

Planning Meeting Agenda

10 November 2026 at 1pm

COPACC Meeting Rooms 1 & 2

Colac Otway SHIRE

COLAC OTWAY SHIRE COUNCIL PLANNING COMMITTEE MEETING

Tuesday 10 November 2026

TABLE OF CONTENTS

1 Declaration of Opening of Meeting 3

2 Welcome and Acknowledgement of Country....3

3 Meeting Administration 4

3.1 Present 4

3.2 Apologies 4

3.3 Confirmation of Minutes....4

3.4 Declarations of Interest....4

4 Officer Planning Reports 5

4.1 PP64/2026-1 - 215 Beech Forrest Lavers Hill Road BEECH FORREST - Use and Development of Dwelling and Alteration of Access from a road in Transport Zone 2 ..5

4.2 PP148/2026-1 - 15 Gellibrand Valley Road GELLIBRAND 25

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 10 November 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 13 October 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.

Item: 4.1

PP64/2026-1 - 215 Beech Forrest Lavers Hill Road BEECH FORREST - Use and Development of Dwelling and Alteration of Access from a road in Transport Zone 2

ADDRESS AND PROPERTY DETAILS	215 Beech Forest-Lavers Hill Road BEECH FOREST Lot 1 TP: 238284 V/F: 8140/532 and Lot 1 TP231076 V/F: 08091/491 Parish of Weeaproinah	**APPLICATION NUMBER**	PP64/2026-1

PROPOSAL

Use and Development of a Dwelling, and Alteration of Access to a Road in a Transport Zone 2

PERMIT TRIGGERS

Planning scheme clause	Matter for which a permit has been applied:
Clause 35.07-1	Use of the land for a dwelling in the Farming Zone
Clause 35.07-4	Buildings and works comprising construction of a dwelling in the Farming Zone - a use in Section 2 (permit required) of Clause 35.07-1
Clause 44.01	Building and works in the Erosion Management Overlay, Schedule 1 (EMO
Clause 44.06	Building and works associated with accommodation in the Bushfire Management Overlay (BMO)
Clause 52.29-2	Alteration of access to a road in a Transport Zone 2

TRIGGER FOR DETERMINATION BY COMMITTEE

Construction of a dwelling in the Farming Zone

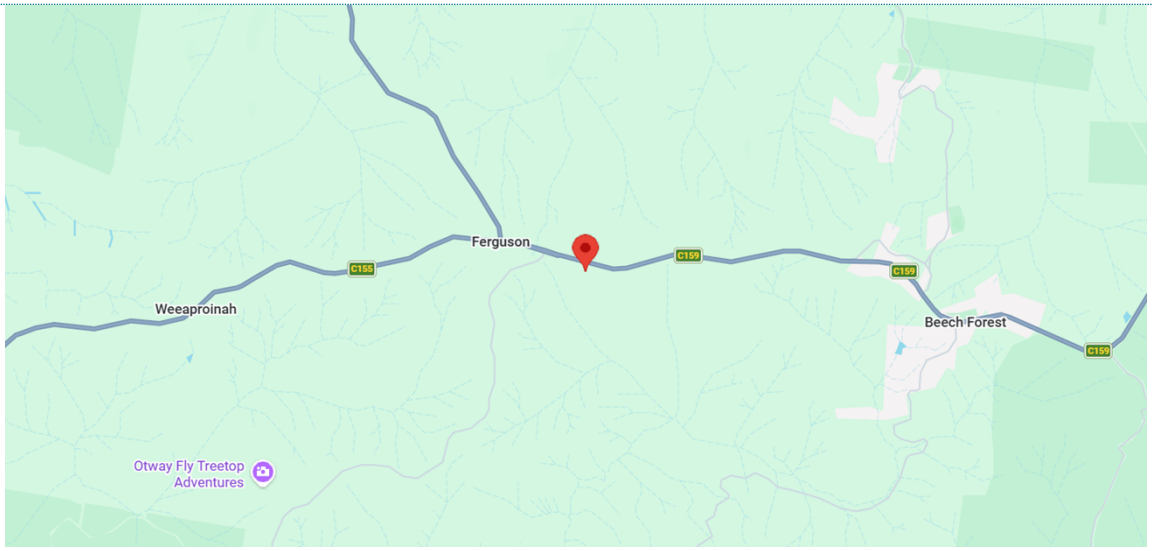
Item: 4.1

PP64/2026-1 - 215 Beech Forrest Lavers Hill Road BEECH FORREST - Use and Development of Dwelling and Alteration of Access from a road in Transport Zone 2

ZONE	Farming Zone Adjacent Transport Zone 2	**OVERLAYS**	Erosion Management Overlay, Schedule 1 (EMO1) Bushfire Management Overlay (BMO)
COVENANTS	No		
CULTURAL HERITAGE	The site is not in an area of cultural heritage sensitivity.		
OFFICER	Vikram Kumar	**GENERAL MANAGER**	Ian Seuren
DIVISION	Community and Economy		
ATTACHMENTS	1. Application Plans [**4.1.1** - 9 pages]		

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 a dwelling, and alteration of access to a road in a Transport Zone 2 at 215 Beech Forest-Lavers Hill Road, Beech Forest (Lot 1 TP: 238284 V/F: 8140/532 and Lot 1 TP231076 V/F: 08091/491 Parish of Weeaproinah) 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. Prior to the initial occupation of the dwelling hereby permitted, the following must be provided to the satisfaction of the Responsible Authority:

a) The dwelling 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.

b) 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.

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

Consolidation of Land

3. Prior to commencement of the use hereby permitted, Lot 1 TP: 238284 V/F: 8140/532 and Lot 1 TP231076 V/F: 08091/491 must be consolidated under the provisions of the Subdivision Act 1988 to the satisfaction of the Responsible Authority, and a copy of title must be submitted to the Responsible Authority.

Compliance with Geotechnical Assessment

4. The approved development must be carried out on the site in accordance with the recommendations of the Landslide Risk Assessment Report prepared by Provincial Geotechnical Pty Ltd (ref. 24950E, dated 10 June 2026) or any Geotechnical Practitioner engaged to review the assessment submitted with the application.

Drainage

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. 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

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.

8. All works and development associated with this permit must be carried out in accordance with the Land Capability Assessment prepared by Provincial Geotechnical Pty Ltd (ref. 24949E, dated 30 June 2026) or as otherwise agreed in writing by the Responsible Authority.

No Gas Connection

9. 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.

Country Fire Authority (CFA) conditions

10. 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.

11. Before the development starts, a Bushfire Management Plan must be prepared to the satisfaction of CFA then submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority. The plan must be generally in accordance with details of the Bushfire Management Plan – Prepared by SCBC, 8 July 2026, V1 but modified to:

- ***a) Include the correct property address.***
- ***b) 64m of defendable space to all aspects.***
- ***c) Require that the accessway incorporates passing bays at least every 200m which must be at least 20m long and have a minimum trafficable width of 6m.***

Department of Transport and Planning condition

12. Within 6 months of the date of issue of this permit (unless otherwise agreed in writing by the Head, Transport for Victoria), the existing accessway to Beech Forest Road from the site must be upgraded in accordance with the design of a Typical Driveway Access to Rural Properties (see attached drawing GD4010), to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria. This must include:

- ***a) Treating the surface with an all-weather seal.***

Expiry

13. 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, and the use has not commenced, 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 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.

Department of Transport and Planning

4. 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

The application seeks a planning permit for the use and development of a dwelling.

The proposed dwelling would be located approximately 100m from the northern boundary and 225m from the eastern boundary.

The dwelling would be two-storey and would contain three bedrooms, two bathrooms, an open plan kitchen/lounge/meals area, a tv room, and a laundry. A detached double carport is also proposed.

The maximum building height would be 9.2m at the central roof peak.

The proposed dwelling would be constructed of metal cladding, 'Monument' (dark grey) in colour.



Figure 1 - Proposed site plan

4. SUBJECT LAND & SURROUNDINGS

The subject land is located at 215 Beech Forest-Lavers Hill Road, Beech Forest, and comprises two lots - Lot 1 on TP238284 (approximately 37.1ha) and Lot 1 TP231076 V/F: 08091/491. (approximately 1.2ha). The land is used for agricultural purposes, with an existing access from Beech Forest - Lavers Hill Road on its northern frontage.

The site is within the Farming Zone and is covered by the Erosion Management Overlay, Schedule 1 (EMO1) and the Bushfire Management Overlay (BMO). The surrounding area is in agricultural use, with the nearest dwelling in separate ownership approximately 330 metres from the proposed dwelling.

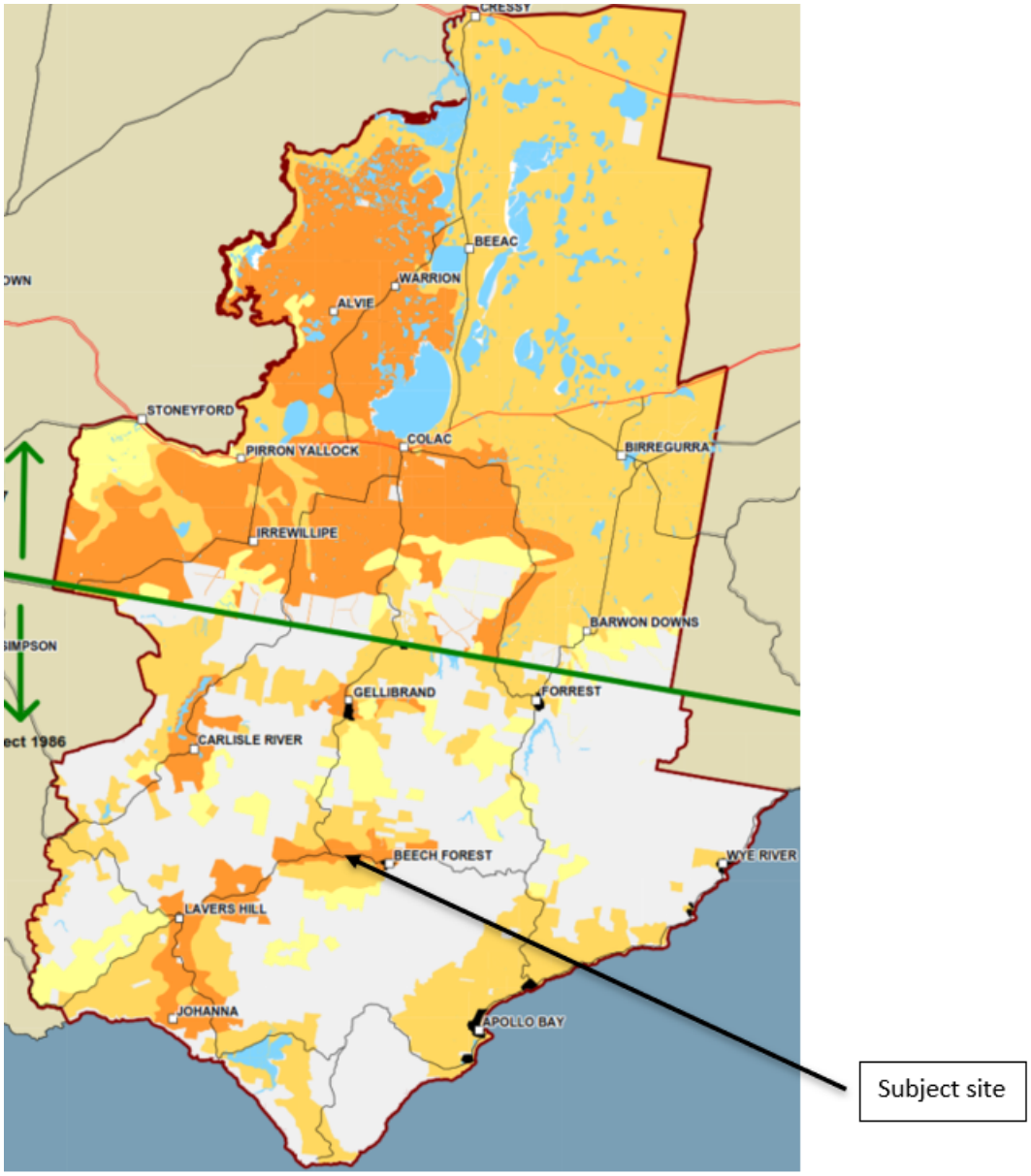
5. PLANNING SCHEME PROVISIONS

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), and 15.01-6S and 15.01-6L (Design for Rural Areas).

Other relevant provisions

An extract from the *Rural Land Strategy* 2007 shows the subject site is located outside the 'Farmland of Strategic Significance'. It is in an area of high agricultural capability, as identified by the arrow on the plan below:



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 the Department of Transport and Planning, neither of which raised any objection subject to conditions being included on any planning permit issued. These have been included in the recommendation above.

7. PUBLIC NOTIFICATION & RESPONSE

Public notice was given for this application in the form of a site notice and letters to adjoining landowners/occupiers.

No objections were received.

8. OFFICER'S ASSESSMENT

Farming Zone (FZ)

As noted earlier in this report, a planning permit is required to use the land for a dwelling as the size of the land that forms the subject of the application (which comprises two lots, with a combined area of approximately 38.3ha) is slightly less than 40ha. A planning permit is also required for building and works associated with a Section 2 (permit required) use.

The proposed building and works would meet the specified setbacks under the Farming Zone, i.e., 100m from the TRZ2; 20m from any other road; 5m from any other boundary; 100m from the nearest dwelling in separate ownership; 100m from a waterway; one kilometre from the nearest title boundary of land subject to a permit or application for a wind energy facility; and 500m 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.

General issues

The land, comprising two lots with a combined area just over 38ha, is considered capable of accommodating a single dwelling. It is noted that, if the landholding was around 2 hectares larger, the use and development of a dwelling would be 'as of right' under the provisions of the zone. The proposed dwelling would occupy only a small portion towards the north-eastern part of the site and would be unlikely to interfere with the existing agricultural use of the land. Council's Health Protection Unit has confirmed that the site could accommodate the wastewater generated by the dwelling.

Having regard to the size of the landholding and the limited impact on its ongoing agricultural use, the proposed use of the land for a dwelling is considered acceptable.

As noted above, the land comprises two lots – a larger lot with an area of 37.1ha and a small lot of approximately 1.2ha. A permit condition requiring consolidation of the lots has been included in the recommendation earlier in this report. This would create a single lot with a total area of approximately 38.3 hectares, close to the minimum size for subdivision of 40ha and consistent with the intent of Clause 14.01 to protect agricultural land by discouraging the development of isolated small lots in rural zones and encouraging their consolidation. The applicant has been provided with a copy of the recommended conditions and advised of the proposed condition requiring the consolidation of the two lots. No objection to the proposed condition requiring consolidation of the two lots was raised by the applicant.

Agricultural issues and the impacts from non-agricultural uses

The proposed dwelling would help to support and enhance agricultural production on the land. It should also be noted that the subject site is already set up for agricultural use and constructing the dwelling would allow the current owners to make use of the land and existing infrastructure to sustain the current agricultural use.

It is not considered that the development of a dwelling on this site would limit the operation and expansion of other agricultural uses in the area.

Dwelling 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, especially with the consolidation of the small lot into the landholding in accordance with planning policy.

The subject site (including the small lot) is over 38 hectares in size; therefore, it is not considered that the dwelling would be adversely affected by the agricultural use of the land. The dwelling would also not be likely to have an adverse impact on other surrounding agricultural uses. As already noted, with the consolidation of the small lot into the subject land, the site is very close to being the 40ha at which the dwelling would have been 'as of right'.

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 detrimental impact on surrounding natural resources and features of the area.

As mentioned earlier in this report, Council's Health Protection Unit has confirmed that the site would be capable of managing wastewater generated from the proposed dwelling.

Design and siting issues

The proposed dwelling would be located in the north-east side of the subject site. It would be 100m from the northern boundary (frontage to Beech Forest - Lavers Hill Road), 225m from the eastern boundary, and approximately 330m from the nearest dwelling in separate ownership.

It is considered that this siting would adequately minimise the loss of productive agricultural land on this site.

It is considered that the design, height, bulk and colours of the proposed dwelling would be acceptable for the site. The building, whilst double-storey, would be constructed of a non-reflective, muted material, i.e, metal cladding, 'Monument' (dark grey) in colour. The shed would appear similar to agricultural buildings on the site and in the vicinity. It is therefore considered that there would be no material impact on the character or appearance of the area.

A such, the proposed dwelling is considered acceptable in terms of the provisions of the Farming Zone and relevant planning policy relating to agricultural land.

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. 24950E, prepared by Provincial Geotechnical Pty Ltd and dated 10 June 2026) was lodged with the planning application.

Section 7.8 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. *the design of an appropriate development for the site;*
b. *the provision of adequate retaining structures and drainage for all cut faces (or batter at an appropriate angle);*
c. *adequate site drainage is essential; surface water and excess roof water must not be allowed to pond or seep into the ground near buildings.*
d. *regular maintenance of open drains.*

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 a 'acceptable risk'. It is therefore considered that the proposal is acceptable in terms of the provisions of the Erosion Management Overlay, Schedule 1 (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, which included a Bushfire Management Statement, was referred to the CFA.

The CFA raised no objection, subject to planning permit conditions. These have been included in the recommendation earlier in this report. Given the CFA, as the relevant referral authority, has raised no concerns, it is considered that the proposed replacement dwelling is acceptable under the provisions of the BMO.

Clause 52.29 (Land Adjacent to the Principal Road Network)

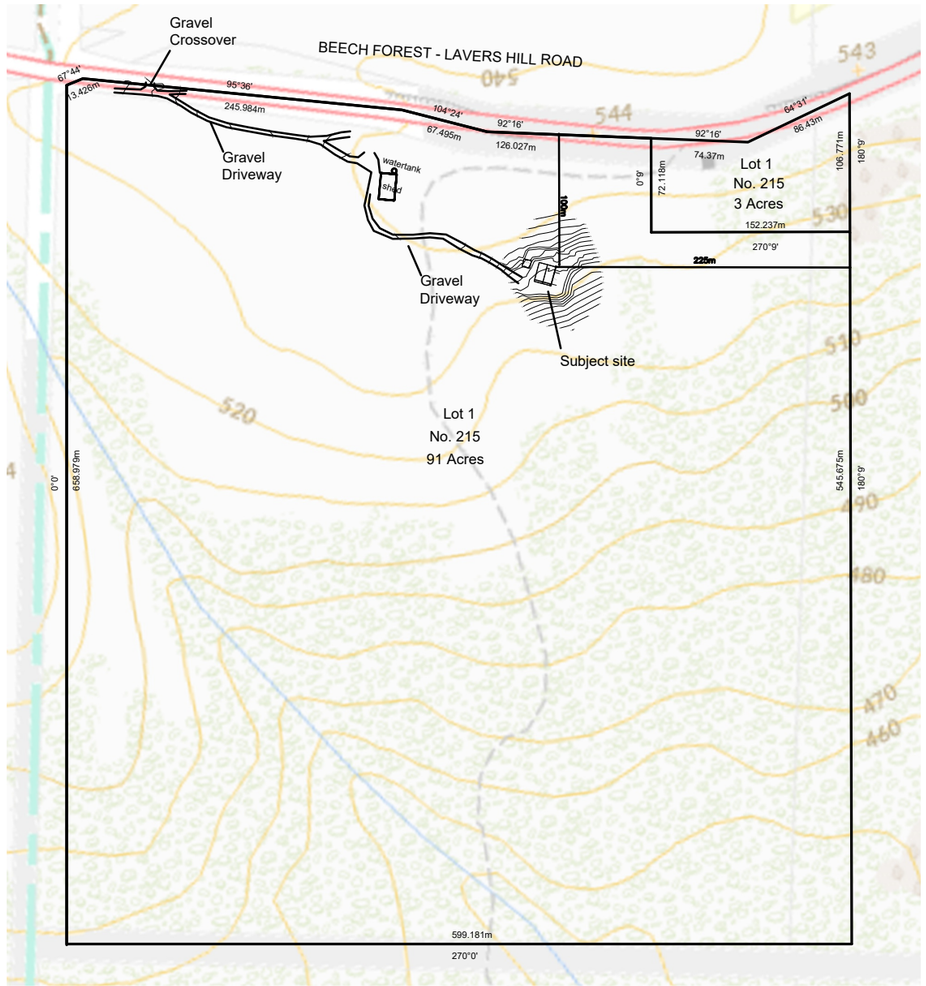
The application was referred to the Department of Transport and Planning, which raised no objection subject to a planning permit condition that is included in the recommendation earlier in this report.

It is noted that the site has an existing access, which needs to be upgraded to the standard for the dwelling, as required by the recommended condition.

9. OFFICER DIRECT OR INDIRECT INTEREST

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

All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building pratices. DO NOT SCALE DRAWINGS





TOPOGRAPHY

Scale 1:4000

LOCALITY PLAN

Scale 1:4000

Agilla Building Design
PO Box 481 GEELONG 3220
Ph. 0407 341 801

info@agillabuildingdesign.com.au
www.agillabuildingdesign.com.au

Reg no. DP-AD 19741

agilla building DESIGN

Project : 2 Storey Dwelling

Address: 215 Beech Forest-Lavers Hill Road BEECH FOREST VIC 3237

Client : [redacted]

Date: Nov 25

Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.

Version:	Date:
2 Planning Drawing	30/03/26
REV a - Site Survey	16/06/26
REV b - Orientation of Dwelling Change	25/06/26
REV C - Elevation Levels	06/07/26

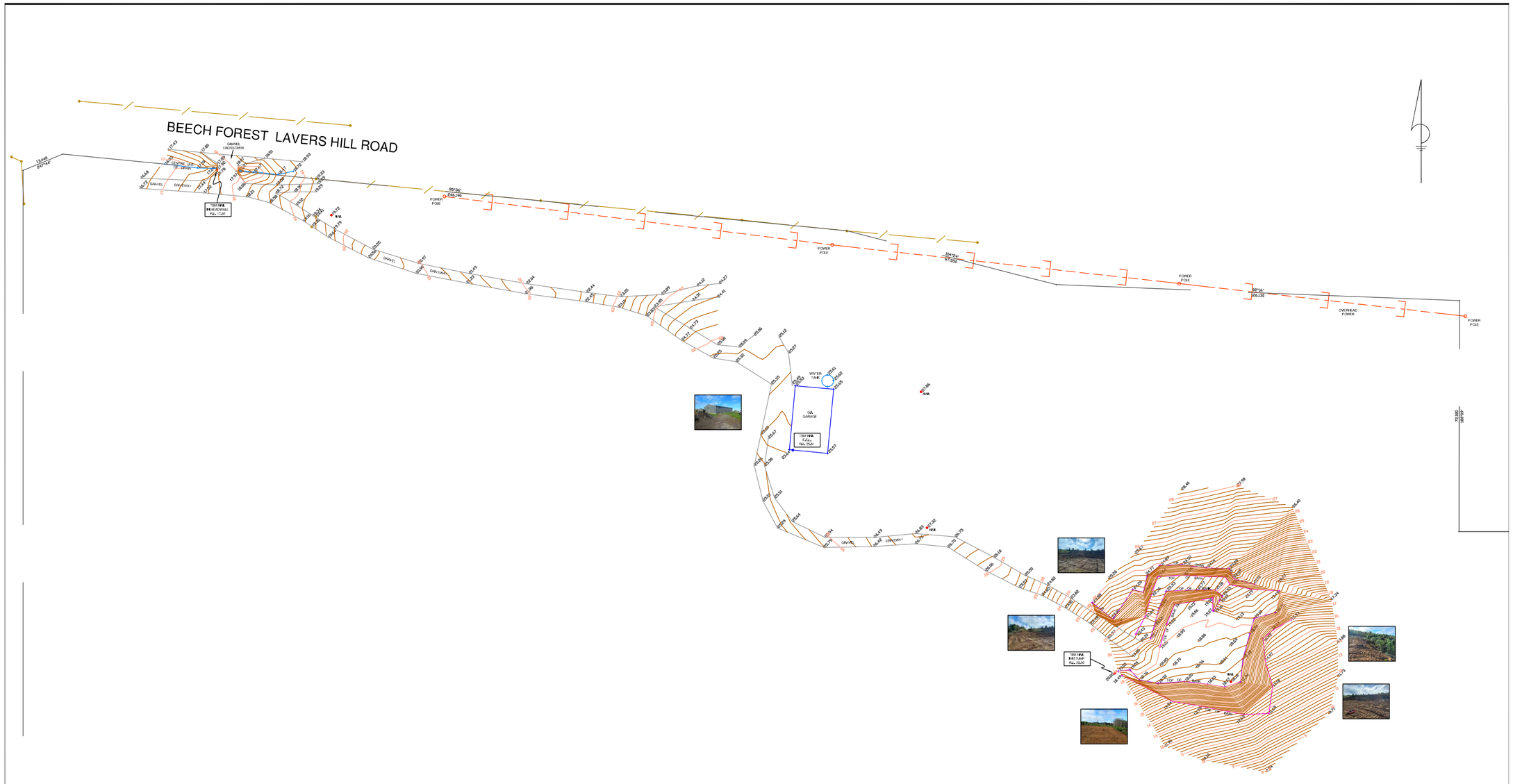
A3 - Locality Plan

Project No. 12584

Drawn By: SA

Scale: 1:4000

Sheet No: 02 of 08



DISCLAIMER: **THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY.**
Boundaries shown on this plan are approximate only. Title dimensions have been overlaid based on existing fencing at time of survey and are indicative only. Offsets and Easements are approximately only. A re-establishment survey has not been completed as part of this survey and may be required.

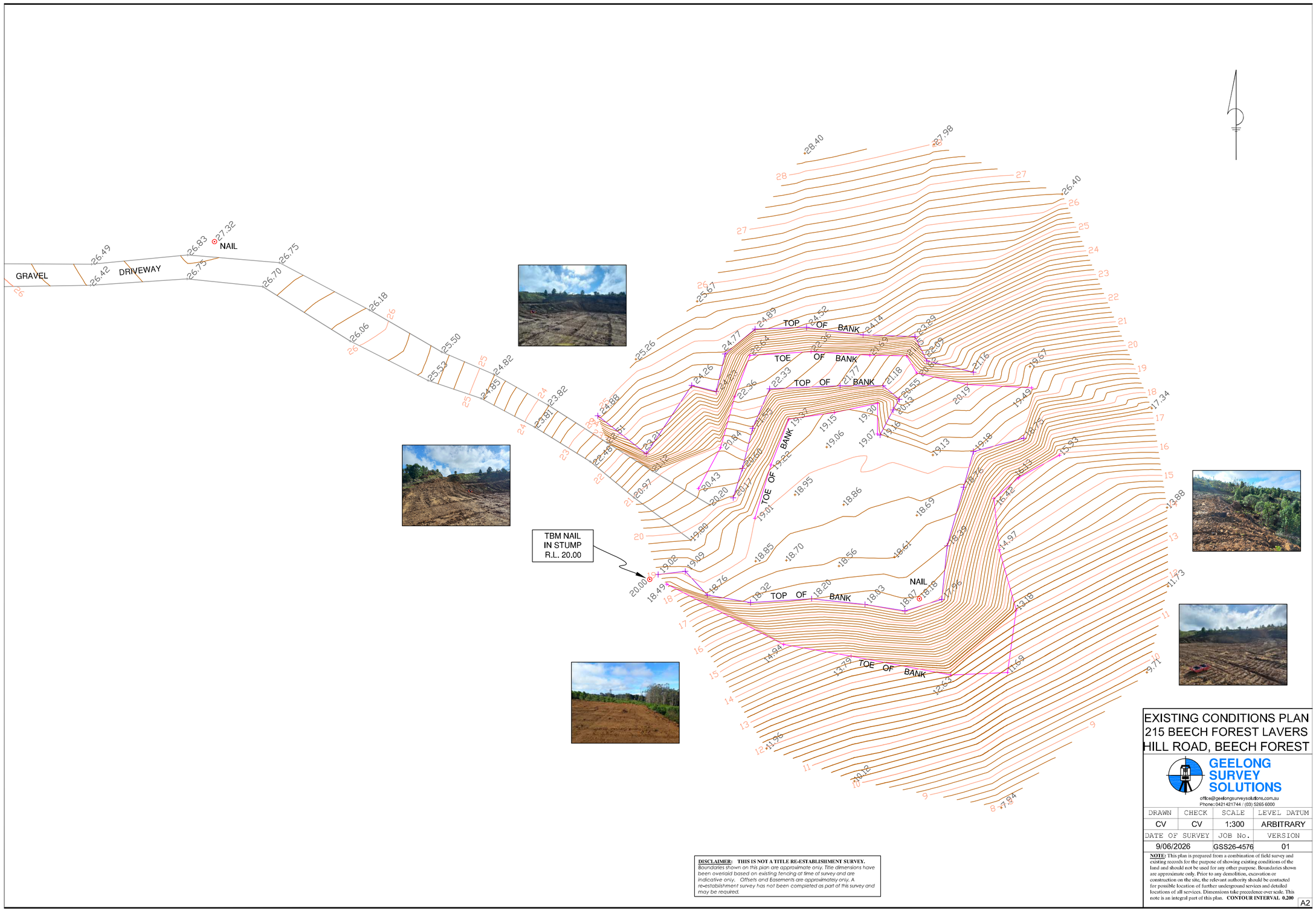
EXISTING CONDITIONS PLAN
215 BEECH FOREST LAVERS HILL ROAD, BEECH FOREST

GEELONG SURVEY SOLUTIONS
office@geelongsurveysolutions.com.au
Phone: 0421421744 / (03) 5265 6000

DRAWN	CHECK	SCALE	LEVEL DATUM
CV	CV	1:800	ARBITRARY
DATE OF SURVEY		JOB No.	VERSION
9/06/2026		GSS26-4576	01

NOTE: This plan is prepared from a combination of field survey and existing records for the purpose of showing existing conditions of the land and should not be used for any other purpose. Boundaries shown are approximate only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. Dimensions take precedence over scale. This note is an integral part of this plan. **CONTOUR INTERVAL 0.200**

A2



DISCLAIMER: THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY.
Boundaries shown on this plan are approximate only. Title dimensions have been overlaid based on existing fencing at time of survey and are indicative only. Offsets and Easements are approximately only. A re-establishment survey has not been completed as part of this survey and may be required.

EXISTING CONDITIONS PLAN
215 BEECH FOREST LAVERS HILL ROAD, BEECH FOREST

GEELONG SURVEY SOLUTIONS
office@geelongsurveysolutions.com.au
Phone: 0421421744 / (03) 5265 6000

DRAWN	CHECK	SCALE	LEVEL DATUM
CV	CV	1:300	ARBITRARY
DATE OF SURVEY	JOB No.		VERSION
9/06/2026	GSS26-4576		01

NOTE: This plan is prepared from a combination of field survey and existing records for the purpose of showing existing conditions of the land and should not be used for any other purpose. Boundaries shown are approximate only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. Dimensions take precedence over scale. This note is an integral part of this plan. **CONTOUR INTERVAL 0.200**

A2

All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building pratices. DO NOT SCALE DRAWINGS

MELWAYS REF No. – 101 A4

PROPERTY SUBJECT TO WIND SPEEDS OF N2 (W33 m/s)

NOTE 1:

BOUNDARIES SHOWN ARE INDICATIVE ONLY. CORRECT TITLE INFORMATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS.

NOTE 2:

SERVICES NOT INDICATED ON THE DRAWING, WERE NOT ABLE TO BE LOCATED AT TIME OF INVESTIGATION, AND SHOULD BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION .

AS 3959–2018
3.2.3 Adjacent structures on the subject allotment
Where any garage, carport, or similar roofed structure on the subject allotment is not
attached to a building required to conform with this Standard
A distance of not less than 6 m from the building or
A wall of the building required to conform has an FRL of not less than 60/60/60 for loadbearing
walls and –/60/60 for non–loadbearing walls when tested from the outside.
Any openings in the wall shall be protected in accordance with the following:
Doorways––by self–closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.
Windows––by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.
Other openings––by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.
Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

TBM NAIL IN STUMP R.L. 20.00

Double Carport

6m radius

WT

Double Storey Metal /Timber Clad Dwelling

RL 19.015

Balcony

100m approx. to North Boundary

225m approx. to East Boundary

Lot 1
No. 215
91 Acres

FALL OF LAND

Site Plan

Scale 1:200

Agilla Building Design
PO Box 481 GEELONG 3220
Ph. 0407 341 801

info@agillabuildingdesign.com.au
www.agillabuildingdesign.com.au

Reg no. DP-AD 19741

agilla building DESIGN

Project : 2 Storey Dwelling

Address: 215 Beech Forest-Lavers Hill Road BEECH FOREST VIC 3237

Client : [redacted]

Date: Nov 25

Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.

Version:	Date:
2 Planning Drawing	30/03/26
REV a - Site Survey	16/06/26
REV b - Orientation of Dwelling Change	25/06/26
REV C - Elevation Levels	06/07/26

A3 - Site Plan

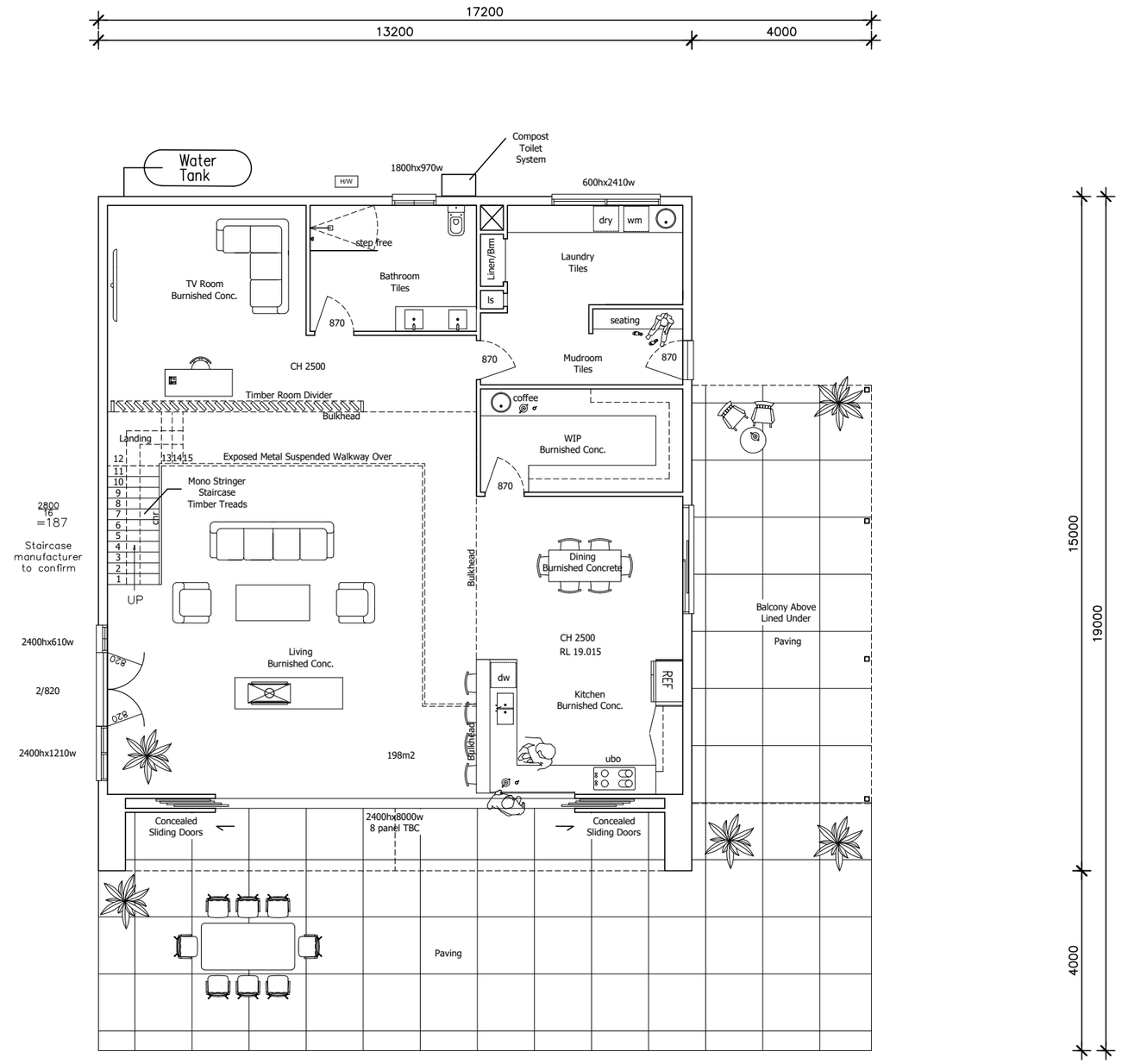
Project No. 12584

Drawn By: SA

Scale: 1:200

Sheet No: 03 of 08

All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building pratices. DO NOT SCALE DRAWINGS



Ground Floor Plan

Scale 1:100

Agilla Building Design
PO Box 481 GEELONG 3220
Ph. 0407 341 801

info@agillabuildingdesign.com.au
www.agillabuildingdesign.com.au

Reg no. DP-AD 19741

agilla building DESIGN

Project : 2 Storey Dwelling

Address: 215 Beech Forest-Lavers Hill Road BEECH FOREST VIC 3237

Client : [redacted]

Date: Nov 25

Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.

Version:	Date:
2 Planning Drawing	30/03/26
REV a - Site Survey	16/06/26
REV b - Orientation of Dwelling Change	25/06/26
REV C - Elevation Levels	06/07/26

A3 - Ground Floor Plan

Project No. 12584

Drawn By: SA

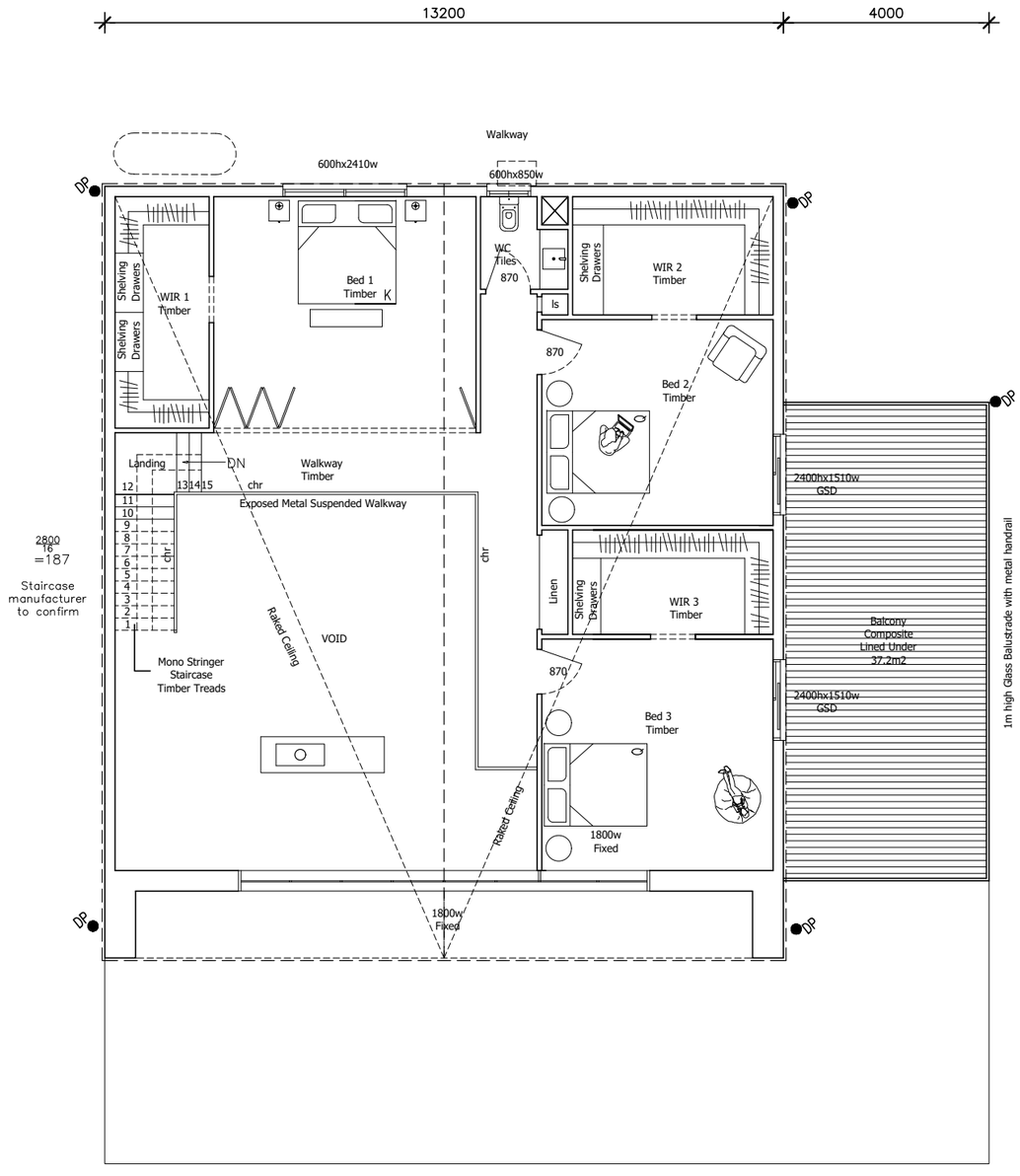
Scale: 1:100

Sheet No: 04 of 08

All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building pratices. DO NOT SCALE DRAWINGS

LEGEND

ch	Ceiling Height
chr	Contentious Hand Rail
dr	Dryer Location
dtr	Double Towel Rail
dw	Dish Washer
gsd	Glass Sliding Door
hf	Hybrid Timber Flooring
lc	Linen Chute
ni	Wall Niche
mo	Mirror Over
mx	Mixer Tap
pty	Pantry
ref	Refrigerator Location
rhd	Rangehood
sky	Skylight
svp	Service Pipe
tr	Towel Rail
trh	Toilet Rail Holder
ubo	Under Bench Oven
vb	Vanity Basin
wm	Washing Machine Location
wo	Wall Oven
ws	Water Stop



First Floor Plan

Scale 1:100

Agilla Building Design
PO Box 481 GEELONG 3220
Ph. 0407 341 801

info@agillabuildingdesign.com.au
www.agillabuildingdesign.com.au

Reg no. DP-AD 19741

agilla building DESIGN

Project : 2 Storey Dwelling

Address: 215 Beech Forest-Lavers Hill Road BEECH FOREST VIC 3237

Client : [redacted]

Date: Nov 25

Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.

Version:	Date:
2 Planning Drawing	30/03/26
REV a - Site Survey	16/06/26
REV b - Orientation of Dwelling Change	25/06/26
REV C - Elevation Levels	06/07/26

A3 - First Floor Plan

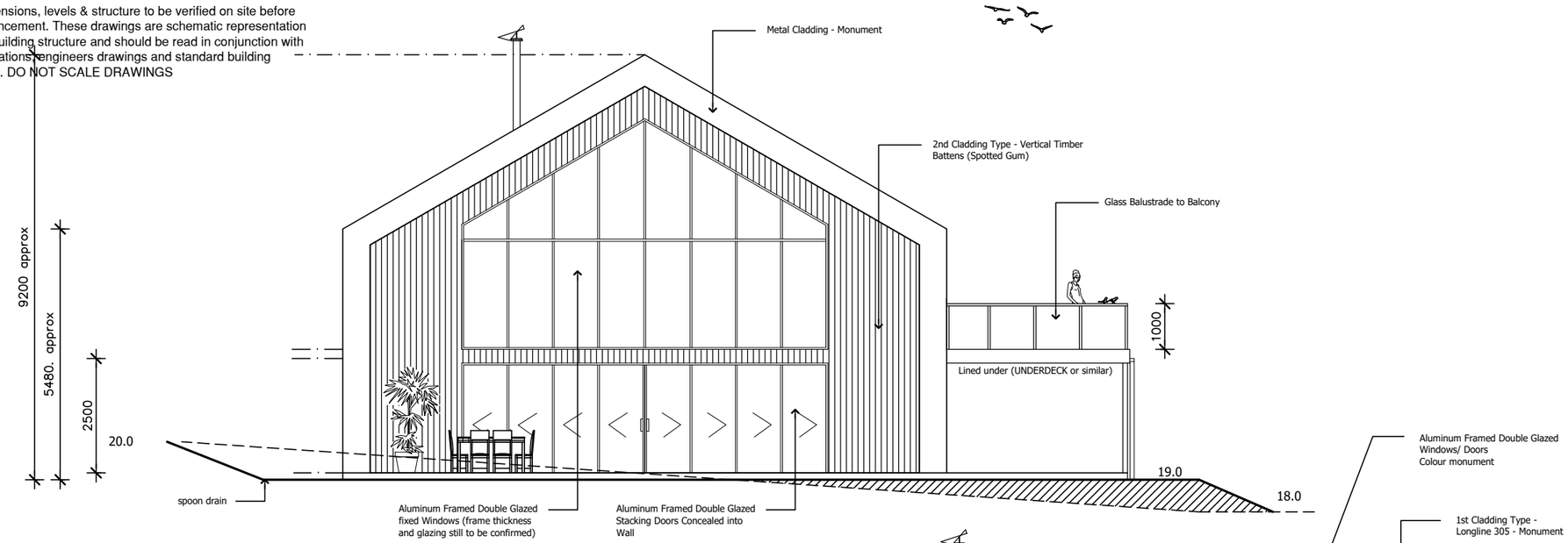
Project No. 12584

Drawn By: SA

Scale: 1:100

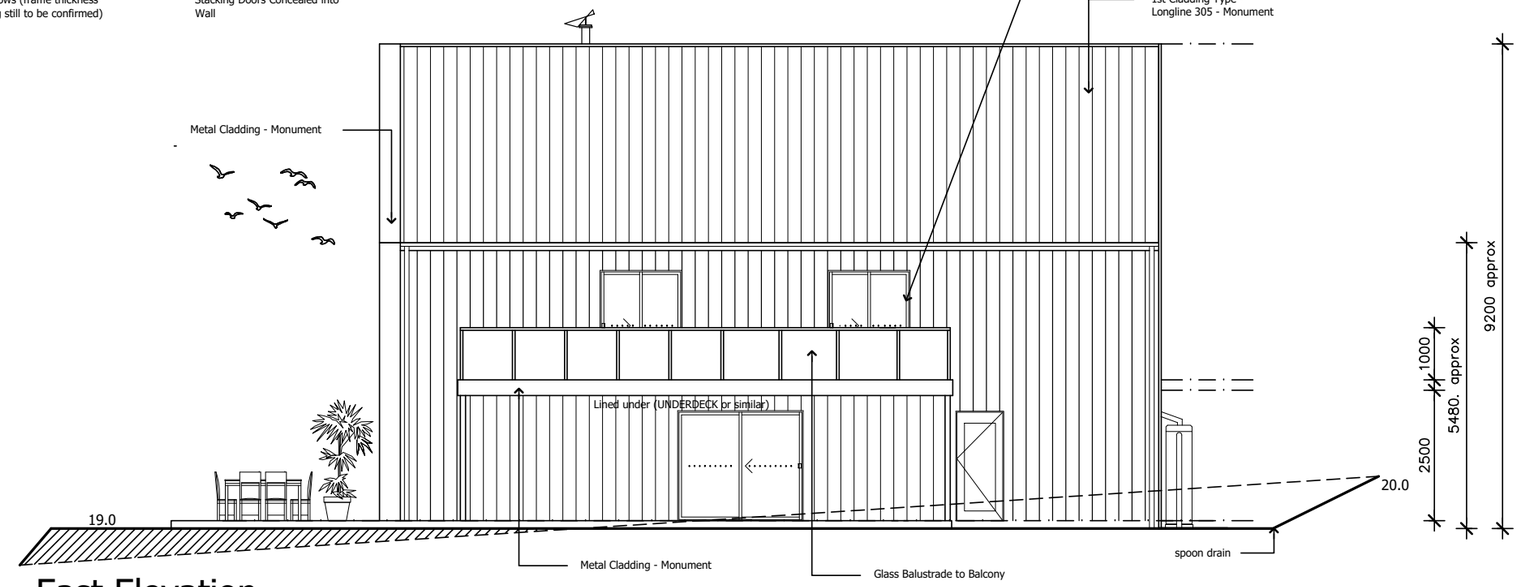
Sheet No: 05 of 08

All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building pratices. DO NOT SCALE DRAWINGS



South Elevation

Scale 1:100



East Elevation

Scale 1:100

Agilla Building Design
PO Box 481 GEELONG 3220
Ph. 0407 341 801

info@agillabuildingdesign.com.au
www.agillabuildingdesign.com.au

Reg no. DP-AD 19741

agilla building DESIGN

Project : 2 Storey Dwelling

Address: 215 Beech Forest-Lavers Hill Road BEECH FOREST VIC 3237

Client : [redacted]

Date: Nov 25

Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.

Version:	Date:
2 Planning Drawing	30/03/26
REV a - Site Survey	16/06/26
REV b - Orientation of Dwelling Change	25/06/26
REV C - Elevation Levels	06/07/26

A3 - Elevations - South & East

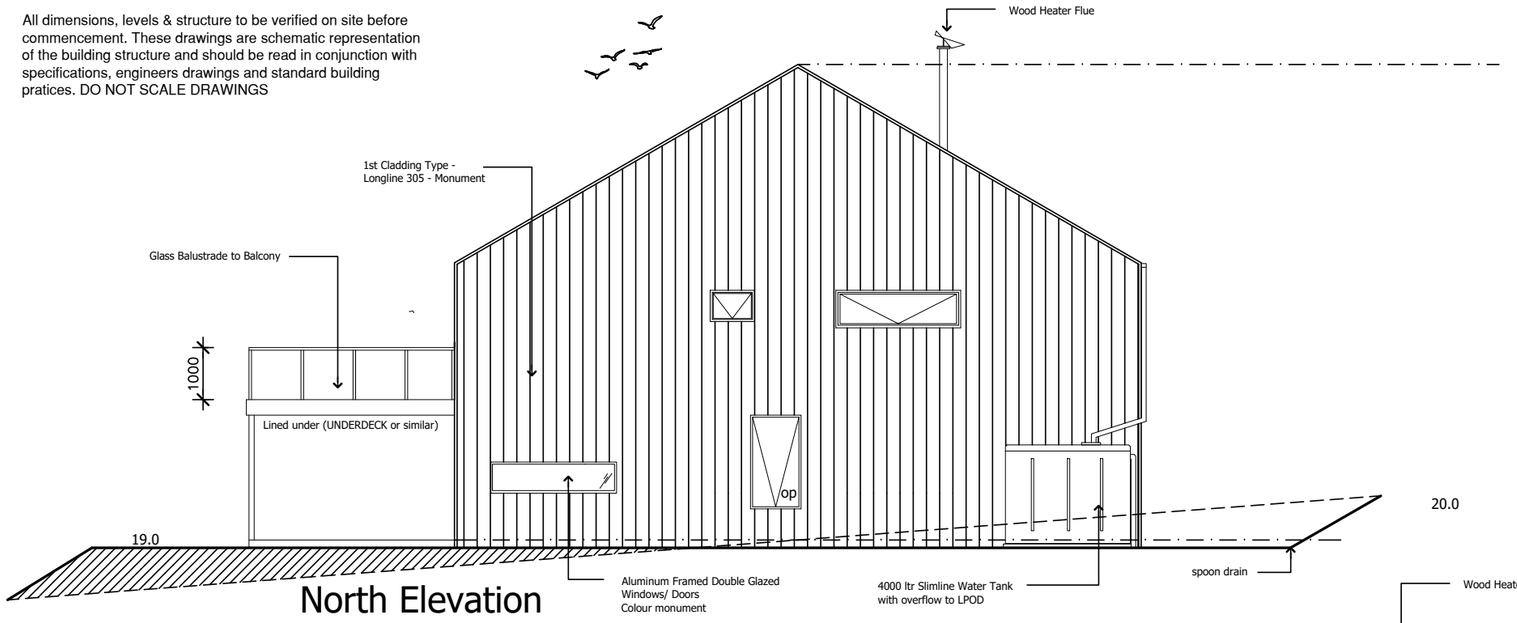
Project No. 12584

Drawn By: SA

Scale: 1:100

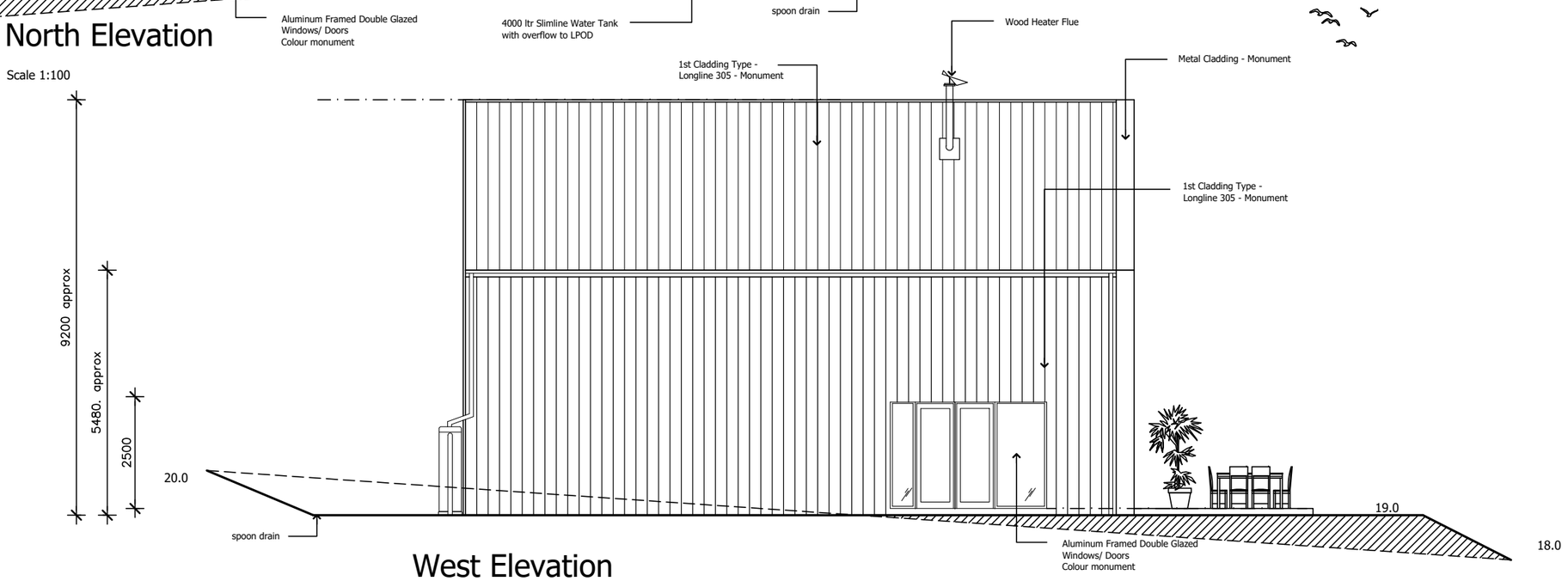
Sheet No: 06 of 08

All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building pratices. DO NOT SCALE DRAWINGS



North Elevation

Scale 1:100



West Elevation

Scale 1:100

Agilla Building Design
PO Box 481 GEELONG 3220
Ph. 0407 341 801

info@agillabuildingdesign.com.au
www.agillabuildingdesign.com.au

Reg no. DP-AD 19741

agilla building DESIGN

Project : 2 Storey Dwelling

Address: 215 Beech Forest-Lavers Hill Road BEECH FOREST VIC 3237

Client : [redacted]

Date: Nov 25

Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.

Version:	Date:
2 Planning Drawing	30/03/26
REV a - Site Survey	16/06/26
REV b - Orientation of Dwelling Change	25/06/26
REV C - Elevation Levels	06/07/26

A3 - Elevations - North & West

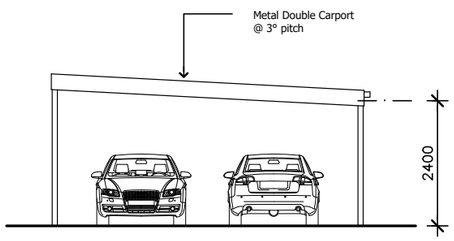
Project No. 12584

Drawn By: SA

Scale: 1:100

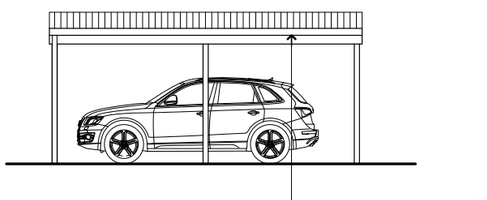
Sheet No: 07 of 08

All dimensions, levels & structure to be verified on site before commencement. These drawings are schematic representation of the building structure and should be read in conjunction with specifications, engineers drawings and standard building pratices. DO NOT SCALE DRAWINGS



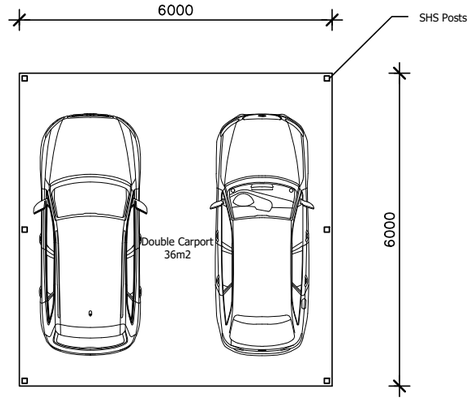
North Elevation

Scale 1:100



West Elevation

Scale 1:100



Ground Floor Plan

Scale 1:100

Agilla Building Design
PO Box 481 GEELONG 3220
Ph. 0407 341 801

info@agillabuildingdesign.com.au
www.agillabuildingdesign.com.au

Reg no. DP-AD 19741

agilla building
DESIGN

Project : 2 Storey Dwelling

Address: 215 Beech Forest-Lavers Hill Road BEECH FOREST VIC 3237

Client : [redacted]

Date: Nov 25

Copyright These drawings are protected by copy right laws and shall only be used for the intended client and specified project.

Version:	Date:
2 Planning Drawing	30/03/26
REV a - Site Survey	16/06/26
REV b - Orientation of Dwelling Change	25/06/26
REV C - Elevation Levels	06/07/26

A3 - Carport

Project No. 12584

Drawn By: SA

Scale: 1:100

Sheet No:

08 of 08

Item: 4.2

PP148/2026-1 - 15 Gellibrand Valley Road GELLIBRAND

ADDRESS AND PROPERTY DETAILS	15 Gellibrand Valley Road GELLIBRAND Lot 2 TP: 098946, V/F: 08996/529 Parish of Moorbanool	**APPLICATION NUMBER**	PP148/2026-1
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,

Item: 4.2

PP148/2026-1 - 15 Gellibrand Valley Road GELLIBRAND

	Schedule 1 (EMO1) Bushfire Management Overlay (BMO)		
COVENANTS	No		
CULTURAL HERITAGE	The northern tip of the site is within an area of cultural heritage sensitivity. No development is proposed in this area, and the construction of a single dwelling is not, in any event, a high impact activity.		
OFFICER	Angela Daly	**GENERAL MANAGER**	Ian Seuren
DIVISION	Community and Economy		
ATTACHMENTS	1. Application Plans [**4.2.1** - 8 pages]		

1. LOCATION PLAN / AERIAL PHOTO

LOCATION PLAN

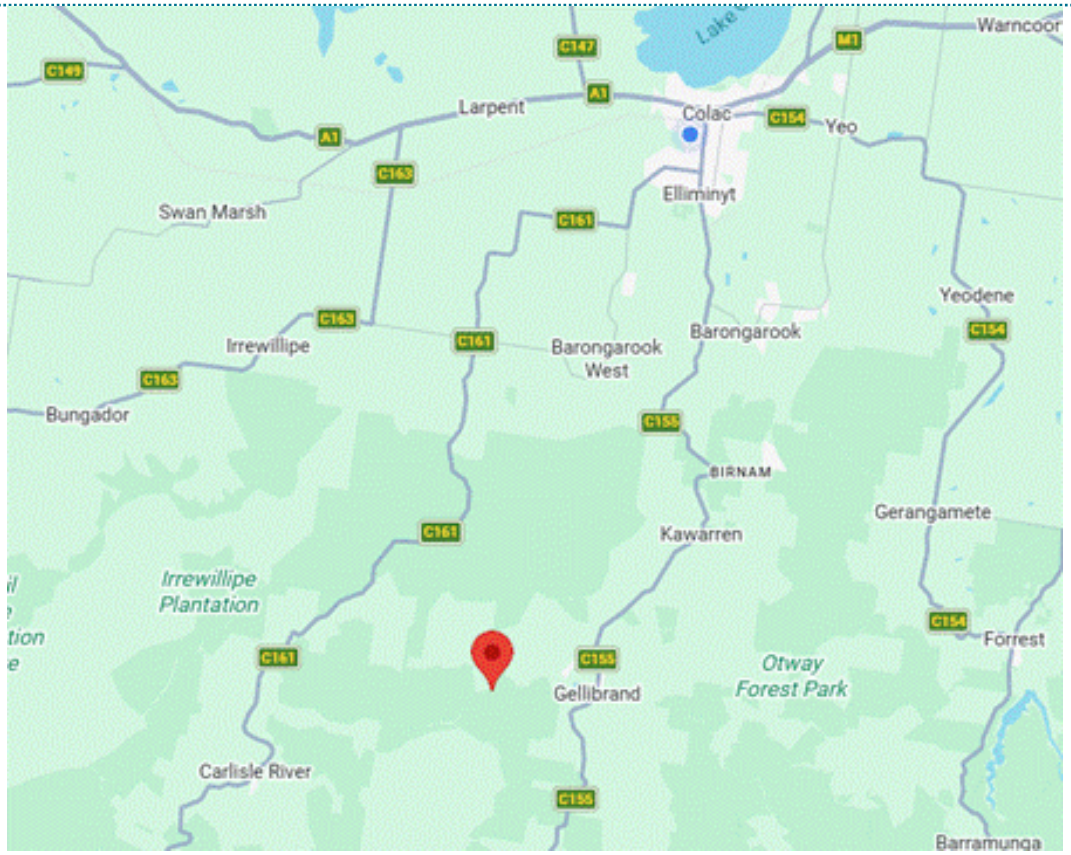


Figure 1 – Locality plan

AERIAL PHOTO

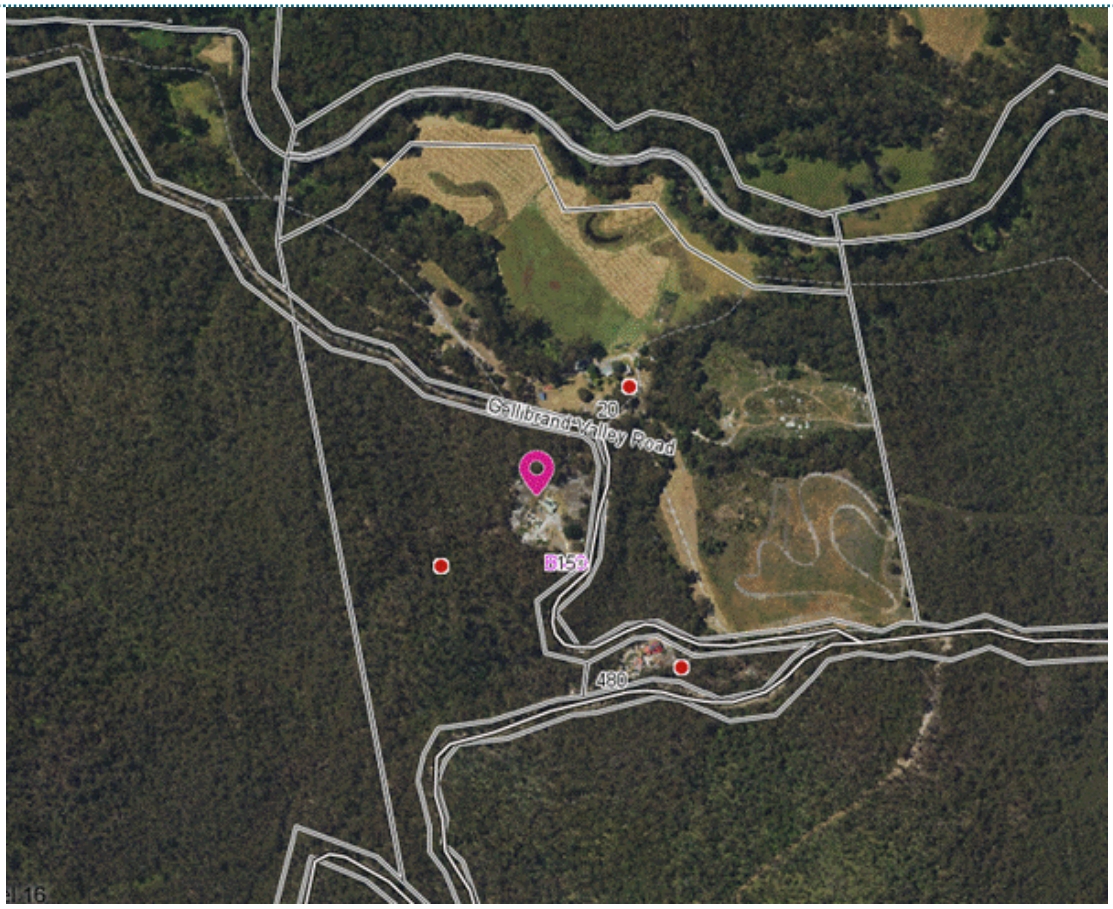


Figure 2 - Aerial image of the subject site and surroundings

2. RECOMMENDATION

That the Planning Committee resolves to Grant a Permit for the construction of a replacement dwelling at 15 Gellibrand Valley Road Gellibrand (Lot 2 TP: 098946, V/F: 08996/529 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 Provincial Geotechnical Pty Ltd (Ref. No. 25061G, dated 25 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.

No Gas Connection

5. 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

6. 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.

7. The system must be in accordance with the Land Capability Assessment (LCA) Reference file number 2026-E-0034, Version 2, prepared by MES Wastewater, 3 August 2026 or an addendum or an amendment to the LCA by a suitably qualified person approved by the responsible authority.

8. The domestic onsite wastewater management system including treatment plant, any pipe work and effluent disposal area must be located a minimum of 100 metres from the nearest waterway (including dam or mapped unnamed waterway) unless otherwise agreed in writing by the Responsible Authority. A revised Land Capability Assessment (produced by MES Wastewater 2026-E-0034, V2) is to be submitted to support the re-design and relocation of the revised onsite wastewater system.

9. ***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. The Land Capability Assessment must be amended to show additional bore logs/revised effluent location.***

10. ***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. Additional drainage may be required to manage stormwater inundation and protect effluent disposal area.***

11. ***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 systems", 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.***

12. ***Any redundant septic system infrastructure must be decommissioned as per Section 5.1 of the Land Capability Assessment (2026-E-0034, V2) and relevant EPA guidelines.***

13. ***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 or mapped unnamed 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.***

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

15. ***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 service trenching and must be planted with appropriate vegetation to maximise its performance.***

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 (2026-E-0034, V2). 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.***

16. ***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.***

17. ***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.***

18. ***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.***

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

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

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

22. ***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

23. ***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.***

Amended Bushfire Management Plan Required

24. Before the development starts, a Bushfire Management Plan must be prepared to the satisfaction of CFA then submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority. The plan must be generally in accordance with details of the plan prepared by Southern Cross Town Planning, April 2026, Version 1 but modified to show:

a) The defendable space setback increased to 50 metres to all aspects, or the property boundary whichever is the lesser.

b) The location of the 10,000 litre water tank must be shown on the site plan in the BMP including the setback to the proposed building and accessway. The water tank must be located within 60 metres of the outer edge of the approved building and the outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.

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

25. 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

26. 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 in January 2026. 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 dwelling would contain 3 bedrooms, a combined kitchen/meals/family room, a butler's pantry, 1 ensuite, 1 bathroom/toilet, a laundry, and an attached single garage.

The proposed replacement dwelling would be located in the same location as the previous dwelling and would be approximately 84m from the northern boundary and a minimum of 44m from the eastern boundary (Gellibrand Valley Road).

The proposed dwelling would have face brick walls and a Colorbond corrugated steel roof.

The septic effluent disposal field is shown on the submitted plans in a location north-east of the proposed dwelling.



Figure 3 - Site plan

4. SUBJECT LAND & SURROUNDINGS

The subject land is located at 15 Gellibrand Valley Road, Gellibrand. This rural property is within the Farming Zone and is covered by the Bushfire Management Overlay (BMO), Erosion Management Overlay, Schedule 1 (EMO1) and Environmental Significance Overlay, Schedule 3 (ESO3 – Declared Water Supply Catchments). The site previously contained a dwelling, and the proposed replacement dwelling would be constructed in the same general location, with onsite wastewater disposal currently proposed to the north-east.

The subject site was impacted by bushfire in January 2026, and this application seeks a planning permit under Clause 52.10 for a replacement 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 Health Protection Unit, which raised concerns about the proposed wastewater system being within 100m of a waterway. It was determined that the application can be approved, subject to an amended Land Capability Assessment (LCA), including the potential relocation of the wastewater system to the north-west of the dwelling. Relevant permit conditions have been included as part of Wannon Water's conditions in the recommendation earlier in this report.

External Referrals

The application was referred to the Country Fire Authority (CFA), Wannon Water and Barwon Water. The Department of Energy, Environment and Climate Action (DEECA) was notified of the application.

The CFA, Wannon Water and DEECA had no objections to the proposal, subject to planning permit conditions being included on any planning permit issued.

The CFA requires an amended Bushfire Management Statement, which would be included as a condition of the permit.

Wannon Water provided detailed conditions relating to wastewater after consultation with Council's Health Protection Unit. These include a requirement for the wastewater disposal area to be located a minimum of 100 metres from the nearest waterway.

DEECA provided a condition relating to the protection of waterways and drainage lines.

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.

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 replacement 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 a substantial distance from all boundaries, including a minimum of 44m metres from Gellibrand Valley Road, limiting potential off-site amenity impacts. The three-bedroom dwelling would contain a garage and would be 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 replacement 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 currently proposed to its north-east. The application was referred to Wannon Water, Barwon Water, DEECA and, internally, to Council's Health Protection Unit. The responses were as follows:

- The land is outside Barwon Water's catchment.
- Wannon Water raised no objection, subject to permit conditions. These include a requirement for the wastewater disposal area to be located a minimum of 100 metres from the nearest waterway.
- DEECA was notified of the application and raised no objection, subject to a permit condition.
- Council's Health Protection Unit raised concerns about the proposed wastewater system being within 100m of a waterway. As discussed above, it was determined that the application can be approved, subject to an amended LCA, including the relocation of the wastewater system to a location more than 100m from the waterway.

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 that the proposal 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 (prepared by Provincial Geotechnical Pty Ltd and dated 25 July 2026) was lodged with the planning application.

Section 6 of the Geotechnical Assessment states:

"My assessment has found that unlike many sites throughout the Otway Ranges there are no conceivable risks to life or property with regard to landslide events on the subject site.

Based on my assessment of the site, I conclude that the subject site can achieve an ACCEPTABLE risk level and will remain so over the design life of the development (50 years). I conclude that a detailed Landslip Risk Assessment is not warranted and that there are no geotechnical reasons to prevent the issue of a permit to develop on this site subject to the implementation of recommendations outlined in Section 7.0."

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 included 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. These include a condition requiring the submission of an amended BMS before the development starts.

Subject to compliance with the CFA's conditions, including receipt of an amended BMS that addresses the CFA's concerns, the proposed replacement dwelling is considered acceptable under the provisions of 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.

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	- Concrete tile	-
	- Steel	-
Fascia	- Steel	-
Gutter	- Steel	-
Downpipe	- Steel	-
Cladding	- Brick	-
	- Render	-
	- Lineaboard	-
	- Infill's	-
Windows	- Aluminium	-
Front door	-	
Garage door	- Steel	
Driveway	- Coloured co	

TO BE CHECKED

SHEET LIST SCHEDULE ARCHITECTURAL				
Number	Sheet Name	Issue Date	Revision	Revision Date
A00	SHEET REGISTER	21 August 2026		
A01.1	SITE PLAN	21 August 2026		
A01.2	SITE PLAN	21 August 2026		
A01.3	STORMWATER/DRAINAGE PLAN	21 August 2026		
A02.1	ROOF PLAN	21 August 2026		
A03.1	PLAN NOTES	21 August 2026		
A03.2	GROUND FLOOR PLAN	21 August 2026		
A04.1	ELEVATIONS	21 August 2026		
A04.2	ELEVATIONS	21 August 2026		
A05.1	SECTION	21 August 2026		
A05.2	DETAILS	21 August 2026		
A05.3	TYPICAL WET AREA DETAILS	21 August 2026		
A05.4	TYPICAL LIVABLE HOUSING DETAILS	21 August 2026		
A06	ELECTRICAL	21 August 2026		
A07.1	INTERNALS	21 August 2026		
A07.2	INTERNALS	21 August 2026		
A07.3	INTERNALS	21 August 2026		
A07.4	INTERNALS	21 August 2026		



1 PERSPECTIVE VIEW

ER STAMP

A SITE LOCALITY PLAN
N.T.S.

© Copyright. This drawing remains the property of G.J Gardner Homes & is provided for the use as described & may not be used or reproduced in whole or in part without written permission, any landscaping (when shown) are for illustrative purposes only and do not form part of any contract.

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: .....

Printed: 21/09/2026 6:21:59 PM
© All plans and design rights are copyright to GJ Gardner Homes & Draft Comps Services Pty. Ltd. and must not be reproduced.

G.J. Gardner. HOMES

Bacchus Marsh Homes Pty Ltd **GJ JOB NO:au151-49**
VIC - CDB-U 69385

Cooran 223 custom
Classic Facade

© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

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

CLIENT: [redacted]

LOCATION: No.15 (Lot 02) Gellibrand Road, Gellibrand 3239

ISSUE DATE: 21 August 2026

ISSUE STATUS: Concept only - Not for Construction

SHEET SIZE:	SHEET NO:
A3	A00
DCS JOB NO:	REVISION:
26420	

ER STAMP

DESIGN NOTE:

- Council report and consent requi... g 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:	0.0
Coverage:	
Permeability:	.0

GAR...

...a:	25%
...a:	500.00m²
Garden area:	0.00m²
Garden area %:	0.00%

TO BE CHECKED

BUSHFIRE CONSTRUCTION NOTE: The property has been designated as bushfire prone, refer to report for bushfire attack level rating. All construction methods and building materials are to be selected to comply with the requirements as stipulated by AS 3959. Refer to 'Bushfire Construction Guide' specification summary supplied for requirements needed prior to commencement of any works progressing.



1 SITE PLAN
1 : 5000

BEFORE YOU DIG byda.com.au

TERMITE REQ... IT
The site is not in a desi... area and therefore is not subje... gement construction ...nents
TO BE CHECKED
...T APPLICABLE

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

BUILDING REGULATION PART 10 : SIT... T

150	Termite Risk Area	...ECKED
151	Construction in ter...	...O BE CHECKED
152	Significant ...	- : TO BE CHECKED
153	Bui... ...ding	- : TO BE CHECKED
154	... ...signed land or ... ...ed works	- : TO BE CHECKED

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 ...KED
77	Permeability	...ED
78	Car Parking	...ED
79	Side and Rear Setback...	...E CHECKED
80	Walls and Carp...	- : TO BE CHECKED
81	Daylight ... H... ...s	- : TO BE CHECKED
82	So... ...w Existing North-Facing Habi... ...e 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: .....

Printed: 21/08/2026 6:21:59 PM

© All plans and design rights are copyright to GJ Gardner Homes & Draft Comps Services Pty. Ltd. and must not be reproduced.

© Copyright. This drawing remains the property of G.J Gardner Homes & is provided for the use as described & may not be used or reproduced in whole or in part without written permission, any landscaping (when shown) are for illustrative purposes only and do not form part of any contract.

G.J. Gardner. HOMES
Bacchus Marsh Homes Pty Ltd
VIC - CDB-U 69385
GJ JOB NO: au151-49

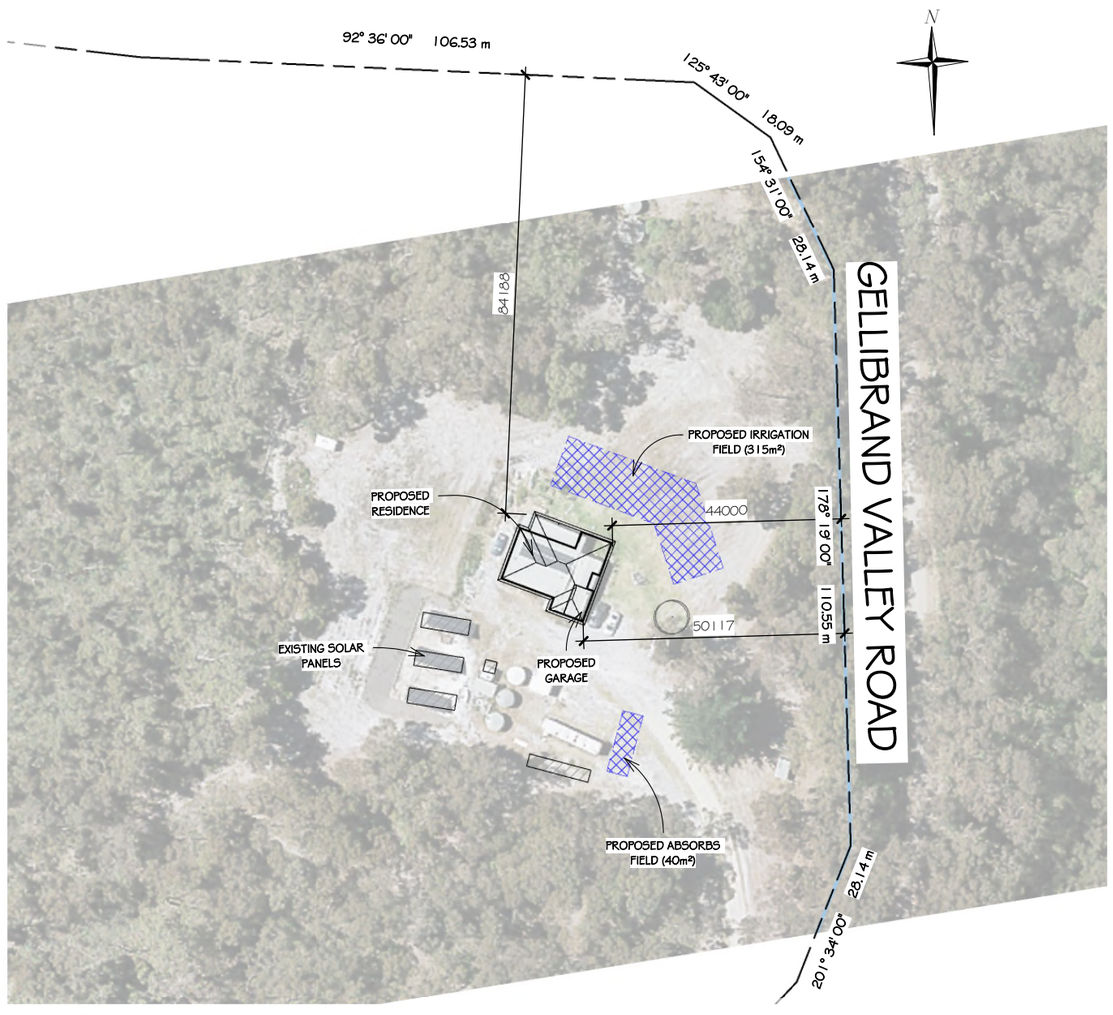
Cooran 223 custom
Classic Facade
© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

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

CLIENT: [redacted]
LOCATION: No.15 (Lot 02) Gellibrand Road, Gellibrand 3239
ISSUE DATE: 21 August 2026
ISSUE STATUS: Concept only - Not for Construction

SHEET SIZE: A3	SHEET NO: A01.1
DCS JOB NO: 26420	REVISION:



2 PART SITE PLAN
1 : 1000

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 ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

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

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

Printed: 21/08/2026 6:22:00 PM
© All plans and design rights are copyright to GJ Gardner Homes & Draft Comps Services Pty. Ltd. and must not be reproduced.

© Copyright. This drawing remains the property of G.J Gardner Homes & is provided for the use as described & may not be used or reproduced in whole or in part without written permission, any landscaping (when shown) are for illustrative purposes only and do not form part of any contract.

G.J. Gardner HOMES
Bacchus Marsh Homes Pty Ltd
VIC - CDB-U 69385
GJ JOB NO: au151-49

Cooran 223 custom
Classic Facade
© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

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

CLIENT: [redacted]	SHEET SIZE: A3	SHEET NO: A01.2
LOCATION: No.15 (Lot 02) Gellibrand Road, Gellibrand 3239		
ISSUE DATE: 21 August 2026	DCS JOB NO: 26420	REVISION:
ISSUE STATUS: Concept only - Not for Construction		

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, 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.

BUSHFIRE CONSTRUCTION NOTE: The property has been designated as bushfire prone, refer to report for bushfire attack level rating. All construction methods and building materials are to be selected to comply with the requirements as stipulated by AS 3959. Refer to 'Bushfire Construction Guide' specification summary supplied for requirements needed prior to commencement of any works progressing.

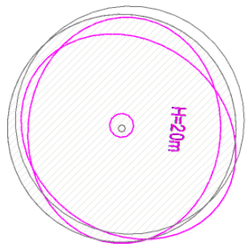
STORMWATER L.P.D. NOTE: Stormwater drainage to connect into legal point of discharge to local authorities details and comply with NCC part 3.3.5.

ER STAMP

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).



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.

BEFORE YOU DIG byda.com.au

BUILDING LEVEL SCHEDULE

Ground Floor	99.600
Garage Level	99.550

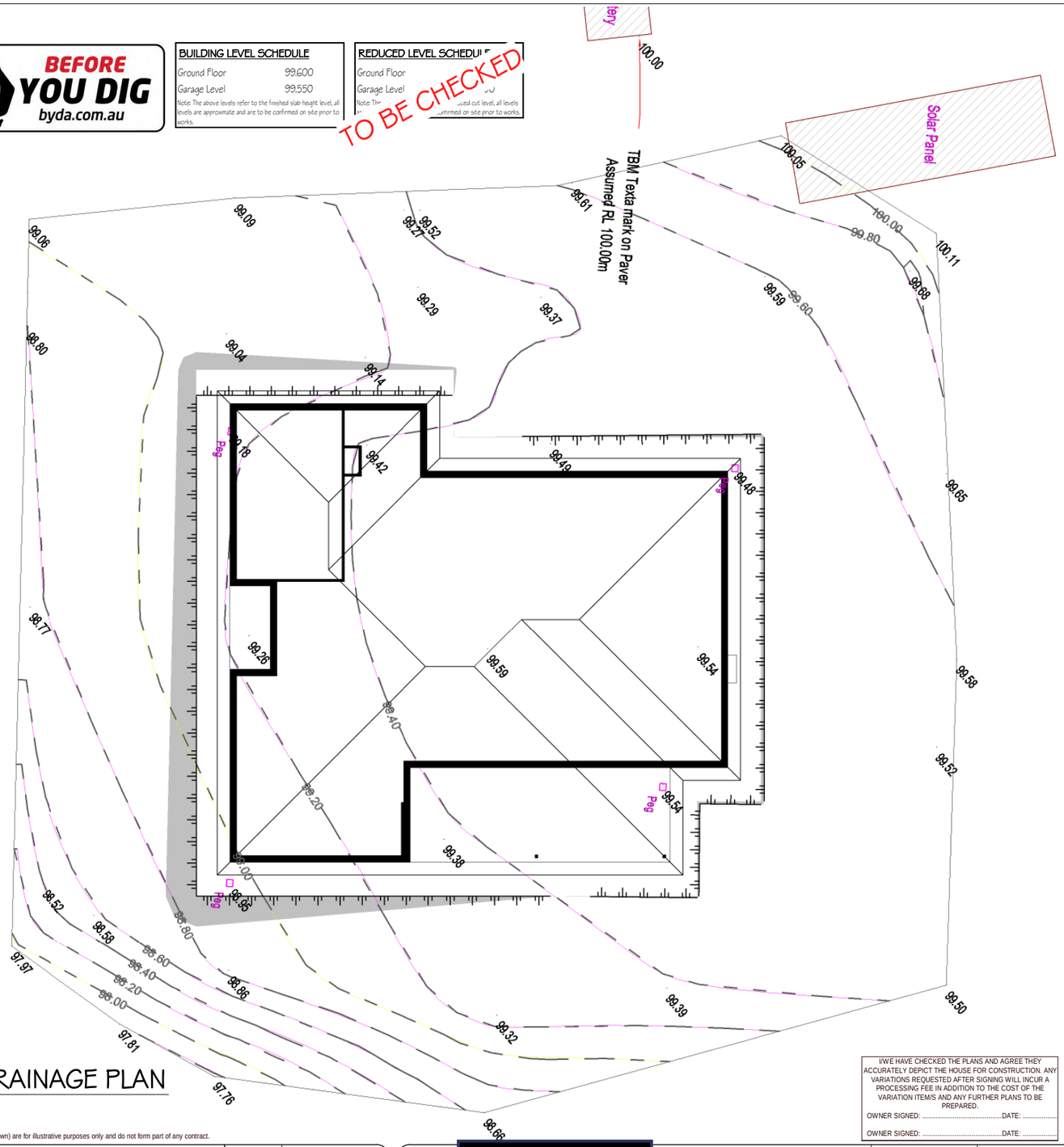
Note: The above levels refer to the finished slab height level, all levels are approximate and are to be confirmed on site prior to works.

REDUCED LEVEL SCHEDULE

Ground Floor	
Garage Level	

Note: The ... reduced cut level, all levels ... confirmed on site prior to works.

TO BE CHECKED



2 STORMWATER / SITE DRAINAGE PLAN

1 : 150

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: .....

Printed: 21/08/2026 6:22:01 PM

© All plans and design rights are copyright to GJ Gardner Homes & Draft Comps Services Pty. Ltd. and must not be reproduced.

© Copyright. This drawing remains the property of G.J Gardner Homes & is provided for the use as described & may not be used or reproduced in whole or in part without written permission, any landscaping (when shown) are for illustrative purposes only and do not form part of any contract.

G.J. Gardner. HOMES

Bacchus Marsh Homes Pty Ltd VIC - CDB-U 69385 **GJ JOB NO: au151-49**

Cooran 223 custom
Classic Facade

© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

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

CLIENT: [redacted]	SHEET SIZE: A3	SHEET NO: A01.3
LOCATION: No.15 (Lot 02) Gellibrand Road, Gellibrand 3239		
ISSUE DATE: 21 August 2026	DCS JOB NO: 26420	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. 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 AS.4256 and AS.1562.3.

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 roof area per downpipe	37 m²

TO BE CHECKED

Gutter type: Watco 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

Description of ventilation req. :	Longest horizontal roof dimension: 33.333m 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, Additional 18,000mm²/m at the eaves if the roof has a cathedral ceiling.	233.331mm² N/A	166.665mm²

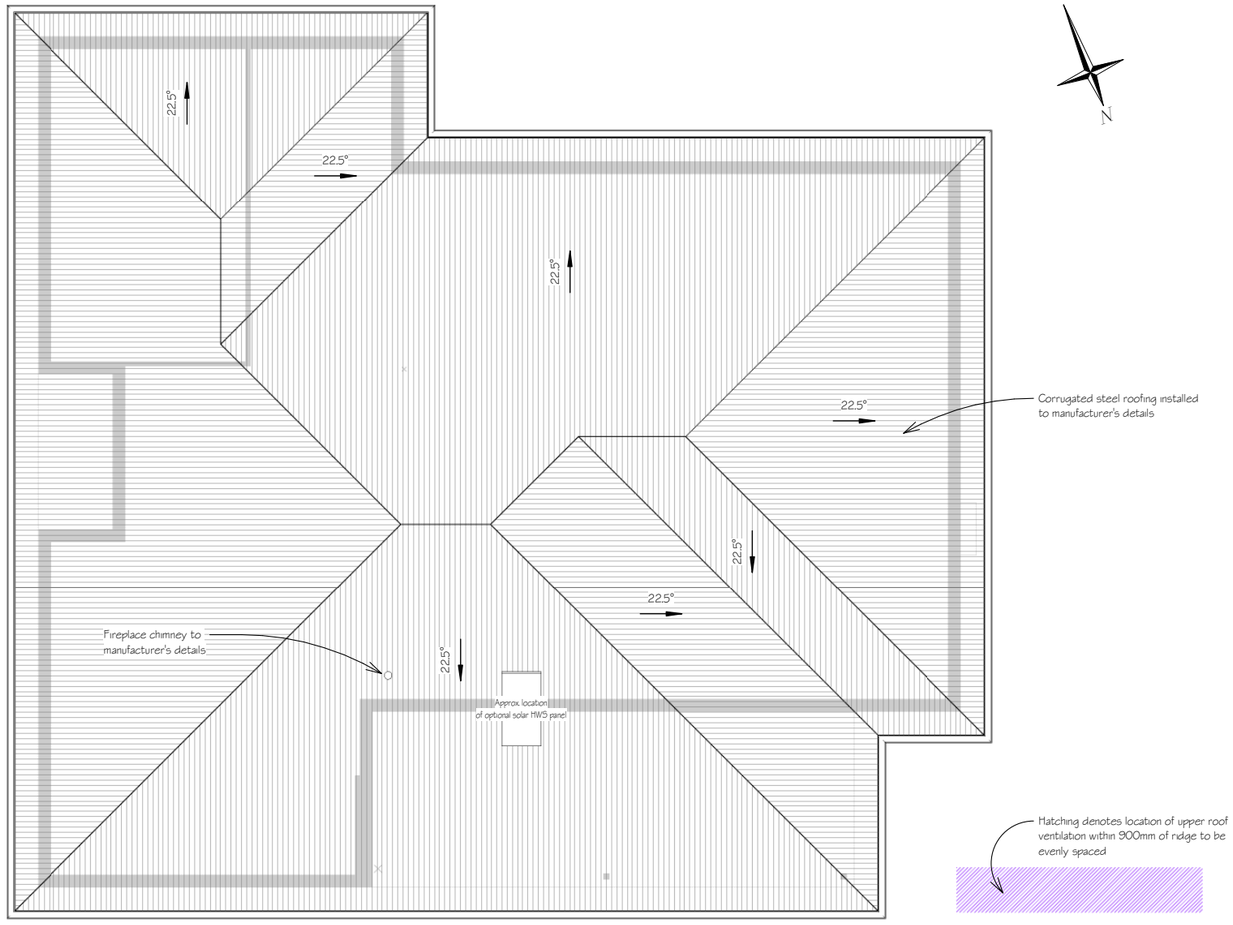
TO BE CHECKED

BUSHFIRE CONSTRUCTION NOTE: The property has been designated as bushfire prone, refer to report for bushfire attack level rating. All construction methods and building materials are to be selected to comply with the requirements as stipulated by AS 3959. Refer to 'Bushfire Construction Guide' specification summary supplied for requirements needed prior to commencement of any works progressing.

SOLAR HWS NOTE: Indicative location for solar HWS panel shown to roof, refer to builders specifications for inclusion and or/ secs of unit where applicable

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.

ER STAMP



1 ROOF PLAN
1 : 100

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: .....

Printed: 21/08/2026 6:22:01 PM

© All plans and design rights are copyright to GJ Gardner Homes & Draft Comps Services Pty. Ltd. and must not be reproduced.

© Copyright. This drawing remains the property of G.J Gardner Homes & is provided for the use as described & may not be used or reproduced in whole or in part without written permission, any landscaping (when shown) are for illustrative purposes only and do not form part of any contract.

G.J. Gardner. HOMES
Bacchus Marsh Homes Pty Ltd VIC - CDB-U 69385 **GJ JOB NO: au151-49**

Cooran 223 custom
Classic Facade
© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

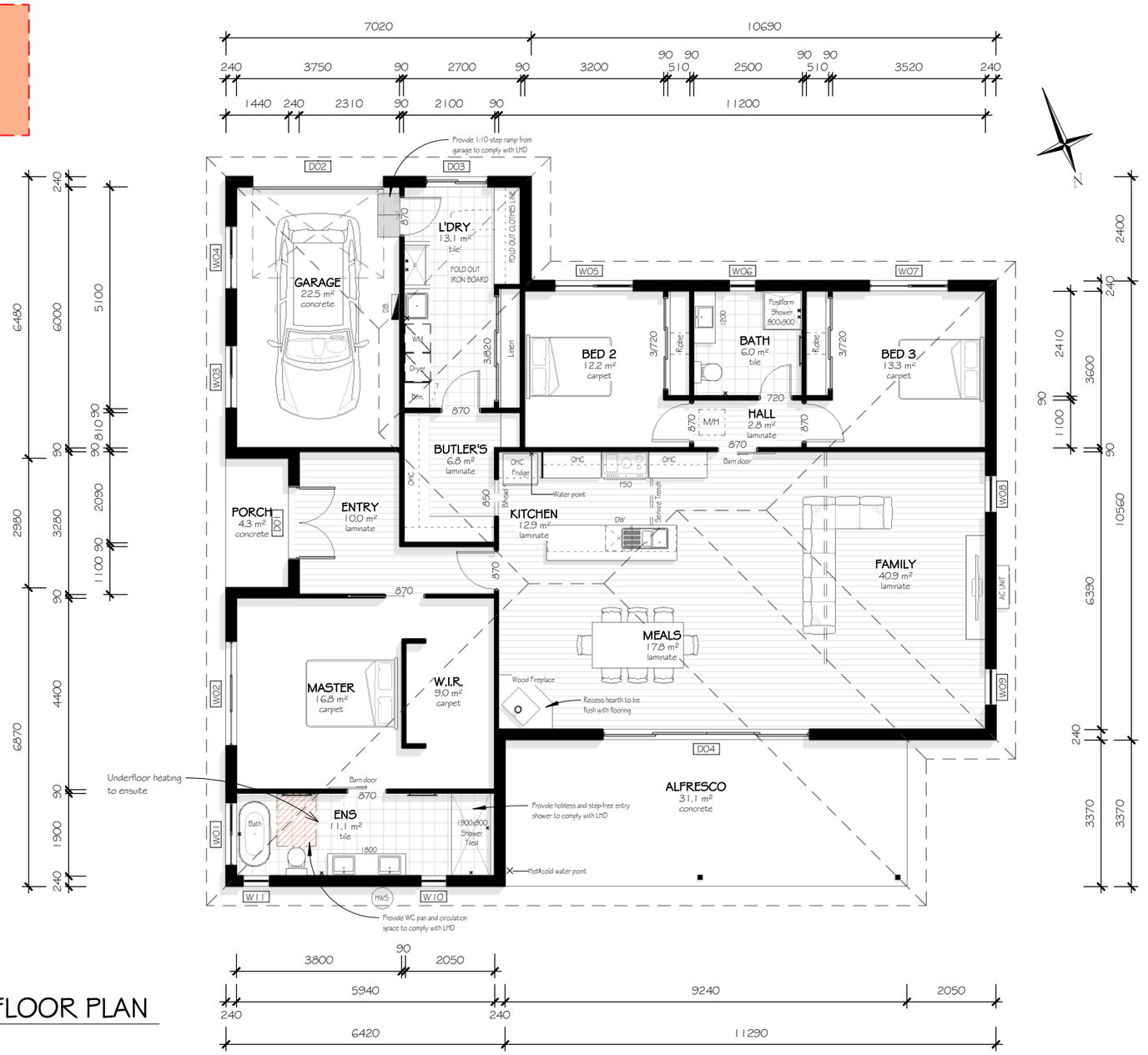
Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

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

CLIENT: [redacted]	SHEET SIZE: A3	SHEET NO: A02.1
LOCATION: No.15 (Lot 02) Gellibrand Road, Gellibrand 3239		
ISSUE DATE: 21 August 2026	DCS JOB NO: 26420	REVISION:
ISSUE STATUS: Concept only - Not for Construction		

ER STAMP

AREA SCHEDULE		
Name	Area	Squares
LIVING	196.0 m²	21.1
PORCH	4.3 m²	0.5
ALFRESCO	31.1 m²	3.4
GARAGE	25.2 m²	2.7
Grand total	256.6 m²	27.6



1 GROUND FLOOR PLAN
1 : 100

REFER TO FOOTING DESIGN DRAWING FOR ADDITIONAL DIMENSIONS

© Copyright. This drawing remains the property of G.J Gardner Homes & is provided for the use as described & may not be used or reproduced in whole or in part without written permission, any landscaping (when shown) are for illustrative purposes only and do not form part of any contract.

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: .....

Printed: 21/08/2026 6:22:03 PM
© All plans and design rights are copyright to GJ Gardner Homes & Draft Comps Services Pty. Ltd. and must not be reproduced.

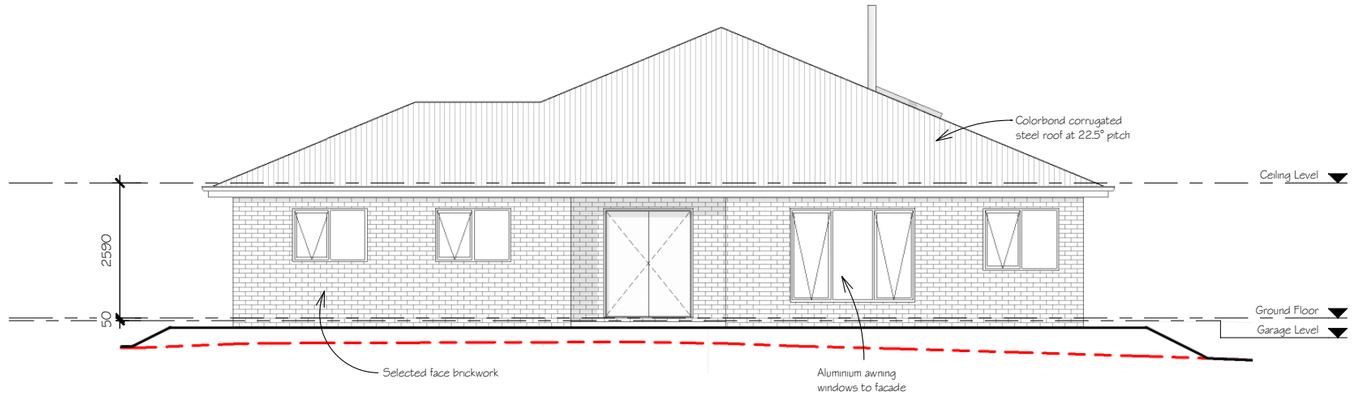
G.J. Gardner. HOMES
Bacchus Marsh Homes Pty Ltd VIC - CDB-U 69385
GJ JOB NO: au151-49

Cooran 223 custom
Classic Facade
© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

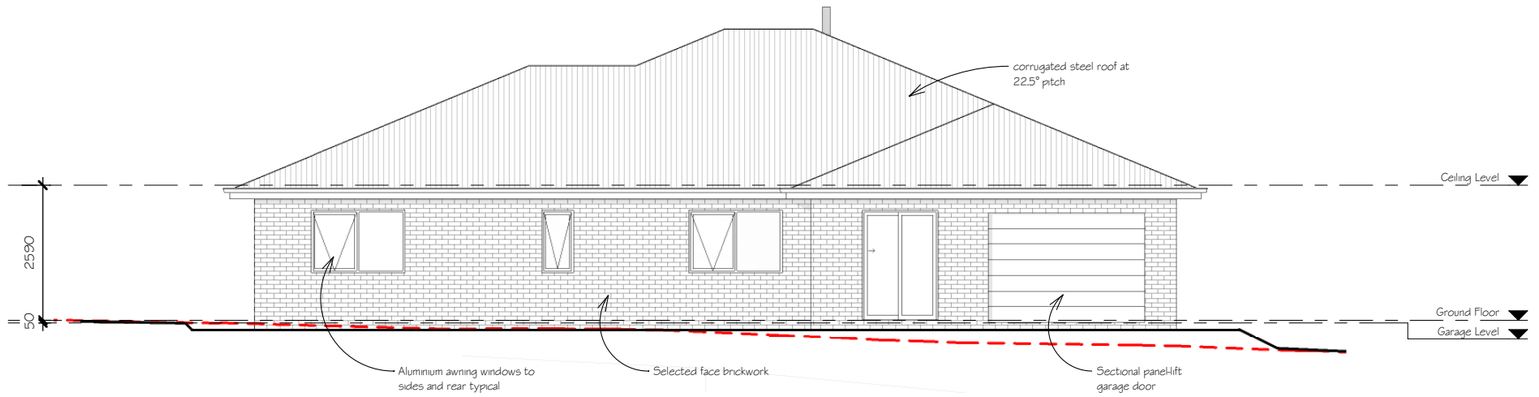
Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

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

CLIENT: [redacted]	SHEET SIZE: A3	SHEET NO: A03.2
LOCATION: No.15 (Lot 02) Gellibrand Road, Gellibrand 3239		
ISSUE DATE: 21 August 2026	DCS JOB NO: 26420	REVISION:
ISSUE STATUS: Concept only - Not for Construction		



1 EAST ELEVATION
1 : 100



2 SOUTH 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.

BUSHFIRE CONSTRUCTION NOTE: The property has been designated as bushfire prone, refer to report for bushfire attack level rating. All construction methods and building materials are to be selected to comply with the requirements as stipulated by AS 3959. Refer to 'Bushfire Construction Guide' specification summary supplied for requirements needed prior to commencement of any works progressing.

BUSHFIRE TIMBER NOTE: Selected timber posts, decking, plinth and cladding material to be either Blackbutt, Spotted Gum, Ironbark or Merbau to comply with BAL construction specifications in accordance with AS 3959.

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: .....

Printed: 21/08/2026 6:22:04 PM

© All plans and design rights are copyright to GJ Gardner Homes & Draft Comps Services Pty. Ltd. and must not be reproduced.

© Copyright. This drawing remains the property of G.J Gardner Homes & is provided for the use as described & may not be used or reproduced in whole or in part without written permission, any landscaping (when shown) are for illustrative purposes only and do not form part of any contract.

G.J. Gardner. HOMES
Bacchus Marsh Homes Pty Ltd
VIC - CDB-U 69385
GJ JOB NO: au151-49

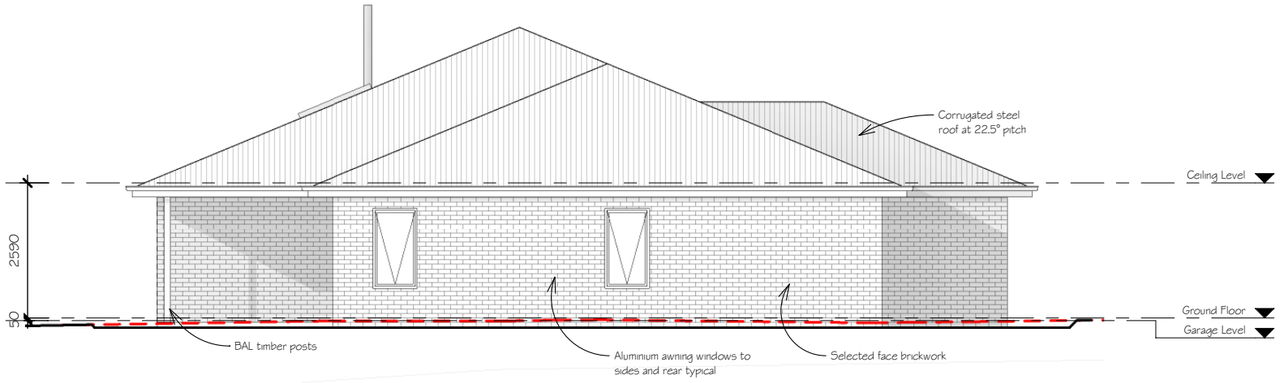
Cooran 223 custom
Classic Facade
© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

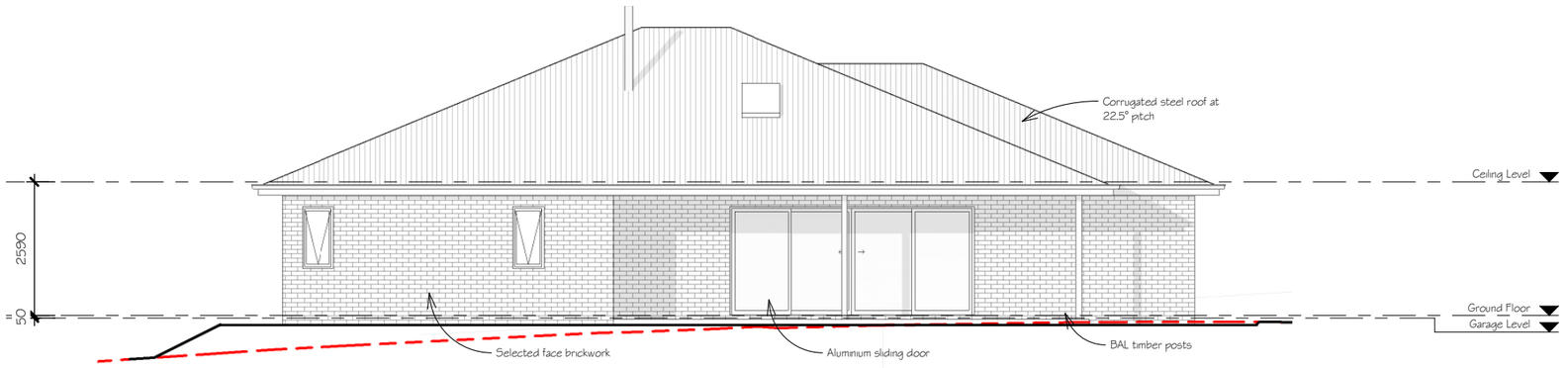
DRAWN	AR
CHECKED	Benjamin Mykoniatis
Building Practitioners Board Reg No DP - AD36583	

CLIENT: [redacted]
LOCATION: No.15 (Lot 02) Gellibrand Road, Gellibrand 3239
ISSUE DATE: 21 August 2026
ISSUE STATUS: Concept only - Not for Construction

SHEET SIZE:	SHEET NO:
A3	A04.1
DCS JOB NO: 26420	REVISION:



3 WEST ELEVATION
1 : 100



4 NORTH 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.

BUSHFIRE CONSTRUCTION NOTE: The property has been designated as bushfire prone, refer to report for bushfire attack level rating. All construction methods and building materials are to be selected to comply with the requirements as stipulated by AS 3959. Refer to 'Bushfire Construction Guide' specification summary supplied for requirements needed prior to commencement of any works progressing.

BUSHFIRE TIMBER NOTE: Selected timber posts, decking, plinth and cladding material to be either Blackbutt, Spotted Gum, Ironbark or Merbau to comply with BAL construction specifications in accordance with AS 3959.

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: .....

Printed: 21/08/2026 6:22:04 PM
© All plans and design rights are copyright to GJ Gardner Homes & Draft Comps Services Pty. Ltd. and must not be reproduced.

© Copyright. This drawing remains the property of G.J Gardner Homes & is provided for the use as described & may not be used or reproduced in whole or in part without written permission, any landscaping (when shown) are for illustrative purposes only and do not form part of any contract.

G.J. Gardner. HOMES
Bacchus Marsh Homes Pty Ltd
VIC - CDB-U 69385
GJ JOB NO: au151-49

Cooran 223 custom
Classic Facade
© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

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

CLIENT: [redacted]
LOCATION: No.15 (Lot 02) Gellibrand Road, Gellibrand 3239
ISSUE DATE: 21 August 2026
ISSUE STATUS: Concept only - Not for Construction

SHEET SIZE:	SHEET NO:
A3	A04.2
DCS JOB NO:	REVISION:
26420	