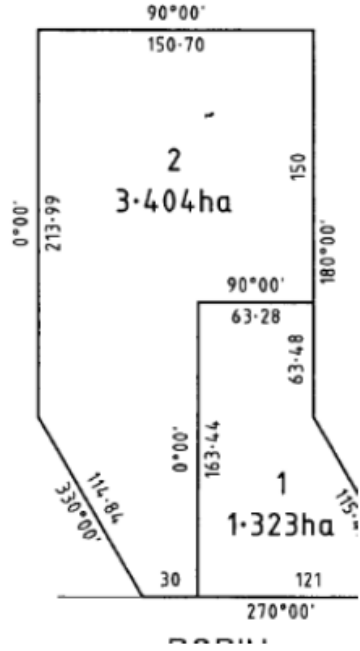
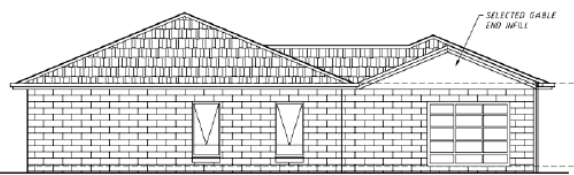
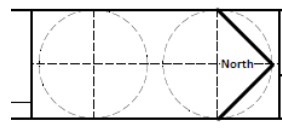


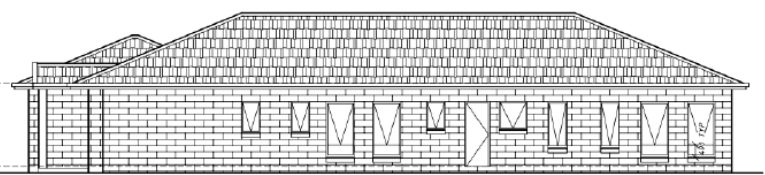
SCALE 1-100  
**FLOOR PLAN**



Title Plan 1:2500



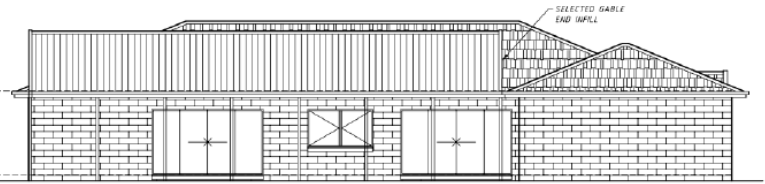
SCALE 1-100  
**South Elevation**



SCALE 1-100  
**West Elevation**



SCALE 1-100  
**North Elevation**



SCALE 1-100  
**East Elevation**

**Notes**  
 All work to meet BCA and relevant Australian Standards  
 Treat and dispose of wastes per EPA standards  
 BAL 12.5 to apply  
 Access to meet CFA Standards  
 Collect rainwater for potable supply  
 Reserve water for fire fighting

## Application for Planning Permit - 38 Peddie Avenue, PORTLAND WEST, VICTORIA 3305

### (1) House and Shed Plan

*The scaled site plan (page 4) of the location of the house and shed includes:*

- **Nominated setbacks distance to boundaries;** – The distance to the boundaries is shown with the red arrows on Page 4.
- **The amount of square metres of vegetation removal specifically for the house;** 300sq metres
- **The amount of square metres of vegetation removal specifically for the shed;** 170sq metres
- **The shed and dwelling also require an accessway.**

### (2) Native Vegetation removal

*Further explanation for why the dwelling and shed needs to be in this location and why other locations on the land would not be suitable:*

- The house across the road is situated on a raised area with many north facing windows, close to the road. The previous planning permit application for a dwelling on this piece of land at the front of the property did not take this into consideration and is a critical privacy consideration for this permit application as the windows all face and look directly in to this space at the front of the property.
- Building a shed and dwelling closer to the front of the property would diminish the privacy we are seeking through purchasing farming zoned acreage.
- Building a shed and dwelling closer to the front of the property would require a fence taller than permissible per the planning regulations.
- The house across the road are owners and breeders of several large dogs. A dwelling situated too close to the front of the property would prove to be a noise nuisance which has already been observed. This situation is also an ongoing concern for existing neighbours on the street who have their properties closer to the front of their properties.
- We have modified our plans to ensure the native vegetation will be destroyed or lopped to the minimum extent necessary as you will see from the plans, which will include the shed, house and accessway.
- There are no trees in the designated area for the shed, dwelling or accessway and the site area is less than 1ha for shed and 300sqm for a dwelling.
- There are several tall native trees at the front of the shed (south) which we intend to keep, as well as plant many more.
- Since settlement of the property, we have planted approximately 80 trees around the property.
- The area of native vegetation selected for removal falls within the 'low-range' criteria per the DELWP report (attached)
- The area identified in the application for the shed, dwelling and accessway is the most raised area on the parcel of land. In the recent weeks with heavy downpours, we have witnessed significant flooding in all other areas of the land. You will see from a topographical map that the land slopes downwards towards the north end. The areas without vegetation are not walk-able or drivable with a tractor due to being so muddy and holding so much water. These areas have not been accessible for more than two months due to the flooding each time it rains.

**(3) A revised Native Vegetation Report is attached;**

The report demonstrates the area of native vegetation sought to be removed for the shed and dwelling (and accessway). As previously mentioned, I also request that in the review of this application, the Assessors/Planner takes into consideration the current aerial image of the existing vegetation, compared with the DWELP aerial image. The native vegetation which is currently on the land is significantly less than the DWELP map. I also provide the following response in relation to Clause 52.17:

**1. Avoid the removal, destruction or lopping of native vegetation.**

Thorough assessment of the land over the last 6 months has shown that due to the north facing slope of the land, the land is prone to flooding over winter and spring. The areas of the land which contain minimal vegetation are currently inaccessible due to being flooded with pools of water or slushy and muddy ground.

These wet areas at the back of the property which are currently cleared provide the perfect location for utilizing the property as farming and to care for livestock to graze on the grass which grows there. This has been advised by a local agronomist. Therefore, approval of this planning application would mean that no further clearing of the land would be required to enable the land to be utilised for farming purposes.

We have actively sought to avoid removal of the vegetation by positioning the property in a partly cleared area of the land (Page 4 diagram) Please also refer to the above statements in section (2) on Page 2.

**2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.**

The application has genuinely considered, and has sought to minimise the impacts of the removal, destruction or lopping of native vegetation in the following ways:

- The shed and dwelling are positioned in an area which has a 'low-range' rating per the DELWP assessment;
- This application seeks to maintain all existing large trees and not remove, destroy or lop any large trees;
- The positioning of the shed and dwelling is closer to the west fence line due to much of the vegetation and coastal wattle being dried up and dead and ready for removal along that side.

**3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.**

This is very important to us and we fully intend to secure the required offset and increase the biodiversity rating of the land by:

- Planting many more native trees and plants on our land;
- Caring for the trees which we have already planted since September 2020, totaling approximately 80 trees and caring for the young native gum trees which were planted in the last 3-4 years – approximately 30 trees.





Zoom Level 14

100 m

All weather driveway

Waste disposal field

16m

20m

20m

Garden area

14m

164.06m

Garden area

50.95 m

60.12m

41

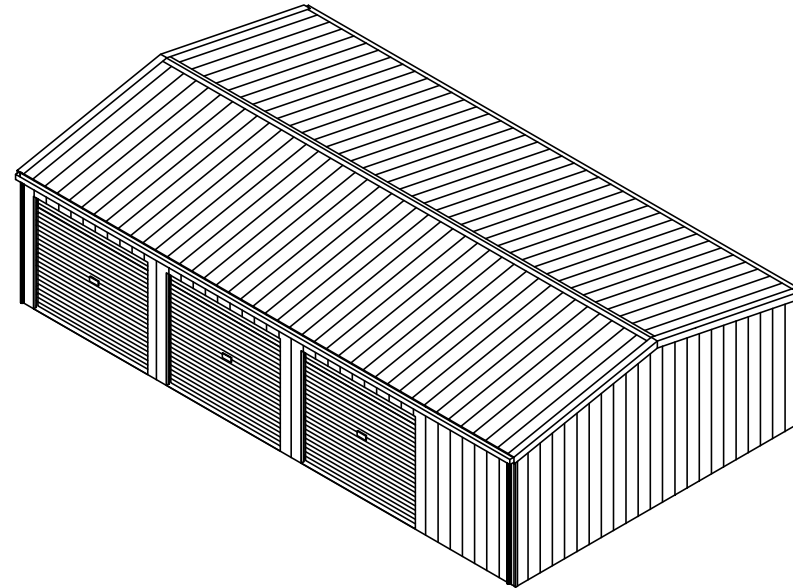
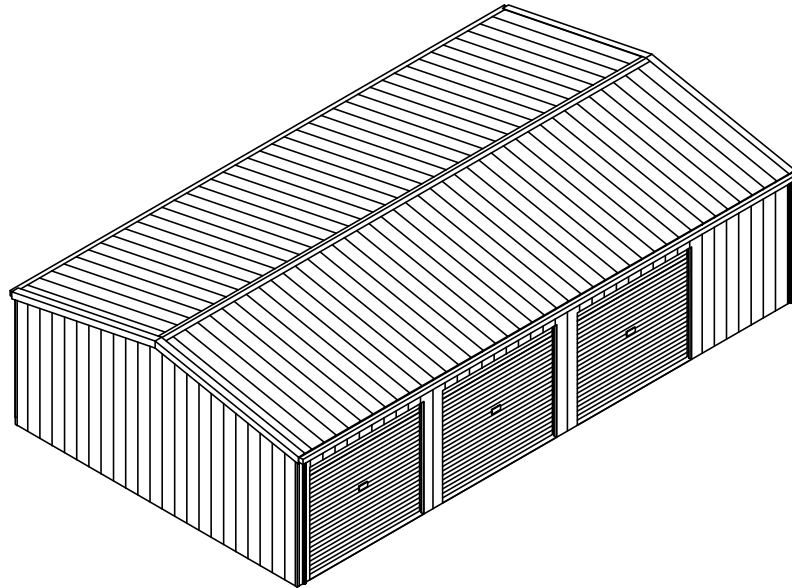
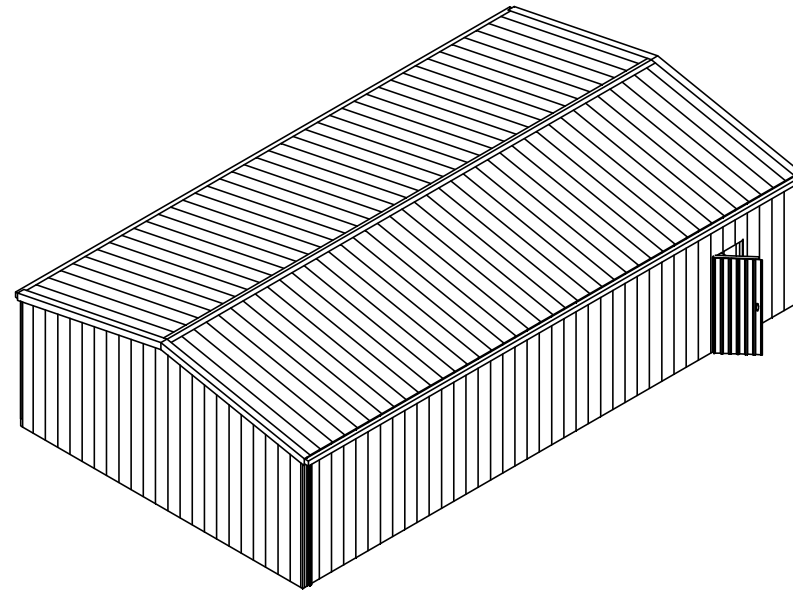
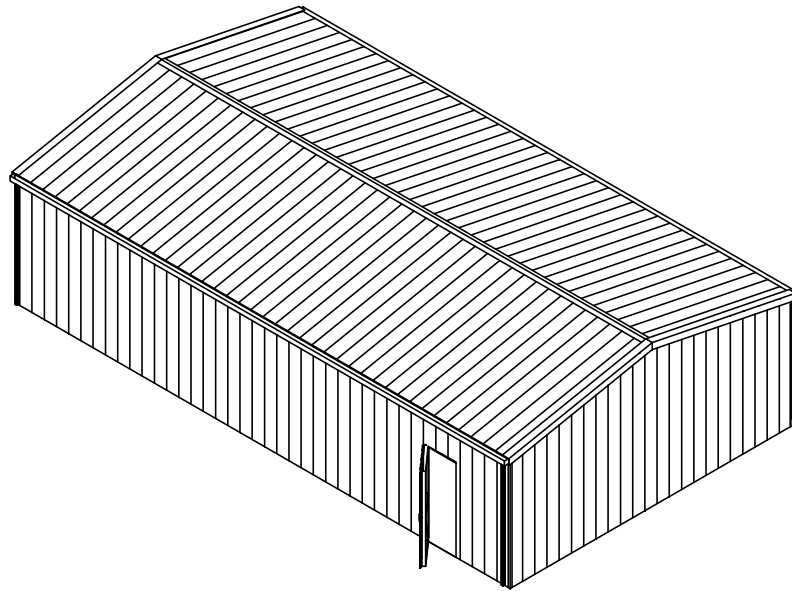
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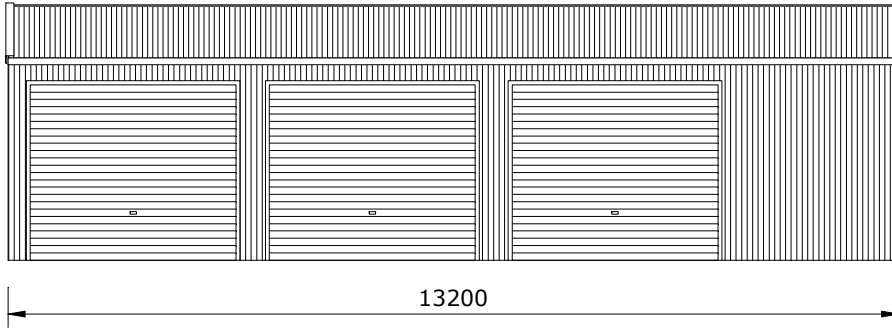
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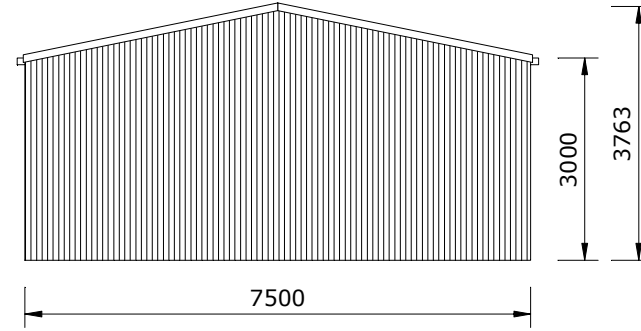


### BASIC SPECS

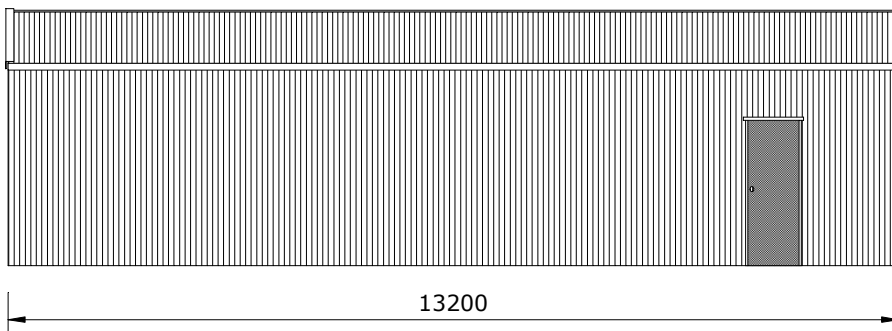
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Shed Usage: Domestic  
Shielding:  
  Light Shielding 0.9  
Wind Region:  
  Region A; T.C.2  
  
Pitch: 11.5  
Width: 7500  
Length: 13200  
Height: 3000  
Maximum Bay Size: 3600  
  
Base Connection:  
  Column In Ground  
  
Doors Closed in High Wind  
  
End Frame: C150-12  
Standard Frame: C150-15  
Serviceability Tests Passed  
Purlin: TH7575  
Girt: TH7575  
Girt: TH7575  
  
Roof Sheeting: Corro 0.42  
  Coverage 762  
Wall Sheeting: Lo-Clad 0.42  
  Coverage 817



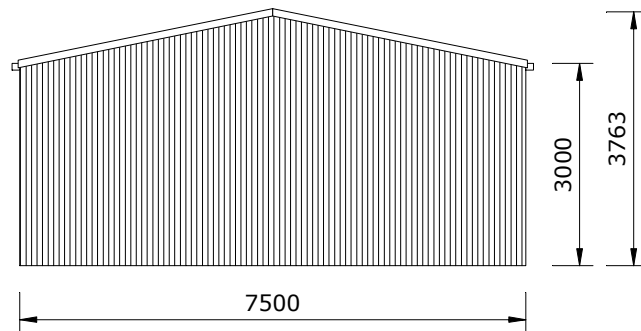
**Front**



**Right**



**Back**



**Left**

**BASIC SPECS**

Importance Level: 2  
 Shed Usage: Domestic  
 Shielding:  
 Light Shielding 0.9  
 Wind Region:  
 Region A; T.C.2  
 Pitch: 11.5  
 Width: 7500  
 Length: 13200  
 Height: 3000  
 Maximum Bay Size: 3600  
 Base Connection:  
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