

Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20240133**
Date Lodged: **24/11/2024**

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).



Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.



Questions marked with an asterisk (*) are mandatory and must be completed.



If the space provided on the form is insufficient, attach a separate sheet.

Application type

Is this a VicSmart Application?*

No

If yes, please specify which
VicSmart class or classes:



If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a
pre-application meeting
with a Council planning officer?

False

If 'yes', with whom?:

Date:

day / month / year

The Land

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

Street Address*

Unit No:	St. No:	St. Name: REEF GULLY LANE
Suburb/Locality: WATERLOO		Postcode: 3373

Formal Land Description*

Complete either A or B



This information can be
found on the certificate of
title.

A	Lot No:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No:
OR					
B	Crown Allotment No:	Section No:			
	Parish/Township Name:				

If this application relates to more than one address, please attach details.

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The Proposal



You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

- ① For what use, development or other matter do you require a permit?*

To build a dwelling and shed/ garage within a sustainable environment



Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

- ① Estimated cost of development for which the permit is required*

Cost **\$350,000.00**



You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ①

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

The land is currently grazing land with limited water and only six mature trees



Provide a plan of the existing conditions. Photos are also helpful.

Title Information ①

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
☐ No
☐ Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details ①

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:		
Title:	First Name: Stephen	Surname: Drummond
Organisation (if applicable):		
Postal Address		

Owner *

The person or organisation who owns the land

Name:		
Title: [REDACTED]	First Name: Kay	[REDACTED]
Organisation (if applicable):		

Where the owner is different from the applicant, provide the details of that person or organisation.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Owner's

Name:

Title: Mr

First Name: Stephen

Surname: Drummond

Organisation (if applicable):

Information Requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

☐ Yes

☐ No

Declaration ⓘ

This form must be signed by the applicant*

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:

Date:24 November 2024

day / month / year

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 03781 FOLIO 052

Security no : 124120771640G
Produced 18/12/2024 04:11 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 8C Section C Parish of Langi-kal-kal.

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP523189W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AY555355J (E) TRANSFER	Registered	01/11/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: REEF GULLY LANE WATERLOO VIC 3373

ADMINISTRATIVE NOTICES

NIL

eCT Control 24436Y DEVINE CONVEYANCING
Effective from 01/11/2024

DOCUMENT END

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Document Identification	TP523189W
Number of Pages (excluding this cover sheet)	2
Document Assembled	18/12/2024 16:11

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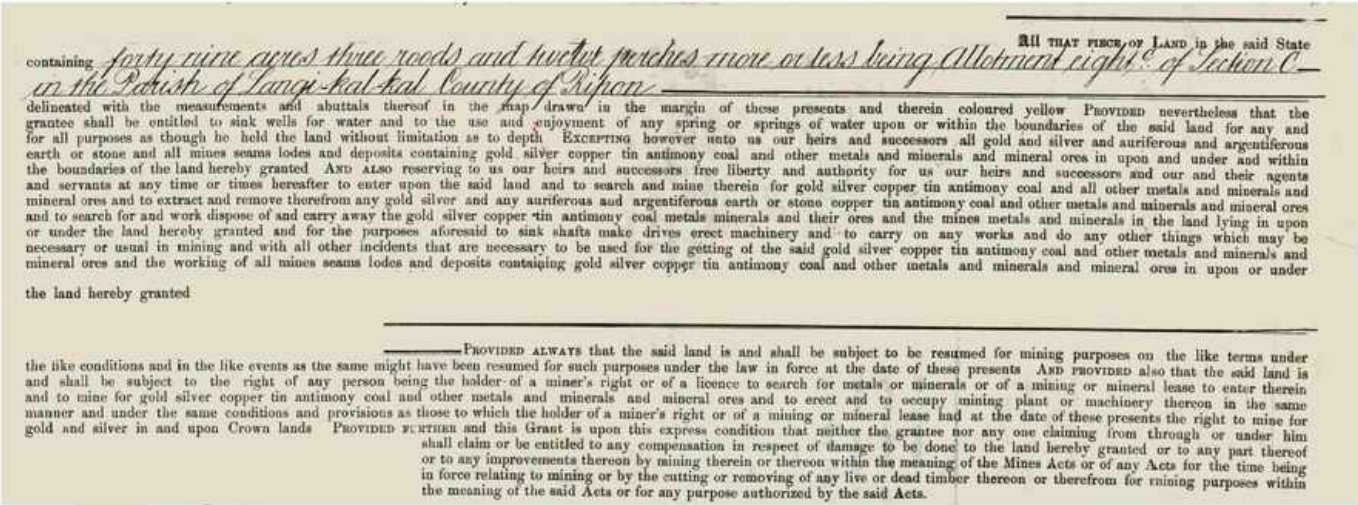
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TITLE PLAN		EDITION 1	TP 523189W
<div>Location of Land</div> <div>Parish: LANGI-KAL-KAL</div> <div>Township:</div> <div>Section: C</div> <div>Crown Allotment: 8C</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 3781 FOL 052</div> <div>Depth Limitation: 50 FEET</div>		<div>Notations</div> <div>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3781 FOL. 052 AND NOTED ON SHEET 2 OF THIS PLAN</div> <div>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>	
<div>Description of Land / Easement Information</div> <div>This copied document is made available for the sole purpose of enabling its consideration review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.</div>		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 07/06/2000</div> <div>VERIFIED: C.L.</div> <div>COLOUR CODE</div> <div>Y = YELLOW</div>	
<div></div>			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets

TITLE PLAN	TP 523189W
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LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 21 March 2025 01:25 PM

PROPERTY DETAILS

Address: **REEF GULLY LANE WATERLOO 3373**
Crown Description: **Allot. 8C Sec. C PARISH OF LANGI-KAL-KAL**
Standard Parcel Identifier (SPI): **8C~C\PP2965**
Local Government Area (Council): **PYRENEES**
Council Property Number: **405020025**
Planning Scheme: **Pyrenees**
Directory Reference: **Vicroads 57 H7**

www.pyrenees.vic.gov.au

[Planning Scheme - Pyrenees](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Central Highlands Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **RIPON**

OTHER

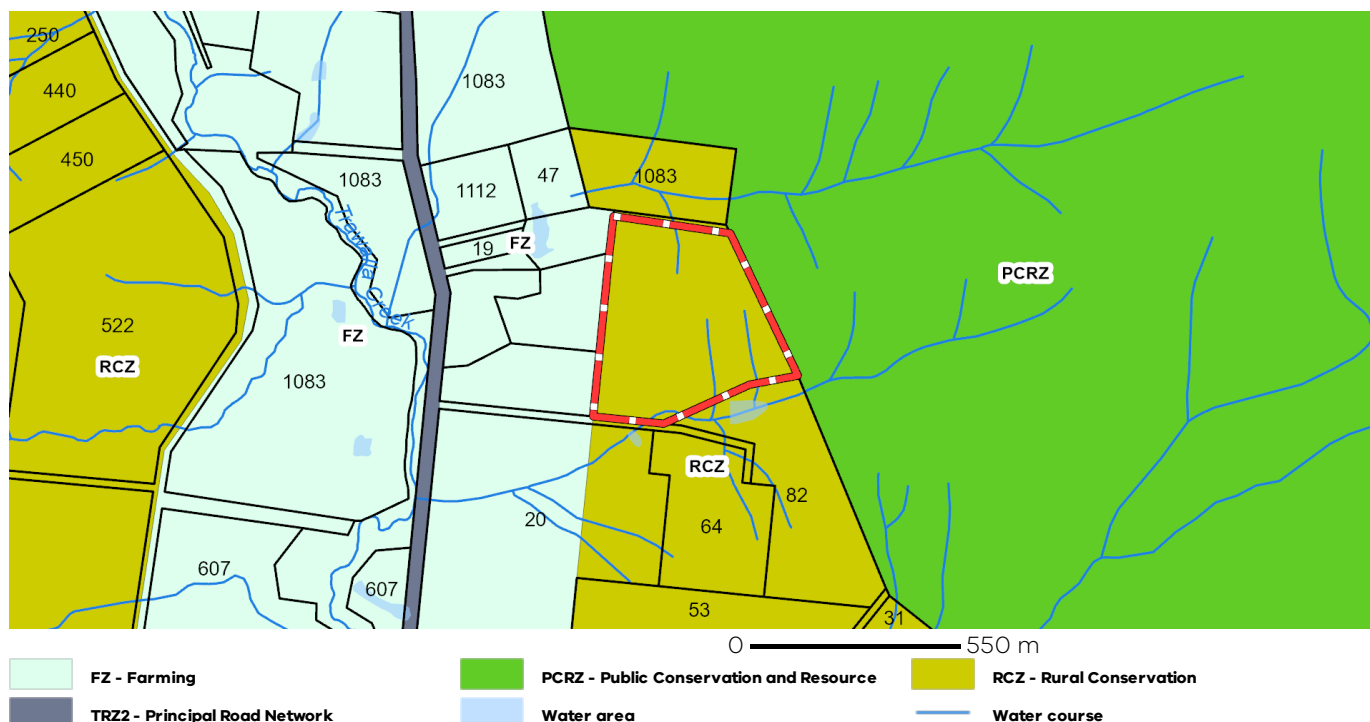
Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)

[SCHEDULE TO THE RURAL CONSERVATION ZONE \(RCZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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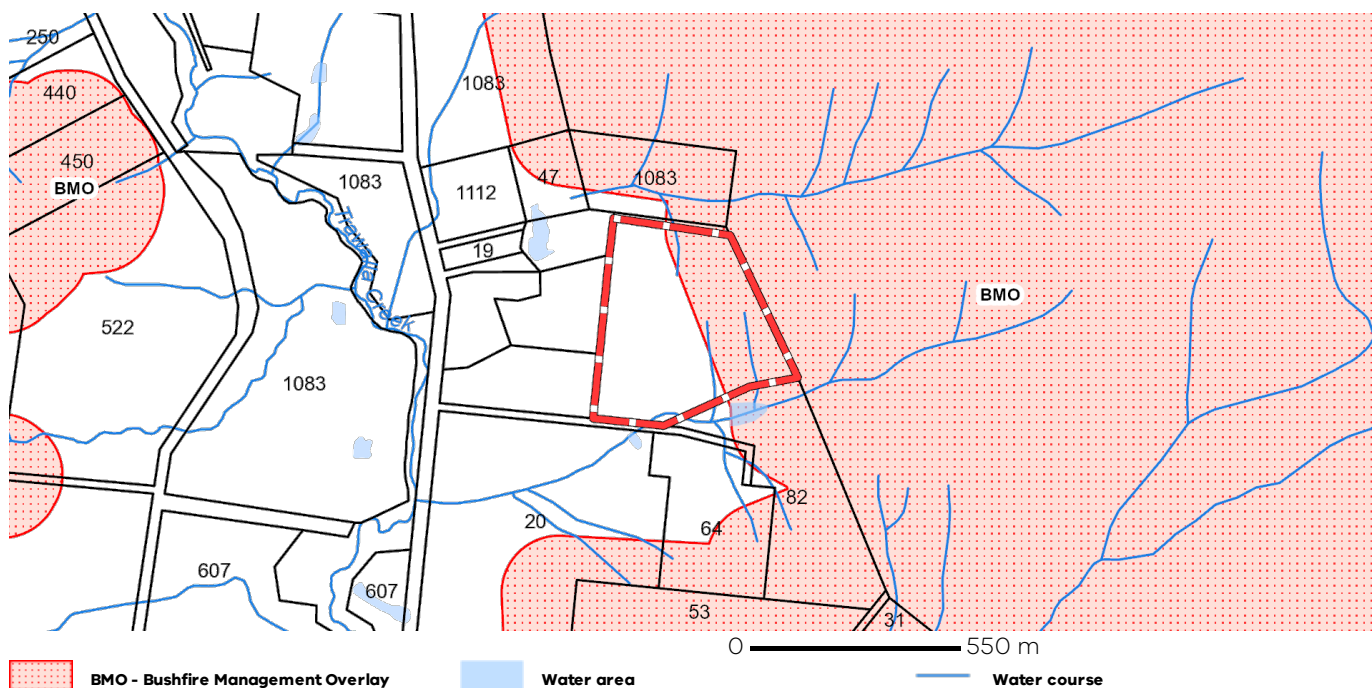
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: REEF GULLY LANE WATERLOO 3373

Page 1 of 4

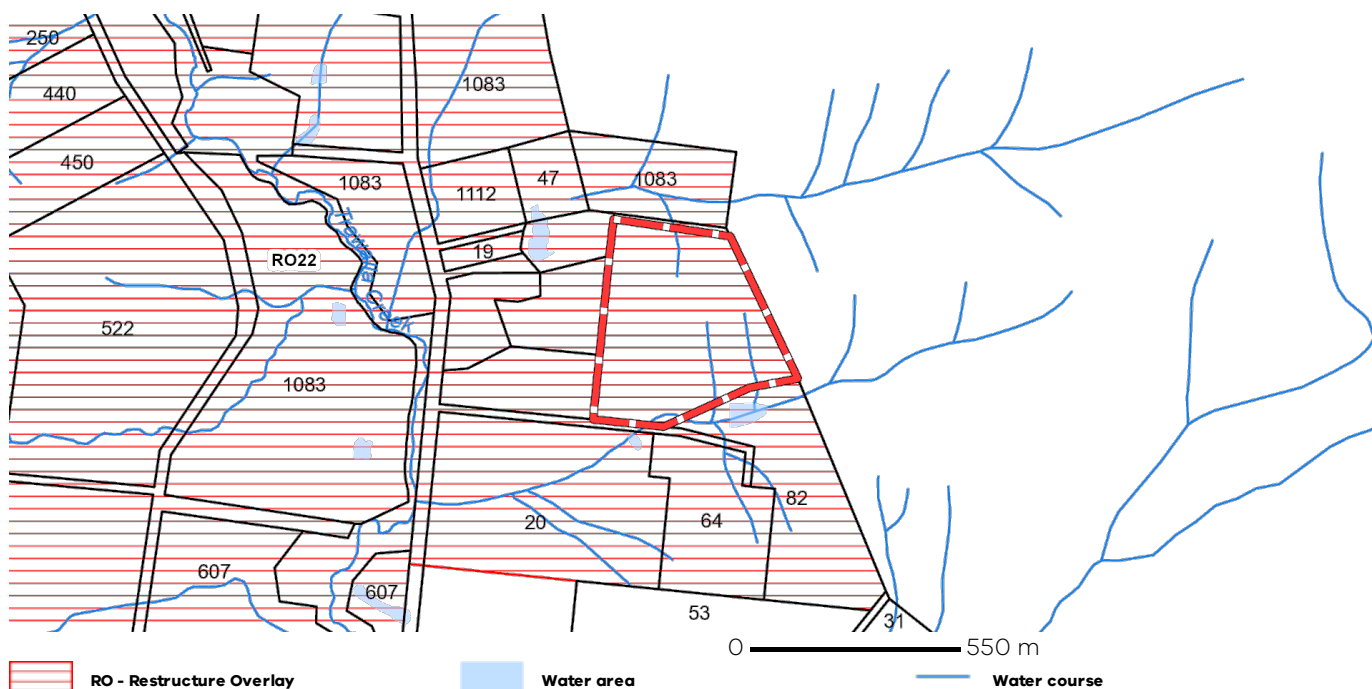
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 22 (RO22)



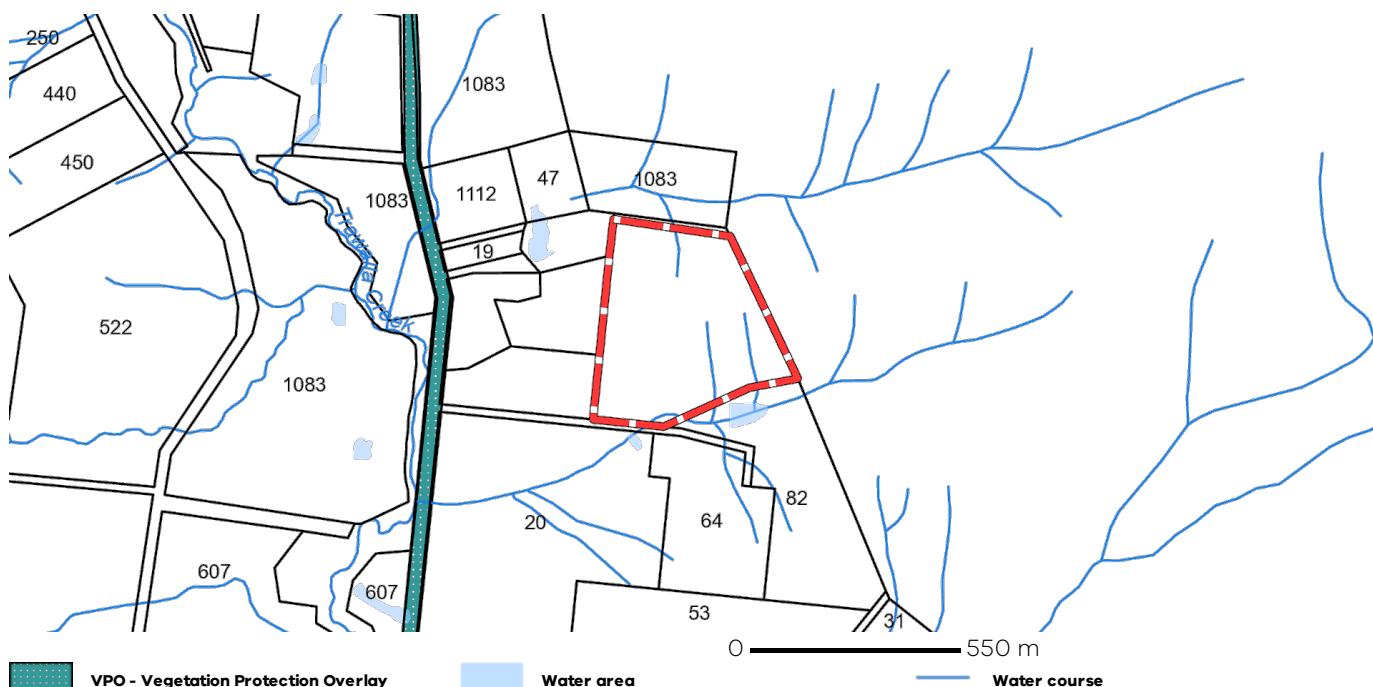
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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 21 March 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

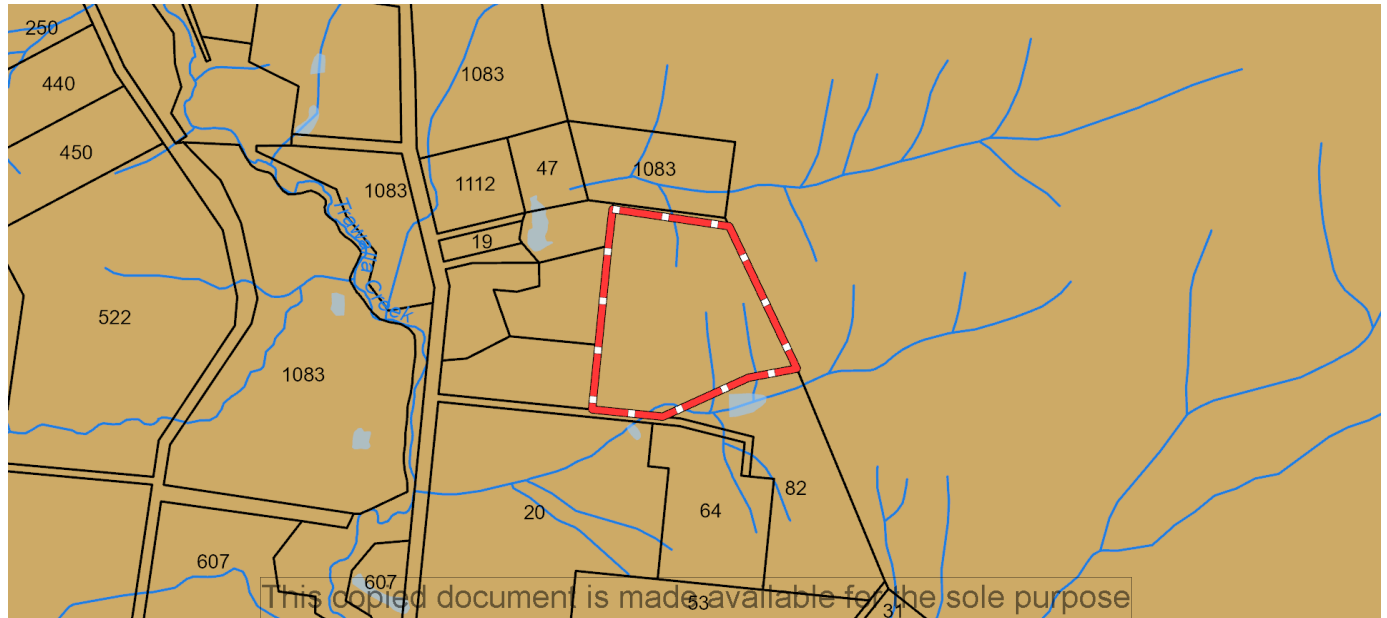
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Water course

Water course

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Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://nativevegetation.environment.vic.gov.au/) or please contact your relevant council.

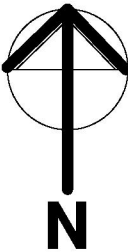
You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://naturekit.environment.vic.gov.au/)

PROPERTY REPORT:

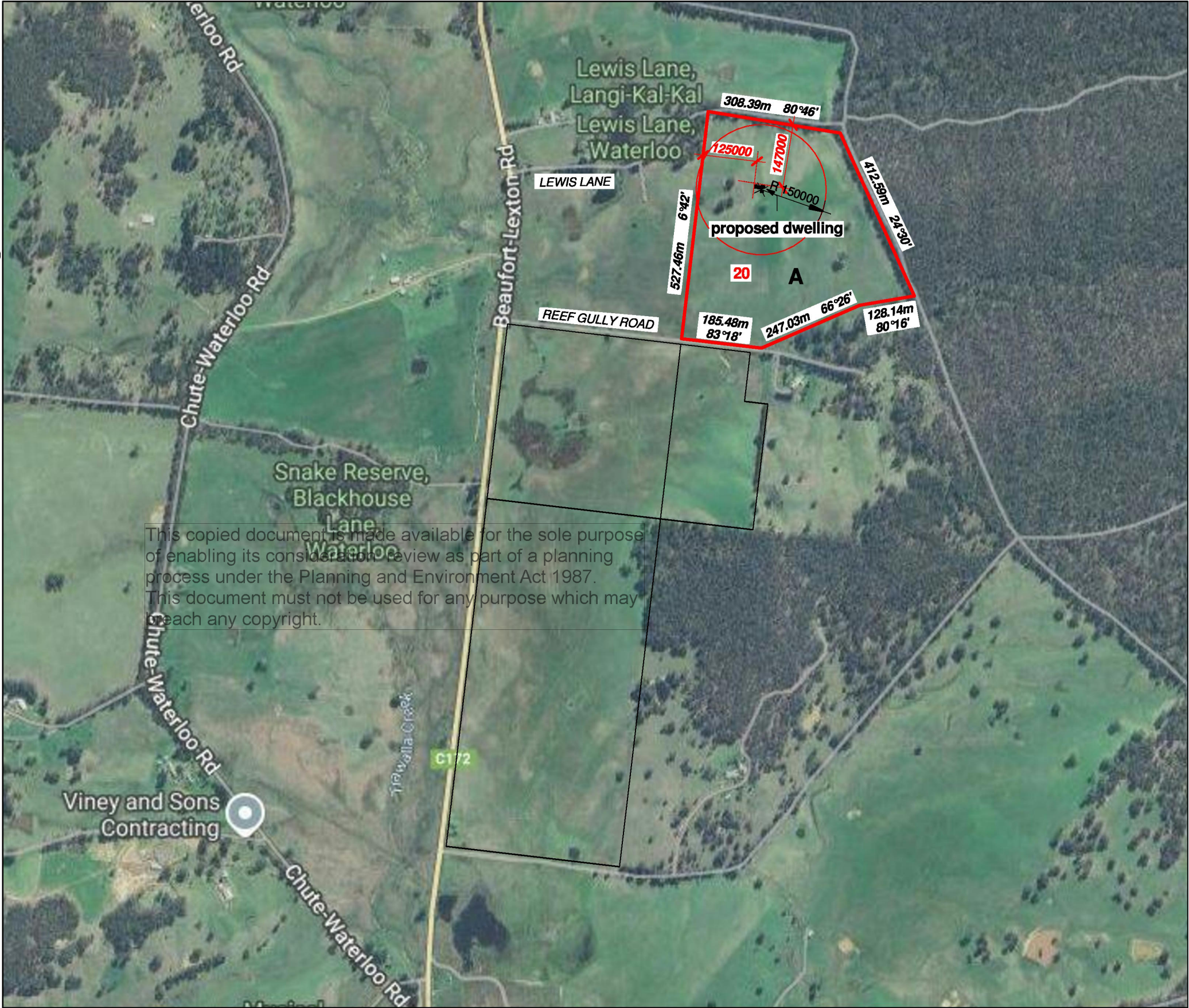
Address: Reef Gully Lane Waterloo 3373
Crown Description: A Allot. 8C Sec. C
Standard Parcel
Identifier (SPI): 8C-C\PP2965
Local Government: Pyrenees
Council Property No: 405020020
Directory Reference: Vicroads 57 H7

PLANNING PROPERTY REPORT:

Planning zones: Rural Conservation (RCZ)
Bushfire Management Overlay (BMO) (Part)
Designated Bushfire Prone Area
Restructure Overlay (RO)



site plan
1 : 10,000



Amendments:

Tony De Jong Drafting P/L

D.P. AD 244
A.B.N: 38 233 853 783
Phones: 0419 538 580
Email: dejongdrafting66@gmail.com

project name: PROPOSED DWELLING
client: S. DRUMMOND
address: REEF GULLY LANE,
WATERLOO

scale: 1 : 10,000 / A3
date: 13 / 11 / 2024
sheet no: 01
drg no: 24313

Notes:

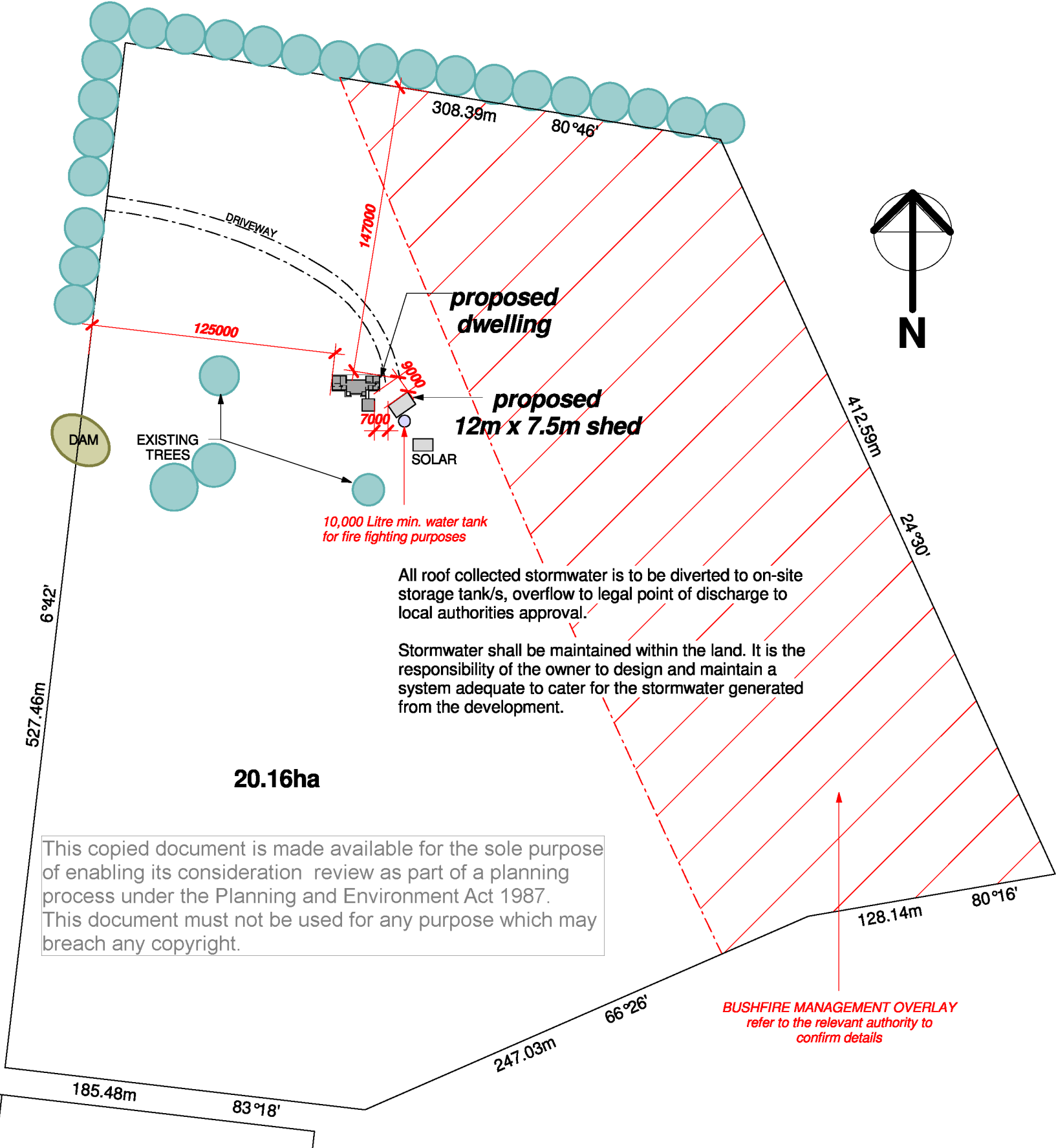
1. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. DIMENSIONED SIZES OF MATERIALS ARE NOMINAL ONLY AND MAY DIFFER SLIGHTLY TO ON-SITE MEASUREMENTS DUE TO VARIANCES IN MANUFACTURING PROCESSES.
4. ALL MATERIALS AND BUILDING WORKS ARE TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, VOLUME 2, ABCB - HOUSING PROVISION AND REFERENCED STANDARDS.
5. ALL TIMBER AND FRAMING TO BE IN ACCORDANCE WITH AS 1684.2 - NATIONAL TIMBER FRAMING CODE AND ATTACHED ENGINEERS DESIGN.
6. ALL WET AREAS TO BE COVERED BY IMPERVIOUS FLOOR & WALL AS PER AS 3740 - WATERPROOFING OF DOMESTIC WET AREAS.
7. SMOKE DETECTION DEVICE TO BE INSTALLED ADJACENT TO BEDROOM AREAS IN STRICT ACCORDANCE WITH THE FOLLOWING -
 - (i) NCC 2022, VOLUME 2, PART H3 P3
 - (ii) PART 9.5 OF ABCB - HOUSING PROVISIONBE INTERCONNECTED AND CONNECTED TO CONSUMER MAINS POWER, WHERE CONSUMER MAINS POWER IS SUPPLIED TO THE BUILDING. SMOKE ALARMS MUST COMPLY WITH AS 3786.
8. BUILDING SEALING AND PENETRATION SEALING TO COMPLY WITH PART 13.4 OF ABCB - HOUSING PROVISION.
9. ROOF CLADDING AND DETAILS -
CLADDING - COLORBOND @ 5° (DWELLING)
FRAMING - PRE-FAB ROOF TRUSSES @ 900 C/C
10. EXTERNAL WALL FINISH -
11. 100 x 50 QUAD METAL DOWNPIPES TO BE PROVIDED AT LOCATIONS SHOWN ON ATTACHED PLANS. COLLECTED STORMWATER IS TO BE DISCHARGED TO STORMWATER LINES DIRECTED TO L.P.O.D REFER BUSHFIRE NOTES FOR ANY ADDITIONAL SPECIFICATIONS. DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. INSTALLER TO DETERMINE ACTUAL LOCATIONS. SPOUTING - 115mm COLORBOND 'QUAD' WITH OVERFLOW SLOTS. MINIMUM FALL TO BE 1 : 500
SUPPORTS @ 1200 C.C. MAX.
12. ALL WINDOWS TO BE ALUMINIUM FRAMED WITH AWNING/SLIDING SASHES U.N.O.
ALL GLAZING TO BE IN ACCORDANCE WITH
 - (i) NCC VOLUME 2. PART H1 D8
 - (ii) PART 8.2, ABCB - HOUSING PROVISION.
 - (iii) CURRENT EDITIONS OF AS 1288 AND AS 2047.REFER TO WINDOW SCHEDULE AND 6 STAR ENERGY REPORT FOR SPECIFIC ALLOWANCE.
SLIDING DOORS AND FULL HEIGHT WINDOWS TO BE PROVIDED WITH 20mm WIDE CONTRAST STRIPS LOCATED BETWEEN 700 - 1200 ABOVE ADJACENT FINISHED FLOOR LEVEL.
SHOWER SCREENS TO BE GRADE 'A' SAFETY GLASS.
13. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:
 - (a) APPROVED PLANNING PERMIT AND STAMPED PLANS.
 - (b) ENGINEERS DESIGNS AND SPECIFICATIONS.
 - (c) BUILDING SPECIFICATIONS.
 - (d) ENERGY REPORT.

Areas:

Site area: 201600m²
Dwelling: 222.09m²
Shed: 90.0m²
Total building: 312.09m²
Site coverage: 0.15%

site-detail plan

1 : 2500



Amendments:

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client:

address:

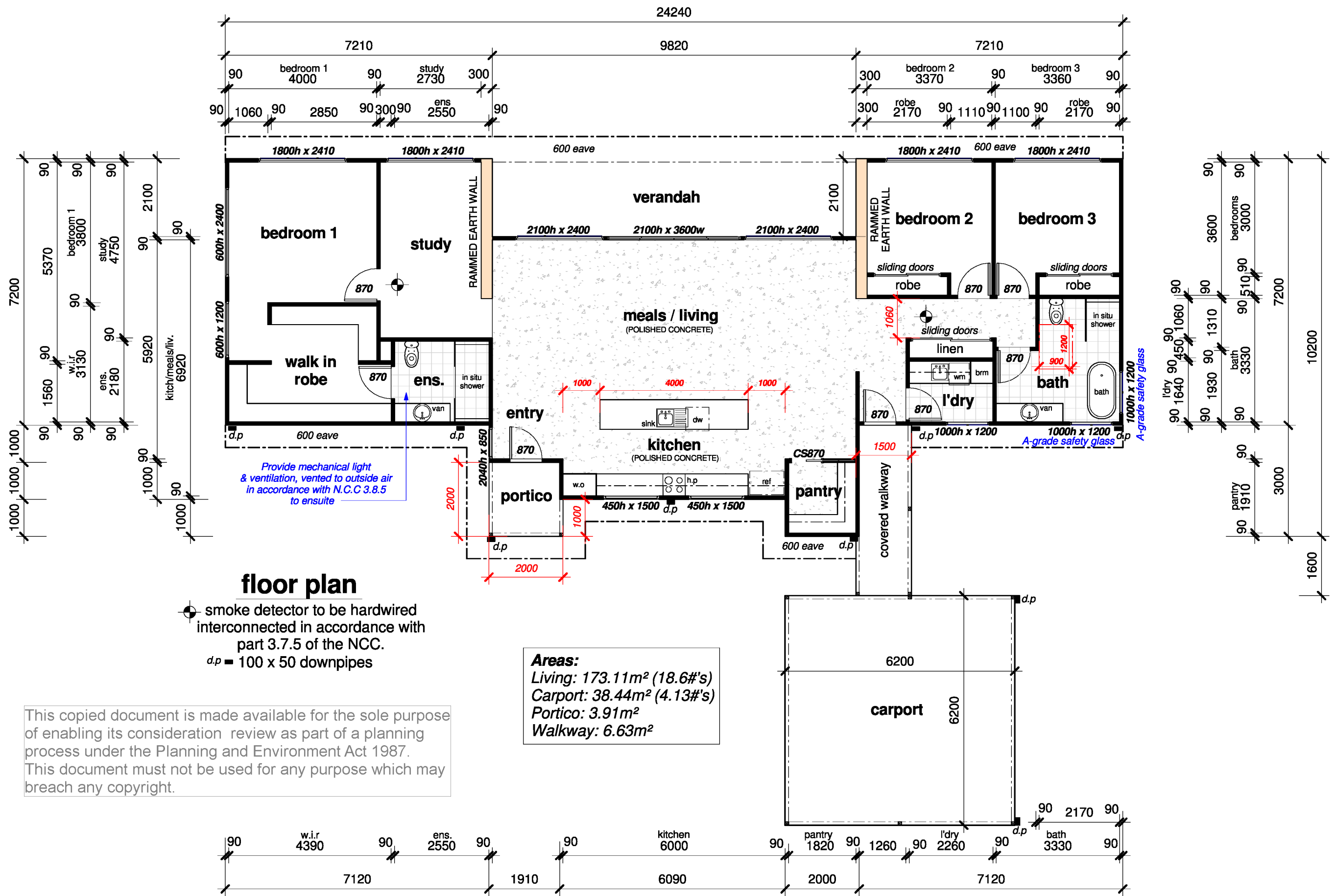
PROPOSED DWELLING
S. DRUMMOND
REEF GULLY LANE,
WATERLOO

scale: 1 : 2500 / A3

date: 13 / 11 / 2024

sheet no: 02

drg no: 24313



floor plan

● smoke detector to be hardwired
interconnected in accordance with
part 3.7.5 of the NCC.
d.p = 100 x 50 downpipes

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Areas:
Living: 173.11m² (18.6#s)
Carport: 38.44m² (4.13#s)
Portico: 3.91m²
Walkway: 6.63m²

Amendments:

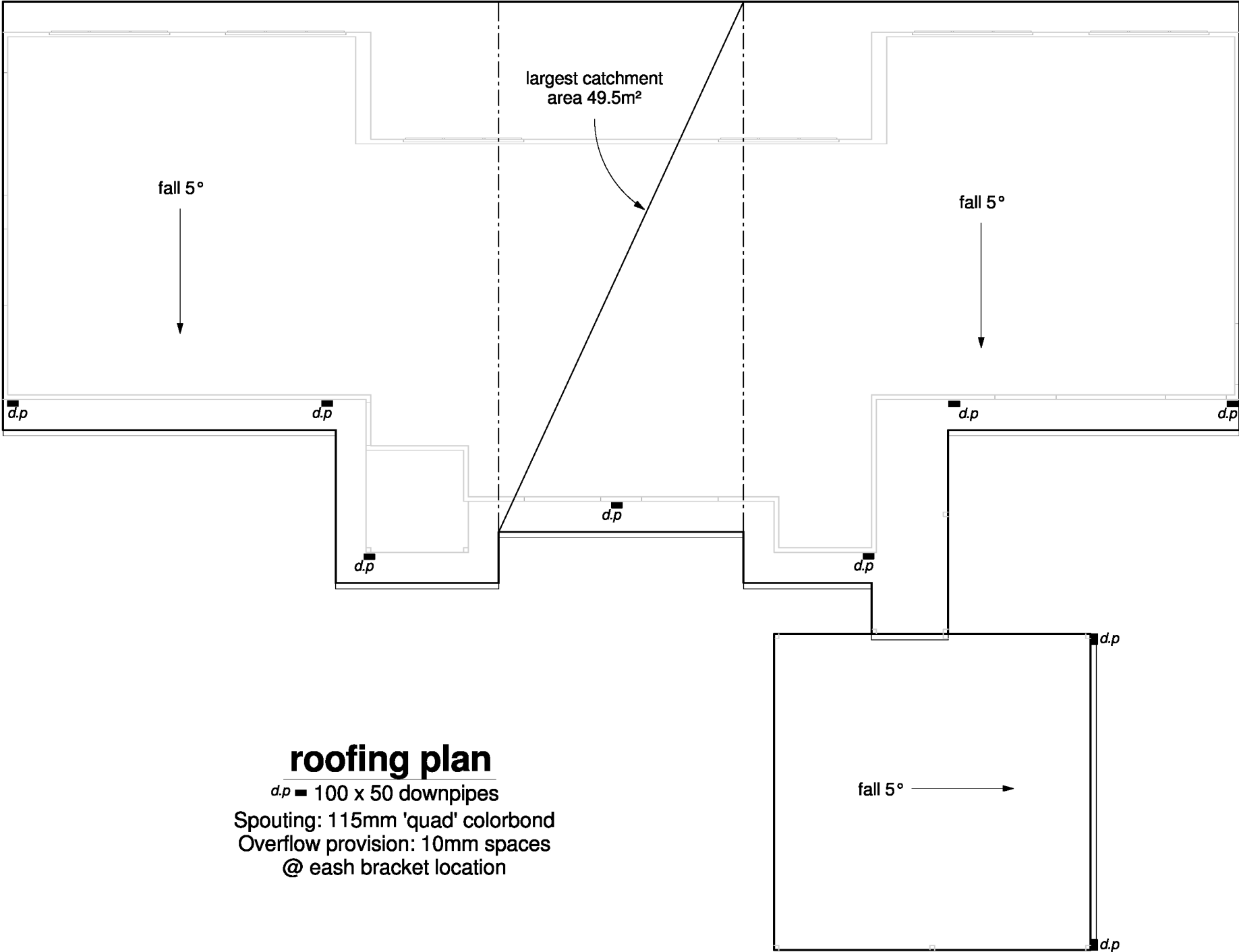
Tony De Jong Drafting P/L

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A.B.N: 38 233 853 783
Phones: 0419 538 580
Email: dejongdrafting66@gmail.com

project name: **PROPOSED DWELLING**
client: **S. DRUMMOND**
address: **REEF GULLY LANE,
WATERLOO**

scale: 1 : 100 / A3
date: 13 / 11 / 2024
sheet no: **03**
drg no: **24313**

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roofing plan

d.p = 100 x 50 downpipes
Spouting: 115mm 'quad' colorbond
Overflow provision: 10mm spaces
@ eash bracket location

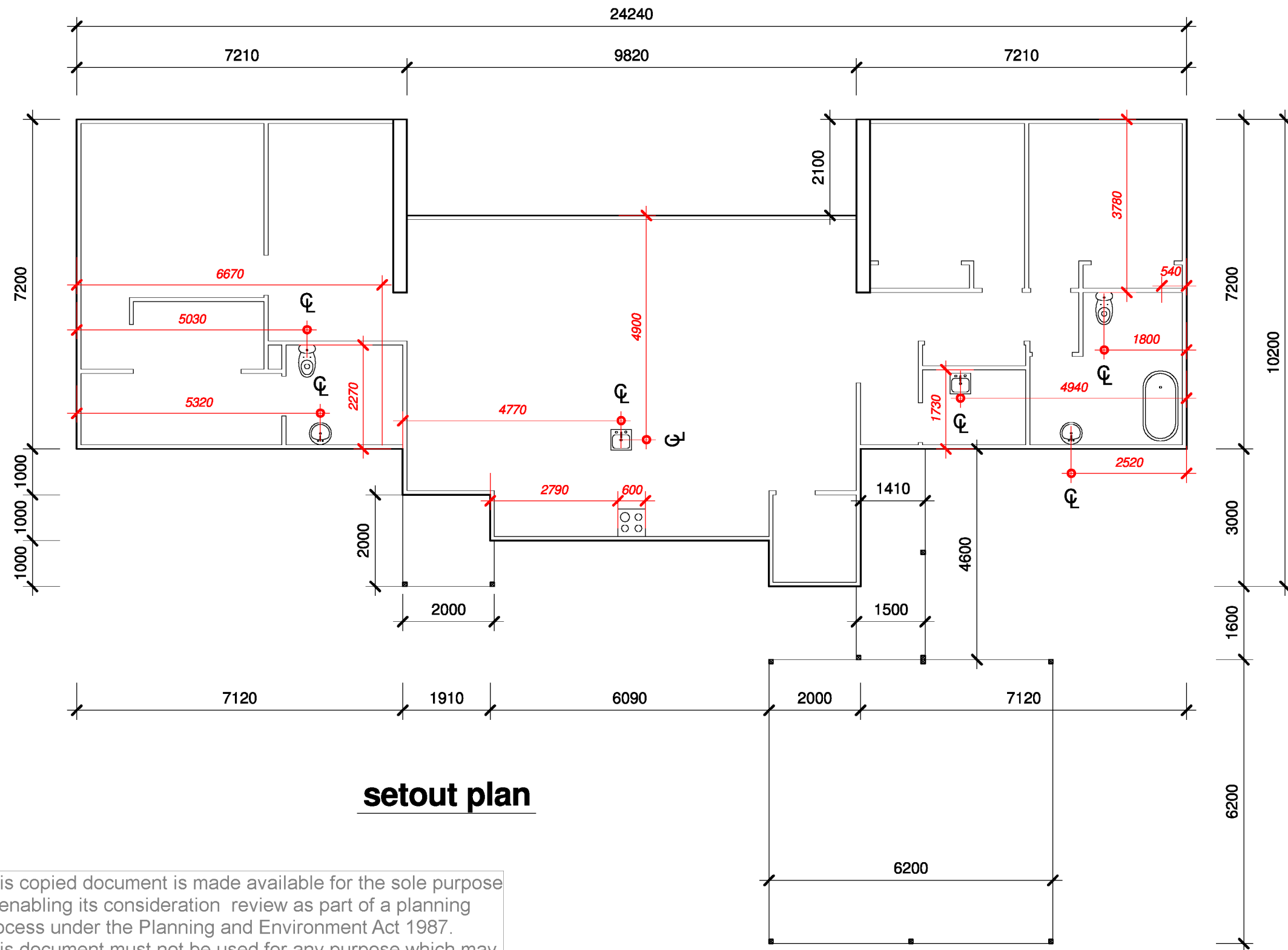
Gutter Design:
5% annual exceedance = 134mm/h
Catchment area = 49.5m²
refer table 7.4.3.A
type 'C' gutter suitable
Adopt 115mm quad gutter
Downpipes: adopt 100 x 50 colorbond
Overflow Provision:
1% annual exceedance = 192mm/h
Ridge to gutter = 10.5m
refer table 7.4.4.A - continuous overflow volume = 0.67 L/S/M
10mm spacers (@ each bracket) give 1.5 L/S/M therefore okay
refer table 7.4.4 B
dedicated overflow = 2.8 L/S
length of gutter = 4.8m
Overflow with slots = 4.8 x 1.5 = 7.2 L/S therefore okay

Amendments:

Tony De Jong Drafting P/L
D.P. AD 244
A.B.N: 38 233 853 783
Phones: 0419 538 580
Email: dejongdrafting66@gmail.com

project name: **PROPOSED DWELLING**
client: **S. DRUMMOND**
address: **REEF GULLY LANE,
WATERLOO**

scale: 1 : 100 / A3
date: 13 / 11 / 2024
sheet no: **05**
drg no: **24313**



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Amendments:

Tony De Jong Drafting P/L

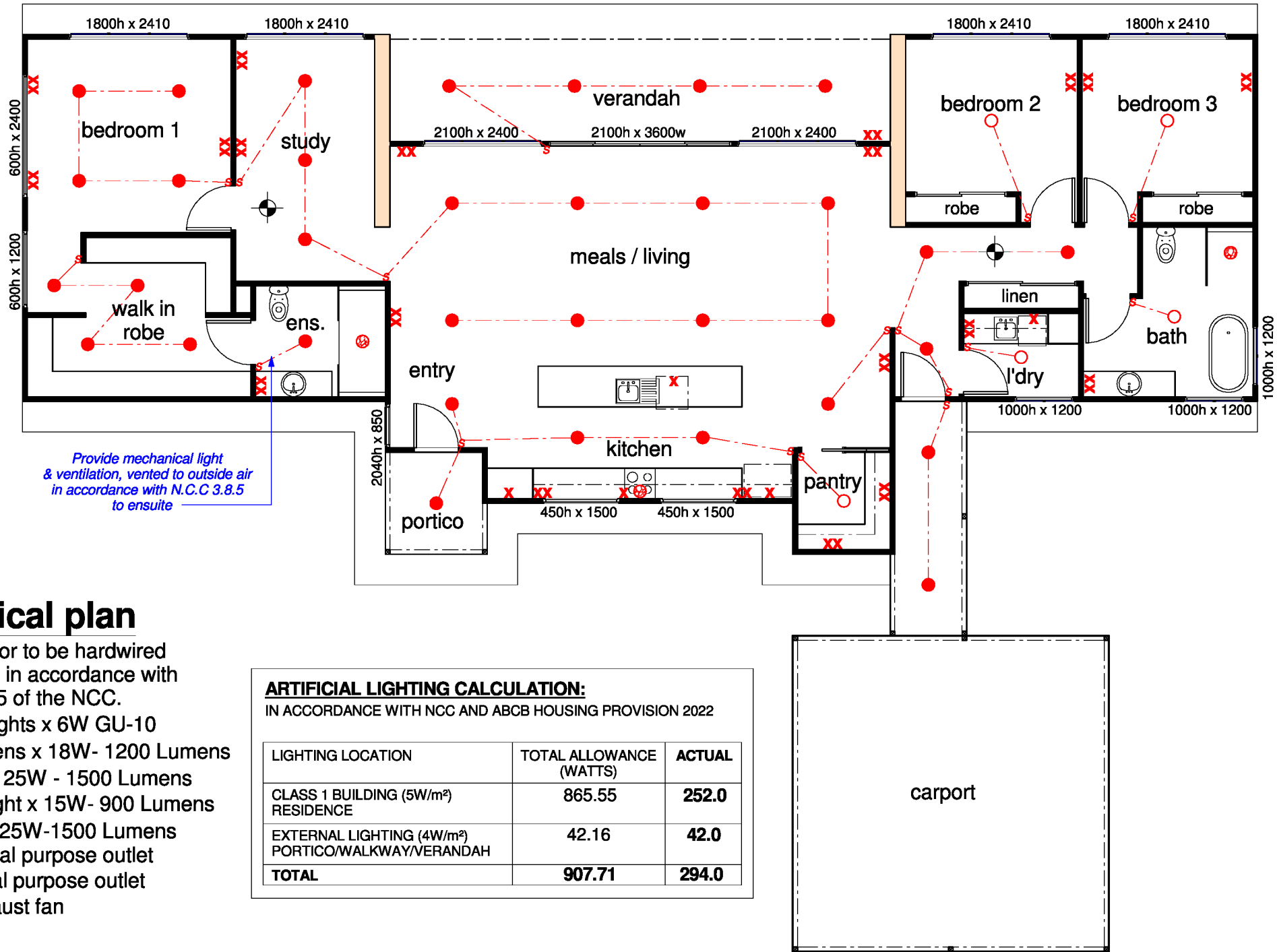
D.P. AD 244
A.B.N: 38 233 853 783
Phones: 0419 538 580
Email: dejongdrafting66@gmail.com

project name:
client:
address:

**PROPOSED DWELLING
S. DRUMMOND
REEF GULLY LANE,
WATERLOO**

scale: 1 : 100 / A3
date: 13 / 11 / 2024
sheet no: **06**
drg no: **24313**

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electrical plan

● smoke detector to be hardwired interconnected in accordance with part 3.7.5 of the NCC.

● LED downlights x 6W GU-10

○ LED light battens x 18W- 1200 Lumens

— LED panel light x 25W - 1500 Lumens

■ Tastic heat/fan/light x 15W- 900 Lumens

△ external light x 25W-1500 Lumens

xx double general purpose outlet

x single general purpose outlet

⊙ exhaust fan

ARTIFICIAL LIGHTING CALCULATION:

IN ACCORDANCE WITH NCC AND ABCB HOUSING PROVISION 2022

LIGHTING LOCATION	TOTAL ALLOWANCE (WATTS)	ACTUAL
CLASS 1 BUILDING (5W/m²) RESIDENCE	865.55	252.0
EXTERNAL LIGHTING (4W/m²) PORTICO/WALKWAY/VERANDAH	42.16	42.0
TOTAL	907.71	294.0

Amendments:

Tony De Jong Drafting P/L

D.P. AD 244
A.B.N: 38 233 853 783
Phones: 0419 538 580
Email: dejongdrafting66@gmail.com

project name:
client:
address:

**PROPOSED DWELLING
S. DRUMMOND
REEF GULLY LANE,
WATERLOO**

scale: 1 : 100 / A3

date: 13 / 11 / 2024

sheet no: **07**

drg no: **24313**

PROPOSAL

DATE	EXPIRATION DATE	REVISION/VERSION
21/10/2024	20/11/2024	2
FROM: WeDoSheds Pty Ltd		TO: STEPHEN DRUMMOND
42 Saleyards Road, Millicent South Australia 5280 Phone: (08) 8741 8188 Email: sales@wedosheds.com.au Website: www.wedosheds.com.au		

WeDoSheds Pty Ltd appreciates the opportunity to provide you with our proposal for your new building. Please find below all project information, details, specifications, inclusions, exclusions, plans, terms and conditions and payment details.

This proposal is valid until 20/11/2024 and is subject to the site classification and engineering data. Anything that has been discussed or implied that is not detailed in this proposal has not been allowed for in the proposal price.

We look forward to providing you, your family and/ or your friends with our services.

PROJECT INFORMATION AND SITE LOCATION		
Project Name	DRUMMOND-STEPHEN-1666-DRAFT-10-2024	
Site Address		This copied document is made available for the sole purpose of enabling its consideration review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.
Council		
Coordinates		
Responsible	Fidelis Gomes	

BUILDING SPECIFICATIONS	
Span Width	7500mm
Length	12000mm
No of Bays	4
Height	3000mm
Roof Type and Material	Gable End – 0.42 BMT Corrugated Evening Haze
Roof Pitch	12
External Walls and Trim Material	0.42 BMT Trimdek Evening Haze
Insulation	Roof – None Side Walls – None End Walls – None
Roller Doors	Roller Door: Series A Ironstone: 2600mm(H)x2600mm(W) (1x)
Roller Door Motors	1x
PA Doors	PA Door: Ironstone: 2040mm(H)x820mm(W) (2x)
Windows	Glass Window: Ultra Silver: 1200mm(H)x1500mm(W) (2x)
Glass Doors	
Sliding Doors	Sliding Panel: Evening Haze: 2740mm(H)x3060mm(W) (1x)
Sliding Doors Tracks	1
Open Bays	

Skylights	Skylights: Skylight LaserLite 2000 Corrugated Grey (2x)
Spin Aways	Spin Aways: Spin Away: Ironstone (2x)
Gutters	Square Fascia Gutter (ST15): Ironstone
Flashings	Ridge Cap: Ironstone Barge Trim: Ironstone Wall Corner: Gully
Down Pipes	2x

STEEL STRUCTURE DETAILS

Columns	C:150-19
Trusses	C:150-19
Mullions	C:150-15
Purlins	TH:75-75
Girts	TH:75-75
Fascia	C:150-15
Bracings	Strap:40-2
Fly Bracings	Strap:40-2
Bridging Beams	

OPTIONAL EXTRAS (IF ANY)

Description:	Additional Cost (incl. GST):

CONCRETE DETAIL (NOT INCLUDED IN THIS PROPOSAL)

Concrete Slabs	Structural Slabs: Concrete 25Mpa: 90.48m ² (1x)
Aprons	Aprons: Concrete 25Mpa: 6.03m ² (1x)
Concrete Reinforcements	Reinforcement Meshes: SL72: 100.8m ² (1x) Reinforcement Meshes: SL72: 14.4m ² (1x)
Column Footings	450mm x 600mm
Mullion Footings	450mm x 600mm

INCLUSIONS

- To supply and deliver as detailed.
- Determination of the design criteria by the engineer.
- Superseal to all wall/concrete junctions.
- Engineering plans.

EXCLUSIONS

- Council fees and other government charges
- Site plan, if required a \$300 variation will be added to your contract
- Site preparation and concrete
- Installation

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GENERAL SPECIFICATIONS

- WeDoSheds Pty Ltd reserves the right to make design and engineering changes before the commencing of manufacturing. The engineer's final design requirement may override anything nominated.
- **Standards & Codes** – All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZE 1170, AS 3600, AS 4100 and AS 4600
- Design based on Wind Category: Reg wind speed 41m/s and Terrain Category: 2.0.
- All Australian made steel products
- All Class B8 screw fasteners

PROPOSAL DETAILS

Supply Only	\$18129.94
Delivery	\$740
Council & Administration Fees	\$0
Total incl. GST	\$18869.94

All pricing indicated in this proposal includes GST
 Quotation prepared by: Fidelis Gomes

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ORDERING MATERIALS

Do you wish for your 'Supply Only' shed kit materials to be ordered prior to obtaining the required council approval/s?

☐ **YES** - This indicates you agree to have your materials ordered and delivered prior to council approval/s being issued, and therefore accept you will be responsible for any additional costs should any changes be requested to meet council/building design requirements. You agree to and accept these additional costs as may be determined.

☐ **NO** - This indicates you would like to wait until council approval/s have been issued prior to our team ordering any materials.

NEXT STEPS - CONFIRMATION OF ORDER

In accepting this proposal and proceeding to the order stage you acknowledge and agree to the following:

- Once you have accepted your proposal and a site visit has occurred, a \$300 charge will apply if you later cancel your shed.
- The following Payment Schedule will apply:

Payment Schedule		
Deposit at Accepting Proposal	60%	\$11321.96
Final Payment	40%	\$7547.98
TOTAL		\$18869.94

- You confirm to proceed with the Optional Extra/s ticked below (if any):

Optional Extras (if any)		
✓	Description:	Additional Cost:

Note – any selected optional extras will need to be added to your final contract price. The above Payment Schedule will need to be updated accordingly.

- Upon receiving the signed acceptance of your proposal, WeDoSheds Pty Ltd will send you an invoice for the deposit payment. Your job will not proceed any further until the deposit invoice has been paid.
- I hereby agree to place this order based on the details and terms and conditions provided in this proposal.

Proposal Date: 21/10/2024

Revision / Version No: 2

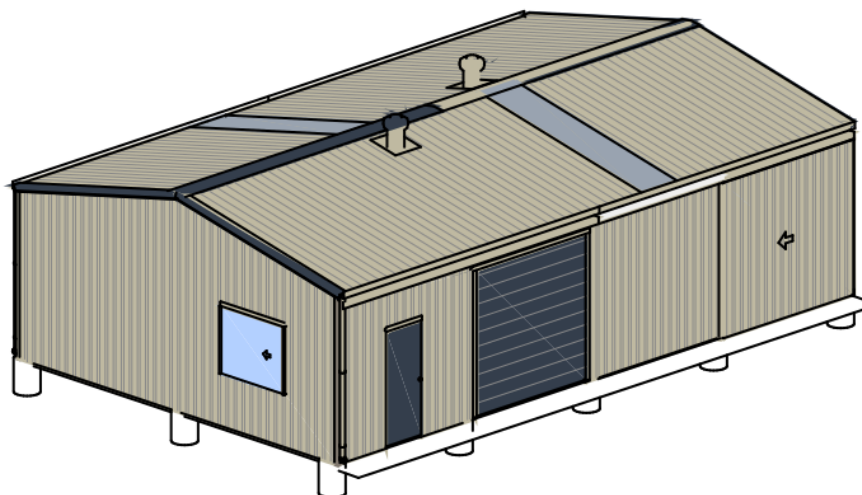
Customer Name: STEPHEN DRUMMOND

Customer Signature:

Date:

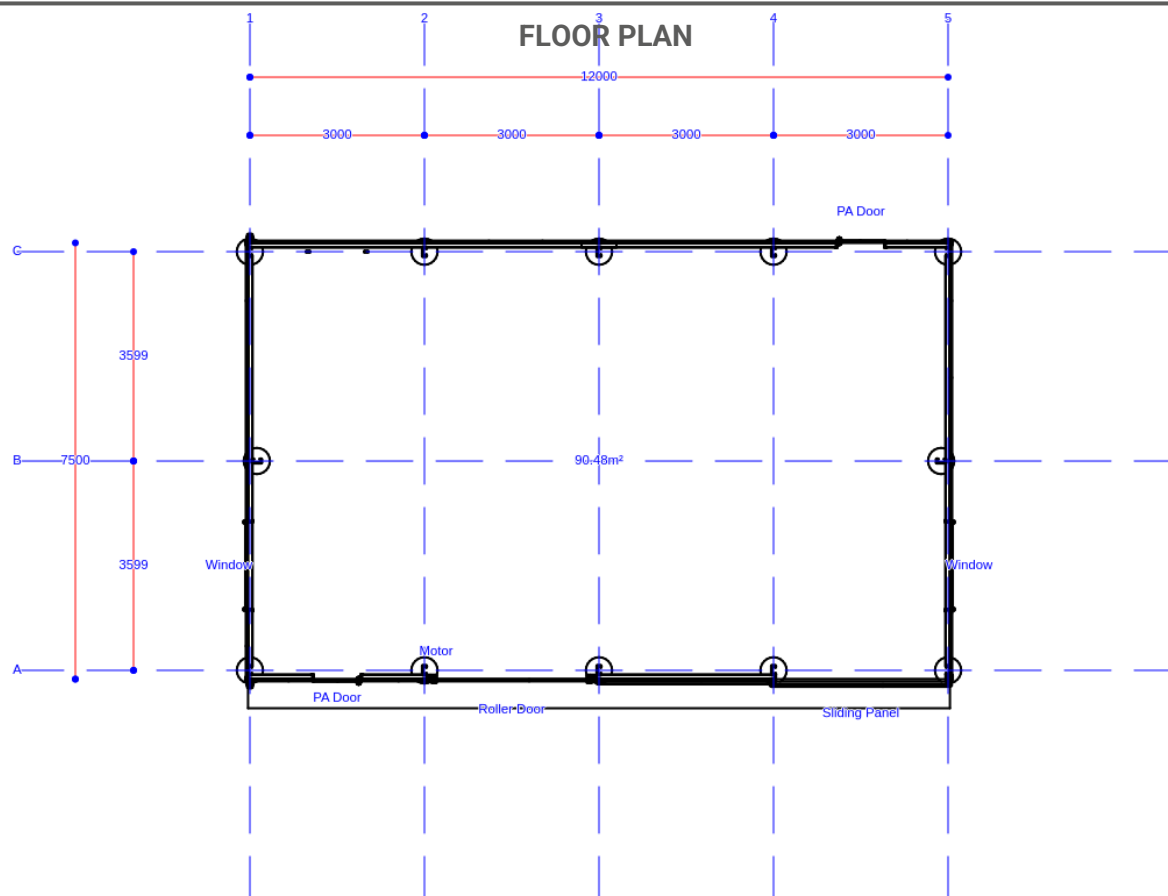
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3D IMAGE

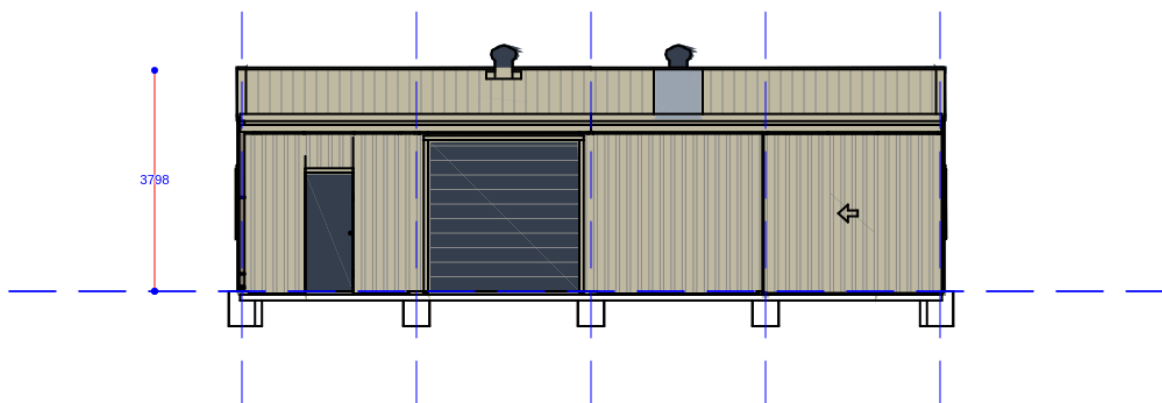


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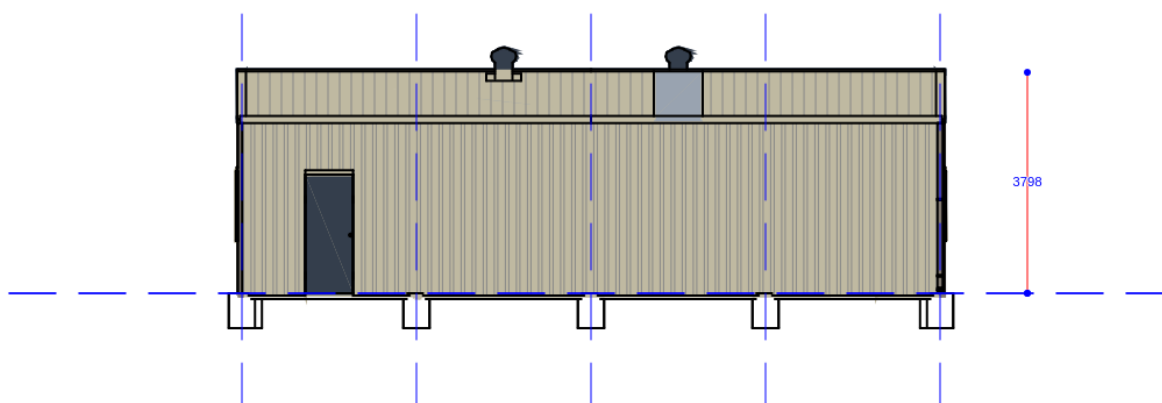
FLOOR PLAN



ELEVATION 1

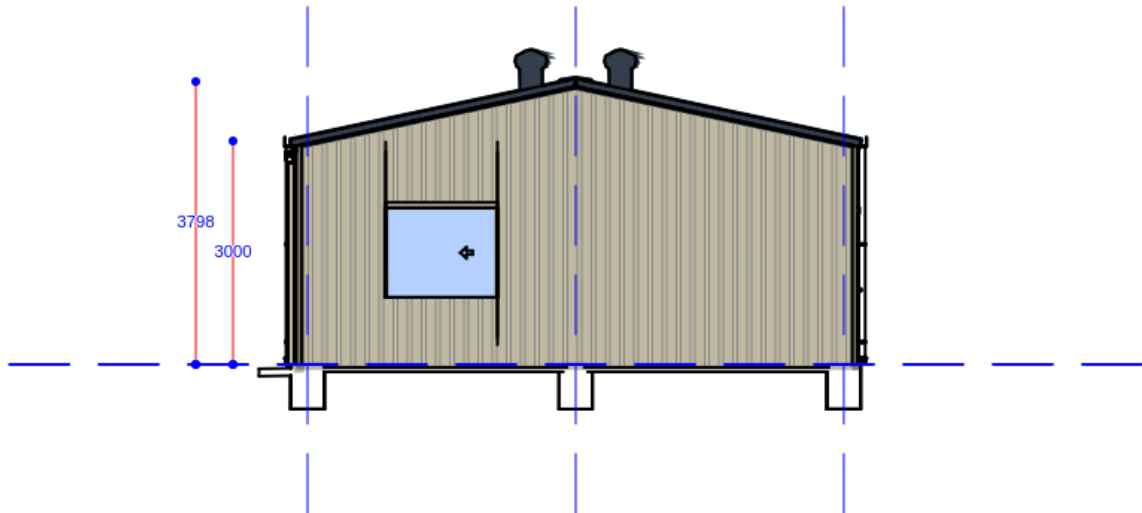


ELEVATION 2



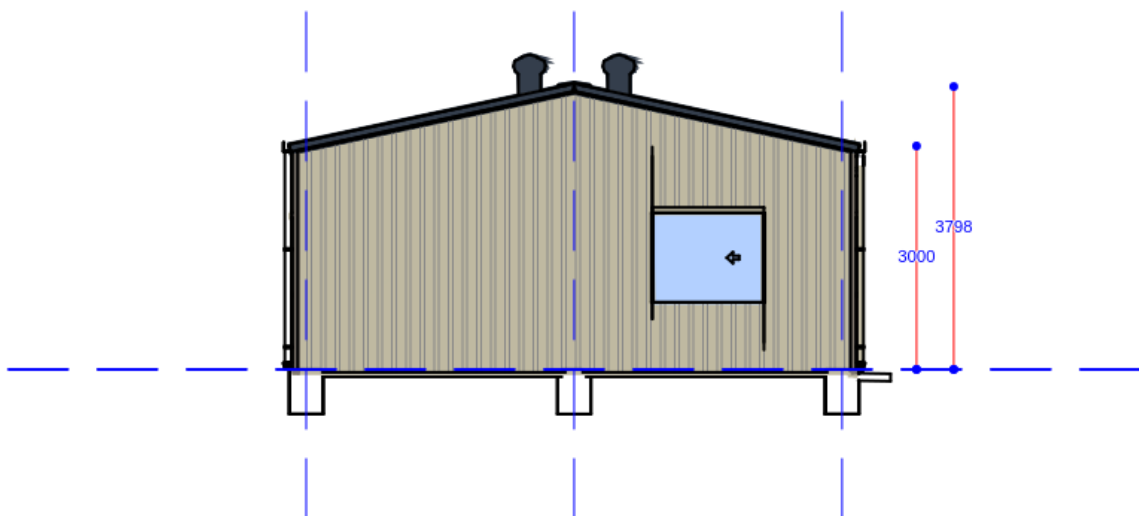
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ELEVATION 3



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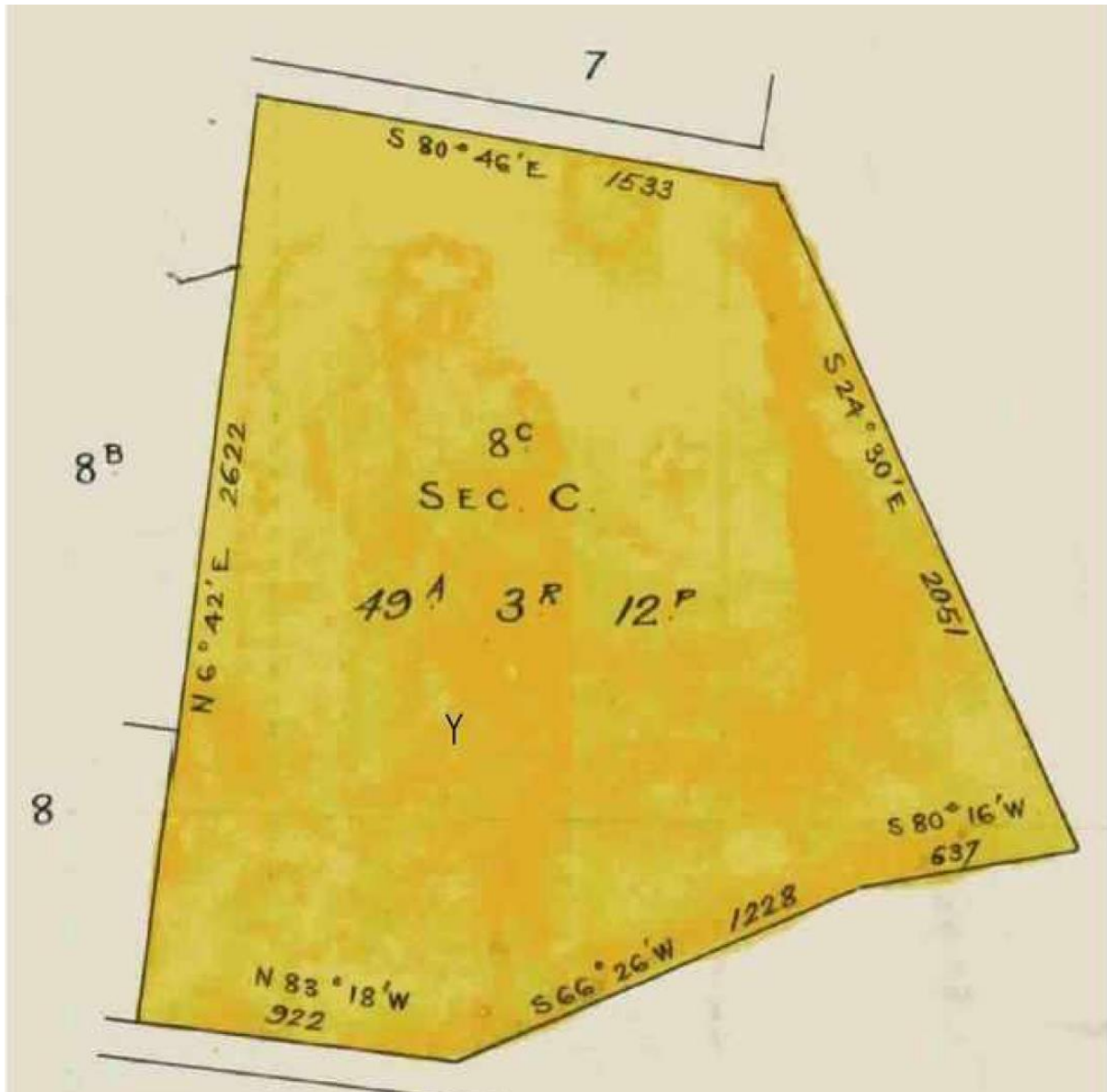
ELEVATION 4



Addendum to Land and Environment Plan

Land Management Plan

The property known as Lot 8C of the Parish of Langi Kal Kal Section C (TP523189W)



Is currently 100% arable – pasture land with five mature native trees (eucalypts) and one mature pine (pinus radiata). The property **does not** have any areas of indigenous plants (remnant vegetation) and therefore there is no requirement for vegetation protection zones, nor will any native vegetation be removed for construction. The current trees are not near the construction zone, nor is any work proposed near the native trees. The house site is located approximately 25 metres north of the pine.

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Picture shows five eucalypts and the pine tree which is located in the centre green area



This photo is an aerial photograph from 1947 and shows that there was only limited trees on the property at that time. (The current five trees are shown with arrows)

The site earthworks will involve cuts for both house and shed on the upper part of the ridge to create flat building envelopes. The Cut material will be banked near the cut sites and be

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used to create noise barriers and allow for planting of vegetation to assist in mitigating wind effects. As the cut material is located at the top of the ridge there is limited erosion potential. (Steps to mitigate erosion will be taken if required) Plantings of numerous native plants will assist in mitigating any erosion. The driveway to the property will be properly formed with 30mm road base and any excess water (runoff) been guided to dam on the west side of the property. It is not expected that any sediment controls will be required however if needed small control fences will be erected where needed.

The location of the effluent disposal envelope /field is to the north-west of the house site as per the LCA.

Site Development plan

The main objective of this site is domestic use with limited agricultural uses.

Some grazing may be done in two of the three paddocks whilst the third paddock which will contain the house and shed will be heavily invested in plantings to derive a sustainable environment. The plantings will involve vegetables, fruit trees, and other plants that provide foods such as berries and nuts. There will also be plantings for limited timber production (firewood – sustainable) and providing habitat for fauna.

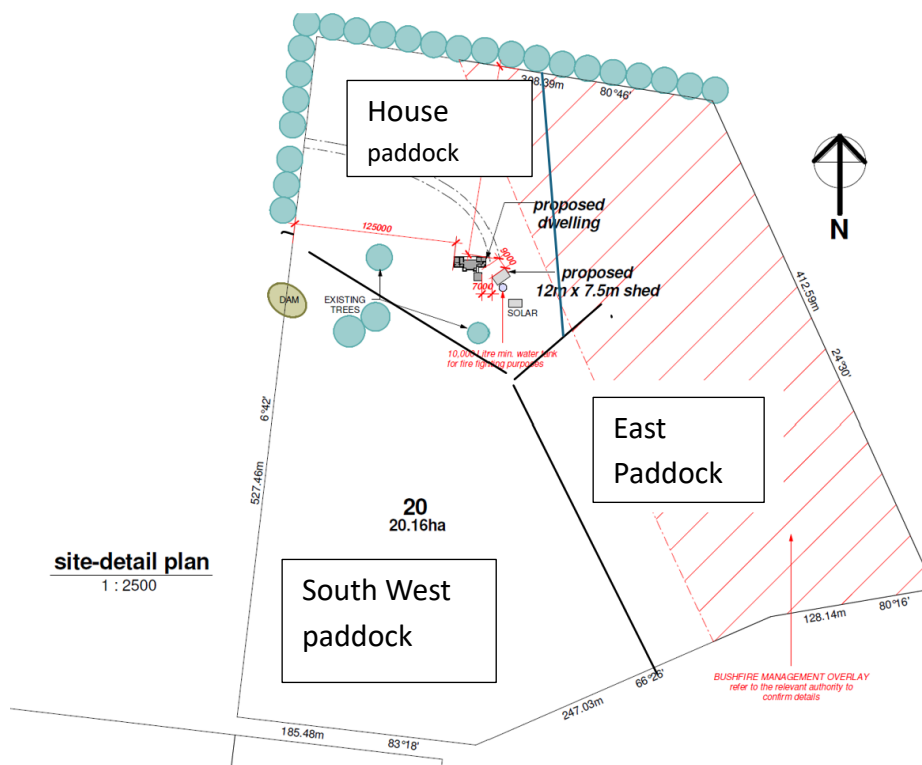


Diagram showing proposed three paddocks.

Weed control - the property consists of semi-improved pasture with a mixture of grasses – Phalaris, clover, rye grass and other grasses as well as the normally present weeds

such as cape weed, dock, sorrel, thistles, marshmallow and rushes. There was one gorse bush located on the property which has been removed. (There are gorse bushes on adjoining properties so vigilance will be maintained.) Some scotch thistles have been found, and these have been removed.

Native vegetation – other than the mature trees (five eucalypts) there is no significant flora on the property. The grazing of both the sheep and any transient animals (Eastern grey kangaroos, wallabies, rabbits, deer and wild pigs) from the adjacent forest (Waterloo State Forest) have reduced any other plant growth. The property does not form part of any habitat corridor.

Fauna – the current native fauna live in the adjacent Waterloo State Forest and due to poor fencing frequently visit the property to graze on the pastures. (There has been no observation of native fauna living exclusively on this property) The plan is to securely fence out approximately 3 to 4 hectares (house paddock) to allow successful planting of a variety of plants. The remainder of the property will be maintained for grazing and whilst fencing will be improved some access will be allowed for kangaroos and wallabies to the east paddock. With regards to birds these consist of migratory visitation such as cockatoos (feeding on the pine tree or grasses such as onion weed) and the normal bird life (parrots, finches, magpies etc.) that can be found in open pasture. With introduction of more trees and bushes it expected that wildlife habitat will be available for more and varied fauna.

Pest Animals – There are signs of rabbits however no warrens are located on the property (possibly on adjacent land)

There appears to have been rooting occurring near one of the dams on the property and would suggest wild pigs have come out of the state forest. (This occurred around November 2024)

Waterways – The property consists of a high ridge with a number of small gullies running down to the adjoining valleys on the north, west and south sides of the property. The valley on the south side of the property is along the line of Reef Gully Road and extends into the Waterloo State Forest. This valley is only partial on the property to the southwest corner and it is proposed that tree planting will occur in this area of the property as the moisture level will allow for good plant growth. Trees proposed are *Corymbia maculata*, *eucalyptus pauciflora* and *eucalyptus viminalis*. The gullies from the main ridge line of the property are well vegetated with grass and their short length limits the amount of runoff possible even during large rain events. There is no erosion features currently on the property even though the property has been pasture for possible in excess of a 100 years. There are two dams on the property one on the western boundary and a small scrape dam near the base of the southern gully.