

79 Lumsdens Lane, Koroit 3282 (Lot 3, PS626781C)

Description of existing conditions (See Figure 1 for further detail)

Currently the block of land is used for cattle grazing and occasional recreational activities (eg motorbike riding)

- Accurate site shape, size, dimensions, and orientation is noted in the Section 173 (attached)
- 5.5m wide gateway
- 3m wide driveway constructed of crushed limestone, currently gives access to the 30m building envelope (building envelope 70m setback from Lumsdens Lane boundary, 15.83m from West boundary), where we propose to construct a dwelling.
- 5m wide plantation buffer on West boundary, made up of native gum trees.
- 5m wide plantation buffer on South boundary, made up of native gum trees.
- A small set of stock yards on South East corner of block.
- An existing open-front hay shed constructed of a steel frame and corrugated iron cladding, that is used for storing hay bales for animal feed. (Dimensions: 10m x 11m) see Figure 1)
- Power supply pit is located at the North West corner of the block.

Description of proposed conditions

- Plantation buffer on South boundary to be extended to 20m, plantation buffer on North boundary to be established at a width of 20m and plantation buffer on East boundary to be established at a width of 5m (see Figure 2 and Figure 2a for further detail).
- Stock yards to be relocated outside the plantation buffer (see Figure 4)
- Proposed dwelling to be built in building envelope (see Figure 3, 3a, 3b and 3c), 79.33m from North boundary, and 15.9m from West boundary. Materials proposed to be as follows:
 - Concrete slab
 - Timber frame
 - Walls – Light coloured brick
 - Roof – Colorbond® “Ironstone” in colour
 - Windows and glass sliding doors – Aluminium “Ironstone” in colour
 - Garage door – Panel door “Ironstone” in colour
 - Solid timber front entrance door
- Potable water to proposed dwelling is to be supplied from 4 x 20,000L poly tanks; 2 of these attached to the house and 2 attached to the proposed shed (see Figure 5).
- Wastewater will be treated via approved septic system. Wastewater will then be pumped from a pump well to a distribution box, then will flow into an approved 4 trench soakage system. Soakage drains will be on the northern end of the block (see Figure 5).
- Power for proposed dwelling will be supplied from the power pit on the North West corner via a trench and connected by an approved electrician (see Figure 5)
- Access to proposed dwelling and shed will be via the already constructed crushed limestone driveway. Existing driveway will be altered slightly for it to join the proposed garage and storage shed. (see Figure 4)
- Proposed shed dimensions are 24m wide x 23m deep x 5m high, constructed of a steel frame. Roof pitch proposed to be 10°. Walls, roof, roller doors, personnel door, and trim proposed to be Colorbond® colour “Monument” (see Figure 4 and Figure 4a).

Our proposal is to:

- build a house that will be lived in by our family as a primary home, not to be used for accommodation purposes or to run a business, and
 - to build a shed that will be used for storing vehicles and machinery, for use on our own property and for service and repair of our own vehicles, and general storage.
- We are also car enthusiasts, and require enough space to be able to work on and repair our own vehicles.

We are aiming to build a country-style home on our property and the proposed dwelling and outbuilding will reflect and conform to the style and theme of surrounding properties, and will not impose on any agricultural activities on surrounding farmland. The reason that we are building on a country allotment is that we like the idea of being surrounded by farmland.

See attached document from Department of Premier and Cabinet stating that no Cultural Heritage Management Plan is required.