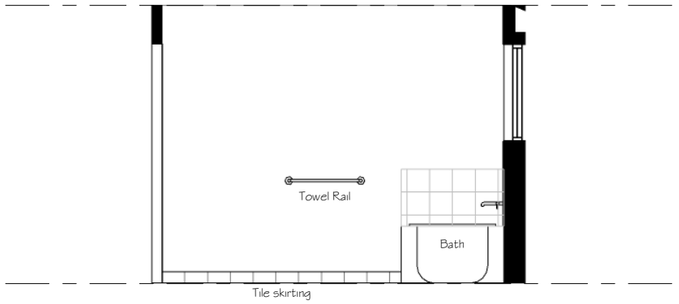
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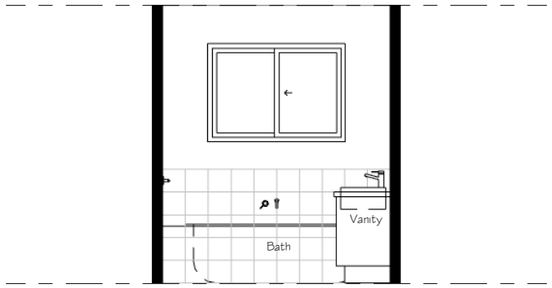
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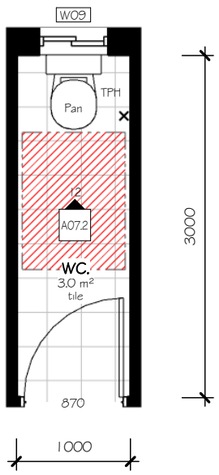
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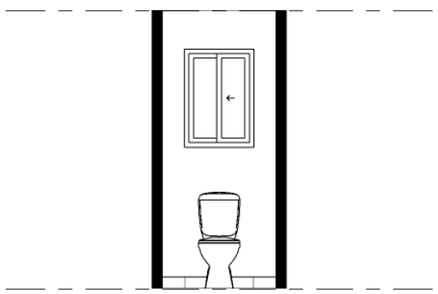
10 INTERNAL ELEV. 10
1 : 50



11 INTERNAL ELEV. 11
1 : 50



D PLAN DETAIL - WC
1 : 50



12 INTERNAL ELEV. 12
1 : 50

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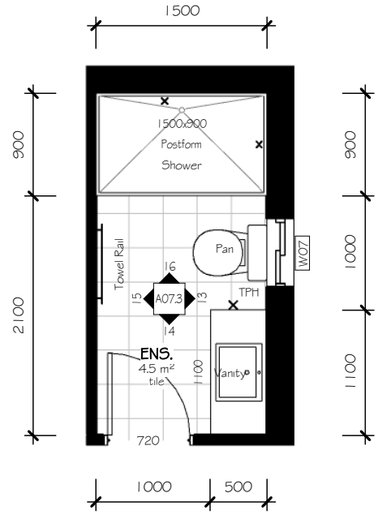
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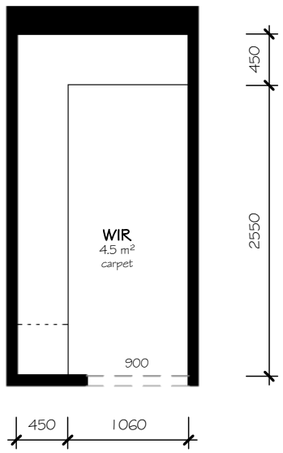
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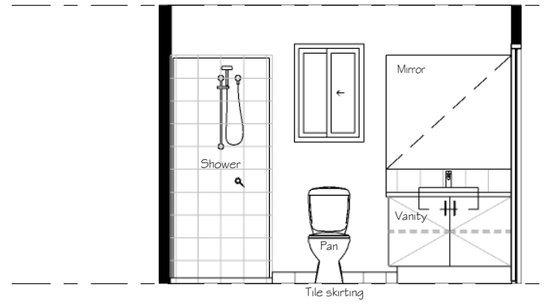
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ISSUE DATE: 18 August 2026	DCS JOB NO: 26353	REVISION:
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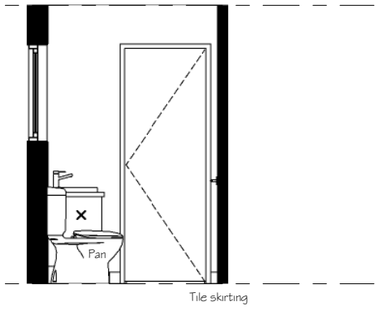
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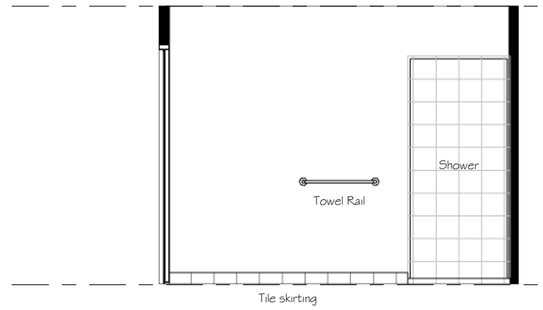
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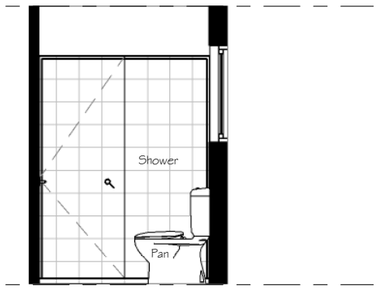
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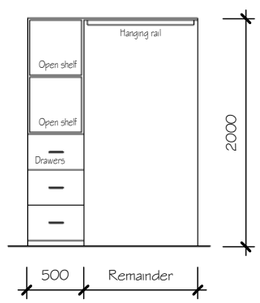
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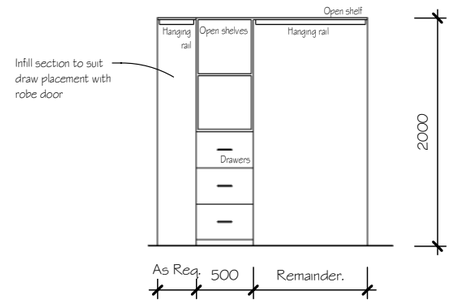
15 INTERNAL ELEV. 15
1 : 50



16 INTERNAL ELEV. 16
1 : 50



17 WIR. DETAIL UPGRADE (TYP.)
1 : 50



18 BIR DETAIL UPGRADE (TYP.)
1 : 50

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LOCATION: No.1195 (Allot.C) Larpent Road, Larpent 3249		
ISSUE DATE: 18 August 2026	DCS JOB NO: 26353	REVISION:
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Colac Otway SHIRE

Item: 4.2

PP102/2026-1 – 225 McDonnells Road OMBERSLEY Replacement Dwelling in the FZ

ADDRESS AND PROPERTY DETAILS	225 McDonnells Road, Ombersley Lot 1 TP296691, V/F: 8073/353	**APPLICATION NUMBER**	PP102/2026-1
PROPOSAL	Buildings and works comprising construction of a replacement dwelling		

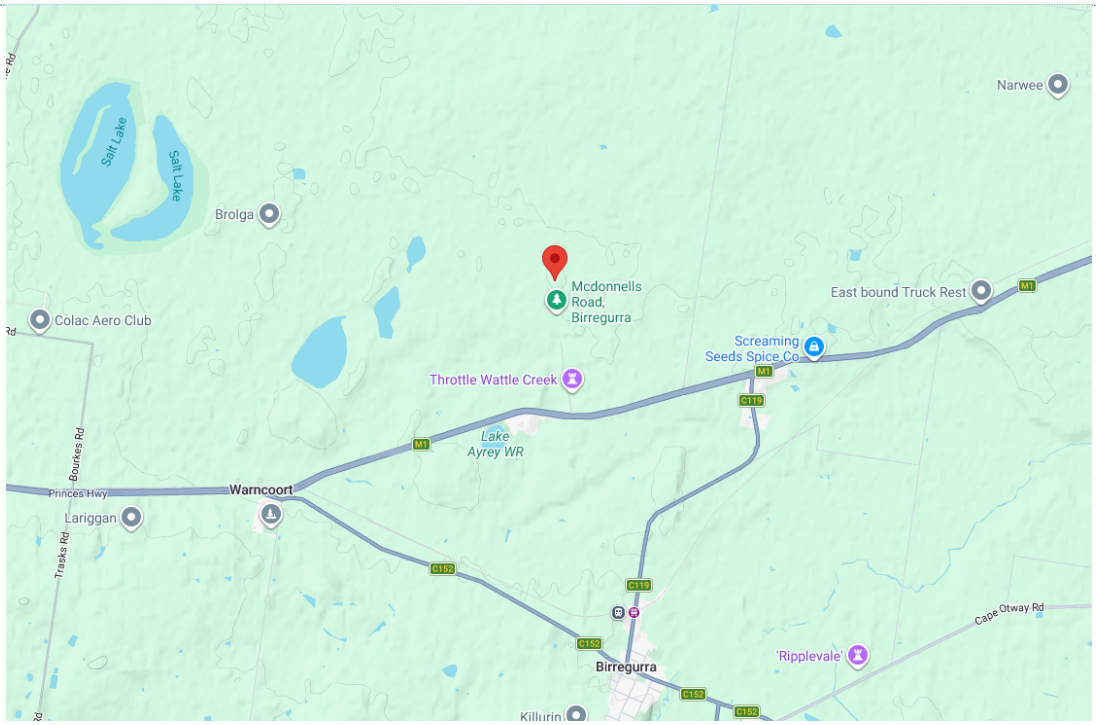
PERMIT TRIGGERS

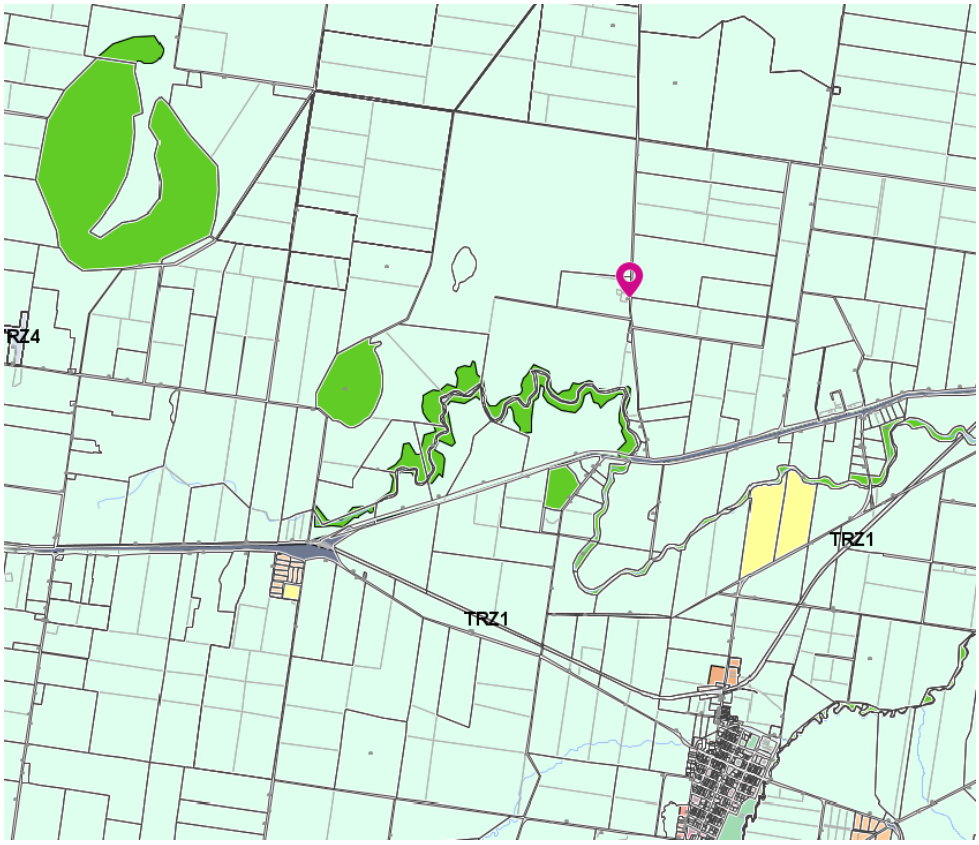
Planning scheme clause	Matter for which a permit has been applied:
35.07-4	Building and works associated with a use in Section 2 of Clause 35.07-1 – construction of a replacement dwelling in the Farming Zone

TRIGGER FOR DETERMINATION BY COMMITTEE	Dwelling in the Farming Zone		
ZONE	Farming Zone	**OVERLAYS**	N/A
COVENANTS	N/A		
CULTURAL HERITAGE	N/A		
OFFICER	Archna Rani	**GENERAL MANAGER**	Ian Seuren
DIVISION	Community and Economy		
ATTACHMENTS	1. Application Plans [**4.2.1** - 4 pages]		

1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN





AERIAL PHOTO



2. RECOMMENDATION

That the Planning Committee resolves to Grant a Permit for buildings and works comprising the construction of a replacement dwelling at 225 McDonnells Road, Ombersley (Lot 1 TP296691, V/F: 8073/353), 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.

Access

2. Prior to the commencement of development, unless otherwise agreed in writing by the Responsible Authority, all weather vehicular access from the roadway to the property boundary must be constructed to the satisfaction of the Responsible Authority.

3. Prior to the initial occupation of the replacement dwelling hereby permitted, the driveway must be constructed to an all-weather standard and with a minimum width of 3m, to the satisfaction of the Responsible Authority.

Stormwater

4. All stormwater runoff from the development, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.

5. *During construction works, the site must be developed and managed to ensure there is no stormwater pollution through the contamination of runoff by chemicals, sediments, wastes or pollutants in accordance with 'Best Practice Environmental Management Guidelines for Stormwater Management and Construction Techniques for Sediment Pollution Control' (EPA), to the satisfaction of the Responsible Authority.*

Wastewater

6. *A new onsite wastewater management system must be constructed concurrently with the replacement dwelling hereby permitted, so that all wastewater is at all times contained within the curtilage of the site. The design and installation of any wastewater disposal system for any building on the land must comply with the EPA Guidelines for Onsite Wastewater Management (May 2024, or as amended) and the EPA Effluent Dispersal and Recycling Systems Guidance (May 2024, or as amended), to the satisfaction of the Responsible Authority. Before the certificate of occupancy is issued for the dwelling, the existing Onsite Wastewater Management system must be decommissioned.*

No Gas Connection

7. *Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.*

Expiry

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

    a) *The development has not commenced within three (3) years of the date of this permit.*
    b) *The development is not completed within five (5) years of the date of this permit.*

    In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.

Notes

1. *This permit does not authorise the commencement of any building works. Prior to the commencement of development, it will also be necessary to obtain a building permit for the proposed replacement dwelling.*

2. *A works within road reserve permit is required prior to any works being undertaken on Council managed road reserves within the Colac Otway Shire.*

3. *Prior to preparing drainage plans, a legal point of discharge (LPoD) must be obtained in accordance with Building Regulation 133. A copy of the LPoD, which incurs a fee in accordance with the Building Regulations, must be submitted with the engineering plans.*

4. ***A separate application to install a new onsite wastewater management system must be submitted to and approved by Council's Health Protection Unit prior to the commencement of works. The Health Protection Unit reserves the right to request a Land Capability Assessment (LCA) at the wastewater permit application stage. The Health Protection Unit must be notified of the decommissioning of the existing Onsite Wastewater Management system.***

3. PROPOSAL

This application seeks a planning permit for the construction of a replacement dwelling in the Farming Zone.

A planning permit is not required for the use of the land, as a dwelling currently exists on site and is being lived in. The applicant has advised the existing dwelling is beyond feasible repair and would be demolished in its entirety as part of the proposal. The new dwelling would be constructed in a similar location to the existing dwelling.

The proposed dwelling would be single storey and would contain four bedrooms (one ensuite), a bathroom and separate toilet, a laundry, an open plan family/dining/kitchen area and a walk-in-pantry. A covered alfresco area would be located next to the family room area and bedroom 4. A double garage would be located in the south-western corner of the dwelling.

The dwelling would have an area of 183.18sqm. The garage would have an area of 36.17sqm.

The materials for the proposed replacement dwelling would include Colorbond 'Monument' roofing and exterior brick walls (Austral industrial steel in a grey tone).

A 6.0kw solar PV system would be located on the roof.

The proposed dwelling would have the following setbacks:

- 38.74 metres from McDonnells Road
- 29.97metres from the southern boundary
- 44.42 metres from the western boundary
- Approximately 150 metres from the northern boundary

Five trees, located to the front and rear of the existing dwelling, would be removed to facilitate construction of the replacement dwelling. These comprise three native species (two Bottlebrush and one Melaleuca linariifolia) and two non-native species (Viburnum tinus and Photinia robusta).

Vehicle access would be via the existing access off McDonnells Road.

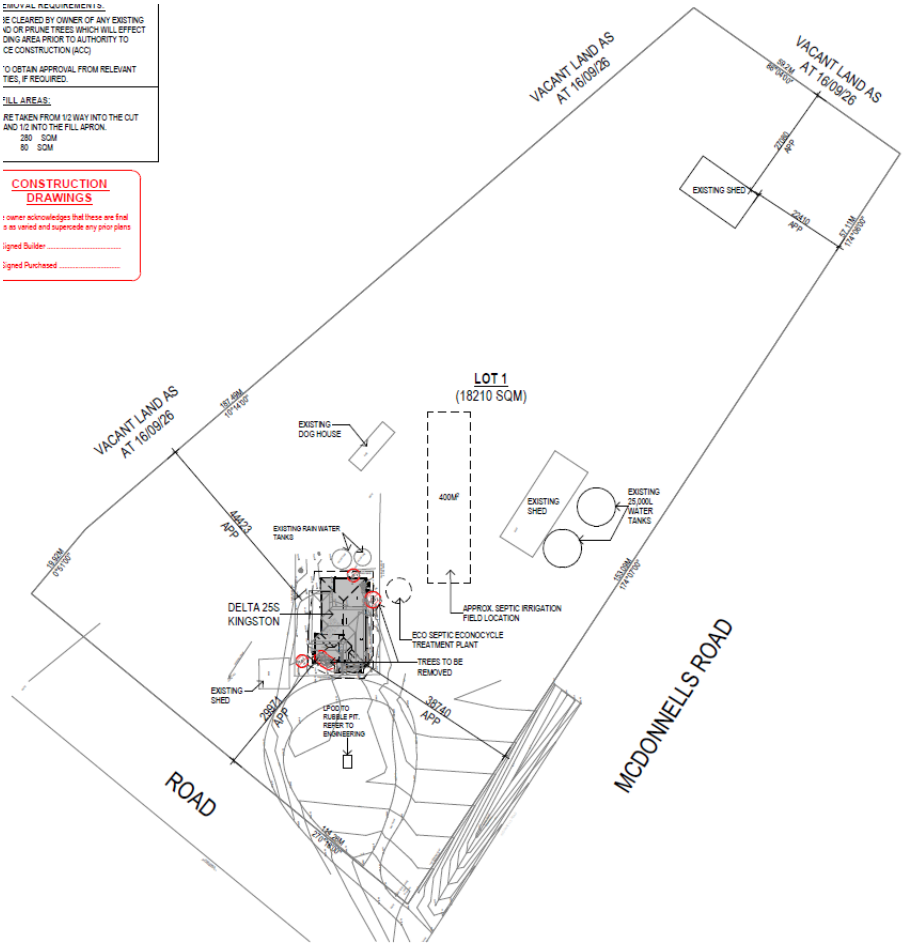


Figure 1 – Proposed site plan

4. SUBJECT LAND & SURROUNDINGS

Lot 1 TP296691, which has an area of 1.82ha, forms part of a larger landholding of 157ha known as 225 McDonnells Road. This comprises 7 lots in the same ownership, as detailed below.

- Lot 1 TP98953 – vacant agricultural land
- Lot 1 TP249242 – vacant agricultural land
- Lot 2 TP249242 – vacant agricultural land
- Lot 1 TP296691 (subject site) - dwelling and associated outbuildings
- Crown Allotment 68B Parish of Birregurra – vacant agricultural land
- Crown Allotment 68E Parish of Birregurra – vacant agricultural land
- Crown Allotment 68F Parish of Birregurra – vacant agricultural land

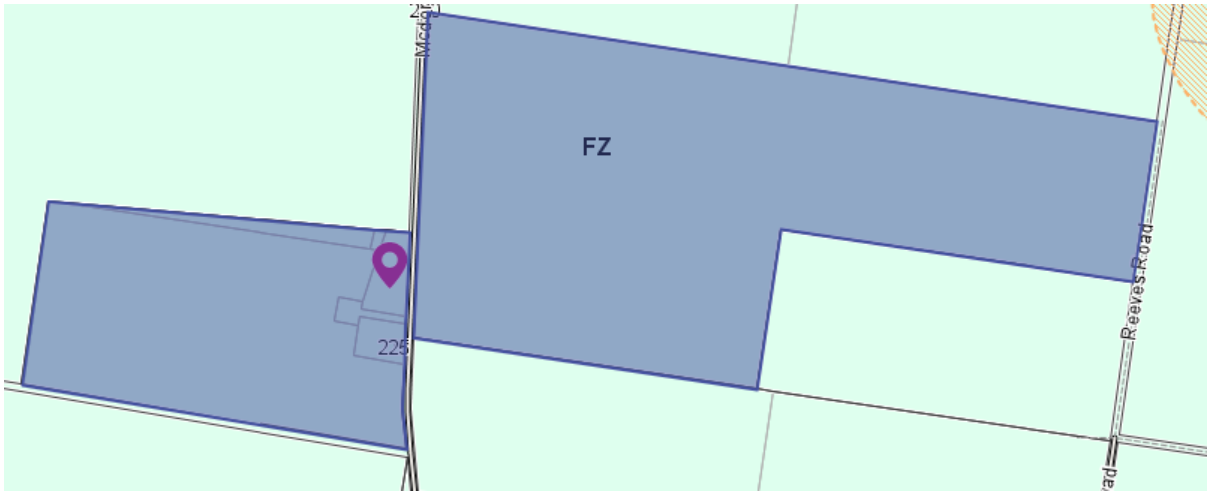


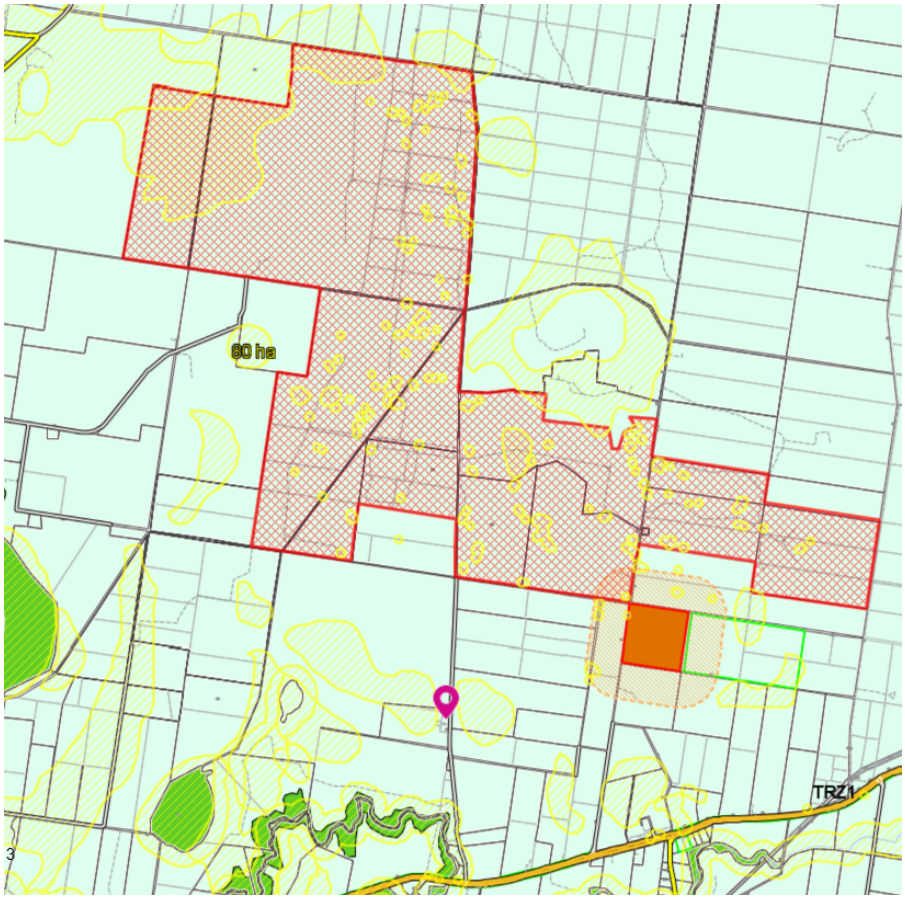
Figure 2 - Lots forming landholding known as 225 McDonnells Road

The subject lot is identified by the pink marker above, and in the aerial image earlier in this report. The land contains an existing dwelling and associated outbuildings. Vegetation is located within the northern part of the site and along the eastern and western boundaries. The remainder of the landholding comprises generally cleared agricultural land.

Vehicle access is via McDonnells Road.

Land surrounding the site is located within the Farming Zone and comprises generally cleared agricultural land with dwellings, outbuildings and farm buildings. There are no dwellings in proximity to the subject site.

Mt. Gellibrand Windfarm is located almost 2 kilometres to the north, whilst the Birregurra Resources quarry on Mooleric Road is approximately 2.5 kilometres to the north-east, as shown below.



Extractive Industry Work Authorities
Current
Current - 500m Buffer
Wind Energy Facility Boundary
AAV Cultural Sensitivity

5. PLANNING SCHEME PROVISIONS

Planning Policy Framework

The following sections of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) are considered relevant to this application.

- Clause 12.01-1S (Protection of Biodiversity)
- Clause 12.01-2S (Native Vegetation Management)
- Clause 13.02-1S (Bushfire Planning)
- Clauses 14.01-1S and 14.01-1L (Protection of Agricultural Land)
- Clause 14.02-2S (Water Quality)
- Clauses 15.01-2S (Building Design)
- Clauses 15.01-6S and 15.01-6L (Design for Rural Areas)

It is considered that the proposal generally meets the relevant objectives, strategies and policies of the MPS and PPF. This is discussed and expanded upon in the assessment section below.

General Provisions

Having considered the proposal, including the Farming Zone and relevant particular provisions, it is considered that the proposal generally meets the relevant decision guidelines at Clause 65 (Decision Guidelines) of the Colac Otway Planning Scheme.

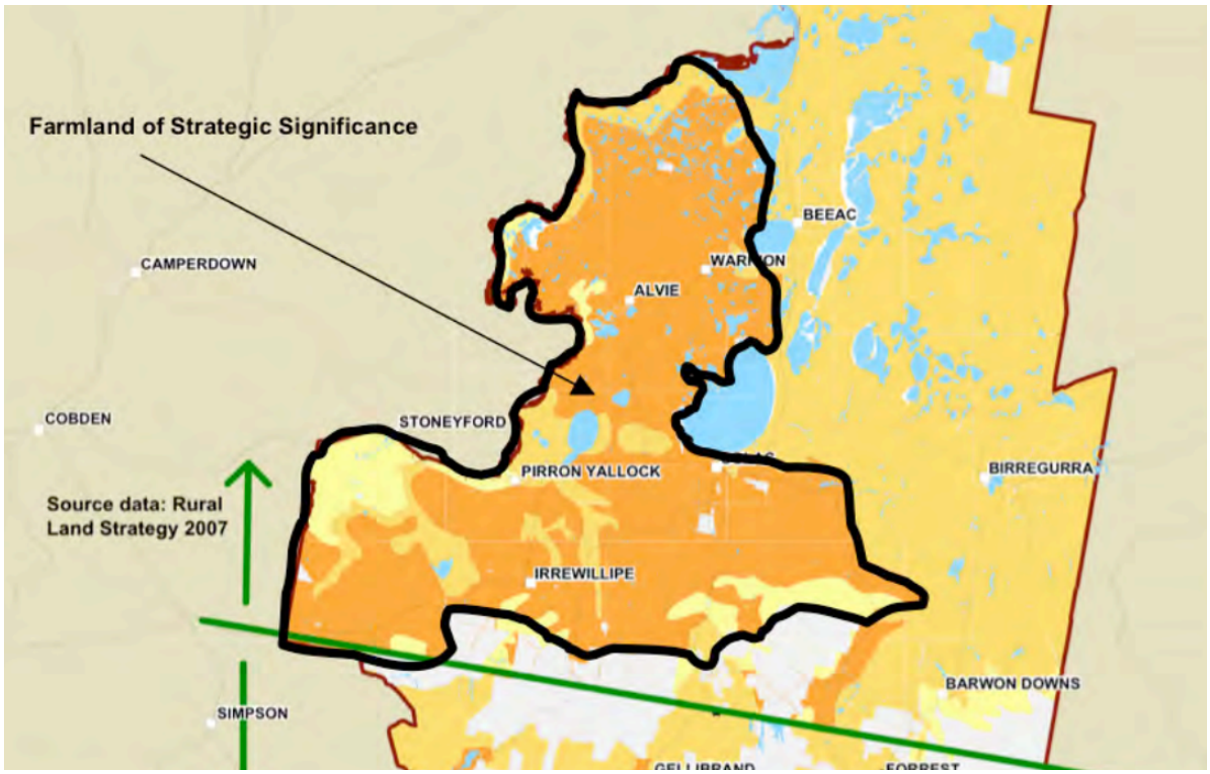
Relevant Particular Provisions and General Requirements

- Clause 52.06 - Car Parking
- Clause 53.02 - Bushfire Planning
- Clause 53.03 - Residential Reticulated Gas Service Connection

The above provisions are discussed in the assessment section of this report.

Other relevant provisions

The subject site is located outside the area identified as being Farmland of Strategic Significance in the *Rural Land Strategy* 2007. That area is noted as being of significance regionally due to the high value dairying and associated manufacturing which provides significant economic benefit to the region.



Farmland of Strategic Significance is identified in the map above by the black boundary. The subject site is located to the east of this area.

Relevant Planning Scheme amendments

Nil

6. REFERRALS

Internal Referrals

The application was referred to Council's Infrastructure Department, Environment Unit and Health Protection Unit for consideration. No objections were raised by the Infrastructure Department or Health Protection Unit, subject to the inclusion of permit conditions should a permit be issued. The Environment Unit raised no objection to the proposal and did not recommend any permit conditions.

External Referrals

No external referrals were required.

7. PUBLIC NOTIFICATION & RESPONSE

Whilst the application is not exempt from public notice under the provisions of the Farming Zone, notice was not undertaken as it was considered that the grant of a permit would not cause material detriment to any person, for the following reasons:

- There are no dwellings in proximity to the subject site, with the nearest dwelling over 1 kilometre away.
- Trees are located along the site boundaries, which would help reduce the visual impact of the built form onsite.
- The proposal is to replace an existing dwelling. The proposed dwelling would be in the same location as the existing dwelling and would be single-storey.

8. OFFICER'S ASSESSMENT

Zone

Clause 35.07 - Farming Zone
A key purpose of Farming Zone is to ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture, and to encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

This application seeks a planning permit for building and works comprising the construction of a replacement dwelling.

A planning permit is not required for the use of the land, as a dwelling currently exists on site and is being lived in. The applicant has advised that the existing dwelling is beyond feasible repair and will be demolished in its entirety if a permit is issued for the proposed replacement dwelling. The proposed replacement dwelling would be constructed in a similar location to the existing dwelling.

Pursuant to clause 35.07-4 of the Farming Zone, a permit is required to construct a building or construct or carry out works associated with a use in Section 2 (permit required) of Clause 35.07-1. All setbacks specified under this clause would be met:

- *20m street setback*
  The proposed dwelling would have a minimum 38.74m setback from McDonnells Road.

- *5m from a boundary*
  The dwelling would be set back 29.97m from the nearest boundary (southern boundary).

- *100m from a dwelling not in the same ownership.*
  There are no dwellings in proximity to the subject site, with the nearest dwelling over 1 kilometre away.

- *100 metres from a small second dwelling not in the same ownership*
  There is no existing small second dwelling in the vicinity of the site.

- *500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*
  The subject site is not located within 500 metres of the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act* 1990. As noted earlier in this report, the nearest quarry is around 2.5km away, on Mooleric Road.

- *1 kilometre from the nearest title boundary of land subject to:*
  - *A permit for a wind energy facility; or*
  - *An application for a permit for a wind energy facility; or*
  - *An incorporated document approving a wind energy facility; or*
  - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*

  The subject site is not located within one kilometre of the nearest title boundary of land subject to a permit, or application, for a wind energy facility. As noted earlier in this report, Mt Gellibrand Windfarm is around 2km away at its closest point.

Clause 35.07-6 notes that before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate the following:

<u>General Issues</u>
The land currently contains a dwelling and would continue to contain a single dwelling following redevelopment. Having regard to the scale of the proposal and the existing residential use of the land, the development is considered compatible with adjoining and nearby land uses.

The dwelling is situated within a larger farming property known as 225 McDonnells Road. Consequently, the proposal is not expected to adversely affect the sustainable management of either the immediate site or the broader farming operation.

The subject land is considered capable of accommodating a replacement dwelling, including on-site effluent disposal, as demonstrated by its longstanding residential use and site area of approximately 1.82 hectares. The application was referred to Council's Health Protection Unit, which raised no objection subject to permit conditions. In addition, conditions relating to vehicle access, the crossover, and internal driveway construction would be included on any permit issued to ensure safe access for residents and emergency vehicles.

Agricultural Issues and Impacts from Non-Agricultural Uses

It is considered that the replacement dwelling would support the ongoing agricultural use of the land by facilitating the effective management of the subject site and adjoining farmland held within the same landholding. The subject site forms part of a broader farming enterprise comprising seven lots collectively known as 225 McDonnells Road, with a total area of approximately 157 hectares.

The proposed dwelling would be similar in siting and scale to the existing dwelling that it would replace. As such, it is not expected that the replacement dwelling would adversely affect soil quality, reduce the availability of productive agricultural land, or otherwise compromise agricultural production. Existing water infrastructure, including two rainwater tanks with a combined capacity of 50,000 litres, would continue to provide an adequate water supply for domestic purposes.

Accommodation Issues

As the proposal involves the replacement of an existing dwelling, it would not introduce a new land use or result in an unreasonable intensification of residential use on the land. The proposal is therefore not expected to diminish the agricultural productivity or ongoing agricultural capacity of the land beyond existing conditions.

The subject site is not located within 500 metres of land subject to a work authority under the *Mineral Resources (Sustainable Development) Act* 1990, or within one kilometre of a wind energy facility. Accordingly, the dwelling is not expected to be adversely affected by noise, dust, vibration, blasting, or traffic associated with extractive industries or wind energy development.

Furthermore, the replacement dwelling would not be materially more susceptible to off-site agricultural impacts than the existing dwelling.

Environmental Issues

The proposal includes the removal of five trees, comprising three native species (two Bottlebrush and one Melaleuca linariifolia) and two non-native species (Viburnum tinus and Photinia robusta), to facilitate construction of the replacement dwelling and achieve appropriate separation from surrounding vegetation.

Based on the information provided, all five trees were planted approximately 48 years ago and are exempt from the native vegetation removal permit requirements of Clause 52.17-7 (Planted Vegetation), which applies to native vegetation that was planted or established through direct seeding. Accordingly, a planning permit for native vegetation removal is not required.

The application was referred to Council's Environment Unit for review. The Environment Unit raised no objection to the proposed removal of the trees.

The nearest waterway is located approximately 250 metres west of the proposed dwelling, exceeding the 100-metre setback referenced within the Farming Zone provisions. As such, the proposal is not expected to adversely affect any waterways.

Design and Siting Issues
The proposed dwelling would be set back approximately 38.7 metres from McDonnells Road and would comprise a single-storey building with a Colorbond Monument roof and face brick walls finished in "Industrial Steel Grey". The proposed materials and colours would be muted and non-reflective, making them appropriate within the rural landscape setting.

Existing vegetation across the site, including established boundary planting, would assist in screening the dwelling from surrounding properties and the road network. Consequently, the proposed dwelling is expected to have a limited visual impact and would integrate satisfactorily with the existing rural landscape character of the area.

Particular Provision

Clause 52.06 – Car Parking
The site is within ‘category 1’ at Clause 52.06, which requires a minimum of 1.2 car parking spaces per dwelling. For a single dwelling, one (1) car parking space is therefore required. This application would include the provision of a double garage and, thus, the specified provision would be met. The relevant design standards at Clause 52.06-9 would also be satisfied.

Clause 53.03 – Residential Reticulated Gas Service Connection
The purpose of this clause is to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

This clause applies to an application for a permit under any provision of the scheme that is for or includes:

- construction of a new dwelling (other than a caretaker’s house) or a new apartment development.
- the subdivision of land where the subdivision provides for or is for one or more purposes that include residential development.

As the proposal is for the development of land with a dwelling, this provision is applicable. A mandatory condition provided under this clause for a dwelling would be included on any permit issued.

Clause 53.02 - Bushfire Planning
The purpose of this provision is to specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

This clause applies to an application under any provision of the planning scheme to construct a building or construct or carry out works associated, inter alia, with the use of land for accommodation (under which ‘dwelling’ is nested) in a bushfire prone area that is not in a Bushfire Management Overlay.

The subject land is located within such an area. As a planning permit is required for the construction of proposed replacement dwelling under the provisions of the planning scheme, the decision guidelines at Clause 53.02-6 must be considered.

Clause 53.02-6 Bushfire Prone Area
Clause 53.02-6 seeks to ensure that bushfire hazard is appropriately considered and that development is located and designed to reduce bushfire risk to life and property. Relevant considerations include the siting of buildings, setbacks from hazardous vegetation, defendable space, vehicle access, water supply and emergency management arrangements.

The proposed replacement house would be built in the same location as the existing house. Five planted trees would be removed to provide greater separation from nearby vegetation and help reduce bushfire risk.

Infrastructure conditions relating to roadway access/crossover and internal driveway construction would be included on any planning permit to ensure safe vehicle access/egress to and from the property, including for emergency vehicles.

There would be enough space around the proposed replacement dwelling to create and maintain defendable space, which would help protect the dwelling during a bushfire. Any additional bushfire safety requirements could be addressed as part of the building permit process.

Overall, the proposal is considered to meet the relevant bushfire planning requirements.

9. OFFICER DIRECT OR INDIRECT INTEREST

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

IMPORTANT NOTE:

SITE CUTS ARE SUBJECT TO PERMIT APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES P/L

EXCAVATION NOTES:

EXCAVATE APPROX. **250 MM** ON R.L. **99.4** & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL.

EXCAVATIONS TO START 1500MM FROM EDGE OF SINGLE STOREY BUILDING OR 2000MM FROM DOUBLE STOREY BUILDING (WHERE POSSIBLE) AND TO BE BATTERED BACK AT **45** DEG. RETAINING WALLS MAY BE REQUIRED SUBJECT TO SITE CONDITIONS.

HEAT PUMP NOTE:

PROVIDE HEAT PUMPS COMPLIES AND WILL BE INSTALLED IN ACCORDANCE WITH PLUMBING REGULATIONS 2018.

SLAB STEPDOWNS:

THE FOLLOWING STEP DOWNS ARE TAKEN FROM F.F.L. OF HOUSE SLAB:-

GARAGE:	0 MM
PORTICO:	149 MM
OUTDOOR ROOM:	149 MM

BUSHFIRE PROTECTION (BAL 12.5):

PROPOSED DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH BUSHFIRE REQUIREMENTS (BAL 12.5) AS PER A.S. 3959

SUSTAINABLE ENERGY:

DWELLING TO COMPLY W/- RELEVANT SUSTAINABLE ENERGY REQUIREMENTS.

DRAINAGE NOTES:

PROVIDE MIN. 100MM DIA. U.P.V.C. SEALED STORMWATER SYSTEM CONNECTED TO RAIN WATER TANK. OVERFLOW TO FALL TO PIC REQUIREMENTS TO LEGAL POINT OF DISCHARGE.

REFER TO ENGINEERS DRAINAGE PLAN FOR FULL STORMWATER & DRAINAGE LAYOUT AND DETAILS.

DIFFICULT ACCESS:

GARAGE HAS BEEN SITED AS DIRECTED BY THE OWNER.

GARAGE ACCESS FROM THE EXISTING CROSSOVER MAY BE RESTRICTIVE, DUE TO LOCATION OF STREET SERVICES, EXISTING CROSSOVER LOCATION AND/OR GRADIENT.

PERMIT REQUIRED :

PLANNING APPROVAL REQUIRED.

SEPTIC:

SEPTIC TANK SYSTEM TO BE PROVIDED BY METRICON IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

TEMPORARY FENCING:

BUILDER TO PROVIDE TEMPORARY FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTHORITY BYLAW)

RESCODE NOTES:

VACANT ADJOINING LOTS TO EITHER SIDE AS AT **23/07/2026** THEREFORE NO REQUIREMENTS FOR MEASURES LIMITING OVERLOOKING OR OVERSHADOWING AT THIS STAGE WILL BE REQUIRED. THIS WILL NEED TO BE CONSIDERED IF AN OCCUPANCY PERMIT IS ISSUED ON THE ADJACENT LOTS BEFORE A BUILDING PERMIT CAN BE ISSUED ON OUR LOT. NOTE: SITING AND PLANS MAY ALTER DUE TO THE ABOVE REQUIREMENTS.

OWNER TO PROVIDE 1.8M H SCREENING PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ACHIEVE CERTIFICATE OF OCCUPANCY UPON COMPLETION THIS IS TO COMPLY WITH REG. 84 (OVERLOOKING REQUIREMENTS).

TREE REMOVAL REQUIREMENTS:

SITE TO BE CLEARED BY OWNER OF ANY EXISTING TREES AND OR PRUNE TREES WHICH WILL EFFECT THE BUILDING AREA PRIOR TO AUTHORITY TO COMMENCE CONSTRUCTION (ACC)

OWNER TO OBTAIN APPROVAL FROM RELEVANT AUTHORITIES, IF REQUIRED.

CUT & FILL AREAS:

AREAS ARE TAKEN FROM 1/2 WAY INTO THE CUT BATTER AND 1/2 INTO THE FILL APRON.

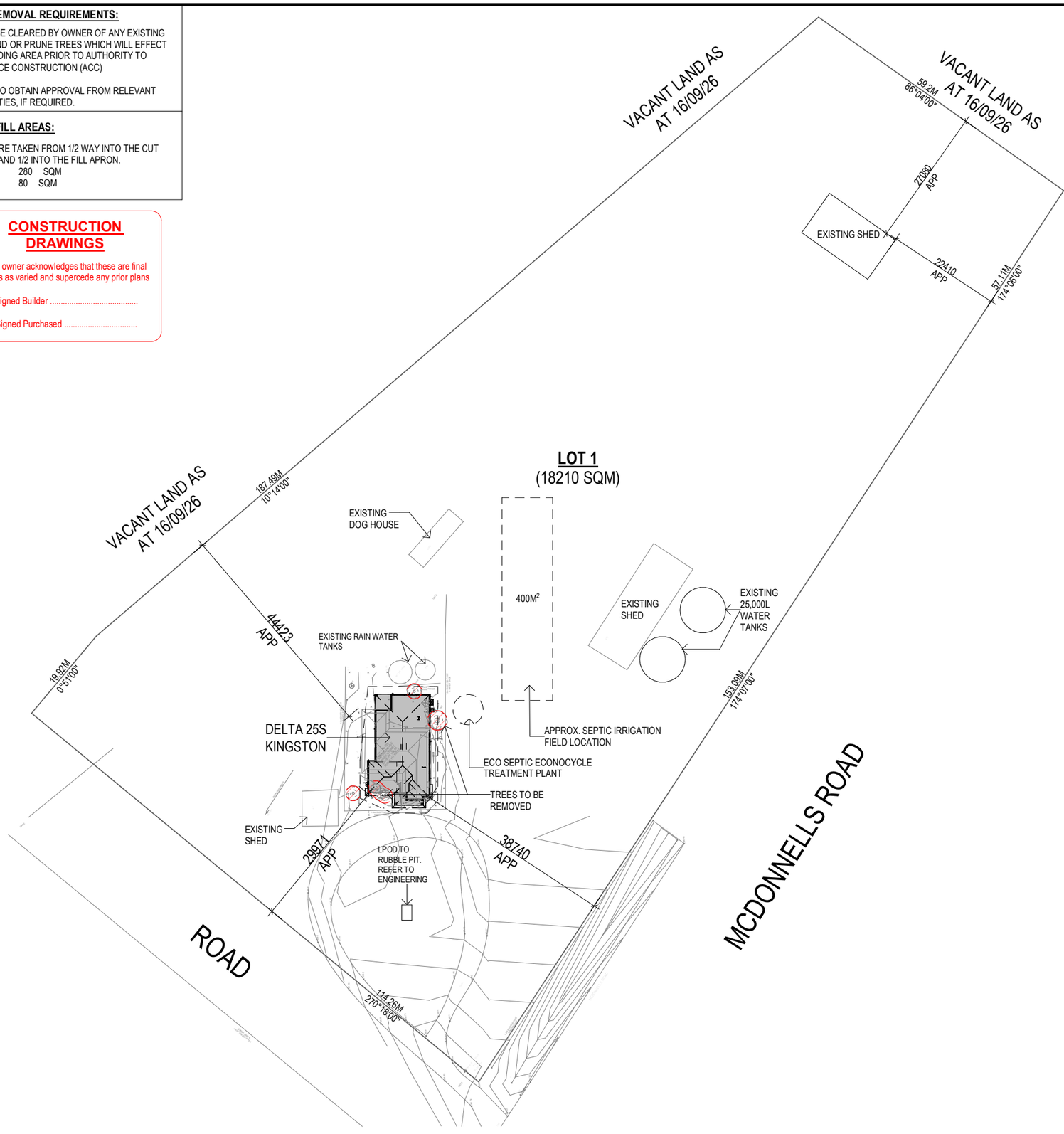
CUT	280	SQM
FILL	80	SQM

CONSTRUCTION DRAWINGS

The owner acknowledges that these are final plans as varied and supercede any prior plans

Signed Builder .....

Signed Purchased .....



NOTES:

TRUE NORTH

SITE AREA	
18210.00 m²	
O/ALL SITE COVERAGE	
237.52 m²	1.30%
IMPERMEABLE AREA	
237.52 m²	1.30%
PERMEABLE AREA	
17972.48 m²	98.70%
GARDEN AREA	
17972.48 m²	98.70%

LEGEND:

EXISTING TREE
TREE REMOVED
STRUCTURAL ROOT ZONE
TREE PROTECTION ZONE
TELEPHT
SEWER TIE
ELEC-POLE
SIGN
METER BOX SWITCHBOARD
GAS METER
HYD
DOWNPIPE
TAP
RECYCLED WATER TAP
RAINWATER TAP
STORMWATER
SEWER RUN
ROOF LINES
BATTER - CUT
BATTER - FILL

SURVEY DATE: 31/03/26
COUNTOUR LEVELS: 200MM
LEVELS TO: ARBITRARY

REFER ENGINEER'S FOOTING DESIGN
SOIL CLASSIFICATION 'P-M'
REFER SOIL REPORT (REF. No: 261787)

metricon **FREEDOM**

SPEC LEVEL: BASE

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DESIGN: **DELTA 25S**
PRODUCT CODE: **VF3DEL25KINSNS**
FACADE: **KINGSTON**
CEILING: **25 L**

DRAWING TITLE:
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SCALE 1 : 800 (A3)

Do NOT scale this drawing.
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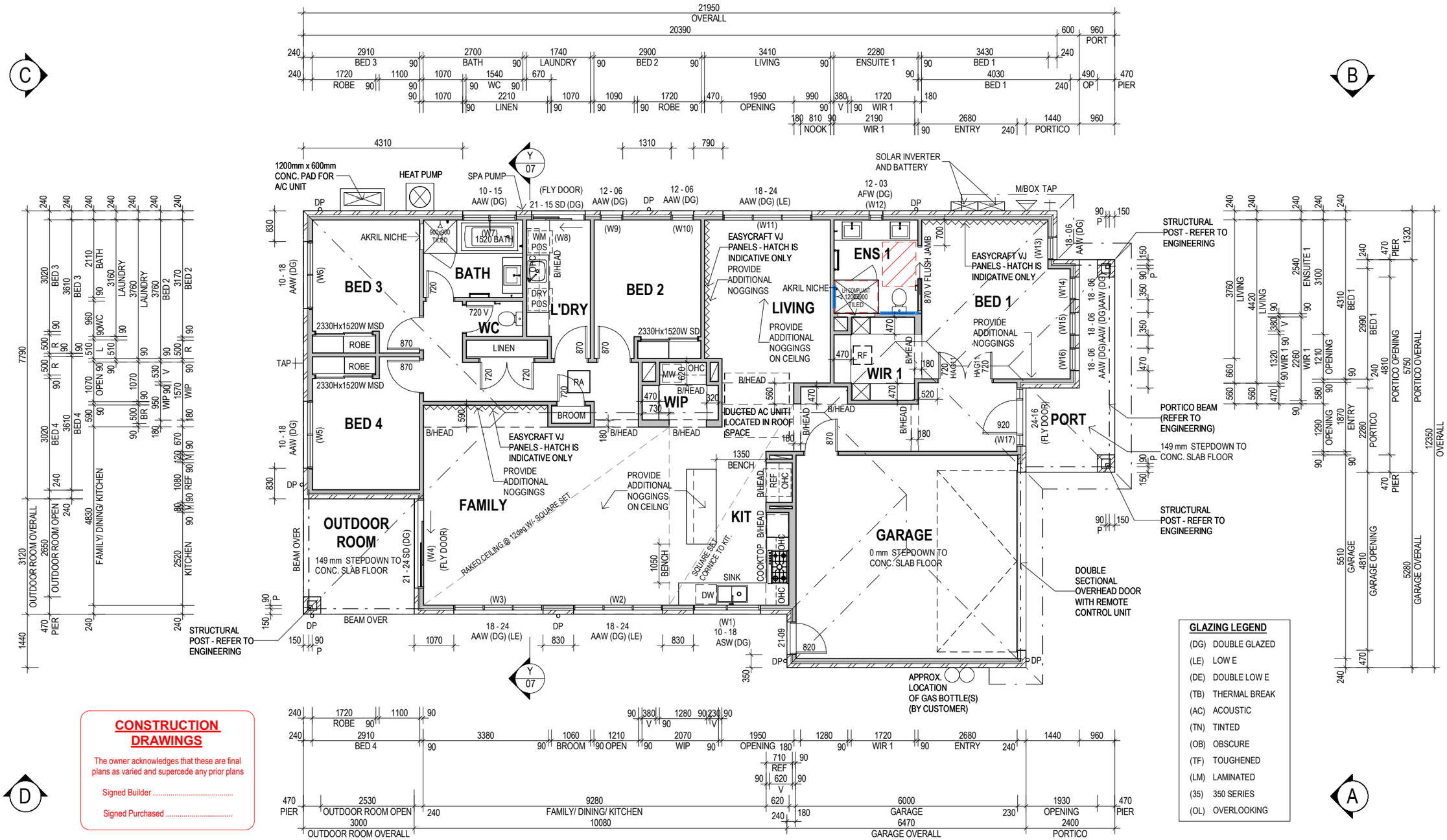
OWNER: [redacted]

LOT 1 (No 225) PRINCESS HIGHWAY
BIRREGURRA VIC 3242

JOB N°: 761684	PERMIT N°: TBC
WIND SPEED: 40M/S	MASTER ISSUED: 01/04/2023
DRAWN: LYDIA	SHEET: 02A

FINAL PLANS
DATE: 24/07/2026

16/09/2026 3:27:11 PM



CONSTRUCTION DRAWINGS

The owner acknowledges that these are final plans as varied and supercede any prior plans

Signed Builder .....

Signed Purchased .....

GLAZING LEGEND

(DG)	DOUBLE GLAZED
(LE)	LOW E
(DE)	DOUBLE LOW E
(TB)	THERMAL BREAK
(AC)	ACOUSTIC
(TN)	TINTED
(OB)	OBSCURE
(TF)	TOUGHENED
(LM)	LAMINATED
(35)	350 SERIES
(OL)	OVERLOOKING

NOTES:

- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (UNO) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
- 245D. BULKHEAD THROUGHOUT (U.N.O)
- 2340mm HIGH INTERNAL DOORS THROUGHOUT UNO
- PROVIDE SQUARE SET CEILING TO FAMILY, DINING, KITCHEN, ENTRY, BATH & ENS 1.

900W. x 1200D. CIRCULATION SPACE TO FRONT EDGE OF TOILET PAN

LEGEND:

UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR

70MM STUD WALLS

V (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT

RA DUCTED RETURN AIR

RF ROOF ACCESS

AREA	m²	SQR
GROUND FLOOR	183.18 m²	19.72
TOTAL LIVING	183.18 m²	19.72
PORTICO	8.80 m²	0.95
OUTDOOR ROOM	9.36 m²	1.01
GARAGE	36.17 m²	3.89
TOTAL OTHER	54.33 m²	5.85
TOTAL	237.52 m²	25.57

DRAWING TITLE: **FLOOR PLAN**

SCALE 1 : 100 (A3)

Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. ***If in doubt, ASK.***

metricon **FREEDOM** SPEC: BASE

DESIGN: **DELTA 25S**

PRODUCT CODE: VF3DEL25KINSNS

FACADE: **KINGSTON**

CEILING: **25G L**

OWNER: [redacted]

LOT 1 (No 225) PRINCESS HIGHWAY BIRREGURRA VIC 3242

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WIND SPEED: 40M/S | MASTER ISSUED: 01/04/2023

DRAWN: LYDIA CHECKED:

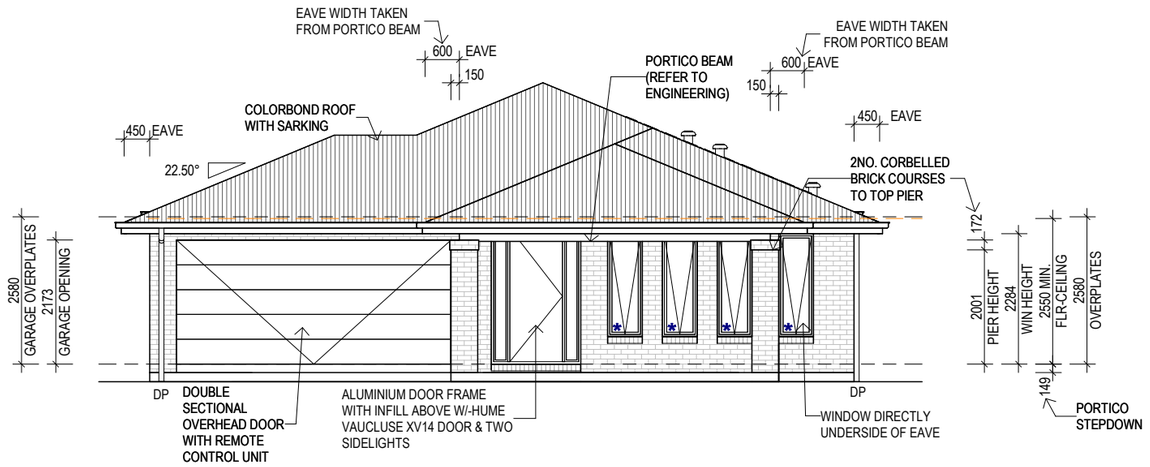
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FINAL PLANS
DATE: 24/07/2026

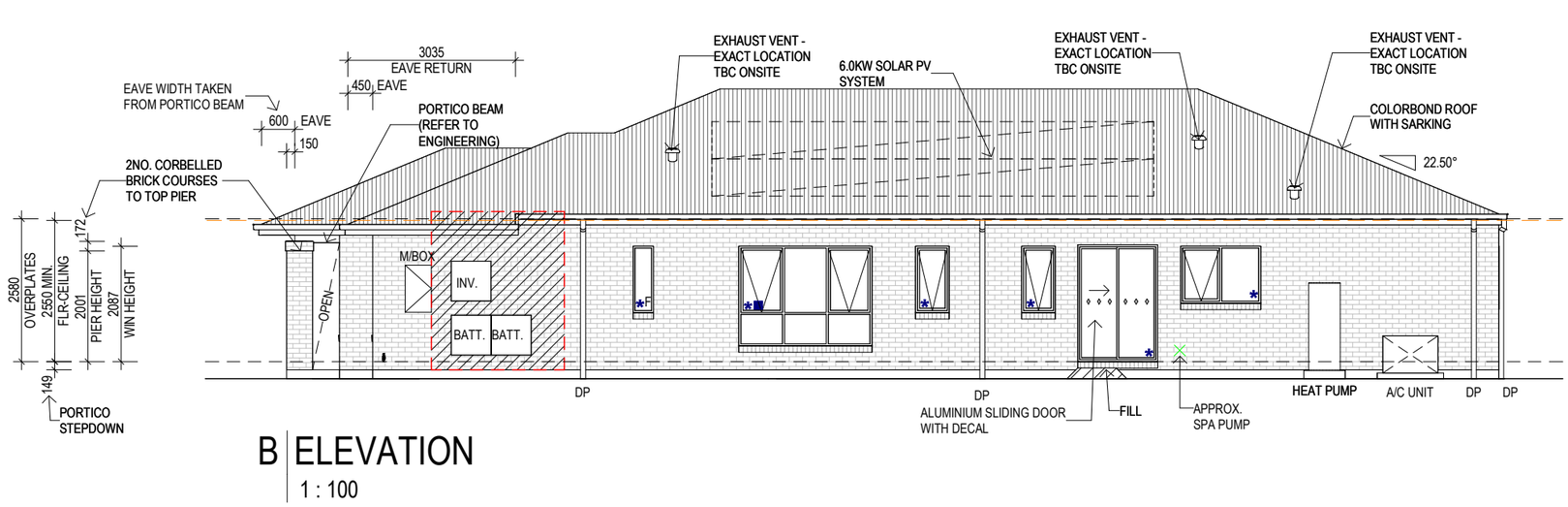
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GLAZING LEGEND

- DOUBLE GLAZED
- LOW E
- DOUBLE LOW E
- THERMAL BREAK
- ACOUSTIC
- TINTED
- OBSCURE
- TOUGHENED
- LAMINATED
- 350 SERIES



A | ELEVATION
1 : 100



B | ELEVATION
1 : 100

Roofing - Colourbond 'Monument'
Exterior walls - Brick 'Austral industrial steel in Grey Tone'

NOTES:

- PROVIDE BRICKWORK ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE
- PROVIDE BRICKWORK ABOVE FRONT ELEVATION WINDOWS, FC INFILL ABOVE FRONT ENTRY DOOR & BRICKWORK GARAGE DOOR OPENING UNLESS NOTED OTHERWISE
- PROVIDE ALUMINIUM FRAMED FLYSCREENS WITH ALUMINUM MESH TO ALL OPENABLE WINDOWS EXCLUDING GARAGE.

CONSTRUCTION DRAWINGS

The owner acknowledges that these are final plans as varied and supercede any prior plans

Signed Builder .....

Signed Purchased .....

DRAWING TITLE: **ELEVATIONS**

0 1 2 3m
SCALE 1 : 100 (A3)

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metricon **FREEDOM**
SPEC: BASE

DESIGN: **DELTA 25S**
PRODUCT CODE: VF3DEL25KINSNS
FACADE: **KINGSTON**
CEILING: **25G L**

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OWNER: [redacted]

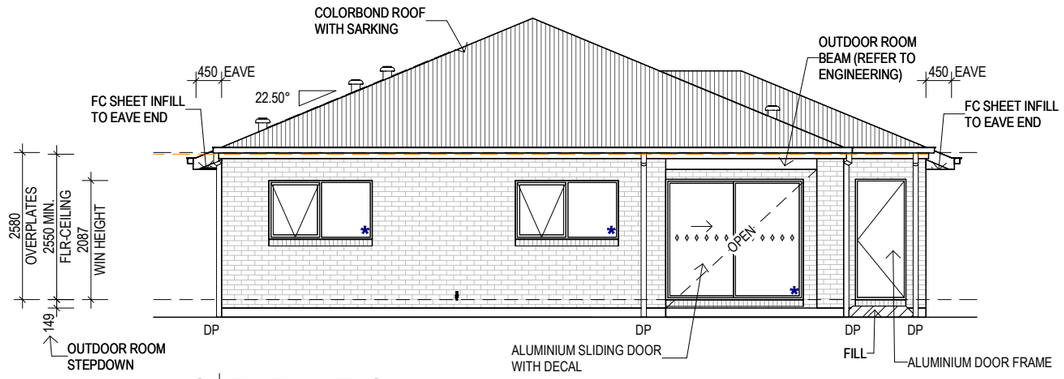
LOT 1 (No 225) PRINCESS HIGHWAY
BIRREGURRA VIC 3242

JOB N°: 761684 | PERMIT N°: TBC
WIND SPEED: 40M/S | MASTER ISSUED: 01/04/2023
DRAWN: LYDIA | CHECKED:
FINAL PLANS
DATE: 24/07/2026
SHEET: 05/14

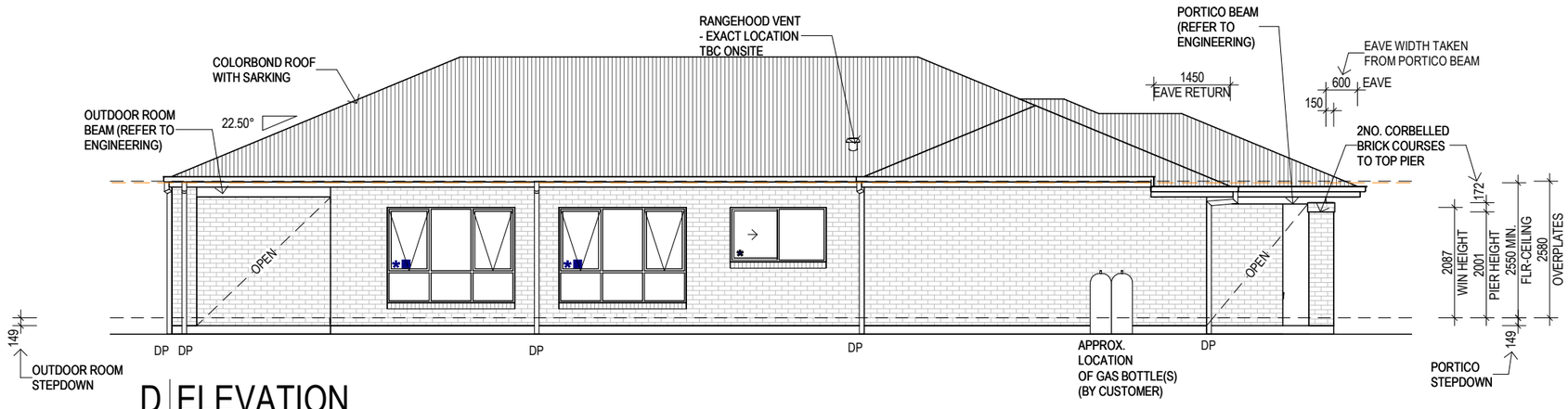
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GLAZING LEGEND

- DOUBLE GLAZED
- LOW E
- DOUBLE LOW E
- THERMAL BREAK
- ACOUSTIC
- TINTED
- OBSCURE
- TOUGHENED
- LAMINATED
- 350 SERIES



C | ELEVATION
1 : 100



D | ELEVATION
1 : 100

Roofing - Colourbond 'Monument'
Exterior walls - Brick 'Austral industrial steel in Grey Tone'

NOTES:

- PROVIDE BRICKWORK ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE
- PROVIDE ALUMINIUM FRAMED FLYSCREENS WITH ALUMINUM MESH TO ALL OPENABLE WINDOWS EXCLUDING GARAGE.

CONSTRUCTION DRAWINGS

The owner acknowledges that these are final plans as varied and supercede any prior plans

Signed Builder .....

Signed Purchased .....

DRAWING TITLE:
ELEVATIONS

0 1 2 3m
SCALE 1 : 100 (A3)

Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. ***If in doubt, ASK.***

DESIGN: **DELTA 25S**
PRODUCT CODE: VF3DEL25KINSNS
FACADE: **KINGSTON**
CEILING: **25G L**

OWNER: [redacted]
LOT 1 (No 225) PRINCESS HIGHWAY
BIRREGURRA VIC 3242

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WIND SPEED: 40M/S | MASTER ISSUED: 01/04/2023
DRAWN: LYDIA | CHECKED:
FINAL PLANS
DATE: 24/07/2026
SHEET: 06/14

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Colac Otway SHIRE

Item: 4.3

PP140/2026-1 - 20 Gellibrand Valley Road GELLIBRAND - Construction of Replacement Dwelling

ADDRESS AND PROPERTY DETAILS	20 Gellibrand Valley Road GELLIBRAND Lot 1 TP: 577977, V/F: 09335/915 Parish of Moorbanool	**APPLICATION NUMBER**	PP140/2026-1
PROPOSAL	Construction of Replacement Dwelling		

PERMIT TRIGGERS

Planning scheme clause	Matter for which a permit has been applied:
Clause 35.07-4	Building and works associated with the construction of a dwelling in the Farming Zone
Clause 42.01-2	Building and works associated with the construction of a dwelling in the Environmental Significance Overlay, Schedule 3 (ESO3)
Clause 44.01-2	Building and works associated with the construction of a dwelling in the Erosion Management Overlay, Schedule 1 (EMO1)
Clause 44.06-2	Building and works associated with accommodation in the Bushfire Management Overlay (BMO)

TRIGGER FOR DETERMINATION BY COMMITTEE	Construction of a dwelling in the Farming Zone		
ZONE	Farming Zone (FZ)	**OVERLAYS**	Environmental Significance Overlay, Schedule 3 (ESO3) - Declared Water Supply Catchments Erosion Management Overlay, Schedule 1 (EMO1)

Item: 4.3

PP140/2026-1 - 20 Gellibrand Valley Road GELLIBRAND - Construction of Replacement Dwelling

			Part Land Subject to Inundation Overlay, Schedule 1 (LSIO1) - 6.93% Bushfire Management Overlay (BMO)
COVENANTS	No		
CULTURAL HERITAGE	The site is partly within an area of cultural heritage sensitivity, but the location of the proposed dwelling is not within that area. In addition, regulation 9 of the *Aboriginal Heritage Regulations* 2018 states that a single dwelling is an exempt activity and not a high impact activity.		
OFFICER	Vikram Kumar	**GENERAL MANAGER**	Ian Seuren
DIVISION	Community and Economy		
ATTACHMENTS	1. Application Plans [**4.3.1** - 6 pages] 2. Bushfire Management Plan [**4.3.2** - 1 page]		

1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN

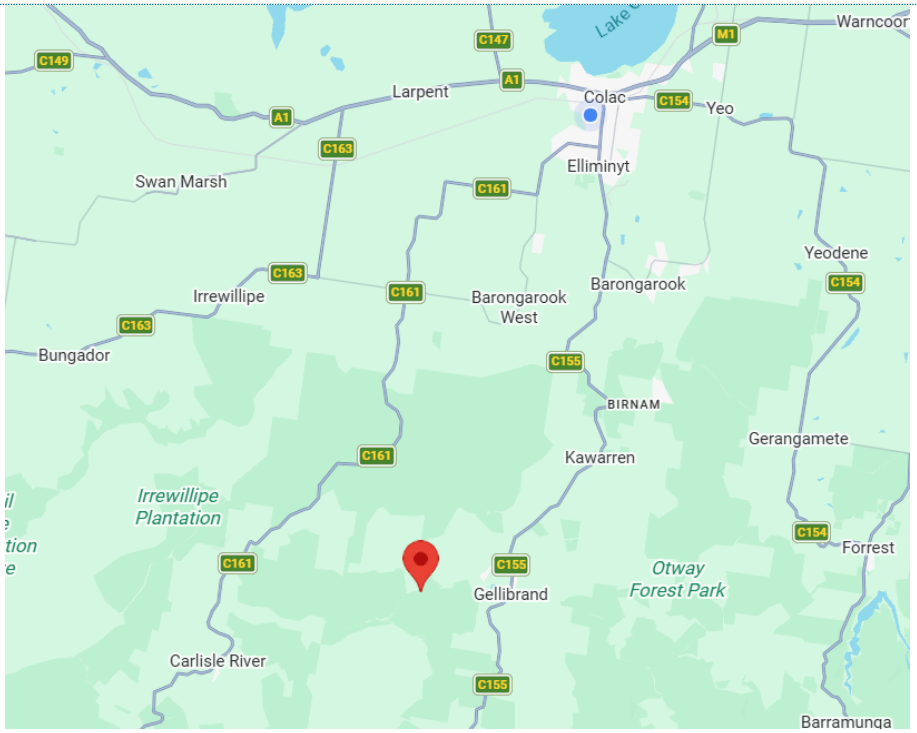


Figure 1 - Locality plan.

AERIAL PHOTO

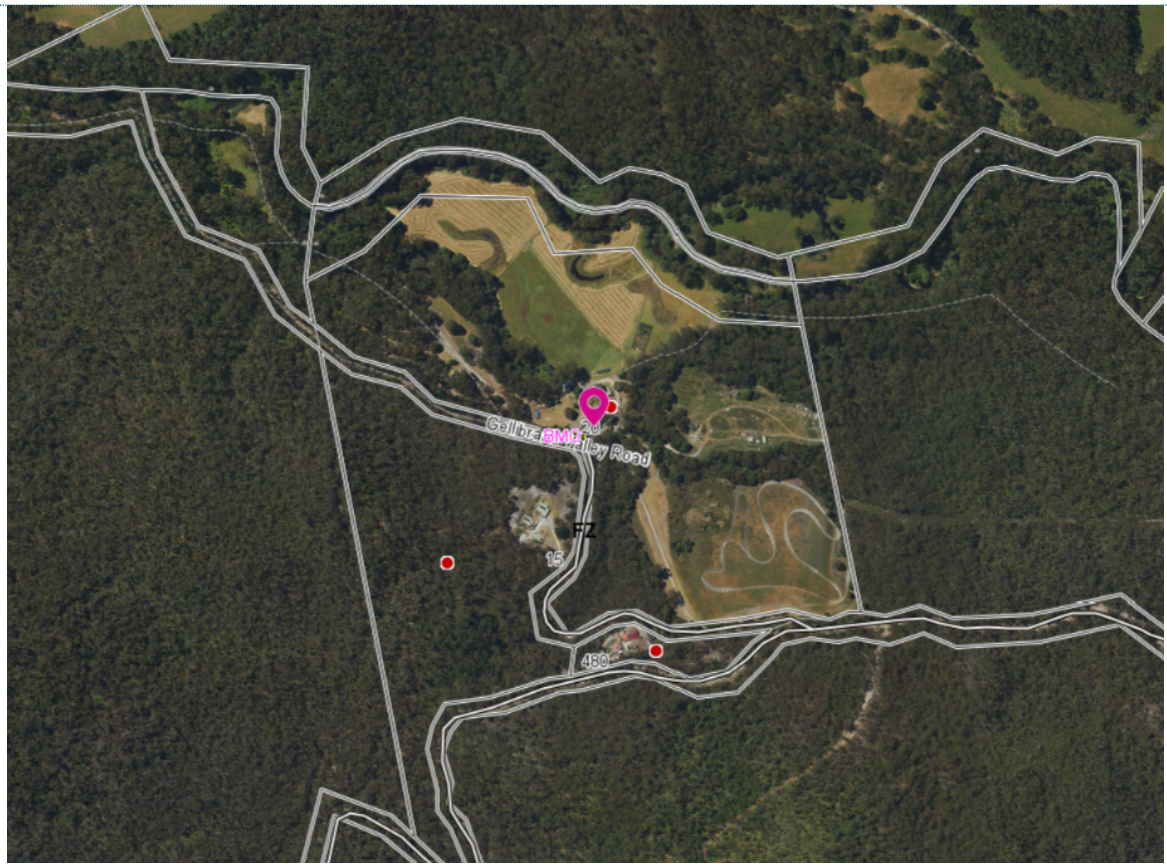


Figure 2 - Aerial image of the subject site and surroundings.

2. RECOMMENDATION

That the Planning Committee resolves to Grant a Permit for the construction of a replacement dwelling at 20 Gellibrand Valley Road Gellibrand (Lot 1 TP: 577977, V/F: 09335/915 Parish of Moorbanool) 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.

Compliance with Geotechnical Assessment

2. The approved development must be carried out on the site in accordance with the recommendations of the Landslide Risk Assessment Report prepared by St Quentin (Ref. No. 18776G-LRA, dated July 2026) or any Geotechnical Practitioner engaged to review the assessment submitted with the application.

Drainage

3. All stormwater runoff from the development, including overflow from water storage, must be taken to a legal point of discharge to the satisfaction of the Responsible Authority.

4. During construction works, the site must be developed and managed to ensure there is no stormwater pollution through the contamination of runoff by

chemicals, sediments, wastes or pollutants in accordance with 'Best Practice Environmental Management Guidelines for Stormwater Management and Construction Techniques for Sediment Pollution Control' (EPA), to the satisfaction of the Responsible Authority.

Wastewater

5. *A domestic wastewater management system must be constructed concurrently with the replacement dwelling hereby permitted, so that all wastewater is at all times contained within the curtilage of the site. The design and installation of any wastewater disposal system for any building on the land must comply with the EPA Guidelines for Onsite Wastewater Management (May 2024, or as amended) and the EPA Effluent Dispersal and Recycling Systems Guidance (May 2024, or as amended), to the satisfaction of the Responsible Authority.*

6. *All works and development associated with this permit must be carried out in accordance with the Land Capability Assessment prepared by Regional Project Consulting Pty Ltd (Ref. No. 260629-1 Revision B, dated 18 September 2026) or as otherwise agreed in writing by the Responsible Authority. Mitigation measures are required to be implemented, to the satisfaction of the Responsible Authority, to reduce the risk of effluent to the waterway.*

No Gas Connection

7. *Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.*

Wannon Water conditions

8. *Sewage, sullage and other liquid wastes from the development must be treated to a minimum standard of 20mg/L BOD, 30mg/L suspended solids and 10 cfu/100ml E. coli and retained onsite by a wastewater management system.*

9. *The system must be in accordance with the Land Capability Assessment (LCA) Reference Number 260629-1 Revision B, prepared by Regional Project Consulting Pty Ltd, 18 September 2026. Prior to the statement of compliance, the Land Capability Assessment referred to above must be endorsed under the permit.*

10. *The system must have a certificate of conformity issued by the Conformity Assessment Body (or equivalent approval) and be installed, operated and maintained in accordance with the EPA's 'Guidelines for onsite wastewater effluent dispersal and recycling system', and 'Guidelines for onsite wastewater management', 2024 (as updated or replaced) and the relevant Australian Standard(s) and must be approved in writing by the relevant authority.*

11. *The wastewater disposal area must be appropriately sized and conditioned in accordance with the Land Capability Assessment and*

    a) *Located:*
        i. *A minimum of 100 metres from the nearest waterway (including dam adjoining waterway).*
        ii. *A minimum of 40 metres from the nearest drainage line.*
        iii. *A minimum of 20 metres from the nearest bore.*

    b) *Located to the satisfaction of the relevant authority.*

c) ***Must not be located on land that has a slope of greater than 20 percent.***

12. ***All wastewater must be applied to the wastewater disposal area via pressure-compensating sub-surface irrigation installed along the contour.***

13. ***The system must be appropriately designed to manage the potential volume of wastewater generated under full occupancy, including an appropriately sized disposal area based on a full water balance specific to the proposal and land in accordance with the EPA's guidelines.***

    a) ***The wastewater disposal area must be kept free of stock, buildings, driveways and***
    b) ***Stormwater must not cause erosion and must minimise the transport of sediment offsite and must be diverted away from the wastewater disposal area.***
    c) ***An area must be allocated for a reserve wastewater disposal area, sized as described in the Land Capability Assessment (260629-1). This area must be provided for use in the event that the primary wastewater disposal area requires resting or has failed.***
    d) ***A cut-off diversion drain must be installed upslope of the wastewater disposal area***
    e) ***The disposal areas, and any recommendations for fencing or the prevention of trafficable access to the disposal area, must be shown on the site plans that form part of the permit.***

14. ***An annual inspection of the wastewater management system and the wastewater effluent (to ensure compliance with the 20/30/10 standard) must be undertaken at the cost of the owner by a competently trained person or servicing agent, and a report of the inspection must be forwarded to council within two weeks of its completion.***

15. ***The owner must carry out the works identified in the report or as otherwise required by council as soon as practicable/within the time specified by the council. Such works must be at the cost of the owner and must be documented and reported to council.***

16. ***The owner must have the system desludged at least once every three years and evidence of this fact must be provided in the annual written report.***

17. ***If the wastewater program proves to be unsustainable, the owner must immediately rectify the wastewater treatment system.***

18. ***Unless the dwelling is connected to a reticulated sewerage system, a dwelling on this land must contain no greater than four bedrooms (or rooms that can be used as bedrooms).***

19. ***The permit is conditional on all fittings and fixtures having a 4 star WELS rating or better.***

20. ***All construction and ongoing activities must be in accordance with sediment control principles outlined in EPA publication 275 – Construction techniques for sediment pollution control (as updated or replaced) until the disturbed areas associated with the development have been permanently stabilised or revegetated to the satisfaction of the council.***

Country Fire Authority (CFA) conditions

21. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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.

22. Before the development starts, the Bushfire Management Plan - 20 Gellibrand Valley Road, Gellibrand, version 2 Prepared by Southern Cross Town Planning Pty Ltd, Sept 2026 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

Department of Energy, Environment and Climate Action (DEECA) conditions

23. Best practice measures must be implemented to prevent erosion, sedimentation and polluted runoff entering drainage lines and waterways downslope of the site, including sediment controls around stockpile and laydown areas, in accordance with relevant Environment and Protection Authority guidelines at all times during works.

Expiry

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

- ***a) The development is not commenced within three years of the date of this permit.***
- ***b) The development is not completed within five years of the date of this permit.***

In accordance with section 69 of the Planning and Environment Act 1987, an application may be made to the Responsible Authority to extend the periods referred to in this condition.

Notes

1. This permit does not authorise the commencement of any building works. Prior to the commencement of development, it will also be necessary to obtain a building permit for the replacement dwelling.

2. Prior to preparing drainage plans, a legal point of discharge (LPoD) must be obtained in accordance with Building Regulation 133. A copy of the LPoD, which incurs a fee in accordance with the Building Regulations, must be submitted with the engineering plans.

3. A separate application to install/alter an onsite wastewater management system must be submitted to and approved by Council's Health Protection Unit prior to the commencement of works. The Health Protection Unit reserves the right to request that the Land Capability Assessment (LCA) be amended or updated by a suitably qualified person and submitted for approval at the wastewater permit application stage. The LCA must be accompanied by a detailed system design if required by the Health Protection Unit.

4. Before the certificate of occupancy is issued for the dwelling, the existing Onsite Wastewater Management system must be decommissioned

3. PROPOSAL

This application seeks a planning permit to build a replacement dwelling under Clause 52.10 (Reconstruction After an Emergency) of the planning scheme. The previous dwelling was destroyed in a bushfire at the start of the year. Under the provisions of Clause 52.10, a permit is not required to use the land for a dwelling provided the use commences within 7 years after the date the previous dwelling was damaged or destroyed, as the proposal meets the other specified exemptions.

The proposed single-storey dwelling would contain 3 bedrooms (one ensuite), an open plan kitchen/meals/family area, a lounge, a bathroom/ toilet, a laundry and a garage.

The proposed replacement dwelling would be sited in generally the same location as the previous dwelling. It would be 50.24m from the frontage to Gellibrand Valley Road and 180.49m from the rear boundary.

The dwelling would be constructed using selected face brickwork and a corrugated steel roof.

The septic effluent disposal field would be located south-west of the proposed dwelling.

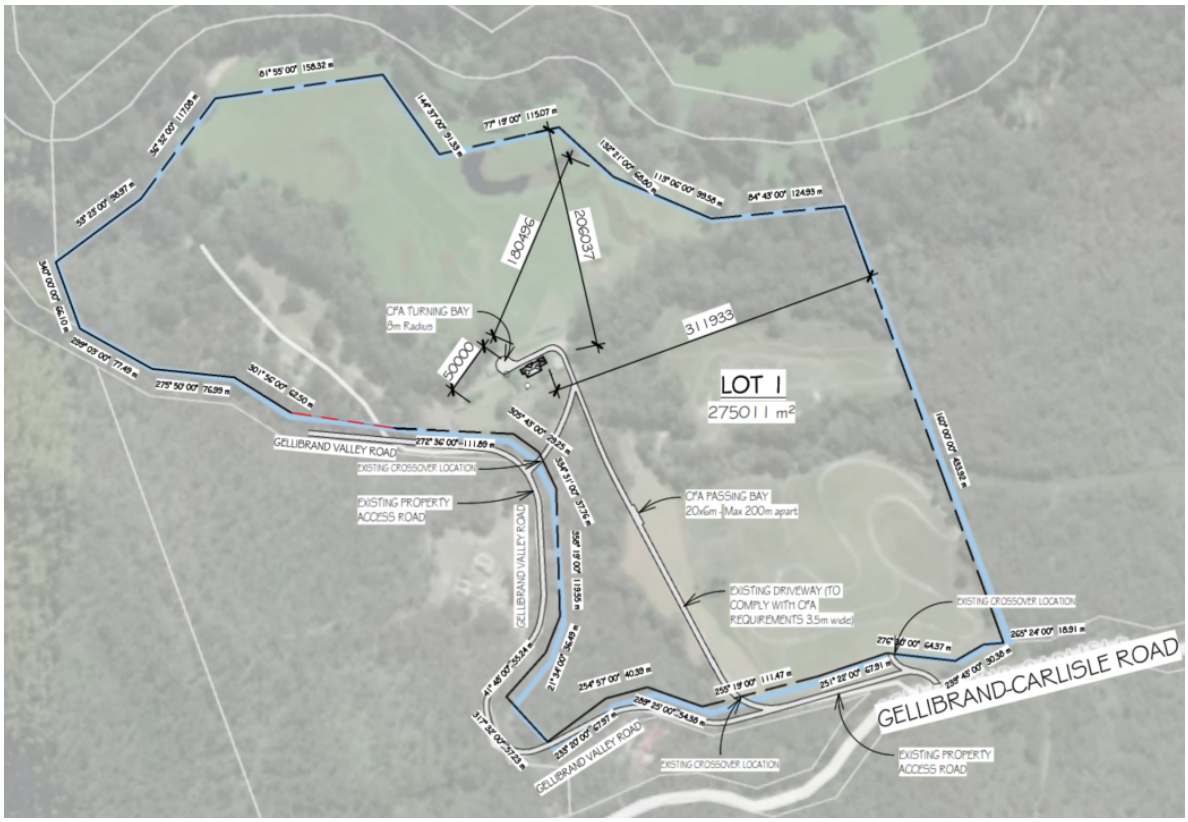


Figure 3 - Site plan.

4. SUBJECT LAND & SURROUNDINGS

The subject land is located at 20 Gellibrand Valley Road, Gellibrand. This rural property is within the Farming Zone and is covered by the Bushfire Management Overlay, Erosion Management Overlay, Schedule 1 and Environmental Significance Overlay, Schedule 3 (Declared Water Supply Catchments), with a small portion also affected by the Land Subject to Inundation Overlay, Schedule 1. The site previously contained a dwelling, and the proposed

replacement dwelling would be constructed in the same general location, with onsite wastewater disposal to the south-west.

The subject site was impacted by bushfire in January 2026, and this application seeks a planning permit under Clause 52.10 (Reconstruction After an Emergency) for the reconstruction of the dwelling.



5. PLANNING SCHEME PROVISIONS

Planning Policy Framework

It is considered that the proposal generally meets the relevant objectives, strategies and policies of the Planning Policy Framework, notably clauses 11.01-1S (Settlement), 13.02-1S (Bushfire Planning), 13.04-2S and 13.04-2L (Erosion and Landslip), 14.01-1S and 14.01-1L (Protection of Agricultural Land), 14.02-1S (Catchment Planning and Management) and 15.01-6S and 15.01-6L (Design for Rural Areas).

Other relevant provisions

Nil

Relevant Planning Scheme amendments

Nil

6. REFERRALS

Internal Referrals

The application was referred to Council's Infrastructure Department and Health Protection Unit. No objections were raised to the proposal, subject to conditions which have been included in the recommendation earlier in this report.

External Referrals

The application was referred to the Country Fire Authority (CFA), and Wannon Water, neither of which raised any objection subject to planning permit conditions being included on any planning permit issued. These have been included in the recommendation above.

The application was also referred to Barwon Water, which advised that the site is outside its catchment and raised no objection to the proposed dwelling.

DEECA was notified of the application and raised no objection, subject to a planning permit condition which is also included in the recommendation earlier in this report.

7. PUBLIC NOTIFICATION & RESPONSE

The application is exempt from public notice under Clause 52.10-2 (Reconstruction After an Emergency).

8. OFFICER'S ASSESSMENT

Farming Zone (FZ)

The proposal is considered consistent with the purpose and decision guidelines of the Farming Zone. The proposal would involve the reconstruction of a fire-impacted dwelling in the same location as the former dwelling and would therefore maintain the established use of the land for a dwelling without creating additional conflict with the agricultural use of the land or surrounding farming activities. The dwelling would be set back approximately 50.24 metres from Gellibrand Valley Road and 180.49 metres from the rear boundary, providing substantial separation from property boundaries and limiting potential off-site amenity impacts. The three-bedroom dwelling would contain a garage and would be constructed of an appropriate design for the rural setting. Clause 52.10 facilitates reconstruction following an emergency and, subject to its requirements, provides relevant exemptions - including from notice and review. Having regard to its established location, setbacks, design and limited impact on agricultural land, the proposed dwelling is considered acceptable within the Farming Zone.

Environmental Significance Overlay, Schedule 3 (ESO3) - Declared Water Supply Catchments

The proposal is considered consistent with the environmental objectives and decision guidelines of Environmental Significance Overlay, Schedule 3, which seek to protect declared water supply catchments by ensuring that development, including the treatment and disposal of wastewater and the management of runoff, does not adversely affect water quality or catchment values.

The replacement dwelling is proposed in the location of the former dwelling, with the septic effluent disposal field situated to its south-west. The application was referred to Wannon Water and Barwon Water, and internally to Council's Health Protection Unit. The land is outside Barwon Water's catchment. Wannon Water and Council's Health Protection Unit raised no objection, subject to permit conditions. DEECA was notified of the application and raised no objection, subject to a permit condition. The conditions requested by Wannon Water, Council's Health Protection Unit and DEECA have been included in the recommendation earlier in this report. Subject to compliance with those conditions, it is considered that the proposal is acceptable under ESO3 and would not result in an unacceptable impact on water quality or the environmental values of the catchment.

Erosion Management Overlay, Schedule 1 (EMO1)

A planning permit is required for the dwelling under the provisions of this overlay. A Geotechnical Assessment relating to the proposal (Report No. 18776G-LRA, prepared by St Quentin and dated July 2026) was lodged with the planning application.

Section 7.10 of the Geotechnical Assessment states:

*"**General Recommendations***

The satisfactory performance of buildings on this site depends on good engineering and building practice. This includes:

a) *Design of an appropriate development for the site;*
b) *Use of flexible construction materials whenever possible which are "movement tolerant" (e.g. clad frame is preferable to brick and articulated brick or stone walls are preferable to nonarticulated);*
c) *Minimisation of site excavations wherever possible and the provision of adequate retaining*
structures and drainage for cut faces (or batter at an appropriate angle);
d) *A re-vegetation program including planting suitable trees and shrubs (preferably indigenous) at an appropriate distance from the buildings to help support the soil and minimise erosion;*
e) *Appropriate site drainage to ensure surface water, excess roof water and household effluent (where relevant) does not pond or seep into the ground near building envelope;*
f) *Diversion on uncontained water around the building envelope area and be widely dispersed laterally well below the house site;*
g) *regular maintenance by the owner, including clearing of surface drains, sub-surface drains, repair of leaking plumbing, monitoring the site and buildings for any evidence of soil or slope movement and seeking immediate advice should any building distress become apparent.*

Refer also to the attached Appendices for more general advice."

The applicant also included 'Form A', as required by the Schedule. Form A refers to the plans that form the subject of this application and concludes that the proposal would present an 'acceptable' risk. It is therefore considered that the proposal is acceptable in terms of the provisions of the EMO1. A standard condition requiring works to be carried out in accordance with the recommendations of the Geotechnical Assessment has been included in the recommendation earlier in this report.

Bushfire Management Overlay (BMO)

The application for the replacement dwelling is supported by a Bushfire Management Statement (BMS). The application was referred to the CFA, which raised no objection subject to planning permit conditions that have been included in the recommendation earlier in this report.

A copy of the Bushfire Management Plan (BMP), submitted with the application is attached to this report.

Given that the CFA has raised no objection to the proposal and the application meets the requirements of the Bushfire Management Overlay, the proposed replacement dwelling is considered acceptable under the BMO.

9. OFFICER DIRECT OR INDIRECT INTEREST

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

ER STAMP

DESIGN NOTE:
- Council report and consent requir... Regulation ??, refer to appr... ...ocuments from Council
- Build over eas... ...quired. Refer to approved plans an... ...elevant authority

TO BE CHECKED

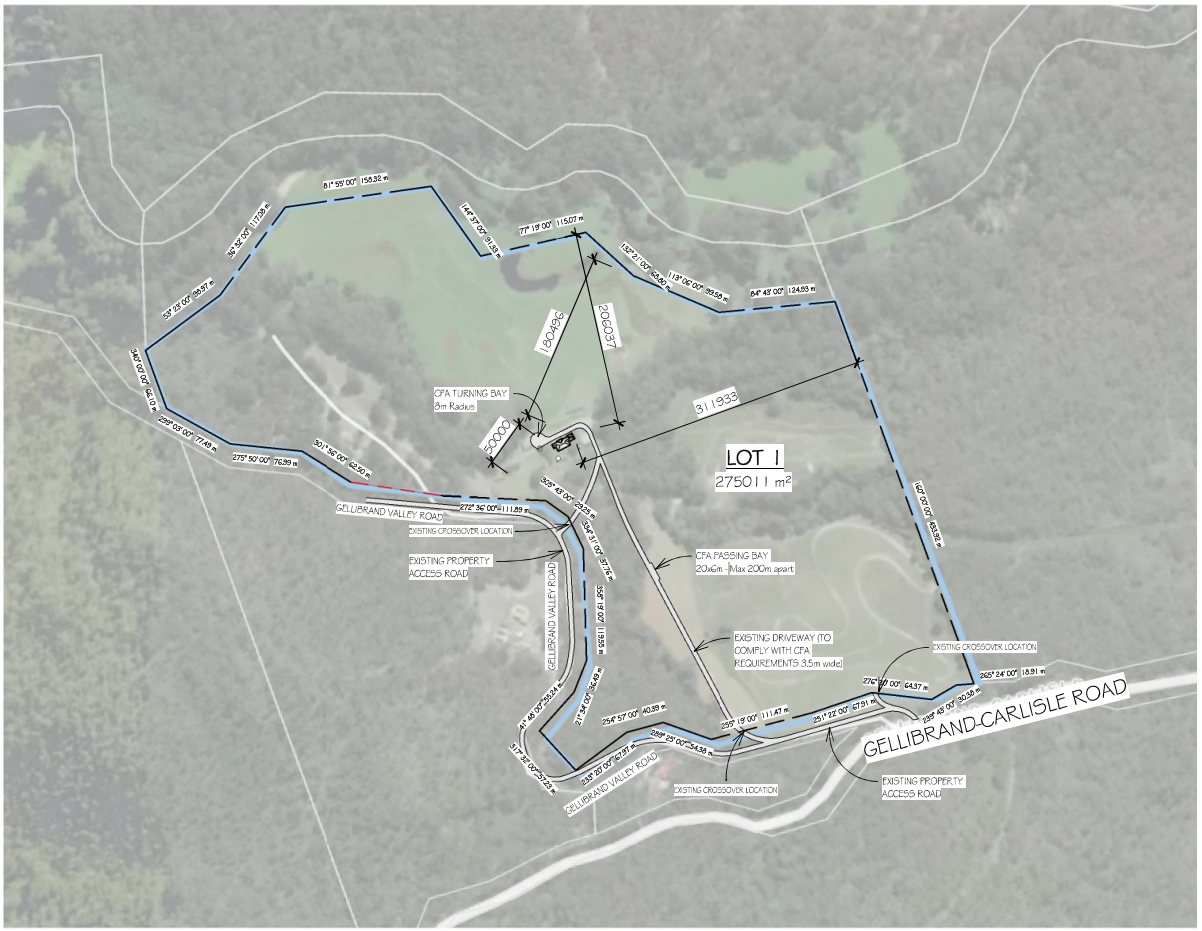
SITE AREAS:

Site area:	500.00m²
Building area:	0.00
Coverage:	
Permeability:	

GAR...

...eq:	25%
...ea:	500.00m²
Garden area:	0.00m²
Garden area %:	0.00%

TO BE CHECKED



1 SITE PLAN
1 : 5000

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TERMITE REQ...
The site is not in a dea... ...area and therefore is not subje... ...agement construction ...ments
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TO BE CHECKED

BUSHFIRE R... ...TS
The site is not in ... ...prone area and therefore is not ... ...construction requirements
...T APPLICABLE

TO BE CHECKED

BUILDING REGULATION PART 10 : SITI... ...T

150	Termite Risk Area	...ECKED
151	Construction in ter...	...TO BE CHECKED
152	Significant ...	...TO BE CHECKED
153	Bu... ...uding	...TO BE CHECKED
154	C... ...signed land or... ...od works	...TO BE CHECKED

TO BE CHECKED

BUILDING REGULATION PART 5 : SITING CHECKLIST

73	Maximum Street Setbacks	...TO BE CHECKED
74	Minimum Street Setbacks	...TO BE CHECKED
75	Building Height	...TO BE CHECKED
76	Site Coverage	...TO BE CHECKED
76A	Minimum Garden Area	...TO BE ...KED
77	Permeability	...ED
78	Car Parking	...ED
79	Side and Rear Setback...	...CHECKED
80	Walls and Canc...	...TO BE CHECKED
81	Daylight ... H...	...TO BE CHECKED
82	So... ...Existing North-Facing Hab... ...Room Windows	...TO BE CHECKED
83	Overshadowing of Recreational Private Open Space	...TO BE CHECKED
84	Overlooking	...TO BE CHECKED
85	Daylight to Habitable Room Windows	...TO BE CHECKED
86	Private Open Space	...TO BE CHECKED

TO BE CHECKED

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....

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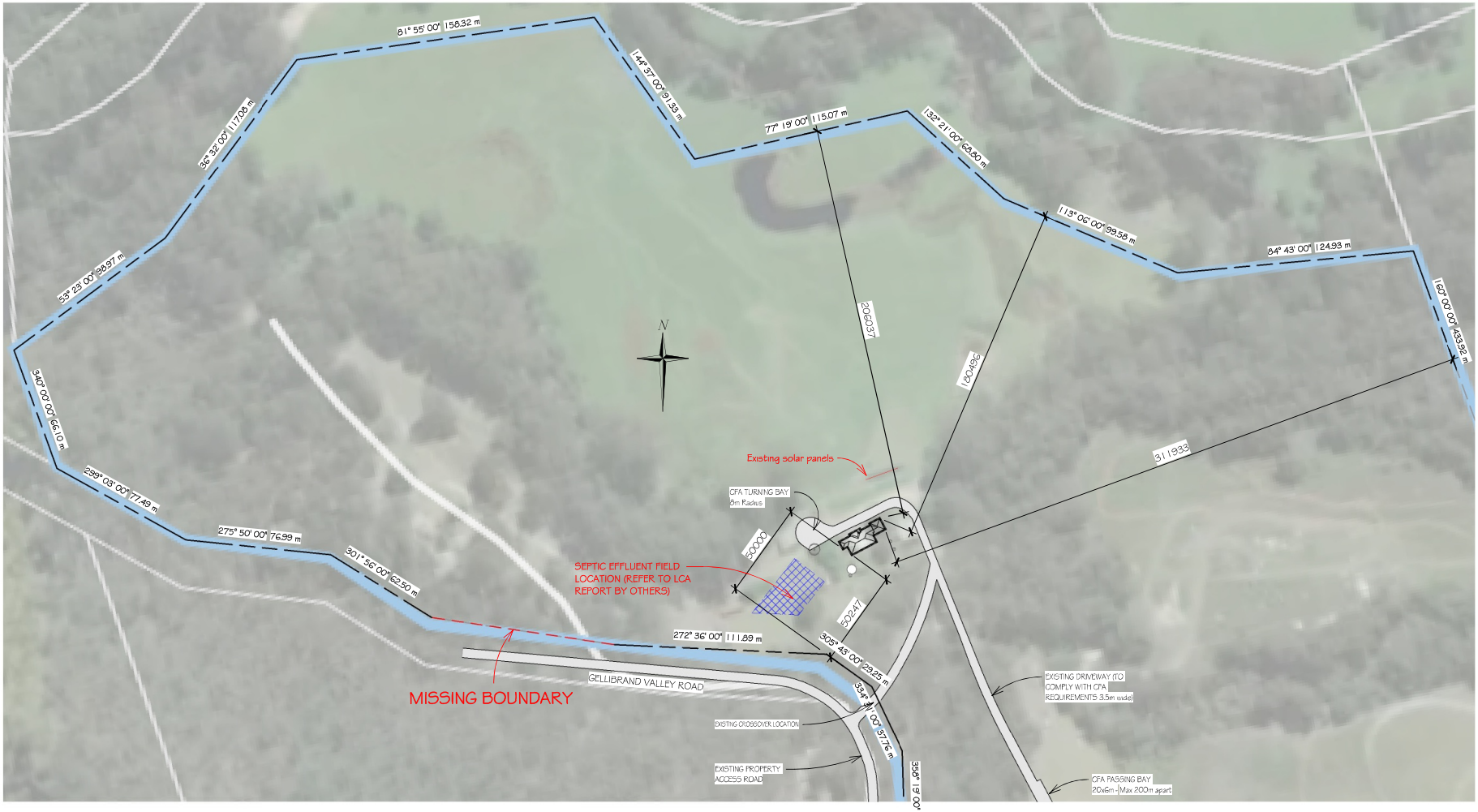
DRAWN	SJ
CHECKED	Benjamin Mykoniatis

Building Practitioners Board Reg No DP - AD36583

[redacted]
LOCATION: No.20 (Lot 1) Gellibrand Valley Road, Gellibrand 3239
ISSUE DATE: 17 September 2026
ISSUE STATUS: Concept only - Not for Construction

SHEET SIZE:	A3
SHEET NO:	A01.1
DCS JOB NO:	26397
REVISION:	

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2 PART SITE PLAN
1 : 2000

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DRAWN	SJ
CHECKED	Benjamin Mykoniatis
Building Practitioners Board Reg No DP - AD36583	

[redacted]

LOCATION: No.20 (Lot 1) Gellibrand Valley Road, Gellibrand 3239
ISSUE DATE: 17 September 2026
ISSUE STATUS: Concept only - Not for Construction

SHEET SIZE:	SHEET NO:
A3	A01.2
DCS JOB NO: 26397	REVISION:

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STORMWATER DRAINAGE NOTE:

1. 90Ø Class 6 uPVC (100Ø sewer grade under dwellings & concrete) stormwater line laid to a minimum grade of 1:100 and connected to the legal point of discharge (LPD). Provide inspection openings at 9m centres and at each change of direction. Downpipes to service no more than 12m of gutter UNO.
2. The cover to stormwater drains shall not be less than: 100mm under soil, 50mm to underside of paved or concrete areas, 75mm to underside of reinforced concrete and 100mm to underside of paved areas subject to vehicle loading to comply with NCC part 3.3.5.
3. The builder/subcontractors shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any buildings and its footing system to comply with NCC Figure-3.3.2.
4. 100Ø slotted agricultural (AG) pipes to be laid to a minimum grade of 1:100 and connected to the stormwater system via silt pit(s). The upper end of each run or change in pipe direction is to be brought to the surface and capped.

LEGEND

- LPD — Legal point of discharge
- IO — Inspection opening (shown for retaining walls only) to be brought to the surface and capped
- Silt pit
- 100Ø slotted PVC agricultural (AG) pipe at 1:100 min. slope leading to LPD via a silt pit
- 90Ø/100Ø stormwater pipe
- Spoon drain (downward direction)
- Approx. cut/fill batter line

NOTE: Silt pits to manufacturer's details to connect into stormwater drain back to legal point of discharge.

DRIVEWAY GRADE NOTE: Driveway grades are to be in accordance with AS 2890.1. The maximum gradient of domestic driveways shall be: 1 in 4 (25%). The maximum gradient of the associated access driveway across a property line or building alignment shall be 1 in 20 (5%).
To prevent vehicles scraping or bottoming, changes in grade in excess of:
- 1 in 8 (12%) for summit grade changes; or
- 1 in 6.7 (15%) for sag grade changes.

require the introduction of a grade transition between the main grade line. Refer to AS 2890.1 for further details.

Note: It is recognised that limiting domestic driveway grades to 25 percent maximum may not be practicable in some particularly hilly residential location. The services of a professionally qualified person with appropriate experience may be required to make a judgment as to whether a particular grade line design is safe and environmentally sustainable.

SITE CUT / EXCAVATION NOTE: Site cut/fill using un-retained embankment to comply with NCC part 3.2.1 and must be:
- within the allotment
- comply with slope ratio Table-3.2.1
- site cut comply with Figure-3.2.1a
- site fill comply with Figure-3.2.1b
- shall be no deeper than 2m from natural ground level at any point.

All surface water shall be diverted away from any existing structure on the property or adjoining allotment in accordance with NCC part 3.3.3.

SITE LEVELS NOTE: Site levels noted are indicative only and should be verified on site prior to works commencing. FFL's are nominal and should be cross checked on site prior to any works being commenced to avoid any discrepancies.

STORMWATER L.P.D. NOTE: Stormwater drainage to connect into legal point of discharge to local authorities details and comply with NCC part 3.3.5.

SURFACE WATER DRAINAGE NOTE: Surface water must be diverted away from a Class 1 building to comply with NCC part 3.3.3.

1. Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than:
   - A. 25mm over the first 1m from the building:
     - a. in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
     - b. for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of clauses 1.1(2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
   - B. 50mm over the first 1m from the building in any other case.
2. Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (see NCC Figure 3.3.3a) -
   - A. 100mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
   - B. 50mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (1.); or
   - C. 150mm in any other case.
3. The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building (see NCC Figure 3.3.3b).

In addition to the above, clearances for DPC's shall also be met in accordance with NCC part 5.7.4(2).

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BUILDING LEVEL SCHEDULE

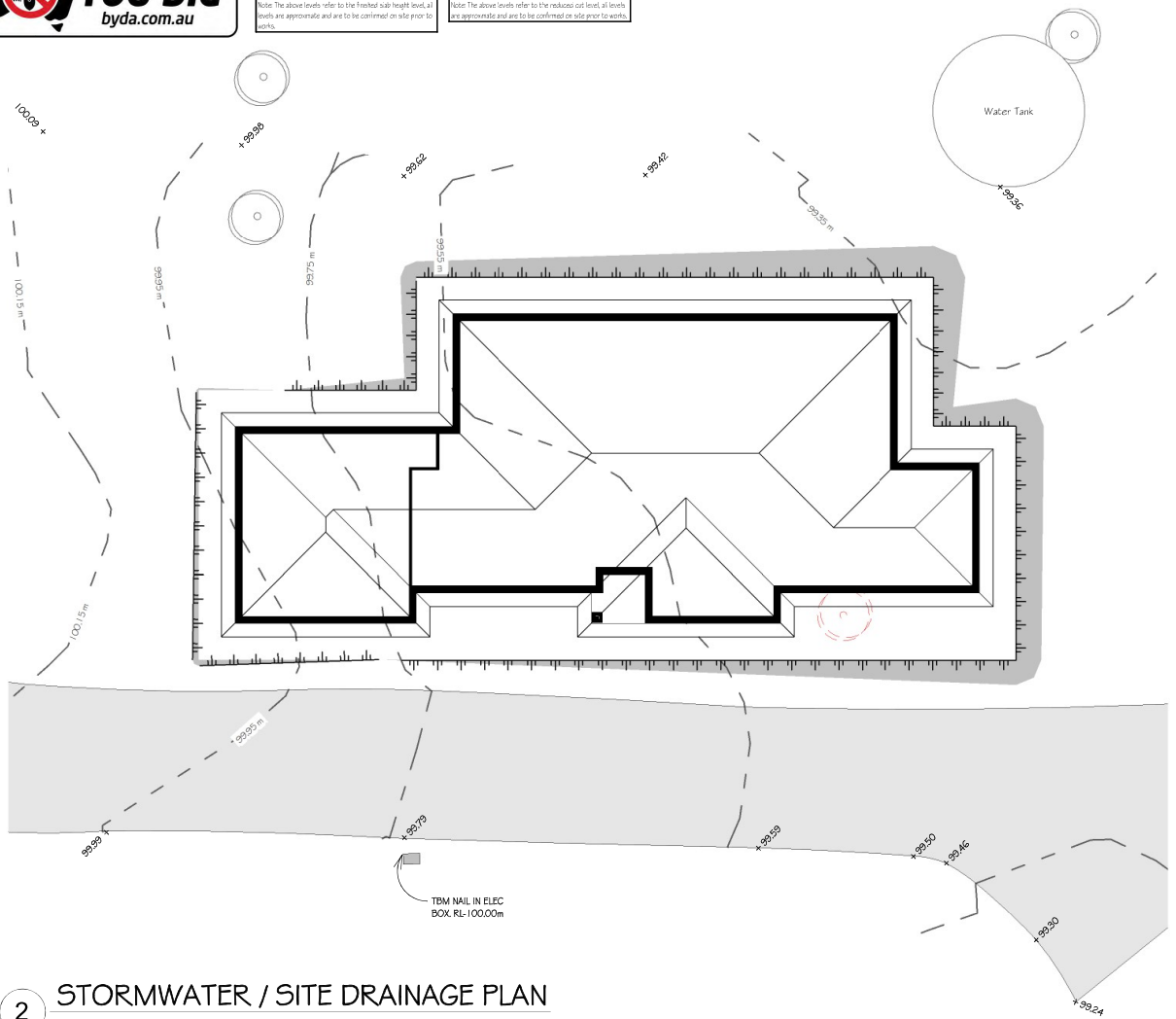
Ground Floor	100.050
Garage Level	100.000

Note: The above levels refer to the finished slab height level, all levels are approximate and are to be confirmed on site prior to works.

REDUCED LEVEL SCHEDULE

Ground Floor	99.600
Garage Level	99.550

Note: The above levels refer to the reduced cut level, all levels are approximate and are to be confirmed on site prior to works.



2 STORMWATER / SITE DRAINAGE PLAN
1 : 150

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DRAWN	SJ
CHECKED	Benjamin Mykoniatis
Building Practitioners Board Reg No DP - AD36583	

[redacted]

LOCATION: No.20 (Lot 1) Gellibrand Valley Road, Gellibrand 3239	SHEET SIZE: A3	SHEET NO: A01.3
ISSUE DATE: 17 September 2026	DCS JOB NO: 26397	REVISION:
ISSUE STATUS: Concept only - Not for Construction		

DOWNPIPE & GUTTER NOTE: Gutter and downpipes to be in accordance with NCC part 3.3.5 & 7.4, AS 3500.3 and AS 3500.5. Downpipes must not serve more than 12m of gutter length for each downpipe and be located within 1.2m from a valley. Where downpipes are located greater than 1.2m from a valley, provision for overflow must be made to the gutter. Eave gutters are to be provided with overflow provisions along the length of the guttering in accordance with AS 3500.3.

ROOF SPACE VENTILATION NOTE: In climate zones 6,7 & 8, a roof must have a roof space that-

1. is located immediately above the primary insulation layer; or immediately above the ceiling insulation complying with N.C.C. part 13.2.3(3) & 13.2.3(4); and
2. have a height of not less than 20mm; and
3. is either ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or located immediately underneath the roof tiles of an unsarked roof.

The above does not apply to a concrete roof, SIP's roof or a roof subject to BAL-FZ requirements in accordance with N.C.C part 10.8.3.

Table 10.8.3: Roof space ventilation requirements.

- <10° roof pitch - 25,000mm²/m provided at each of two opposing ends.
- ≥ 10° and < 15° - 25,000mm²/m provided at the eaves and 5,000mm²/m at high level.
- ≥ 15° and < 75° - 7,000mm²/m provided at the eaves and 5,000mm²/m at high level, plus additional 18,000mm²/m at the eaves if the roof has a cathedral ceiling.

ROOFING NOTE:

- Tiled roofing shall comply with N.C.C. part 7.3 and AS 2049, AS 2050 & AS 4597; and-
  a. Fixing of roof tiles and ancillaries to comply with N.C.C. part 7.3.2 and Table 7.3.2
  b. Sarking where installed to comply with N.C.C. part 7.3.4 and Table 7.3.4, and AS 4200.1.
  c. Antiponding sleeve/board must be provided where sarking is installed on roofs with a pitch less than 20°, and roofs with no eaves overhang, regardless of the roof pitch to comply with N.C.C. part 7.3.5.
- Sheet roofing to comply with N.C.C. part 7.2 and AS 1562.1
  a. Fixing of roofing sheets to comply with N.C.C. part 7.2.5 and Table 7.2.5.
  b. Installation of roofing sheets to comply with N.C.C. part 7.2.6.
- Plastic roofing to comply with AS 4256 and AS 1562.3.

ENERGY RATING ROOF COLOUR NOTE: Roofing material colour shall be in accordance with the energy rating specifications, refer to report for requirements on allowable colour.

DOWNPIPE SUMMARY TABLE

Roof area	m²
Catchment area multiplier	1.2
Total catchment area	373.7 m²
Max. catchment area per downpipe	44 m²
Number of downpipes	9
Max. catchment area per downpipe	37 m²

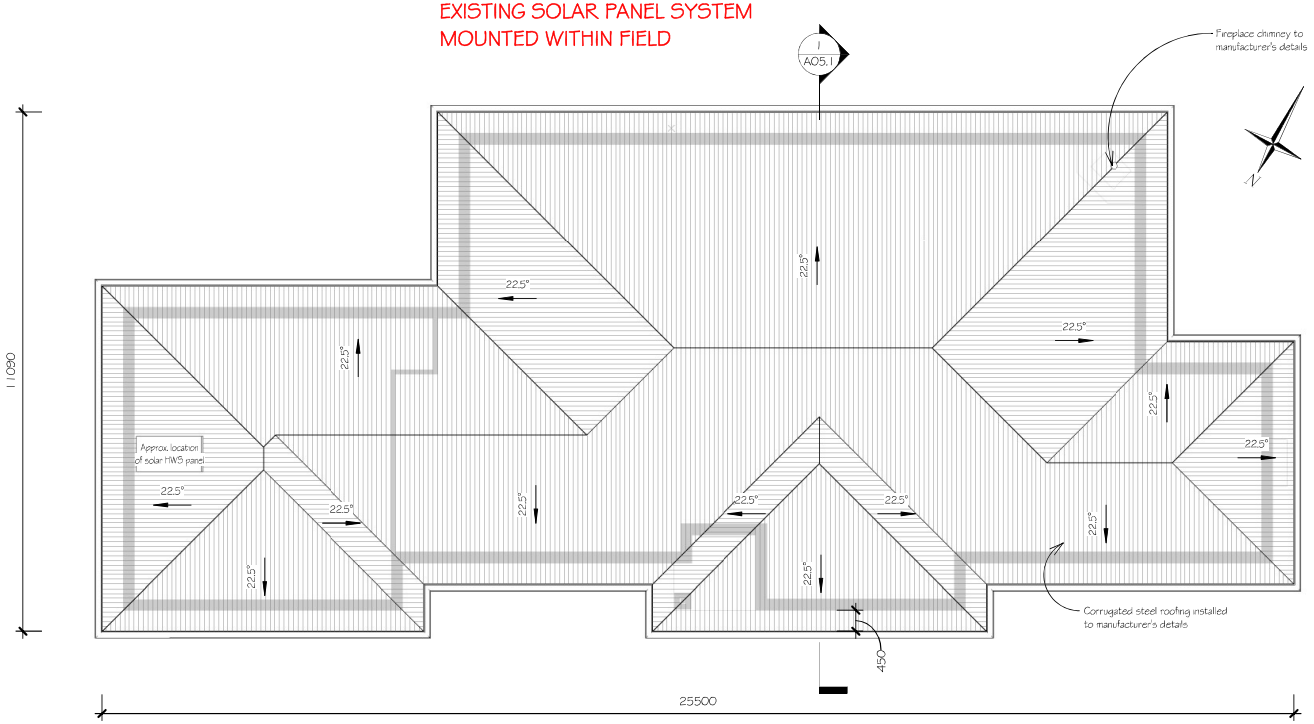
TO BE CHECKED

Gutter type - Metaz Quad 115
Downpipe size - 90Ø or 100x50
Overflow type - Controlled back gap or controlled front bead height gutter.
Front face slotted or controlled back gap or controlled front bead height gutter.

ROOF VENTILATION TABLE — Longest horizontal roof dimension: 25,500m

Description of ventilation req.:	Ventilation req. at eaves	Ventilation req. at ridge
<10° roof pitch - 25,000mm²/m provided at each of two opposing ends:	N/A	N/A
≥ 10° and <15° - 25,000mm²/m provided at the eaves and 5,000mm²/m at high level.	N/A	N/A
≥ 15° and <75° - 7,000mm²/m provided at the eaves and 5,000mm²/m at high level, Additional 18,000mm²/m at the eaves if the roof has a cathedral ceiling.	178,500mm² N/A	127,500mm²

EXISTING SOLAR PANEL SYSTEM MOUNTED WITHIN FIELD



1 ROOF PLAN
1 : 100

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CHECKED	Benjamin Mykoniatis
Building Practitioners Board Reg No DP - AD36583	

[redacted]
LOCATION: No.20 (Lot 1) Gellibrand Valley Road, Gellibrand 3239
ISSUE DATE: 17 September 2026
ISSUE STATUS: Concept only - Not for Construction

SHEET SIZE:	SHEET NO:
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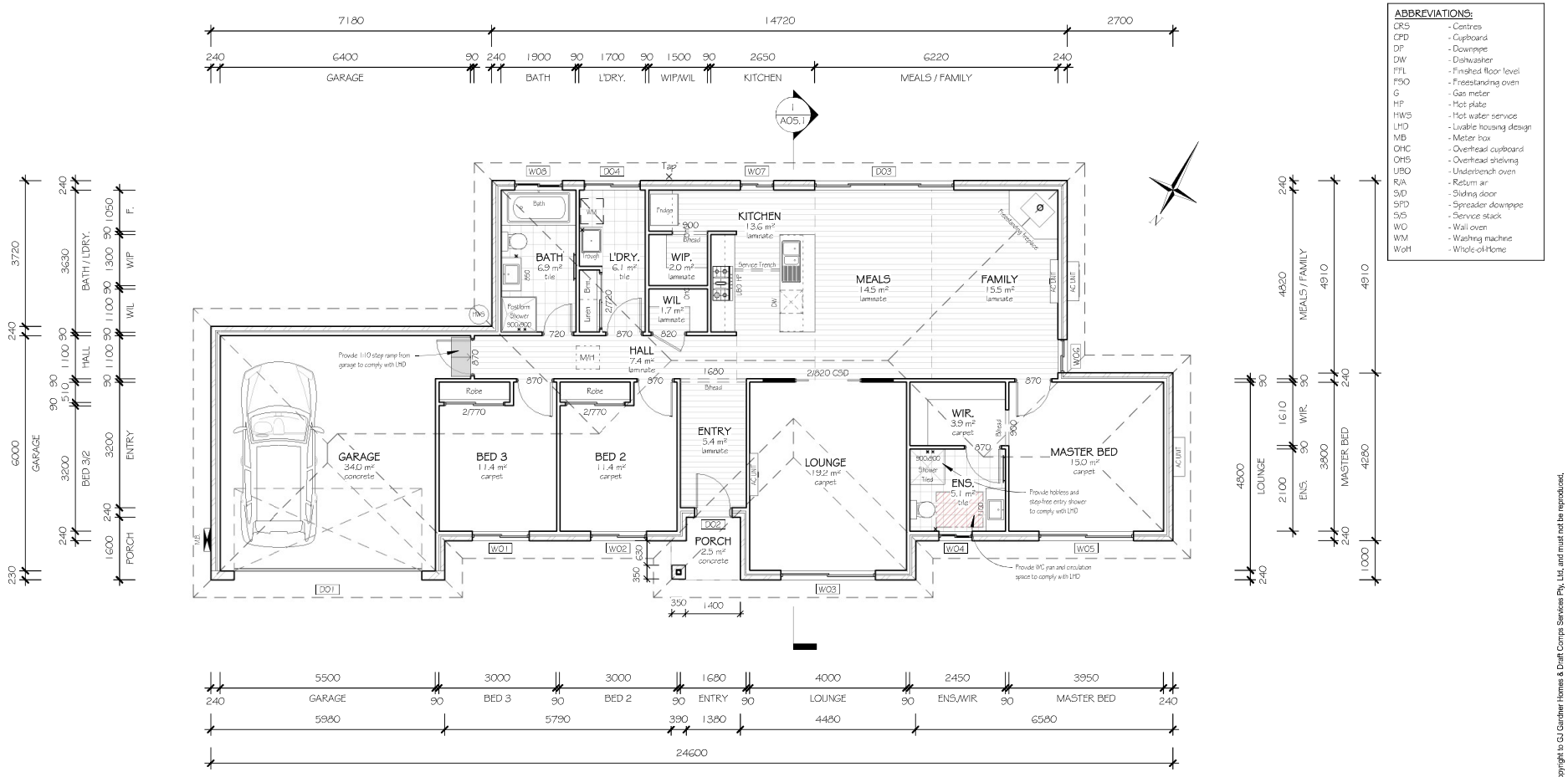
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EXPRESS INCLUSIONS RANGE

AREA SCHEDULE		
Name	Area	Squares
RESIDENCE	158.4 m²	17.0
PORCH	2.6 m²	0.3
GARAGE	37.4 m²	4.0
Grand total	198.3 m²	21.3

ABBREVIATIONS:

CRS	- Centres
CPD	- Cupboard
DP	- Downpipe
DW	- Dishwasher
FFL	- Finished floor level
FSO	- Freestanding oven
G	- Gas meter
HP	- Hot plate
HWS	- Hot water service
LHD	- Livable housing design
MB	- Meter box
OHC	- Overhead cupboard
OHS	- Overhead shelving
UBO	- Underbench oven
R/A	- Return air
SVD	- Sliding door
SPD	- Spreader downpipe
SVS	- Service stack
WO	- Wall oven
WM	- Washing machine
WoH	- Whole-of-Home



1 GROUND FLOOR PLAN

1 : 100

REFER TO FOOTING DESIGN DRAWING FOR ADDITIONAL DIMENSIONS

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1 NORTH-WEST ELEVATION
1 : 100

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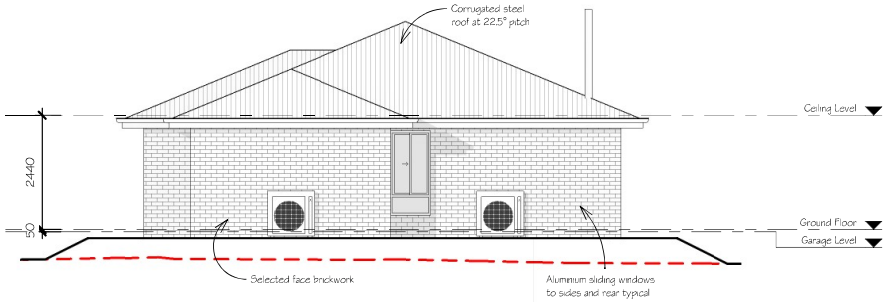
CLADDING NOTE: All cladding to be installed in accordance with manufacturer's requirements & N.C.C specifications.

BRICKWORK LINTELS: Supporting single skin masonry

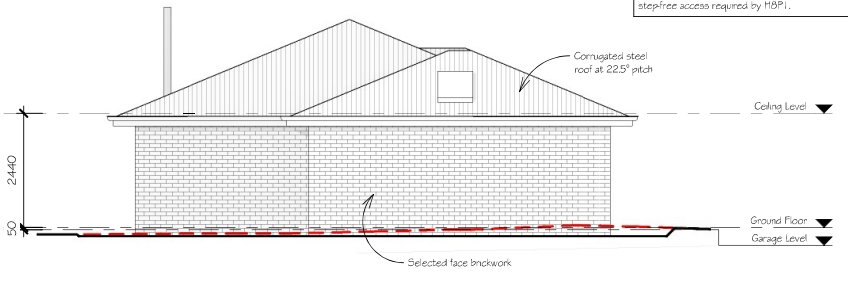
Steel lintel (Gr. 300 MPa)	Max. clear span (mm) ≤2200mm of masonry over opening	Max. clear span (mm) >2200mm of masonry over opening
100x100x6 EA	3350	2900
100x100x8 EA	3600	3040
150x100x10 UA	4200	3850

Openings ≤ 1.0m - 100mm min. bearing - Openings > 1.0m - 150mm min. bearing
All lintels to comply with N.C.C. 5.6.7, AS 4100 & AS 2699.3

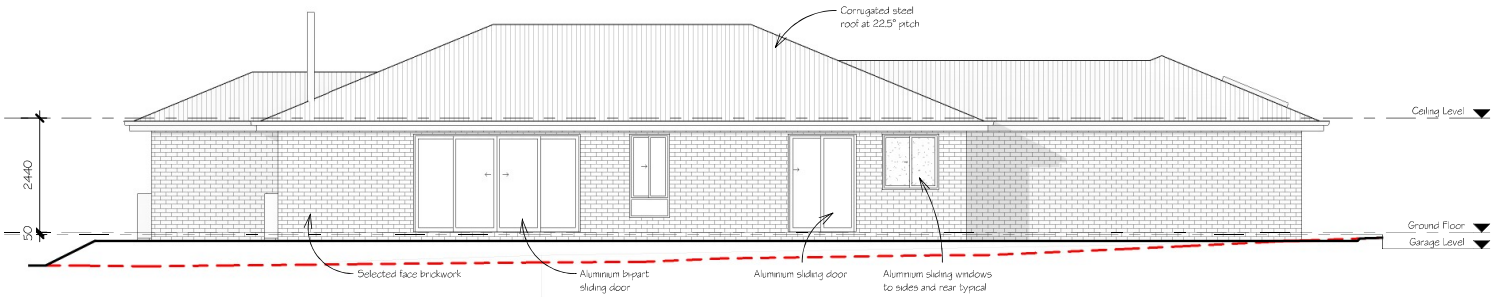
WEEPHOLE NOTE: Weepholes to comply with N.C.C. 5.7.5 located in course above flashing/DPC's with a minimum height of 50mm and the width of the mortar joint located at 1.2m max centres. Weepholes are not required above openings less than 1.2m wide, beneath window and door sills and where the level of external impervious surface is elevated for the purpose of step-free access required by H1P1.



2 SOUTH-WEST ELEVATION
1 : 100



3 NORTH-EAST ELEVATION
1 : 100



4 SOUTH-EAST ELEVATION
1 : 100

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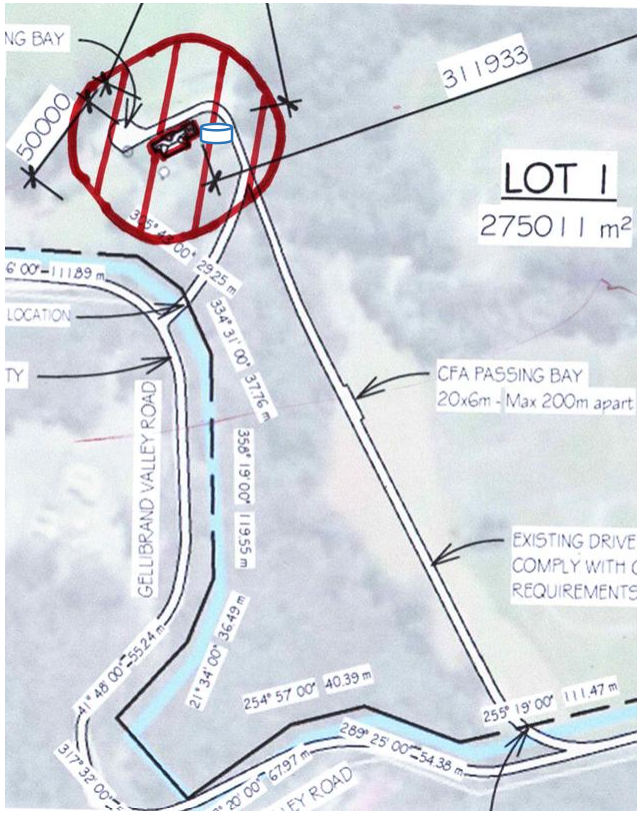
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Bushfire Management Plan

20 Gellibrand Valley Road, Gellibrand



Vegetation Class – Forest

Water Supply Access Point

Bushfire Attack Level – BAL40

Defendable Space 32m buffer from dwelling envelope

Defendable space management

Defendable space for a distance of 32m from the proposed dwelling must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

Water supply for fire-fighting purposes

- Show **10,000L** of effective water supply for fire-fighting purposes which will meet 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.
  - Include a separate outlet for occupant use.
- The water supply must also –
  - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
  - The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
  - Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
  - Be located within 60m of the outer edge of the approved building.
  - Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Construction

- Dwelling will have a minimum Bushfire Attack Level of **BAL – 40** that the building will be designed and constructed in accordance with AS3959-18.

Access

- Show the access for fire-fighting purposes which meets the following requirements:
  - All weather construction
  - A load limit of at least 15 tonnes
  - Curves must have a minimum inner radius of 10m.
  - The average grade must be no moreoun than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
  - Have a minimum trafficable width of 3.5m of all- weather construction.
  - Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
  - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
  - A turning area for fire fighting vehicles must be provided close to the building by one of the following:
    - A turning circle with a minimum radius of eight metres.
    - A driveway encircling the dwelling.
    - The provision of other vehicle turning heads – such as a T or Y head –
    - which meet the specification of Austroad Design for an 8.8 metre Service Vehicle
  - Passing bays must be provided at least every 200 metres.
  - Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Prepared by Southern Cross Town Planning Pty Ltd – Sept 2026
Member Fire Protection Association of Australia
Version 2