ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Form 2

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

| | |
|---|---|
| **The land affected by the application is located at:** | **28 Shackleton Street ORBOST VIC 3888**<br><br>**Lot: 2 LP: 204984** |
| **The application is for a permit to:** | **Use and Development of Two Industrial Buildings and Reduction of Car Parking from 23 to 14 spaces** |
| **A permit is required under the following clauses of the planning scheme:** | |
| **Planning Scheme Clause** | **Matter for which a permit is required** |
| 33.03-1 | Use land for industry within 30 metres of a residential zone |
| 33.03-4 | Buildings and works (to construct two industrial buildings, accessways, hardstand area, landscaping and associated works) |
| 52.06-3 | Reduce number of car parking spaces by 15 |
| **The applicant for the permit is:** | **Development Solutions Victoria Pty Ltd** |
| **The application reference number is:** | **5.2026.265.1** |

You may look at the application and any documents that support the application free of charge at: https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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 made to the Responsible Authority in writing,**
- **include the reasons for the objection, and**
- **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

| | |
|---|---|
| **The Responsible Authority will not decide on the application before:** | **Subject to the applicant giving notice** |

If you object, the Responsible Authority will tell you its decision.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

**April McDonald**

**From:** Snapforms Notifications <no-reply@snapforms.com.au>
**Sent:** Wednesday, 12 August 2026 12:58 PM
**To:** Planning Unit Administration
**Subject:** Planning Permit application
**Attachments:** APPENDIX B Development Plans.pdf; APPENDIX C Car Parking Demand Assessment.pdf; APPENDIX D Drainage Plans.pdf; 25109 Planning Submission .pdf; Letter to Council.pdf; APPENDIX A Copy of Title.PDF; APPENDIX A Plan of Subdivision.PDF; Planning_Permit_Application_2026-08-12T12-57-26_36244294_0.pdf

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**Planning Permit Application**

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

**Applicant name:**

**Business trading name:** C/- Development Solutions Victoria Pty Ltd

**Email address:** admin@devsolvic.com.au

**Postal address :** 48 Bailey Street, Bairnsdale VIC 3875

**Preferred phone number:** 0351524858

**Owner's name:**

**Owner's business trading name (if applicable):**

**Owner's postal address:** 48 Bailey Street, Bairnsdale VIC 3875

**Street number:** 28

**Street name:** Shackleton Street

**Town:** Orbost

**Post code:** 3888

**Lot number:** 2

**Plan number:** 204984G

**Other Legal Description:** Vol 09709 Fol 038



Printed 11/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

**Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?:** No

**Will the proposal result in a breach of a registered covenant restriction or agreement?:** No

**Existing conditions :** Vacant Land

**Description of proposal :** Use and Development of Two Industrial Buildings and Carparking Dispensation

**Estimated cost of development:** $890,000

**Has there been a pre-application meeting:** No

**Your reference number:** 25109

**Full copy of Title:** APPENDIX A Copy of Title.PDF, APPENDIX A Plan of Subdivision.PDF

**Plans:** APPENDIX B Development Plans.pdf

**Planning report:** 25109 Planning Submission .pdf

**ExtraFile:** 3

**1. Supporting information/reports:** APPENDIX D Drainage Plans.pdf

**2. Supporting information/reports:** Letter to Council.pdf

**3. Supporting information/reports:** APPENDIX C Car Parking Demand Assessment.pdf

**Invoice Payer:** Development Solutions Victoria Pty Ltd

**Address for Invoice:** 48 Bailey Street, Bairnsdale VIC 3875

**Invoice Email:** admin@devsolvic.com.au

**Primary Phone Invoice:** 0351524858

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a Statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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



VOLUME 09709 FOLIO 038

Security no : 124136521432S
Produced 14/07/2026 03:35 PM

## LAND DESCRIPTION

Lot 2 on Plan of Subdivision 204984G.
PARENT TITLE Volume 09078 Folio 046
Created by instrument LP204984G

## REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON

## ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

## DIAGRAM LOCATION

SEE LP204984G FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 28 SHACKLETON STREET ORBOST VIC 3888

## ADMINISTRATIVE NOTICES

NIL

eCT Control 14943M WARDS BARRISTERS AND SOLICITORS PTY LTD
Effective from 15/03/2023

DOCUMENT END



Printed 14/11/2026
Page 4 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

# Imaged Document Cover Sheet

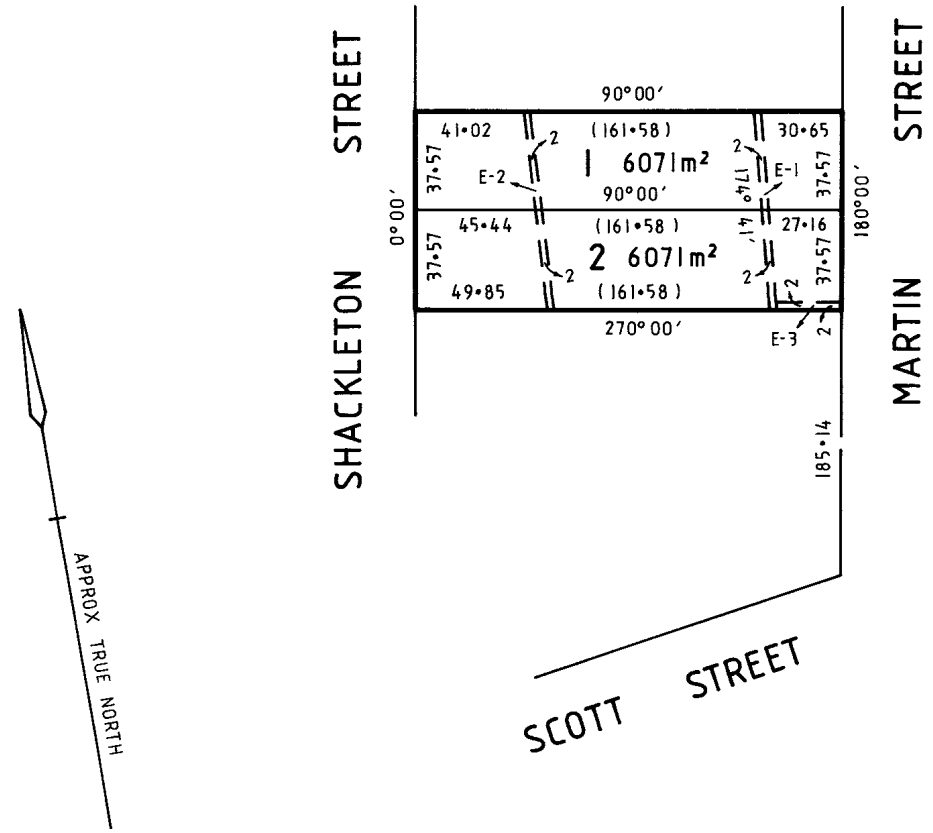
**The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.**

| | |
|---|---|
| Document Type | **Plan** |
| Document Identification | **LP204984G** |
| Number of Pages (excluding this cover sheet) | **1** |
| Document Assembled | **14/07/2026 15:35** |

**Copyright and disclaimer notice:**
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Delivered by LANDATA®, timestamp 14/07/2026 15:35 Page 1 of 1




OFFICE USE ONLY

# LP204984 G

EDITION 1

~~PARISH~~ / ~~TOWNSHIP~~ / CHART 1

APPROVED

## NOTATIONS

### LAND SUBJECT TO EASEMENT

E-1 DRAINAGE VIDE LP 132734

E-2 SEWERAGE VIDE LP 132734

### LAND APPROPRIATED OR SET APART

E-3 DRAINAGE

### OTHER NOTATIONS

THE CONNECTION IS DRAWN NOT TO SCALE

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:

IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: V. 9078 F. 046

LAST PLAN REF: LP 132734 LOT 1

## PLAN OF SUBDIVISION

COUNTY CROAJINGOLONG

PARISH ORBOST

SECTION B

CROWN ALLOTMENT 7B (PART)

NUMBER OF SHEETS IN PLAN 1

NUMBER OF THIS SHEET 1

SCALE 20 0 20 40 60 80 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SCALE 1:2000

OFFICE USE ONLY

LP 204984 G

VICTORIA

### CERTIFICATION BY SURVEYOR

CROWTHER AND SADLER PTY LTD
2 / 66 McCULLOCH STREET , PO BOX 722
BAIRNSDALE 3875
(051) 52 5011

SURVEYORS REF. 4892-B

### CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY COUNCIL REF.

CERTIFICATE A

THIS PLAN ACCORDS WITH A PLAN

- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B

THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY

- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

OFFICE USE ONLY

APPROVED

PLAN APPROVED

AT

ON

31·OCT·86

(ASSISTANT) REGISTRAR OF TITLES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED

- DELETE WORDS NOT APPLICABLE

Printed 11/11/2026
Page 6 of 44

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ADVERTISED

AUG
20
26

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

APPLICATION FOR PLANNING PERMIT

# USE AND DEVELOPMENT OF TWO INDUSTRIAL BUILDINGS AND CARPARKING DISPENSATION

28 SHACKLETON STREET, ORBOST
REF: 25109

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## CONTENTS


| | | |
|---|---|---|
| **1** | Introduction | 4 |
| **2** | Site Context | 5 |
| **3** | The Proposal | 11 |
| **4** | Zone and Overlays | 13 |
| **5** | Other Planning Provisions | 14 |
| **6** | Planning Assessment | 17 |
| **7** | Conclusion | 19 |


## APPENDIX


| | |
|---|---|
| **A** | Copy of Title and Plan of Subdivision |
| **B** | Proposed Development Plans |
| **C** | Carparking Demand Assessment |
| **D** | Drainage Plans |


## DOCUMENT REVISION

| | | | |
|---|---|---|---|
| **1** | Draft Report | DAC | 25/07/2026 |
| **2** | Final Report | CMC | 29/07/2026 |



Printed 11/11/2026
Page 8 of 44

Approved
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## 1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of , the applicant for this planning permit application for the Use and Development of Two Industrial Buildings and a Carparking Dispensation at 28 Shackleton Street, Orbost.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

A permit is required for the proposed use and development and carparking dispensation under the provisions of the Industrial 3 Zone.

The proposed Industrial buildings will be used for industry to store, maintain and repair machinery associated with the owner's business being West Terrain Pty Ltd.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

| Address | 28 Shackleton Street, Orbost |
|---|---|
| **Site Description** | Lot 2 on Plan of Subdivision 204984G |
| **Title Particulars** | Vol 09709 Fol 038 |
| **Site Area** | 6,071m$^2$ |
| **Proposal** | Use and Development of Two Industrial Buildings and Carparking Dispensation |
| **Planning Scheme** | East Gippsland Planning Scheme |
| **Zone** | Industrial 3 Zone |
| **Overlays** | No overlays |
| **Bushfire Prone Area** | Partly identified |
| **Aboriginal Cultural Heritage** | Not identified as an area of Cultural Heritage Sensitivity |
| **Permit Triggers** | Clause 33.03-4 Industrial 3 Zone - Buildings and works<br>Clause 52.06-3 Carparking - Permit Requirement |
| **Notice** | No Exemptions Available |
| **Planning Scheme requirements** | Municipal Planning Strategy – Clause 02<br>Settlement – Clause 02.03-1<br>Environmental and landscape values – Clause 02.03-2<br>Environmental risks and amenity – Clause 02.03-3<br>Built environment and heritage – Clause 02.03-5<br>Settlement – Clause 11<br>Environmental and landscape values – Clause 12<br>Environmental risks and amenity – Clause 13<br>Built environment and heritage – Clause 15<br>Economic Development – Clause 17<br>Industrial 3 Zone – Clause 33.03<br>Carparking – Clause 52.06<br>Bushfire Planning – 53.02<br>Decision guidelines – Clause 65 |



Printed 11/11/2026
Page 10 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## 2. SITE CONTEXT

**Site**

The subject site is located at 28 Shackleton Street, Orbost. A copy of the Title and Plan of Subdivision is contained in ***Appendix A.*** The title is not affected by any restrictive covenants or agreements. There is an existing two metre wide drainage easement in the eastern portion or the site and a 2 metre wide sewerage easement in the western portion of the site.

The site is rectangular in shape, covering an area of approximately 6,071m$^2$ and is currently vacant land.

The site is relatively flat in nature and contains minimal scattered vegetation. Details of the site are depicted in the photographs provided below.

Access to the site is via an existing gravel crossover adjoining the western boundary, directly from Shackleton Street. Shackleton Street is a bitumen-sealed road with grassed shoulders, traversing in a north to south direction.

A second access point will be provided adjoining the eastern boundary via a gravel crossover directly from Martin Street. Martin Street is a formed gravel road with grassed shoulders traversing in a north to south direction.

The subject site in relation to Orbost as well as the surrounding land, is shown in the locality plans in ***Figure 1*** and ***Figure 2***.




***Figure 1*** *– Locality Plan – 28 Shackleton Street, Orbost (source: mapshare.vic.gov.au)*

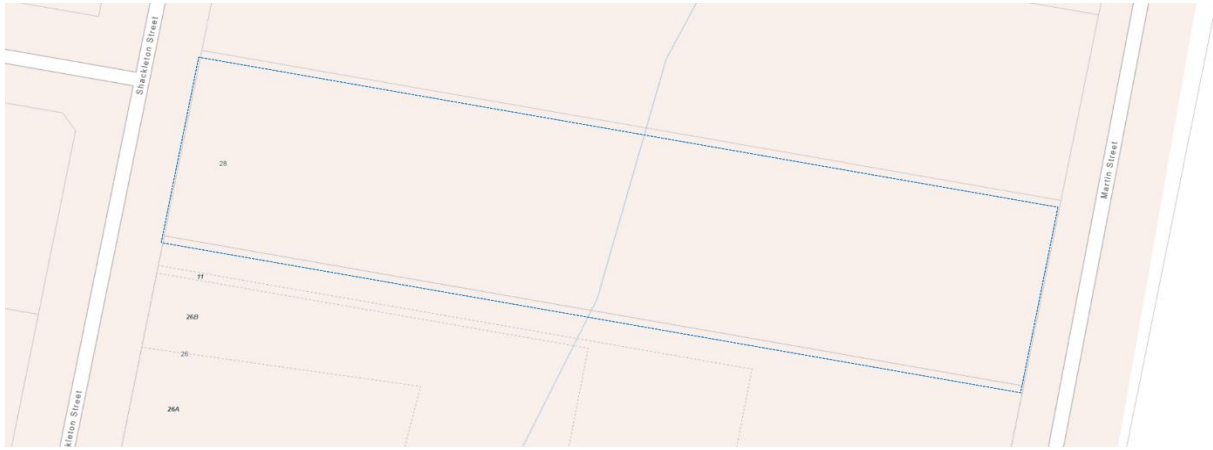



***Figure 2*** *– Locality Plan – 28 Shackleton Street, Orbost (source: mapshare.vic.gov.au)*



Printed 11/11/2026
Page 11 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



**Surrounds**

The land surrounding the site comprises a combination of industrial, farming and residential land.

Adjoining the northern boundary of the subject site consists of existing industrial development occupied by Orbost Floor Coverings. Adjoining the eastern boundary is Martin Street and further vacant farming land. Adjoining the southern boundary is recently subdivided land with one lot containing storage sheds. Land adjoining the western boundary is Shackleton Street and further is existing residential dwellings.

Other nearby businesses include:

- Eastern Abattoirs
- Findleys Engineering
- Orbost Taxi Service
- Marshalls Storage

The site is located approximately 1.6 kilometres north of the Orbost town centre.

Orbost is a large rural service centre with a range of services and facilities. Orbost is located approximately 89km east of Bairnsdale. Bairnsdale provides a full suite of services and facilities to the area.

The subject site in relation to Orbost is shown in the aerial photograph below.





Printed 11/11/2026
Page 12 of 44

ADVERTISED
This Copy is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



***Photograph 1*** *Aerial Photograph of the subject site and surrounding land – 28 Shackleton Street, Orbost (source: dpiv.ic.gov.au)*

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





***Photograph 2 –*** *Subject site at 28 Shackleton Street, Orbost.*



***Photograph 4 –*** *Subject site facing east showing existing driveway access.*



***Photograph 6 –*** *Subject site facing southeast showing location of proposed industrial buildings and Carpark.*



***Photograph 3 –*** *Existing access to subject site via an existing gravel crossover and driveway.*



***Photograph 5 –*** *Location of proposed gravel crossover access facing west.*



***Photograph 7 –*** *Subject site facing west.*



**Printed 11/11/2026**
**Page 14 of 44**

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





***Photograph 8 –*** *Neighbouring property adjoining the northern boundary at 30 Shackleton Street, Orbost.*



***Photograph 10 –*** *Neighbouring property opposite at 44 Bowers Street, Orbost.*



***Photograph 12 –*** *Intersection between Shackleton Street and Bowers Street facing west.*



***Photograph 9 –*** *Neighbouring property adjoining southern boundary at 15 Martin Street, Orbost.*



***Photograph 11 –*** *Neighbouring property opposite at 47 Bowers Street, Orbost.*



***Photograph 13 –*** *Shackleton Street facing north.*

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





***Photograph 14 –*** *Shackleton Street facing south.*



***Photograph 15 – Martin Street facing south.***



Printed 11/11/2026
Page 16 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## 3. THE PROPOSAL

The proposal seeks approval for the use and development of two industrial buildings and a carparking dispensation under the provisions of the Industrial 3 Zone. The proposed development plans are contained in ***Appendix B.***

**Use**

The use of the proposed industrial buildings will be industry and will be used to store, maintain and repair machinery associated with the applicant's business West Terrain Pty Ltd. West Terrain Pty Ltd own and operate large machinery undertaking Forest Fire Management works in East Gippsland. The machinery is predominantly large excavators and harvesting equipment.

The proposed industrial buildings will be located in the western portion of the site. The building closest to the western boundary (front building) will have a setback of 20 metres to the western boundary whilst the second building will have a setback of 52.52 metres to the western boundary adjoining Shackleton Street. Both buildings will have a setback of 4.57 metres to the northern boundary and 3 metres to the southern boundary.

The proposed industrial buildings will be identical and will have an individual building footprint of 498m$^{2,}$ being 16.6 metres wide by 30 metres long. The proposed height of each building will be 7.58 metres. An extract from the plans showing the site plan, western and northern elevation is provided below in ***Figure 3, 4*** and ***5.***

Each building will include an office, unisex toilet and kitchenette.

The proposed buildings will be finished with Colorbond metal sheeting in the Colorbond colour Shale Grey and Zincalume roof sheeting.

Access to the site is existing via a gravel crossover in the northern portion of the western boundary, directly from Shackleton Street. The existing crossover will be upgraded to concrete as indicated on the proposed development plans.

A second access point is proposed along the eastern boundary, directly from Martin Street via a new gravel crossover.

The proposed buildings will be connected to all available services and infrastructure including reticulated water, sewerage, telecommunications, electricity and the existing road network.

Drainage from the proposed buildings will be directed to the two proposed 2,000-litre water detention tanks in the first instance, then to the 105,000-litre water tank with overflow directed to the onsite stormwater system, as detailed in the Drainage Plan contained in ***Appendix D***.

Landscaping is proposed to be located in the western portion of the site as shown in the site plan contained in ***Appendix B.***

No vegetation removal will be required to facilitate the proposed development or the new access point adjoining the eastern boundary being Martin Street.

**Carparking**

The proposal seeks approval for a carparking dispensation. The proposal includes the provision for 8 formally constructed car parking spaces with an additional 6 informal spaces. A full calculation of car parking has been addressed below in Section 5 of this submission and a Car Parking Demand Assessment provided in ***Appendix C***.



Printed 11/11/2026
Page 17 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



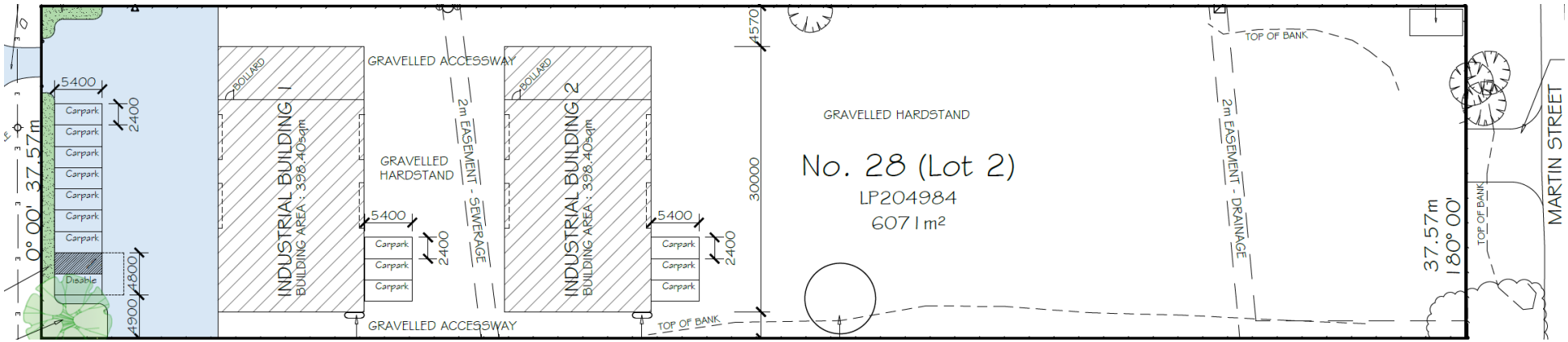



***Figure 3 –*** *Site Plan – 3875 Design & Drafting*

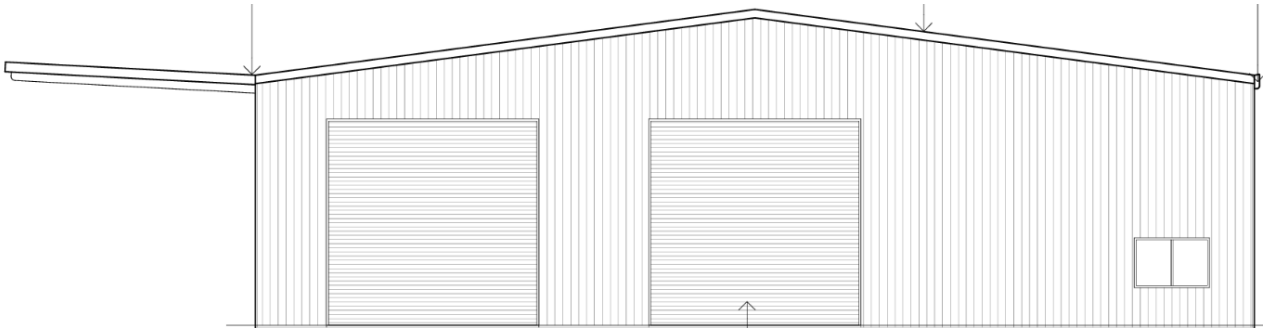


***Figure 4 –*** *West Elevation – 3875 Design & Drafting*

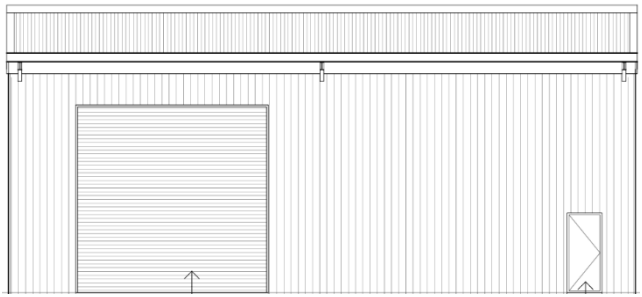


***Figure 5 –*** *North Elevation – 3875 Design & Drafting*



Printed 11/11/2026
Page 18 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## 4. ZONE AND OVERLAYS

### Industrial 3 Zone

The purpose of the Industrial 3 Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.*
- *To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.*
- *To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.*

An extract of the Industrial 3 Zone Map is provided in ***Figure 6.***

Clause 33.03-1 provides in the table of uses that a permit is required for the proposed use for industry as the land is within 30 metres of a residential zone.

Clause 33.03-4 – Buildings and works provides a permit is required to construct a building or construct or carry out works.

The relevant decision guidelines of the Industrial 3 Zone are addressed below in Section 6.

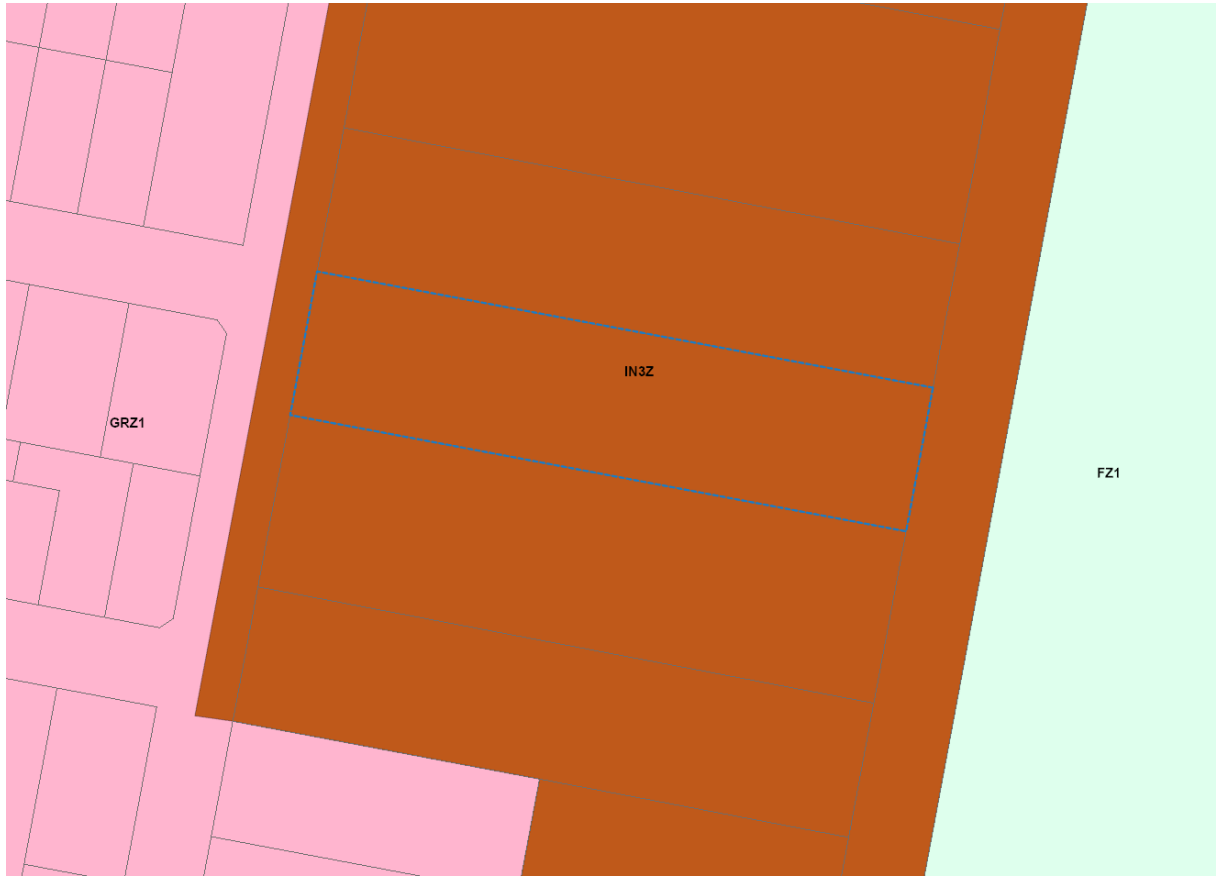



***Figure 6 –*** *Industrial 3 Zone Map – (source - mapshare.vic.gov.au)*



Printed 11/11/2026
Page 19 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## 5. OTHER PLANNING PROVISIONS

### Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity and as such does not require the preparation of a Cultural Heritage Management Plan. This is not addressed further.



Printed 11/11/2026
Page 20 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## Bushfire Planning

The purpose of bushfire planning is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

An extract of the Bushfire Prone Area map is provided in ***Figure 7.***

The subject site is located partly within a Bushfire Prone Area and is not affected by a Bushfire Management Overlay.

This clause is not triggered as the proposal is not within a Bushfire Management Overlay and not a use listed under Clause 53.02-1. This is not addressed further.




***Figure 7*** *– Bushfire Prone Area – (source - mapshare.vic.gov.au)*



Printed 11/11/2026
Page 21 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## CLAUSE 52.06 – CAR PARKING

The purpose of the Car parking provisions at Clause 52.06 are:

- *To ensure that car parking is provided in accordance with the Planning Policy Framework and Municipal Planning Strategy.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car use.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-1 applies to:

- *A new use;*
- *An increase in the floor area or site area of an existing use; or*
- *An increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.*

Clause 52.06-3 provides a permit is required to:

- *Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.*
- *Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.*
- *Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.*

This application is seeking approval for the use and development of two industrial buildings and a carparking dispensation. The car parking calculations for industry are provided below in Table 1: This area is a Category 1

| Land Use | Measure | Category 1 |
|---|---|---|
| Industry | To each 100 square metres of leasable floor area | 2.9 |

***Table 1 – Car parking provisions***

The proposal will include 8 formally identified car parking spaces along the western boundary with one being disabled compliant and 6 informal car parking spaces adjoining the eastern side of each building.

The car parking calculation is 796.8m$^2$ / 100 = 7.968 x 2.9 = 23.10 rounded down to a requirement of 23 car parking spaces required. As such the proposal will require a dispensation of 15 car parking spaces.

The proposal is seeking to construct the informal car parking spaces of gravel only and as these spaces and the adjoining access are therefore non-compliant with the expected standard of construction, these have been included within the dispensation request.

A Car Parking Demand Assessment is contained in ***Appendix C.***



Printed 11/11/2026
Page 22 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## 6. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed use and development is appropriate for the following reasons:

- The proposal is consistent with the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework, including **Clause 11** Settlement by providing for two new industrial buildings within an established industrial area of Orbost.
- The proposed industrial buildings have been appropriately designed and sited to complement the existing industrial character of the area and respect the nearby residential area. The scale, setbacks and layout ensure the development integrates with surrounding industrial development. The proposal will contribute to a high standard of environmental sustainability and urban design through appropriate siting and design, consistent with the objectives of **Clause 15.**
- No vegetation is required to be removed to facilitate the proposal.
- **Clause 02.03-1** identifies Orbost as a district town within the settlement category seeking to maintain a role as a secondary commercial, industrial, retail and service centre.
- The proposed industrial buildings will be connected to all available services and infrastructure including electricity, telecommunications, reticulated water, sewerage and a good quality road network.
- **Clause 17** considers all sectors to be critical in achieving economic prosperity. The proposal will result in the development of two industrial buildings to be used for the servicing, repair and maintenance of machinery associated with West Terrain, the landowner's business, contributing to the economic sector of Orbost.
- The proposal has addressed the decision guidelines of the Industrial 3 Zone at **Clause 33.03-2** and **Clause 33.03-4** which seeks to ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.
- The proposed industrial buildings will be used for the servicing, repair and maintenance of heavy machinery associated with the owner's business. While the subject site adjoins land within the General Residential Zone to the west, the development has been designed to minimise potential impacts on the adjoining residential interface. Landscaping is proposed along the western boundary to provide an effective buffer and contribute to the visual amenity of the site. The proposed industrial buildings will be located in the western portion of the site and will have appropriate setbacks. The buildings will be identical as identified on the proposed development plans.
- Access to the subject site is existing in the northern portion of the western boundary, directly from Shackleton Street via a gravel crossover, however will be upgraded to concrete. A second access point is proposed along the eastern boundary directly from Martin Street via a gravel crossover. Both access points will connect to the proposed buildings.
- Drainage from the proposed buildings and will be directed to the legal point of discharge to the satisfaction of the responsible authority.
- The proposed industrial buildings have been appropriately designed for the Industrial 3 Zone while presenting a well-considered interface with the adjoining General Residential Zone to the west.
- No vegetation is required to be removed to facilitate the proposed use and development.
- The proposal includes car parking and is addressed below.



Printed 11/11/2026
Page 23 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



- It is noted that any future change of use of the site would need to ensure compliance with relevant planning provisions including (but not limited to) Clause 53.10.
- The relevant decision guidelines of **Clause 52.06** Car Parking are addressed below which seeks to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- The proposal is seeking a dispensation of 15 carparking spaces. The proposal includes 8 formally identified car parking spaces with one being disable compliant and 6 informal spaces. A full car parking calculation is provided in Section 5 of this submission, and a Carparking Demand Assessment is provided in ***Appendix C.***
- There is a suitable amount of space on the subject site within the gravel areas to accommodate additional parking if required. No additional sealed or concrete area is proposed, given the nature of the activities to be undertaken on site with heavy machinery likely to damage any sealed surface. As previously noted, the subject site and nature of this business will not be open to the public. Vehicle access to the site is addressed above.
- This submission has addressed the decision guidelines of **Clause 65,** and the proposed use and development of two industrial buildings supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- The proposal has been assessed against all relevant components of the East Gippsland Planning Scheme and it is determined that the proposal will provide for a positive contribution and economic benefit to the Orbost area. There is unlikely to be a negative impact on the existing road network from both Shackleton Street and Martin Street.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.



Printed 11/11/2026
Page 24 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## 7. CONCLUSION

This submission is in support of a planning permit application for the use and development of two industrial buildings and a carparking dispensation at 28 Shackleton Street, Orbost.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Industrial 3 Zone.
- The proposed buildings have been designed to be respectful of the existing surrounding development and adjoining residential zone.

It is requested that a planning permit be granted for this development.

**Development Solutions Victoria**

**Disclaimer:**

*This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.*

*No component of this document is to be reproduced for any purpose without prior written consent of Development Solutions Victoria Pty Ltd.*



Printed 11/11/2026
Page 25 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and 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.

# APPENDIX C

# Car Parking Demand Assessment

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## CAR PARKING DEMAND ASSESSMENT

Clause 52.06-7 – Application requirements and decision guidelines for permit applications:

For applications to reduce the car parking requirement:

An application to reduce (including reduce to zero) the number of car parking spaces required under clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- New use; or
- Increase in the floor area or site area of the existing use; or
- Increase to the existing use by the measure specified in Table 1 to clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trips facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

The requirements of the car parking demand assessment are addressed below.



Printed 11/11/2026
Page 27 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



The East Gippsland Planning Scheme at Clause 52.06 sets out the car parking requirements for new uses. This application seeks approval for the use and development of two industrial buildings and dispensation for car parking.

The proposal includes 14 car parking spaces with 8 being formally identified and constructed to the required standard, including one disable compliant space and an additional 6 informal parking spaces will be provided, however will be only of gravel construction and therefore have been included in the dispensation.

It is considered that the proposed car parking dispensation of 15 carparking spaces will not result in any unreasonable impact on the amenity of the area. The site is large enough should any additional parking be required or in the event of a change of use in the future, there is adequate room to construct additional formal car parking spaces.

Vehicle access to the site is existing along the western boundary, directly from Shackleton Street via a gravel crossover that will be upgraded to concrete. A second access point is proposed along the eastern boundary directly from Martin Street. Both access points will connect to the proposed buildings and provide for safe entry and exit from the site.

The application requirements to be addressed as required by 52.06 are addressed below:

| **The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.** |
|---|
| The subject site is located on the southern fringe of an existing industrial area of Orbost, which supports a mix of industrial, warehouse and commercial style uses. The proposed industrial buildings will be used for the servicing, repair and safekeeping of machinery associated with the owner's business, West Terrain Pty Ltd. The business will not be open to the public and will operate solely as a facility for the storage, repair and servicing of heavy machinery, with no customer traffic generated. Vehicle movements will be limited to staff and operational activities associated with this use. Given the nature and scale of the proposed use, it is unlikely to generate car parking demand that would be combined with multi-purpose trips to other uses in the area and the proposal is unlikely to adversely impact the surrounding road network or the amenity of the area. |
| **The variation of car parking demand likely to be generated by the proposed use over time.** |
| The use of the subject site for the servicing, repair and safekeeping of machinery associated with West Terrain Pty Ltd is not expected to generate significant fluctuations in car parking demand over time. The use is operational in nature, with vehicle movements primarily associated with staff and the movement of machinery to and from the site, rather than customer visitation. The site is large enough to accommodate any incidental parking demand if required. Any future change of use of the site would require separate consideration of car parking requirements in accordance with Clause 52.06 of the East Gippsland Planning Scheme. |



Printed 11/11/2026
Page 28 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



**The short-stay and long-stay car parking demand likely to be generated by the proposed use.**

The proposed use of the site is not expected to generate significant short-stay or long-stay car parking demand. As previously mentioned, the use is operational in nature and does not involve customer visitation, with parking demand primarily limited to staff and occasional service or delivery vehicles associated with machinery movements. As such, peak parking periods are unlikely.

The site is large enough to accommodate any demand generated by the proposal. The reduction of 15 car parking spaces is not expected to have a detrimental impact on the surrounding area, given the low parking demand generated by the use. Staff may use alternative modes of transport where practicable.

**The availability of public transport in the locality of the land.**

There is limited public transport available within Orbost, however the nearest bus stop is located 1.5 Kilometres south of the site at Nicholson Street/ Wolseley Street. Taxi's or community transport services are commonly used to access different areas of Orbost.

**The convenience of pedestrian and cyclist access to the land.**

The number of cyclists riding to their place of employment is ever increasing. There is a suitable amount of space on the site for the provision of bicycle parking within the area surrounding the proposed industrial buildings or within the proposed car parking area in the western portion of the site for employees if the need arises. The road network to Shackleton Street and Martin Street is suitable to accommodate an increase in cyclist or pedestrian traffic.

**The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.**

There is a suitable amount of space on the subject site to provide for bicycle parking however, there are no existing or proposed end of trip facilities provided.



Printed 11/11/2026
Page 29 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



**The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.**

The proposal is seeking approval for the use and development of two industrial buildings within an existing industrial area of Orbost. Car parking demand will be generated primarily by employees associated with the servicing, repair and maintenance of heavy machinery. It is anticipated that most employees will travel to and from the site by private vehicle, particularly given the industrial nature of the area and limited availability of alternative transport options. However, employees will be encouraged to car pool, cycle or use alternative modes of transport where practicable. There is a suitable amount of additional space within the subject site to accommodate any additional demand generated by the proposal.

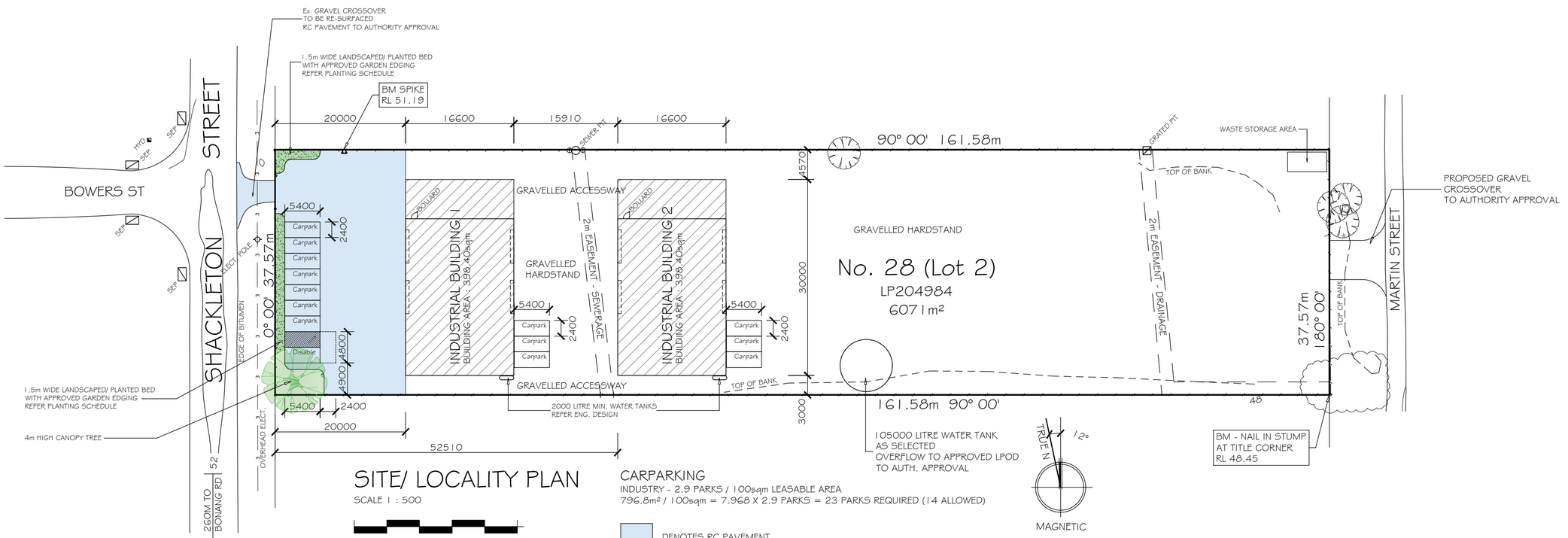
**Any empirical assessment or case study.**

Given the nature of the proposed use, an empirical assessment or case study of comparable sites is not considered necessary. Vehicle movements to and from the site will be limited to employees and the business owner, with no customer or public visitation associated with the use.
The car parking demand generated is therefore able to be reliably assessed based on the operational characteristics of the use itself, rather than requiring a survey-based or comparative assessment.
It is however noted that there is no evidence of any shortfall of car parking spaces in the area. Each of the surrounding industrial and commercial uses have adequate area to provide car parking within the site. During any site visits and as shown in the photographs provided, on street parking does not seem to occur in this location from either the industrial or residential uses.



Printed 11/11/2026
Page 30 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.




## SITE/ LOCALITY PLAN

SCALE 1 : 500

0 5m 25m

NOTE:
REFER CHRIS O'BRIEN & COMPANY PTY LTD
CIVIL/ DRAINAGE DESIGN

## CARPARKING

INDUSTRY - 2.9 PARKS / 100sqm LEASABLE AREA
796.8m² / 100sqm = 7.968 X 2.9 PARKS = 23 PARKS REQUIRED (14 ALLOWED)

DENOTES RC PAVEMENT

## PLANTING LIST (SUGGESTED)

The plants listed below is a guide only, as other approved native/ indiginous plants may be used.
Numbers of plants to be determined on site but are to be a mix of like species.

### Small Shrubs (150mm - 200mm pot size)

Correa Reflexa (Native Fucshia) - Matunty Ht: 0.5-1.2m, Matunty Width: 0.5-1.0m
Correa "Dusky Bells" - Matunty Ht: 0.5-1.0m, Matunty Width: 2.0-4.0m
Crowea Poonnda "Ecstacy" - Matunty Ht: 0.81.0m, Matunty Width: 0.8-1.0m
Leptospermum "Pink Cascade" - Matunty Ht: 0.5-0.8m, Matunty Width: 1.0-1.5m
Calytnx Tetragona "Pink Fringe Myrtle" - Matunty Ht: 1.0-2.5m, Matunty Width: 0.5-1.5m

### Medium Shrubs (50mm tubes - 200mm pot size)

Grevillea Lanigera (Wooly Grevillea) - Matunty Ht: 0.5-1.5m, Matunty Width: 0.4-1.5m
Olena Lirata (Snowy Daisy Bush) - Matunty Ht: 2.0-4.0m, Matunty Width: 2.0-3.0m
Prostanthera Rotundifolia (Round Leaf Mind Bush) - Matunty Ht: 2.0m, Matunty Width: 1.0m
Darwinia Citnodora (Lemon Scented Mytle) - Matunty Ht: 1.0-1.5m, Matunty Width: 1.0-1.5m
Westringia Fruticosa (Coast Westringia) - Matunty Ht: 2.0m, Matunty Width: 4.0m

### Ground Cover & Grasses

Poa Labilliaden (Common Tussock Grass)
Acacia Ambligona (Prostate Wattle)
Correa Alba (Prostate White)
Gevillea "Forest Rambler"
Leptospermum "Julie Anne"
Westringia "White Rambler"

### Canopy Tree

Red Flowering Gum (Corymbia Ficifolia)
Suggested Canopy Tree for plantation within garden beds (as shown)

Notes:
All suggested shrubs listed above are native and most are indigenous to East Gippsland with some nursery cultivated.
In order to reduce water usage, maintenance and weeding a layer of mulch a minimum of 100mm be placed around planted areas.
Grasses and rushes should be planted no more than 3 per sqm, whilst shrubs should be no more than 1 per sqm. It is recommended that planting density be averaged out to 2-3 plants per sqm to reduce weed growth.

**shackleton st development** orbost

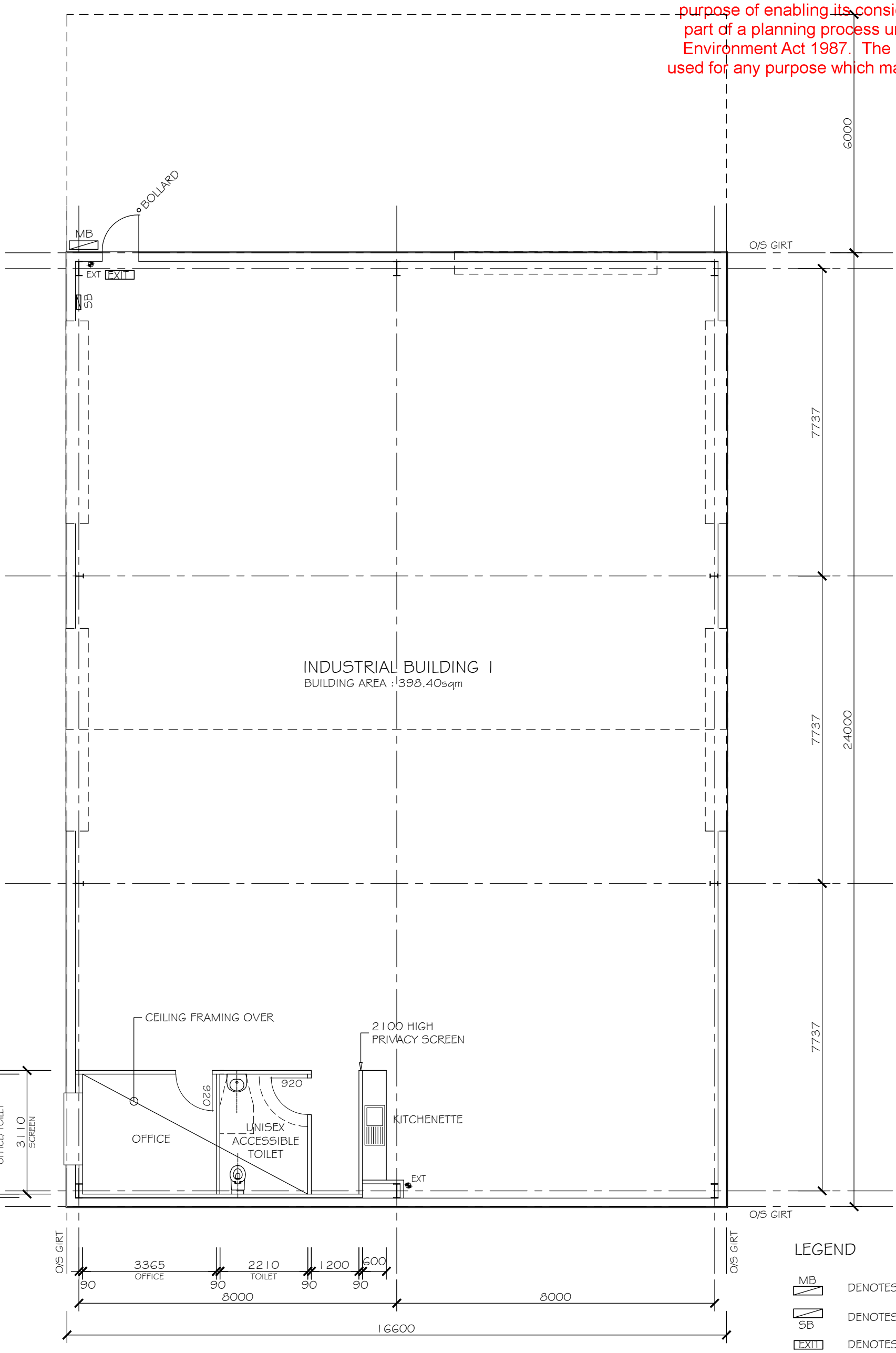
ISSUED: 30-07-2026
A2 sheet to scale

3875 design & drafting

tp1 1 of 5
25050 RevA

Printed 11/11/2026
Page 31 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.




LEGEND

| | |
|---|---|
| MB | DENOTES METER BOX |
| SB | DENOTES SWITCHBOARD |
| EXIT | DENOTES ILLUMINATED EXIT SIGN |
| EXT | DENOTES EXTINGUISHER (2A20BE) |

NOTE: PORTABLE EXTINGUISHER (2A20BE) TO BE PROVIDED AT EACH EXIT DURING CONSTRUCTION

NOTE: DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENG. DRAWINGS AND CIVIL ENG. DOCUMENTATION

# FLOOR PLAN
INDUSTRIAL BUILDING 1
SCALE 1 : 100

0 1m 5m

**shackleton st development** orbost

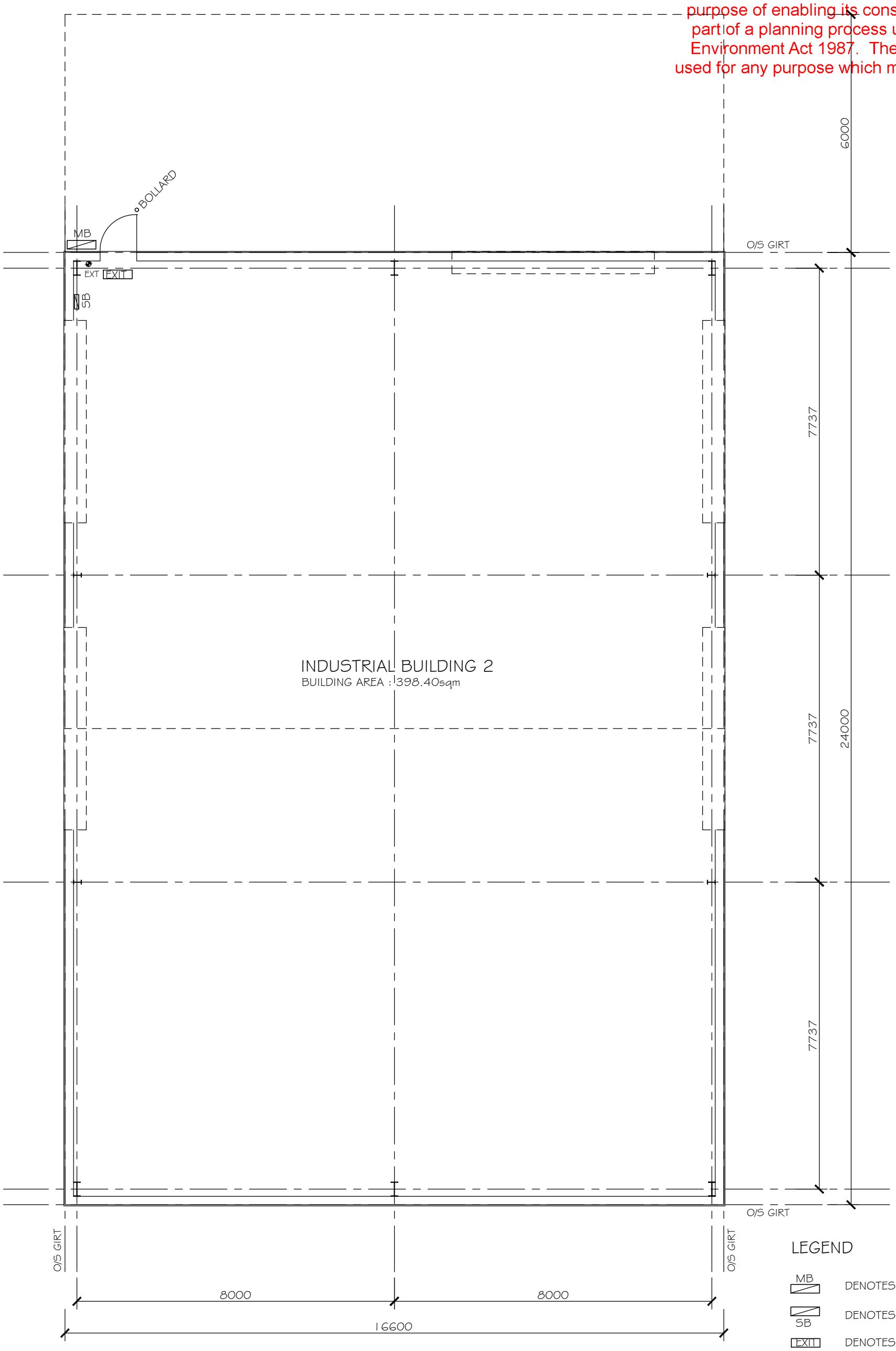
ISSUED: 30-07-2026
A3 sheet to scale

3875 design & drafting

tp1 2 of 5
25050 RevA

Printed 11/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.




LEGEND

- MB — DENOTES METER BOX
- SB — DENOTES SWITCHBOARD
- EXIT — DENOTES ILLUMINATED EXIT SIGN
- EXT — DENOTES EXTINGUISHER (2A20BE)

NOTE: PORTABLE EXTINGUISHER (2A20BE) TO BE PROVIDED AT EACH EXIT DURING CONSTRUCTION

# FLOOR PLAN
## INDUSTRIAL BUILDING 2
SCALE 1 : 100

NOTE: DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENG. DRAWINGS AND CIVIL ENG. DOCUMENTATION

0 1m 5m

**shackleton st development** orbost

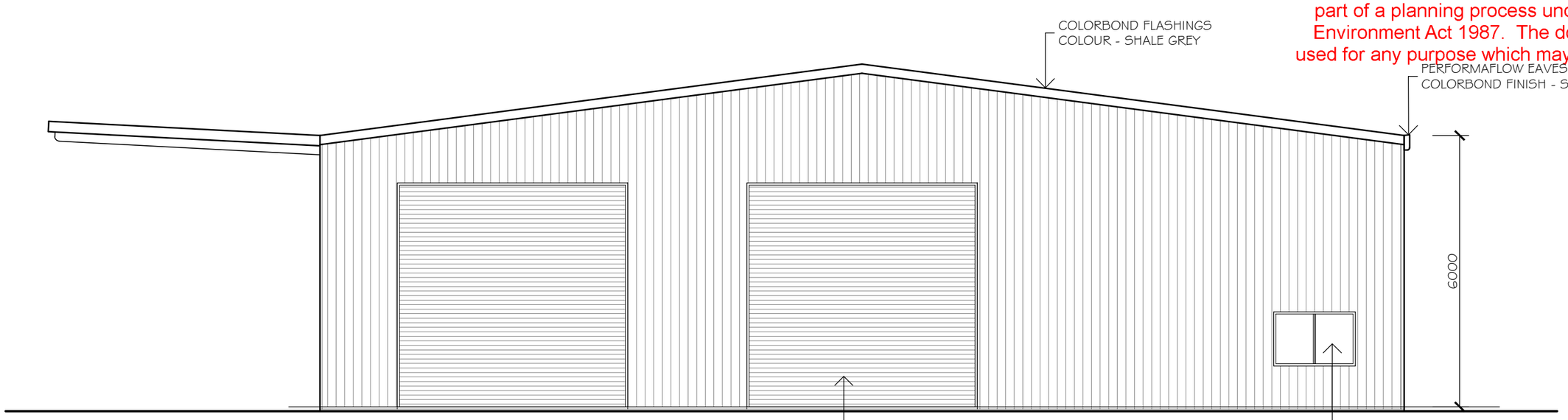
3875 design & drafting

ISSUED: 30-07-2026
A3 sheet to scale

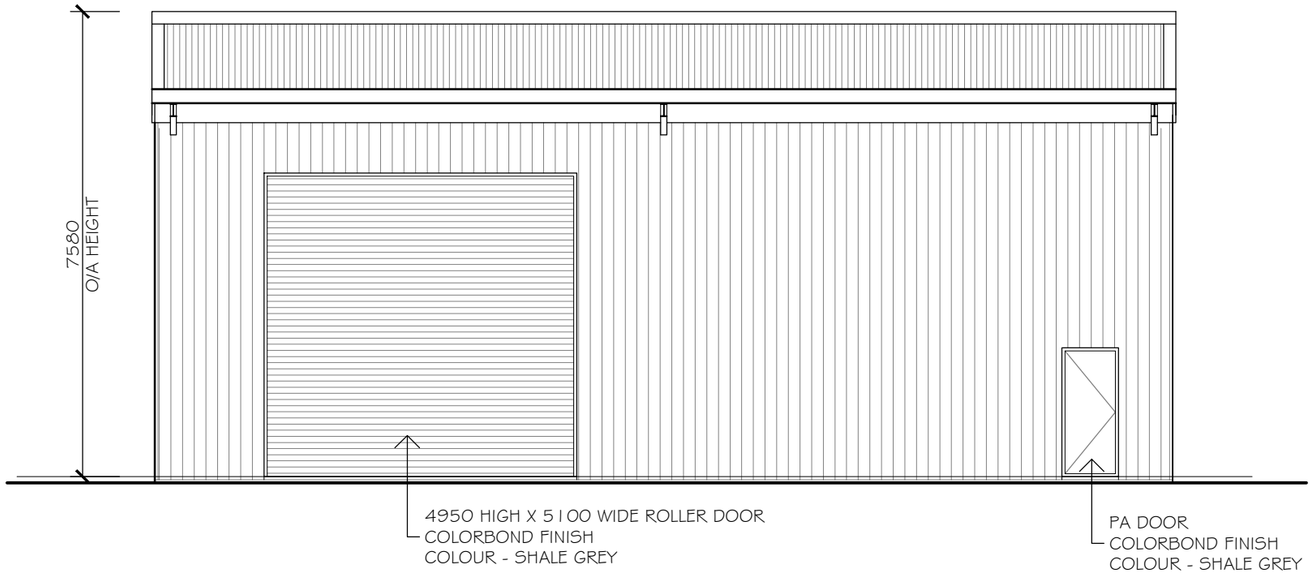
tp1 3 of 5
25050 RevA

Printed 11/11/2026
Page 33 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.




## WEST ELEVATION
(BLG 1 & 2)
SCALE 1 : 100




## NORTH ELEVATION
(BLG 1 & 2)
SCALE 1 : 100


ROOF FINISH
- ZINCALUME


ROLLER DOORS, WALLS,
FLASHINGS, GUTTERS FINISH
- COLOBOND SHALE GREY

**shackleton st development** orbost

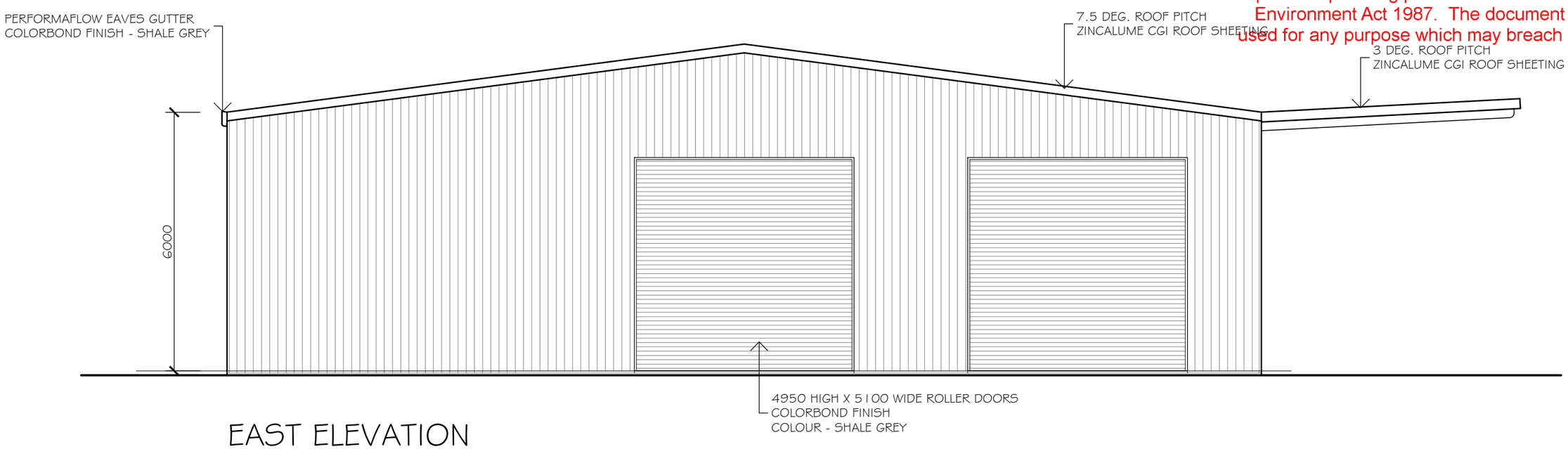
ISSUED: 30-07-2026
A3 sheet to scale

3875 design & drafting

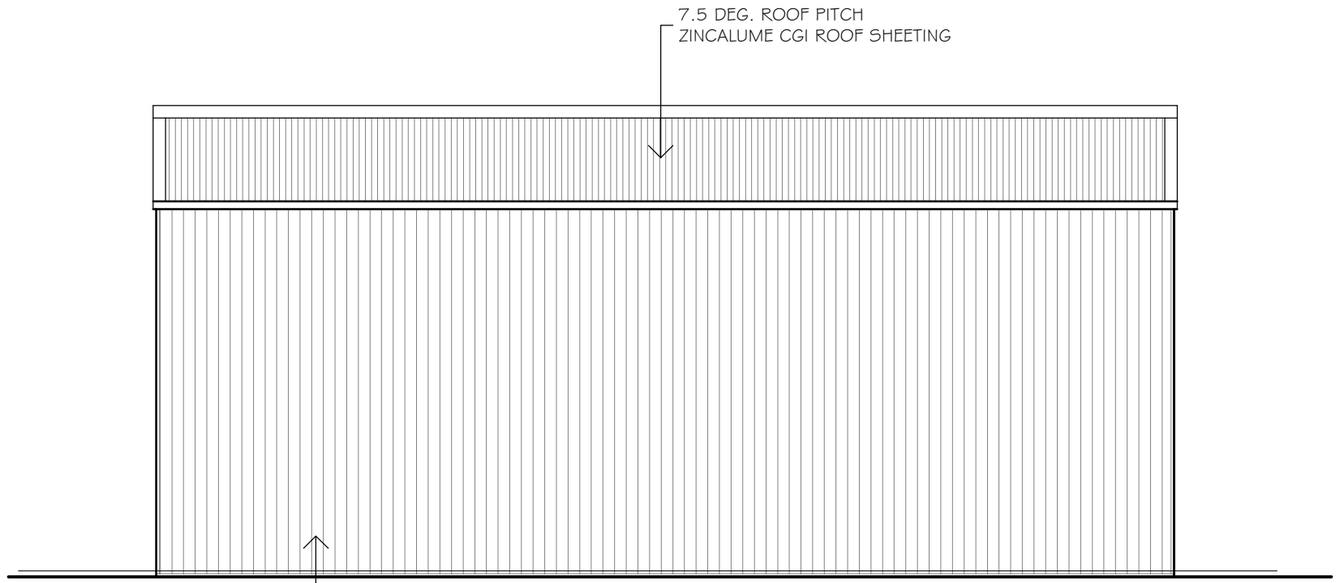
tp1 4 of 5
25050 RevA

Printed 11/11/2026

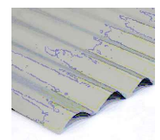
ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.




# EAST ELEVATION
(BLG 1 & 2)
SCALE 1 : 100




# SOUTH ELEVATION
(BLG 1 & 2)
SCALE 1 : 100



ROOF FINISH
- ZINCALUME



ROLLER DOORS, WALLS,
FLASHINGS, GUTTERS FINISH
- COLOBOND SHALE GREY

**shackleton st development** orbost

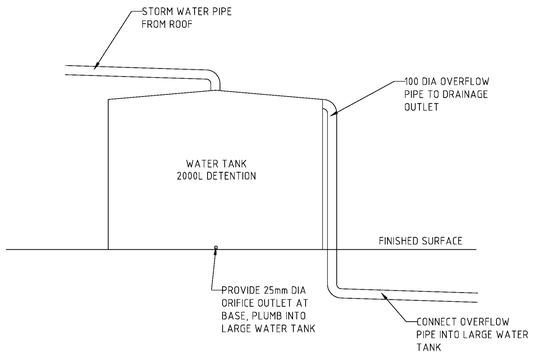
ISSUED: 30-07-2026
A3 sheet to scale

3875 design & drafting

tp1 5 of 5
25050 RevA

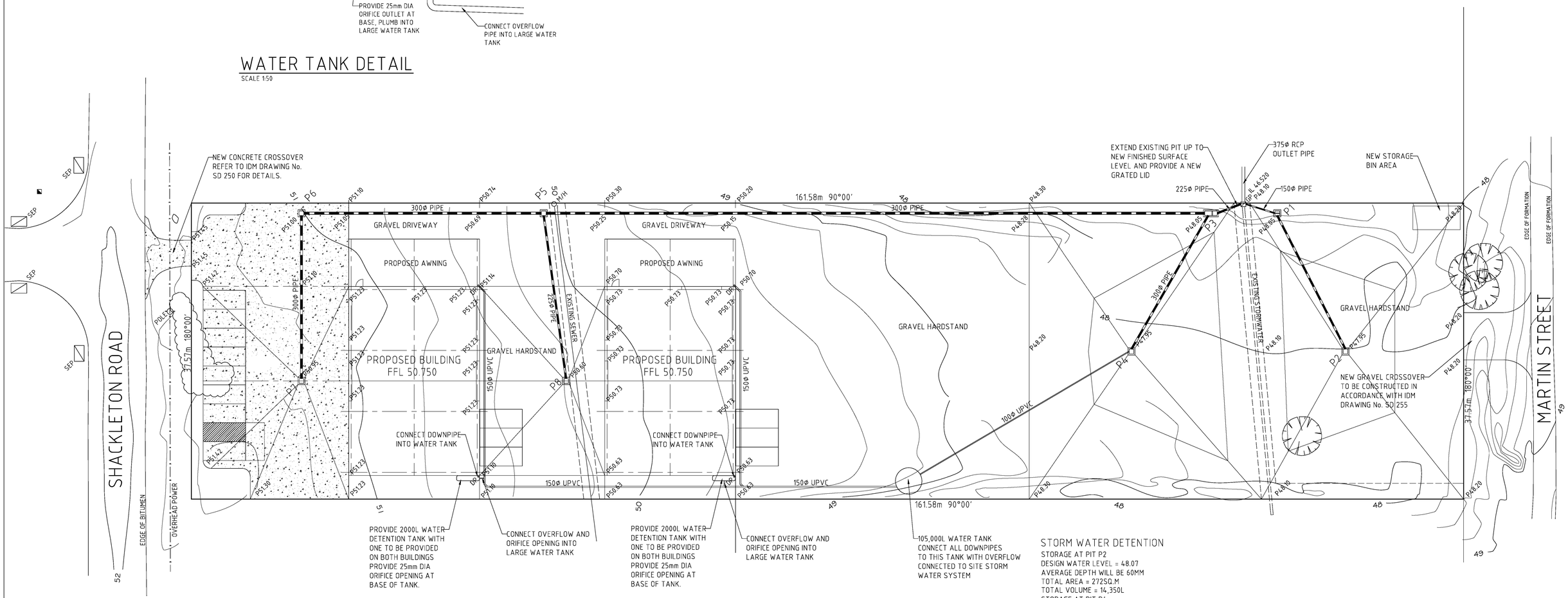
Printed 11/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.




## WATER TANK DETAIL

SCALE 1:50




## SITE DRAINAGE PLAN

SCALE 1:250

### STORM WATER DETENTION

STORAGE AT PIT P2
DESIGN WATER LEVEL = 48.07
AVERAGE DEPTH WILL BE 60MM
TOTAL AREA = 272SQ.M
TOTAL VOLUME = 14,350L
STORAGE AT PIT P4
DESIGN WATER LEVEL = 48.07
AVERAGE DEPTH WILL BE 60MM
TOTAL AREA = 348SQ.M
TOTAL VOLUME = 20,820L
STORAGE FROM ROOFS
2000L TANK PER BUILDING
TOTAL STORAGE = 4000L
TOTAL SITE STORAGE = 39,170L

DWG FILE NAME: 220226–C1.dwg
DATE PLOTTED: 31–07–2026

| No. | REVISION | DATE | BY |
|---|---|---|---|

| DATE | ISSUED TO | COPIES | BY |
|---|---|---|---|

COPYRIGHT © 2026

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
134 Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

| | |
|---|---|
| DRAWN | AJP |
| DESIGNED | AJP |
| CHECKED | LDM |
| SIGNED | |

SITE DRAINAGE PLAN, WATER TANK DETAIL

PROJECT

STORM WATER AND PAVEMENT DESIGN FOR PROPOSED INDUSTRIAL BUILDINGS

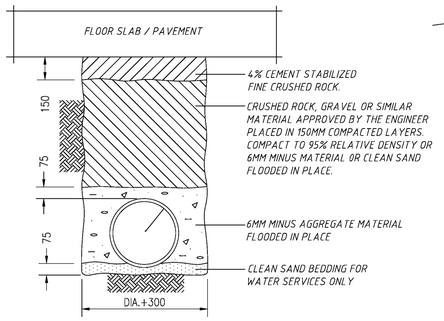
AT 28 SHACKLETON STREET, ORBOST

| | |
|---|---|
| DATE | JULY 2026 |
| SCALE | AS SHOWN |
| SHEET No. | C1 OF 3 |
| PROJECT No. | 220226 |

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

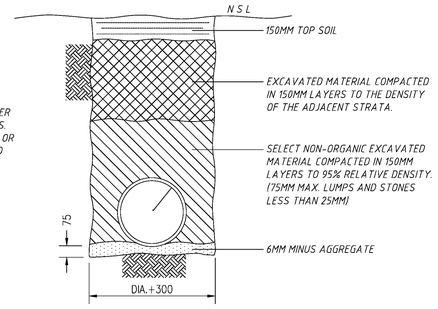
## PIT SCHEDULE

| MARK | INLET | | OUTLET | | R.L.TOP | DEPTH | SIZE | PIT TYPE | GRATE & LID CLASS | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| | DIA. | I.L. | DIA. | I.L. | | | | | | |
| EXIST | 225 | 46.980 | 375 | 46.520 | 48.100 | 1580 | 1000 x 750 | GRATED | CLASS 'C' | LEGAL POINT OF DISCHARGE |
| | 150 | 46.930 | | | | | | | | FROM P1 |
| P1 | 225 | 47.000 | 150 | 46.980 | 48.050 | 1070 | 600 x 600 | ORIFICE | CLASS 'C' | ORIFICE PIT |
| P2 | - | - | 225 | 47.200 | 47.950 | 750 | 600 x 600 | GRATED | CLASS 'C' | |
| P3 | 300 | 47.050 | 225 | 47.030 | 48.050 | 1020 | 1600 x 600 | ORIFICE | CLASS 'C' | |
| | 300 | 47.050 | | | | | | | | FROM P4 |
| P4 | - | - | 300 | 47.150 | 47.950 | 800 | 600 x 600 | GRATED | CLASS 'C' | |
| P5 | 300 | 49.400 | 300 | 49.380 | 50.450 | 1070 | 600 x 600 | GRATED | CLASS 'C' | |
| | 225 | 49.740 | | | | | | | | FROM P8 |
| P6 | 300 | 50.040 | 300 | 50.020 | 51.000 | 980 | 600 x 600 | GRATED | CLASS 'C' | |
| P7 | - | - | 300 | 50.150 | 50.950 | 800 | 600 x 600 | GRATED | CLASS 'C' | |
| P8 | - | - | 225 | 49.850 | 50.600 | 750 | 600 x 600 | GRATED | CLASS 'C' | |



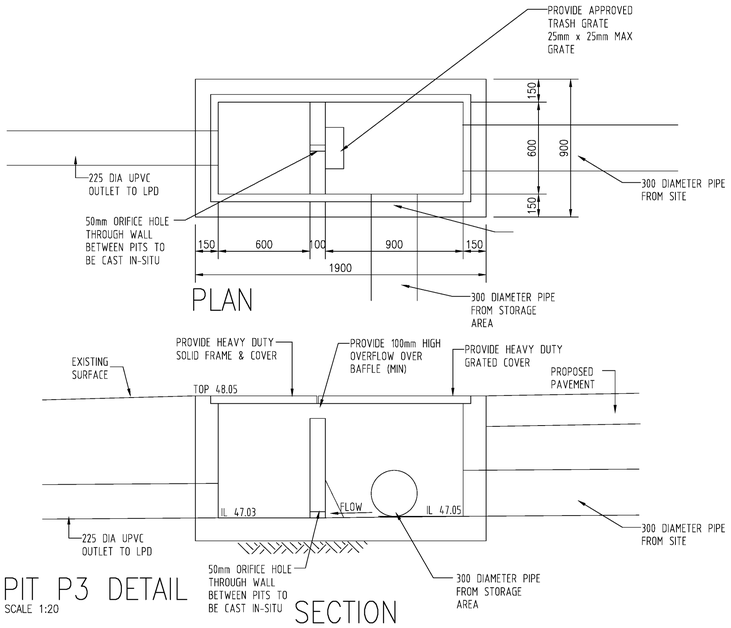

## PIPE LAYING DETAIL

SCALE 1:20 (UNDER FLOOR SLABS & PAVEMENT)



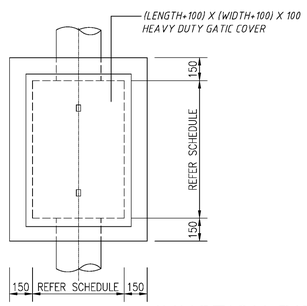

## PIPE LAYING DETAIL

SCALE 1:20 (UNDER LANDSCCAPED AREAS)

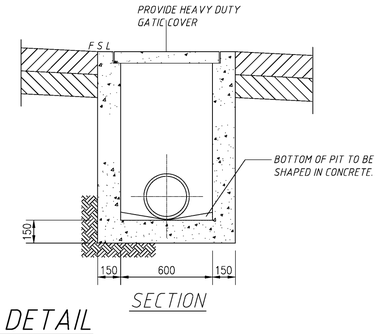



## PIT P3 DETAIL

SCALE 1:20




PLAN




SECTION

## JUNCTION PIT DETAIL

SCALE 1:20

NOTE: ALL PITS TO BE PROVIDED WITH APPROVED LITTER BASKETS PLASTIC PITS CAN BE USED

ALL PITS EXCEEDING 1.3m DEPTH SL82 MESH CENTRE TO BE PLACED IN WALLS AND BASE

## NOTES FOR PITS AND PIPES:-

1) ALL CONCRETE PIPES UNLESS NOTED OTHERWISE TO BE STEEL PIPES FOR STORAGE
NOTE:- PVC PIPE MAY BE USED IN LIEU OF CONCRETE

2) DRAINS TO BE LAID TRUE TO LINE WITH A STRAIGHT BONE BETWEEN PITS.

3) FILL MATERIAL CONTAINING NO PIECES LARGER THAN 75mm. FILL SHALL BE PLACED IN 150mm LAYERS AND UNIFORMLY COMPACTED USING APPROVED EQUIPMENT TO AT LEAST 98% RELATIVE DENSITY.

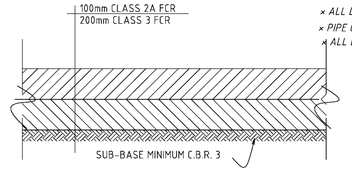
4) AT CHANGES IN GRADE, THE PAVEMENT IS TO BE FINISHED TO PROVIDE A SMOOTH TRANSITION AND IF NECESSARY, LEVELS TO BE ADJUSTED TO PROVIDE A VERTICAL CURVE TRANSITION.

5) ALL LEVELS ARE TO A.H.D. REFER TO PLAN FOR LOCATION OF BENCH MARKS. (T.B.M.)

6) THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.

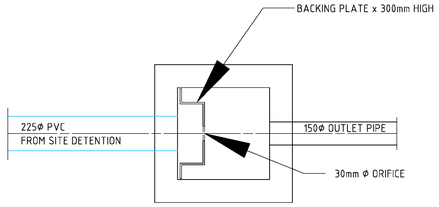
7) FOR TRENCHES IN EXCESS OF 1.5 METRES DEEP, BEFORE COMMENCING WORK NOTIFY THE SECRETARY FOR MINERALS & ENERGY IN ACCORDANCE WITH CLAUSE 202 OF THE MINES (TRENCHES) REGULATIONS.

× ALL DRAINS UNDER PAVED AREAS TO BE BACKFILLED WITH F.C.R.
× PIPE GRADES ARE NOMINAL ONLY. CONSTRUCT TO LEVELS SHOWN
× ALL BRANCH PIPES FROM DOWNPIPES ARE TO BE CLASS 1 FRC



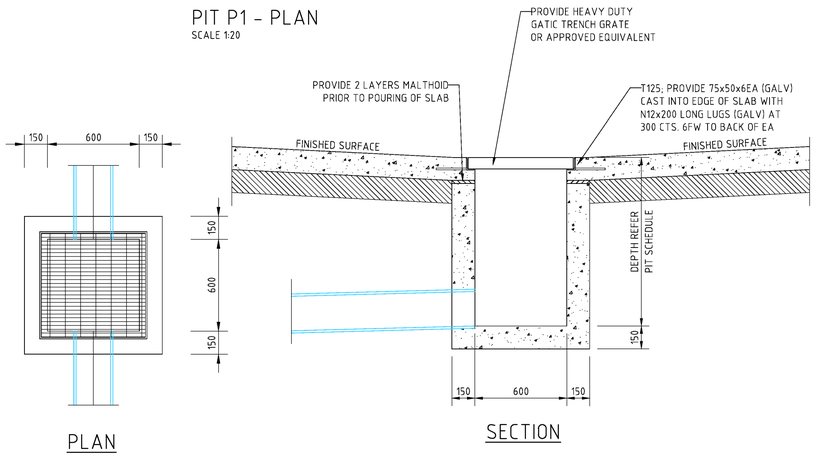

## GRAVEL HARDSTAND DETAIL

SCALE 1:10




PIT P1 - PLAN

SCALE 1:20

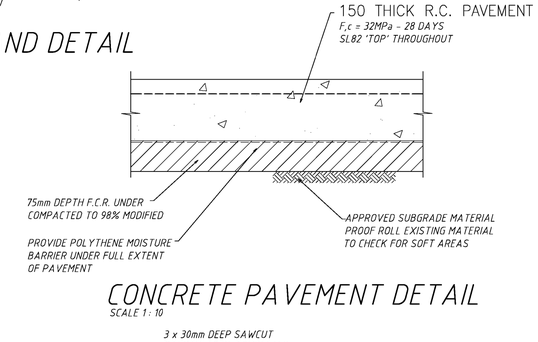



PLAN SECTION

## GRATED PIT DETAIL

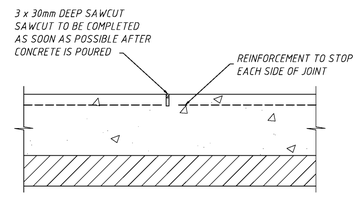
SCALE 1:20

REFER IDM SD 420 FOR PIT REINFORCEMENT DETAILS




## CONCRETE PAVEMENT DETAIL

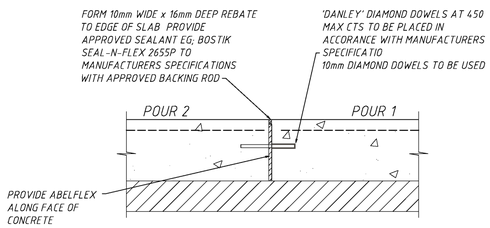
SCALE 1:10




## SAWCUT JOINT DETAIL

SCALE 1:10

SHOWN SCJ ON PLAN




## DOWELL EXPANSION JOINT DETAIL

SCALE 1:10

SHOWN DEJ ON PLAN

DWG FILE NAME: 220226-C2.dwg
DATE PLOTTED: 31-07-2026

| No. | REVISION | DATE | BY |
|---|---|---|---|

| DATE | ISSUED TO | COPIES | BY |
|---|---|---|---|

COPYRIGHT © 2026

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to:
P.O. Box 18, Traralgon Vic. 3844
13A Church Street, Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

| | |
|---|---|
| DRAWN | AJP |
| DESIGNED | AJP |
| CHECKED | LDM |
| SIGNED | |

PIT SCHEDULE, NOTES AND TYPICAL DETAILS

PROJECT

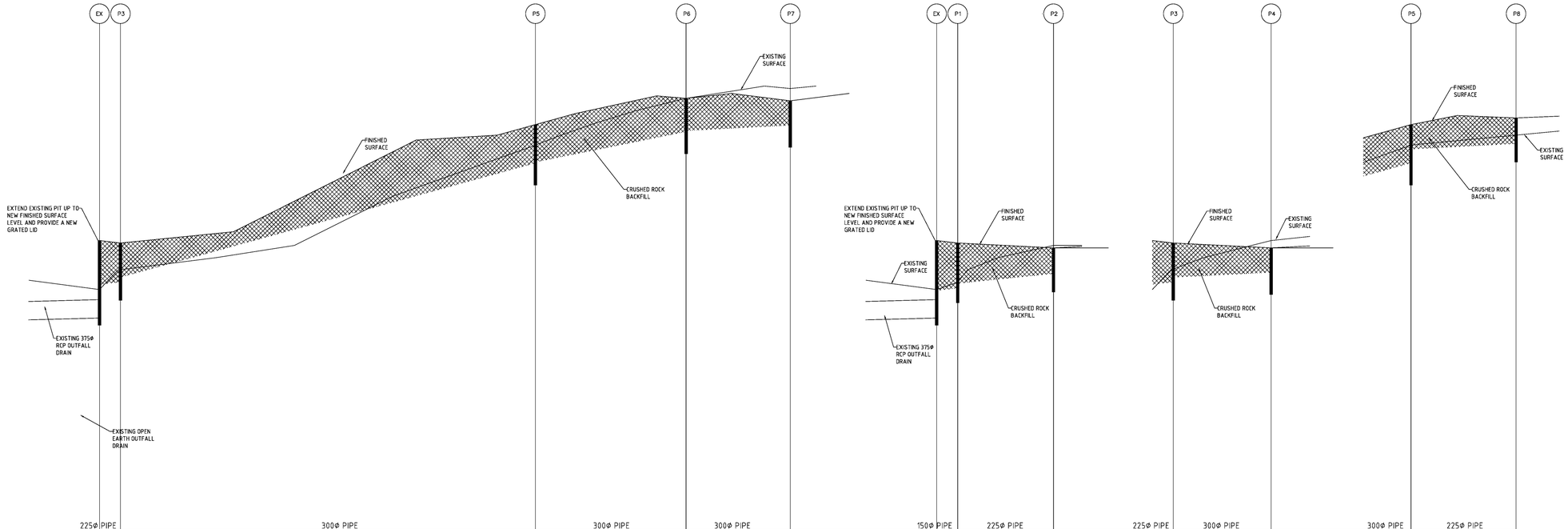
STORM WATER AND PAVEMENT DESIGN FOR PROPOSED INDUSTRIAL BUILDINGS

AT 28 SHACKLETON STREET, ORBOST

| | |
|---|---|
| DATE | JULY 2026 |
| SCALE | AS SHOWN |
| SHEET No. | C2 OF 3 |
| PROJECT No. | 220226 |

Printed 11/11/2026
Page 37 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.




| | | |

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Proposed Industrial Development 23026 (1)
28 Shackleton Street
Orbost
AJP July 26

Check Site Detention Required.

Reference to IDM Manual. small detention design.

Check Pre-development Flows.
Design for 1EY Storm Event.
Total Site Area = 6066m$^2$.
C = 0.9.
Adopt time = 12min. - Overland Flow.
From Orbost table attached I = 47.3mm/hr.

$$Q = \frac{CIA}{3600} = \frac{0.9 \times 47.3 \times 6066}{3600}$$

$Q_{pre}$ = 71.73 L/SEC.

Check developed Flows
Design for 10EY Storm Event.
From Orbost Table I = 89.7mm/hr.

$$Q_{dev} = \frac{CIA}{3600} = \frac{0.9 \times 89.7 \times 6066}{3600}$$

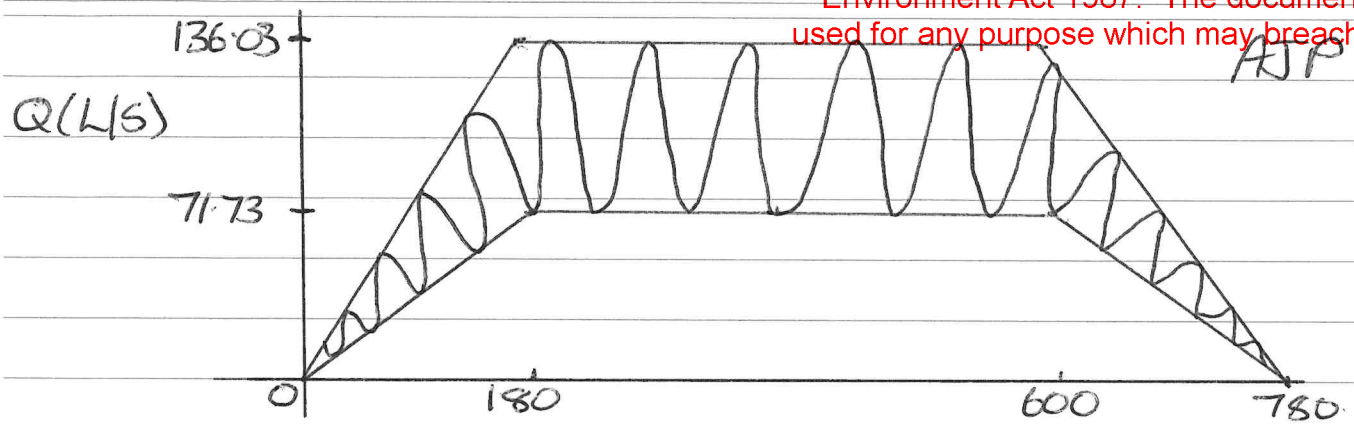
$Q_{dev}$ = 136.03 L/sec

$Q_{dev} > Q_{pre}$ Hence Storage is Required

Check Storage Volume Required Using.
Marcus Smith Method.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

220226 ②
ASP JULY 26




$V_{STORE} = ((180 \times 136{\cdot}03 + 420 \times 136{\cdot}03) - (180 \times 71{\cdot}73 + 420 \times 71{\cdot}73))$
$= 81,618 - 43,038.$

$V_{STORE} = 38,580L.$

Areas Available Onsite.

Pavement Storage at Pit P2.
Total Area = 272 Sq.M.
Average Water Depth = 60mm.
Total Volume = 14,350L.

Pavement Storage at Pit P4.
Total Area = 348 Sq.M.
Average Water Depth = 60mm
Total Volume = 20,820L.

Provide 2000L Water Tank for each building.
Total Volume = 4000L.

Total Site Storage = 39,170L.

This is a minimum estimate.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

220236 (3)

Check Orifice Openings Required. AJP JULY 26

Limit Flow From Site to 71.3 L/s.

17.5 L/s from Pit P1 & 53.8 L/s From Pit P2.

$Q = Cd_{ao}\sqrt{2gl}$

Check Pit P1.

$Cd = 0.62$.
$Q = 0.00175$
$g = 9.81$.
$l$ = Drop in water level
$= 1.01$m.

$$a_o = \frac{0.00175}{0.62\sqrt{2 \times 9.81 \times 1.01}}$$

$a_o = 0.000634$.

$$d = \sqrt{\frac{0.000634 \times 4}{\pi}}$$

$d = 0.028413$.

Provide 30mm Orifice Opening in Pit P1.

Check Pit P3.

$Cd = 0.62$.
$Q = 0.00538$
$g = 9.81$.
$l = 0.98$

$$a_o = \frac{0.00538}{0.62\sqrt{2 \times 9.81 \times 0.98}}$$

$a_o = 0.001978$.

$$d = \sqrt{\frac{0.001978 \times 4}{\pi}}$$

$d = 0.050196$.

Provide 50mm Orifice opening in Pit P3.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Australian Government
Bureau of Meteorology

## Location

**Label:** Orbost

**Latitude:** 37° 42 ' 00 "
[Nearest grid cell: 37.6875 (S)]

**Longitude:** 148° 27 ' 00 "
[Nearest grid cell: 148.4625 (E)]

## IFD Design Rainfall Intensity (mm/h)

Issued: 08 July 2026

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

| | Annual Exceedance Probability (AEP) | | | | | | |
|---|---|---|---|---|---|---|---|
| **Duration** | **63.2%** | **50%#** | **20%*** | **10%** | **5%** | **2%** | **1%** |
| **1 min** | 105 | 119 | 164 | 196 | 229 | 275 | 311 |
| **2 min** | 89.5 | 99.5 | 132 | 156 | 179 | 210 | 235 |
| **3 min** | 81.0 | 90.4 | 121 | 143 | 166 | 195 | 219 |
| **4 min** | 74.4 | 83.5 | 113 | 134 | 156 | 185 | 208 |
| **5 min** | 69.1 | 77.8 | 106 | 127 | 147 | 176 | 198 |
| **6 min** | 64.5 | 72.9 | 100 | 120 | 139 | 167 | 189 |
| **7 min** | 60.6 | 68.6 | 94.7 | 113 | 132 | 159 | 180 |
| **8 min** | 57.3 | 64.9 | 89.8 | 108 | 126 | 151 | 172 |
| **9 min** | 54.3 | 61.6 | 85.4 | 103 | 120 | 144 | 164 |
| **10 min** | 51.7 | 58.6 | 81.5 | 97.9 | 115 | 138 | 157 |
| **11 min** | 49.4 | 56.0 | 77.9 | 93.6 | 110 | 132 | 150 |
| **12 min** | 47.3 | 53.6 | 74.6 | 89.7 | 105 | 127 | 144 |
| **13 min** | 45.4 | 51.5 | 71.6 | 86.1 | 101 | 122 | 139 |
| **14 min** | 43.7 | 49.5 | 68.9 | 82.8 | 97.1 | 117 | 133 |
| **15 min** | 42.1 | 47.7 | 66.4 | 79.8 | 93.6 | 113 | 128 |
| **20 min** | 35.9 | 40.7 | 56.4 | 67.7 | 79.3 | 95.6 | 109 |
| **25 min** | 31.6 | 35.7 | 49.3 | 59.1 | 69.1 | 83.1 | 94.4 |
| **30 min** | 28.3 | 32.0 | 43.9 | 52.6 | 61.4 | 73.7 | 83.7 |
| **45 min** | 22.2 | 24.9 | 33.8 | 40.3 | 46.9 | 56.0 | 63.3 |
| **1 hour** | 18.6 | 20.8 | 28.0 | 33.2 | 38.6 | 45.9 | 51.9 |
| **1.5 hour** | 14.5 | 16.1 | 21.6 | 25.5 | 29.5 | 35.0 | 39.4 |
| **2 hour** | 12.2 | 13.5 | 18.0 | 21.2 | 24.5 | 29.1 | 32.7 |
| **3 hour** | 9.55 | 10.6 | 14.1 | 16.7 | 19.2 | 22.8 | 25.7 |
| **4.5 hour** | 7.54 | 8.41 | 11.2 | 13.3 | 15.4 | 18.3 | 20.6 |
| **6 hour** | 6.39 | 7.15 | 9.63 | 11.4 | 13.2 | 15.8 | 17.9 |
| **9 hour** | 5.06 | 5.69 | 7.78 | 9.30 | 10.9 | 13.0 | 14.8 |



Printed 11/11/2026
Page 42 of 44

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **12 hour** | 4.27 | 4.83 | 6.69 | 8.06 | 9.47 | 11.4 | 13.0 |
| **18 hour** | 3.34 | 3.81 | 5.39 | 6.56 | 7.79 | 9.41 | 10.7 |

Note:
# The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD.
Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD.
Rather it corresponds to the 4.48 ARI.

This page was created at **12:22 on Wednesday 08 July 2026 (AEST)**

© Copyright Commonwealth of Australia 2026, Bureau of Meteorology (ABN 92 637 533 532) | CRICOS Provider 02015K | Disclaimer | Privacy | Accessibility



Printed 11/11/2026

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

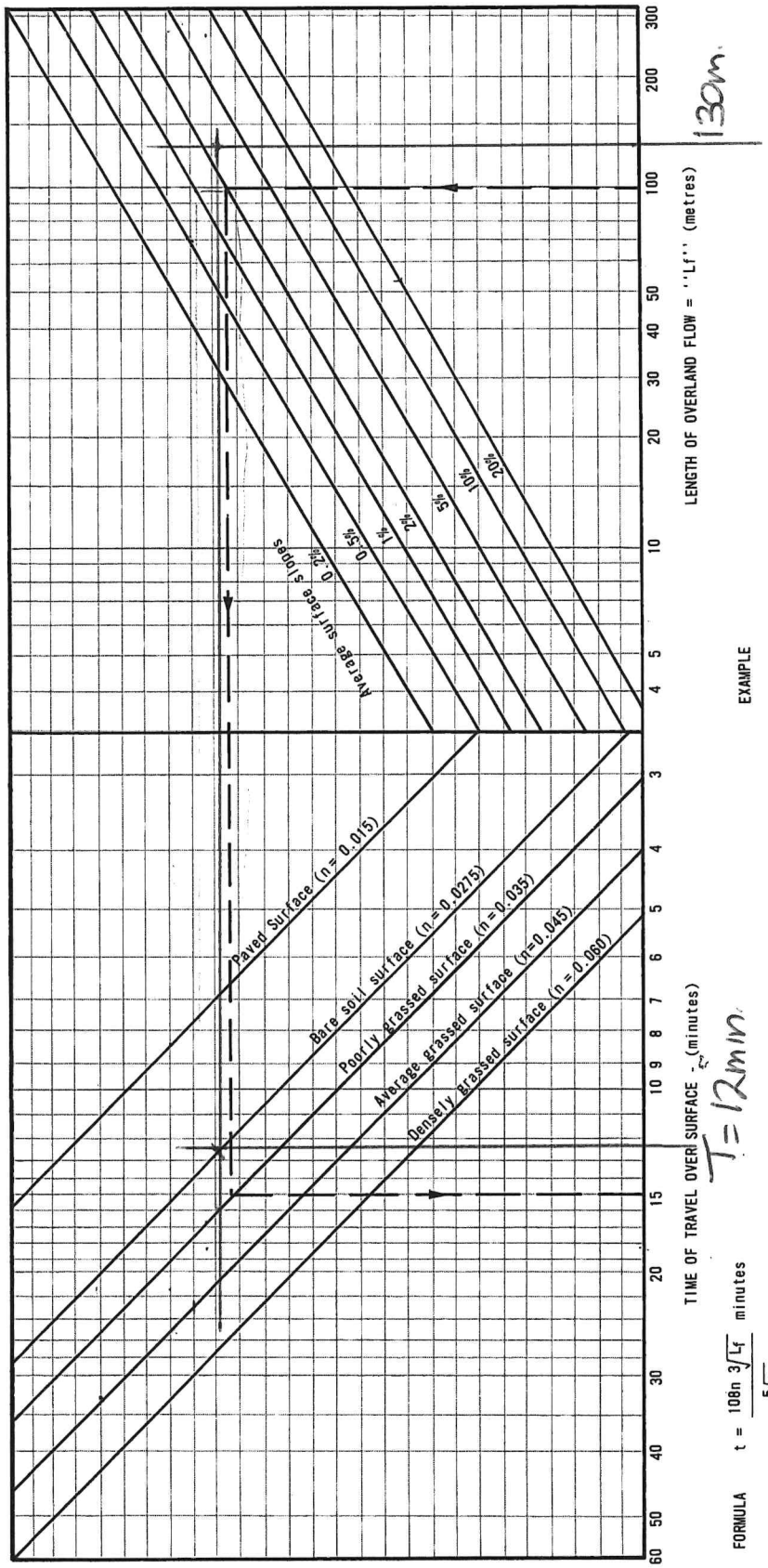
SURFACE FLOW FOR SITE
O/L FLOW LENGTH = 130m
3% AVERAGE SLOPE
BARE SOIL SURFACE
T = 12min.



**Fig. 6.2.7(a)**
JANUARY, 1982

## SURFACE FLOW TIMES

TIME OF CONCENTRATION FOR AREAS WITH SHEET FLOW




EXAMPLE

Length of overland flow 100m
Average slope of surface 2%
Poorly grassed surface
Time of travel = 15 minutes.

FORMULA $t = \frac{108n\sqrt[3]{L_f}}{\sqrt[5]{s}}$ minutes

Where t = time of travel over surface in minutes
n = roughness coefficients for the surface
$L_f$ = length of flow in metres
s = Slope of surface in %



Printed 11/11/2026
Page 44 of 44