

Date Issued: 15 October 2021

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at: **42 McLeod Street, Kirwans Bridge VIC 3608**

The application is for a Permit for: **Development of a Replacement Dwelling**

The applicant for the Permit is: **CBA Building Designers**

The application Reference Number is: **P2021-178**

You may view the application and any documents that support the application on our website at

<https://www.strathbogie.vic.gov.au/development/statutory-planning/planning-permits-currently-advertised>

or at the office of the Responsible Authority during office hours:

Strathbogie Shire Council 109A Binney Street Euroa

Telephone: (03) 5795 0000

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

An objection must be sent to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.

*The Responsible Authority will not decide on the application before: **05 November 2021***

All objections are placed on the relevant Planning Permit application file, which is publicly available at all times. Objections can therefore be read and used by other parties.

An objection form is available from Strathbogie Shire Council office, by phoning Council on (03) 5795 0000 or at <https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>

If you submit an objection, the Responsible Authority will tell you of its final decision.

PLANNING PROPERTY REPORT



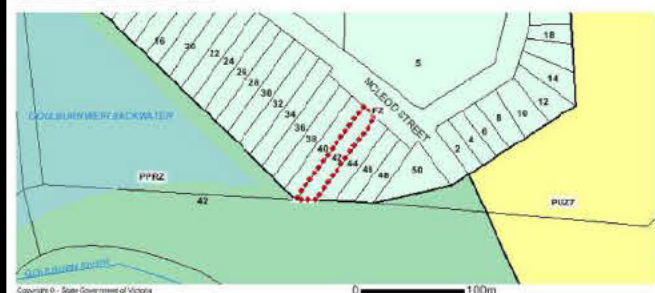
PROPERTY DETAILS
 Address: 42 MCLEOD STREET KIRWANS BRIDGE 3608
 Lot and Plan Number: Lot 22 LP78781
 Standard Parcel Identifier (SPI): 22LP78781
 Local Government Area (Council): STRATHBOGIE www.strathbogie.vic.gov.au
 Council Property Number: 4000570.1000
 Planning Scheme: Strathbogie planning.schemes.del.vic.gov.au/schemes/strathbogie
 Directory Reference: VicRoads 86 D5

UTILITIES
 Rural Water Corporation: Goulburn-Murray Water
 Urban Water Corporation: Goulburn Valley Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET

STATE ELECTORATES
 Legislative Council: NORTHERN VICTORIA
 Legislative Assembly: EUROA

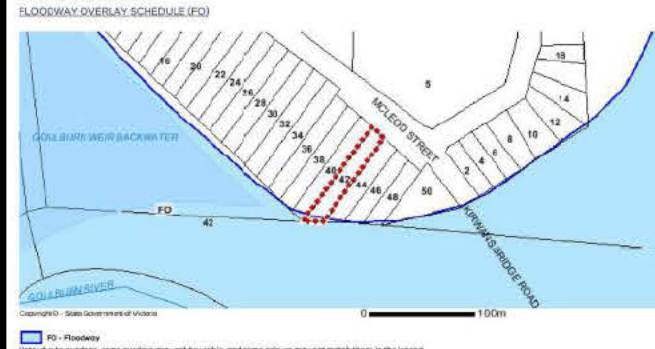
Planning Zones

FARMING ZONE (FZ)
 SCHEDULE TO THE FARMING ZONE (FZ)



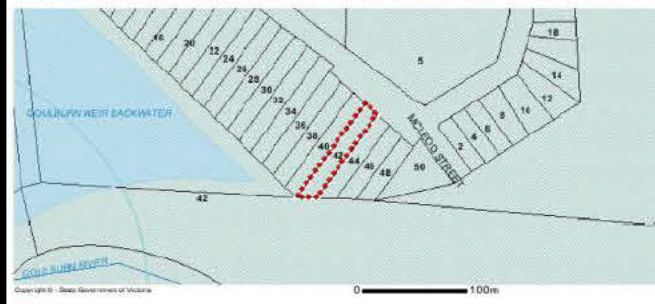
Planning Overlay

FLOODWAY OVERLAY (FO)
 FLOODWAY OVERLAY SCHEDULE (FO)



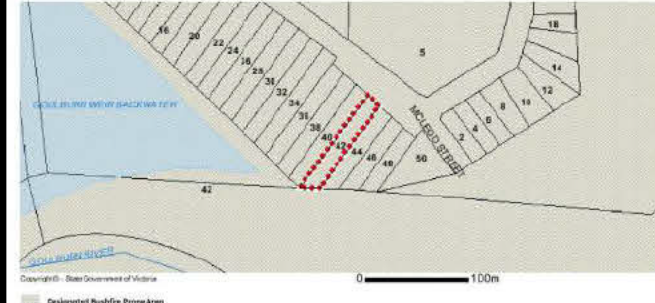
Area of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.
 'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land formation types that are generally regarded as more likely to contain Aboriginal cultural heritage.
 Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two-part trigger which requires a cultural heritage management plan to be prepared where a listed 'high impact activity' is proposed.
 If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.
 Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorisations cannot be issued unless the cultural heritage management plan has been approved for the activity.
 For further information about whether a Cultural Heritage Management Plan is required go to <http://www.dav.vic.gov.au/ahm/Question.aspx>
 More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginal-heritage/planning-and-heritage-management-process.html>



Designated Bushfire Prone Area

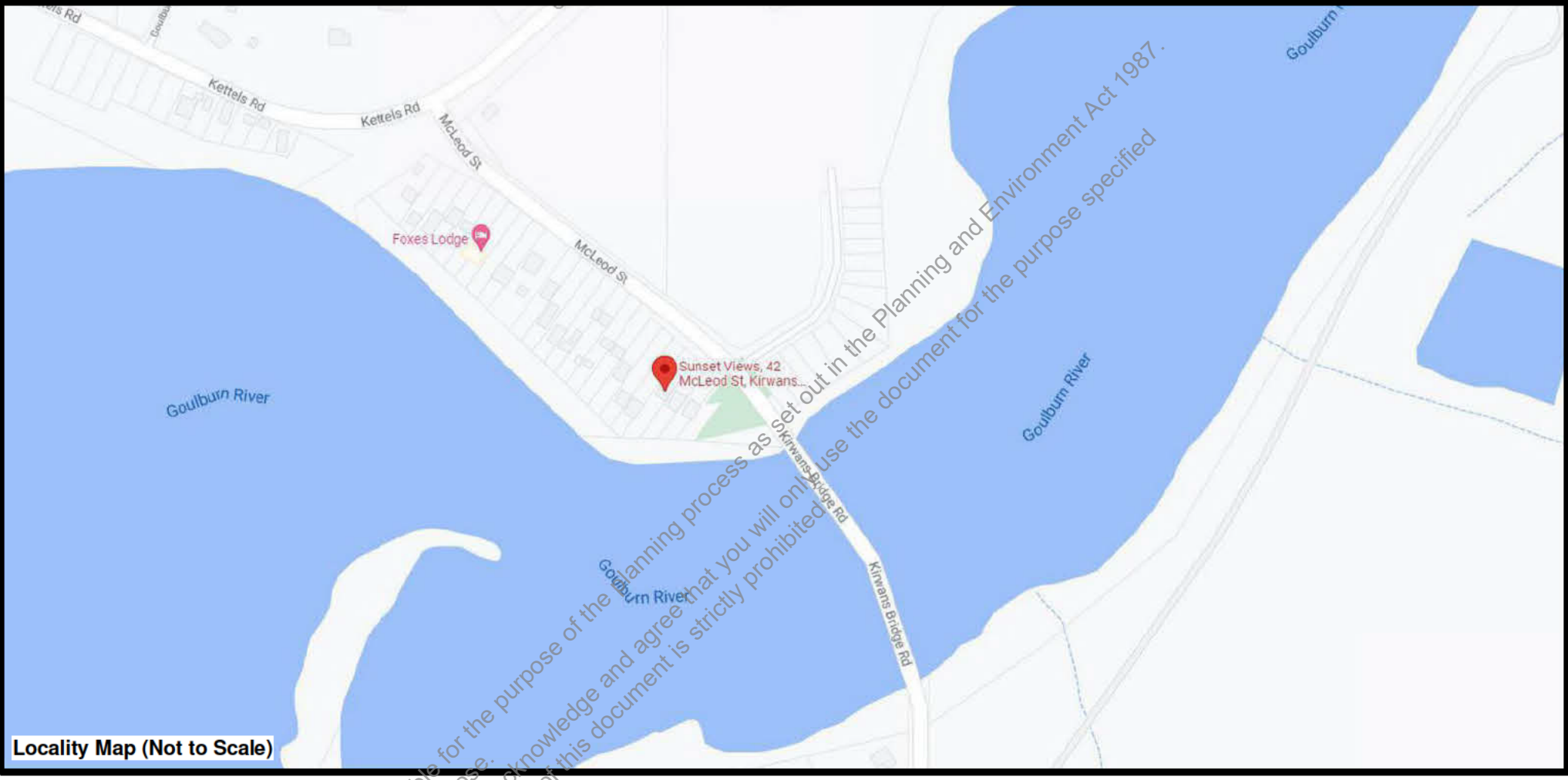
This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.



TOWN PLANNING ONLY
NOT TO BE USED FOR CONSTRUCTION

42 McLeod St, Kirwans Bridge 3608

Project: 21-00
 30/09/2021 1:25:04 PM



Locality Map (Not to Scale)



Artistic Impression

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date	Sheet Issue Date
TP00	Cover Sheet			30/09/2021
TP01	Existing/Demolition Plans			30/09/2021
TP02	Photographic Study			30/09/2021
TP03	Proposed Site Plan			30/09/2021
TP04	Proposed Floor Plan			30/09/2021
TP05	Proposed Elevations			30/09/2021
TP06	Proposed Elevations			30/09/2021
TP07	Facade Perspectives			30/09/2021
TP08	Perspectives			30/09/2021
TP09	Perspectives			30/09/2021
TP10	Areas			30/09/2021

vision thru design



T: 5441 5545
 W: cba.net.au
 E: admin@cba.net.au
 A: PO Box 895,
 Bendigo, VIC, 3552

TP00

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Existing/Demolition - Site Plan

Scale 1:500



Levels & Setout Notes:

- 01. All floor levels & site levels shown have been provided as part of the site survey. Refer to site survey by **Adrian Cummins & Associates Ref AB 9163-20-01**. Final levels & setout to be confirmed onsite between client & contractor.
- 02. Site levels shown are predevelopment levels. Final onsite levels to be confirmed by builder.

Location of Land

Township: Noorilim
 Section: Y
 Crown Allotment: 26D & Part 7
 Title Reference: Vol 4031 Fol 188 8690 313



All materials and work practices shall comply with, but not limited to, the building Interim Regulations 2017, the National Construction Code Series 2016 Building Code of Australia Vol 2 and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.

Precautions must be taken before and during demolition in accordance with AS 2601-2001: The Demolition of Structures.

During the progress of the demolition, the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.

The demolition must not be commenced until the precautionary measures have been inspected and approved by the relevant Building Surveyor.

The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.

No part of any external wall on or within 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.

Protective outriggers, fences, awnings, hoarding, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.

Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.

All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.

Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.

No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or other-wise become dangerous.

Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.

Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.

The Demolisher shall be responsible for the disconnection of all telecommunication supplies.

The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.

The position of capped sewer and storm water drains sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.

Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.

Any swimming pools, ponds or the like either on the demolition site or on the neighbouring allotments where affected by the demolition work shall be adequately fenced and made safe so as to comply with 'AS 1926 Swimming Pool Safety' Parts 1 & 2 prior to commencement of any demolition works.

Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing, where required, shall be kept sprayed with water so as to prevent any nuisance from dust.

Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.

Removal of buildings by road must be approved by relevant Council Traffic Engineer.

A site management plan is to be implemented during demolition works to control sediment run-off in accordance with EPA Victoria publication #275: Construction Techniques for sediment Pollution Control. Provide 'propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. 'Superpro' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during revegetation period.

It is the builders responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.

A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the owner obtaining the required Building.

Existing/Demolition Plans Scale @ A3 - As indicated Town Planning Issue	Revision No.	Revision Description	Revision Date	Elberton Farming PTY LTD Trading as CBA Building Designers RBP No. CDP-AD57101 Design Matters Member <small>Enable, advocate and celebrate good building design</small>	Client: Site: 42 McLeod St, Kirwans Bridge 3608 Date:30/09/2021 1:25:05 PM	Project: 21-00	T: 5441 5545 W: www.cba.net.au E: admin@cba.net.au PO Box 895 Bendigo, VIC, 3552

Site Legend

Under Construction	
Existing Structures	
Proposed	
Pool Area (By Others)	

Proposed Areas

Name	Area	Squares
Storage & Bedrooms	99.45 m ²	10.70
Master Suite & Laundry	81.84 m ²	8.81
Swimming Pool Area	72.10 m ²	7.76
WT	9.51 m ²	1.02
Grand total: 4	262.90 m ²	28.30

Existing Areas

Name	Area	Squares
Front Shed	84.94 m ²	9.14
Brick Garage/Storage	26.60 m ²	2.86
Kitchen Pod	66.05 m ²	7.11
Living Area Pod	72.93 m ²	7.85
Grand total: 4	250.53 m ²	26.97

Existing Roofed Areas

Name	Area	Squares
Outdoor Entertaining	47.77 m ²	5.14
Porch	32.32 m ²	3.48
Grand total: 2	80.09 m ²	8.62

Levels & Setout Notes:

01.
All floor levels & site levels shown have been provided as part of the site survey.
Refer to site survey by **Adrian Cummins & Associates Ref AB 9163-20-01**
Final levels & setout to be confirmed onsite between client & contractor.

02.
Site levels shown are predevelopment levels.
Final onsite levels to be confirmed by builder.

Location of Land

Township: Noorilim
Section: Y
Crown Allotment: 26D & Part 7
Title Reference: Vol 4031 Fol 188
8690 313

These drawings are to be read in conjunction with computations & documents prepared by others.

Refer to survey: AB 9163-20-01
By: Adrian Cummins & Associates

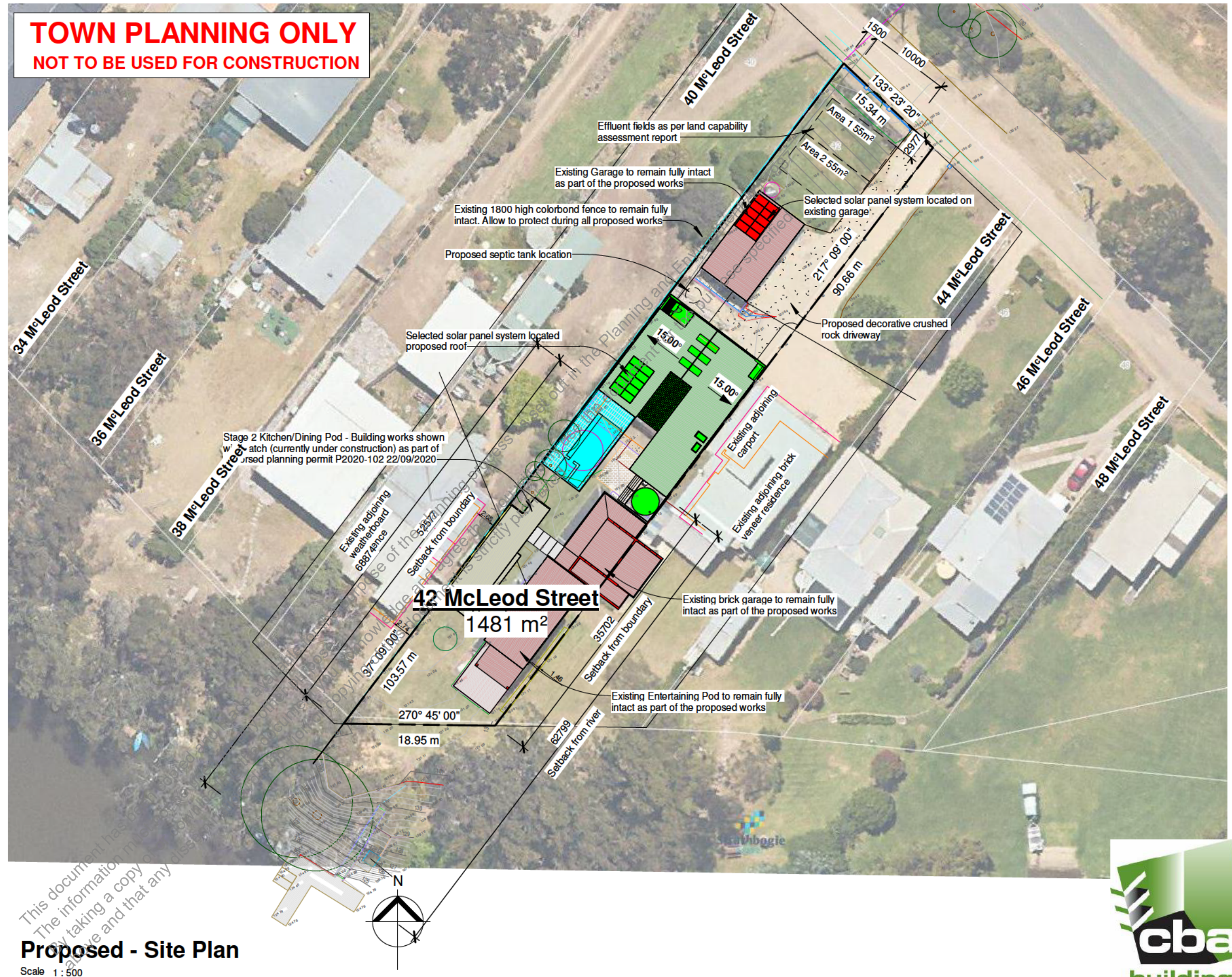
LCA Report: 26626
By: Colin Nankervis Consulting Engineers
Date: 15/10/2020

Septic Design Contact:
By: Sepserve Wastewater

42 McLeod Street

Areas		
Site:	1481.290m ²	100.00%
Existing Buildings:	330.620m ²	22.319%
Proposed Buildings:	262.900m ²	17.748%
Total:	593.520m ²	40.067%

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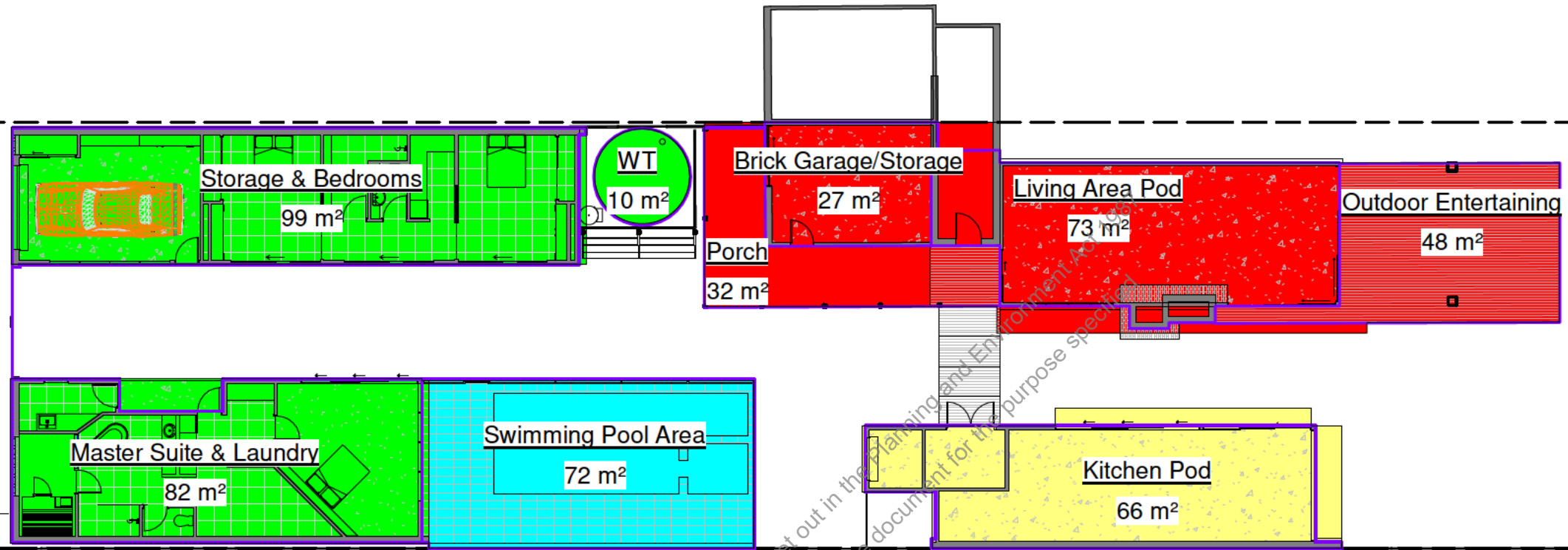
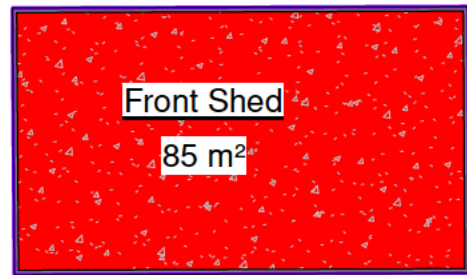
Proposed - Site Plan

Scale 1:500



Proposed Site Plan Scale @ A3 - As indicated Town Planning Issue	Revision No.	Revision Description	Revision Date	Elberton Farming PTY LTD Trading as CBA Building Designers RBP No. CDP-AD57101	Client:	42 McLeod St, Kirwans Bridge 3608	Project: 21-00	T: 5441 5545 W: www.cba.net.au E: admin@cba.net.au PO Box 895 Bendigo, VIC, 3552
					Design Matters Member <small>Enable, advocate and celebrate good building design</small>			

42 McLeod Street
1481 m²



FFL Areas

Scale 1 : 200

Site Legend

- Under Construction
- Existing Structures
- Proposed
- Pool Area (By Others)

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Proposed Areas		
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<p>Areas</p> <p>Scale @ A3 - As indicated</p> <p>Town Planning Issue</p>	Revision No.	Revision Description	Revision Date	<p>Elberton Farming PTY LTD Trading as CBA Building Designers RBP No. CDP-AD57101</p>	Client:		
						Site: 42 McLeod St, Kirwans Bridge 3608	Project: 21-00
				<p>Enable, advocate and celebrate good building design</p>	Drawn: HM	Date: 30/09/2021 1:25:34 PM	<p>T: 5441 5545 W: www.cba.net.au E: admin@cba.net.au PO Box 895 Bendigo, VIC, 3552</p> <p>Sheet No. TP10</p>



1 October 2021

Principal Planner
 Strathbogie Shire Planning Department
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 Bendigo 3550

Re **Application P2021-178 42 McLeod Street Kirwans Bridge, Development of a Replacement Dwelling**

2. **Clarification of total site coverage**

Total site area 1481 sqm

Existing Building Stock

Front Shed 85 sqm

Entertaining Pod 73 sqm

Brick Garage/Storage 27 sqm

Kitchen Pod (under construction) 66 sqm

Total 251 sqm

Proposed Building Stock

Master Bedroom Pod 82 sqm

Bedroom/Garage Pod 99 sqm

Total 181 sqm

Existing Stock 251 sqm

Proposed Stock 181 sqm

Total 432 sqm

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Land size	1481 sqm
Total building site coverage	29.2%
Total structure site coverage	40.02%
Refer to CBA Building Designers Planning DocumentationTP10 (attached)	

3. Environmental Health

The LCA Report submitted prepared by Colin Nankervis Consulting Engineers outlines the treatment system recommended which will be installed as a wick trench disposal system with works undertaken by Peter Fowler from SepServe Waste Water (Strathfieldsaye).

_____ have successfully installed this system recently within the area at 32 McLeod Street, Kirwans Bridge (December 2020) permit attached for your information.

4. Drainage and Crossover.

It is proposed all excess drainage from the water storage tanks will be connected to the legal point of discharge, working with the natural ground levels on site this should be to the front of the property.

Note there is no existing crossover to the site.

5. Section 52 to Goulburn Murray Water given the proximity to the Goulburn River (within 100m) and the concerns about the capability of the site to manage wastewater and proposed site coverage.

The proposed works are set back from the rear boundary approximately 35.7 and 52.5 metres, and 62.7 and 68.8 metres for the river bank.

The proposed works are also set behind the existing building stock that will remain on site.

In reference to management of wastewater please refer to the response to item

3.

6. The proposal will be advertised to adjacent property owners and occupiers given the proximity to existing dwellings being within 100m and this again moves it out of being able to be considered as a VicSmart.

We understand the requirement to advertise to the adjoining neighbours, who have all been continually informed during this design process.