

File Note**Planning Compliance Investigation****Officer: Matt Smith****Property:** 37 Cook Street MCCRAE VIC 3938**Reference Number:** PE0661/20

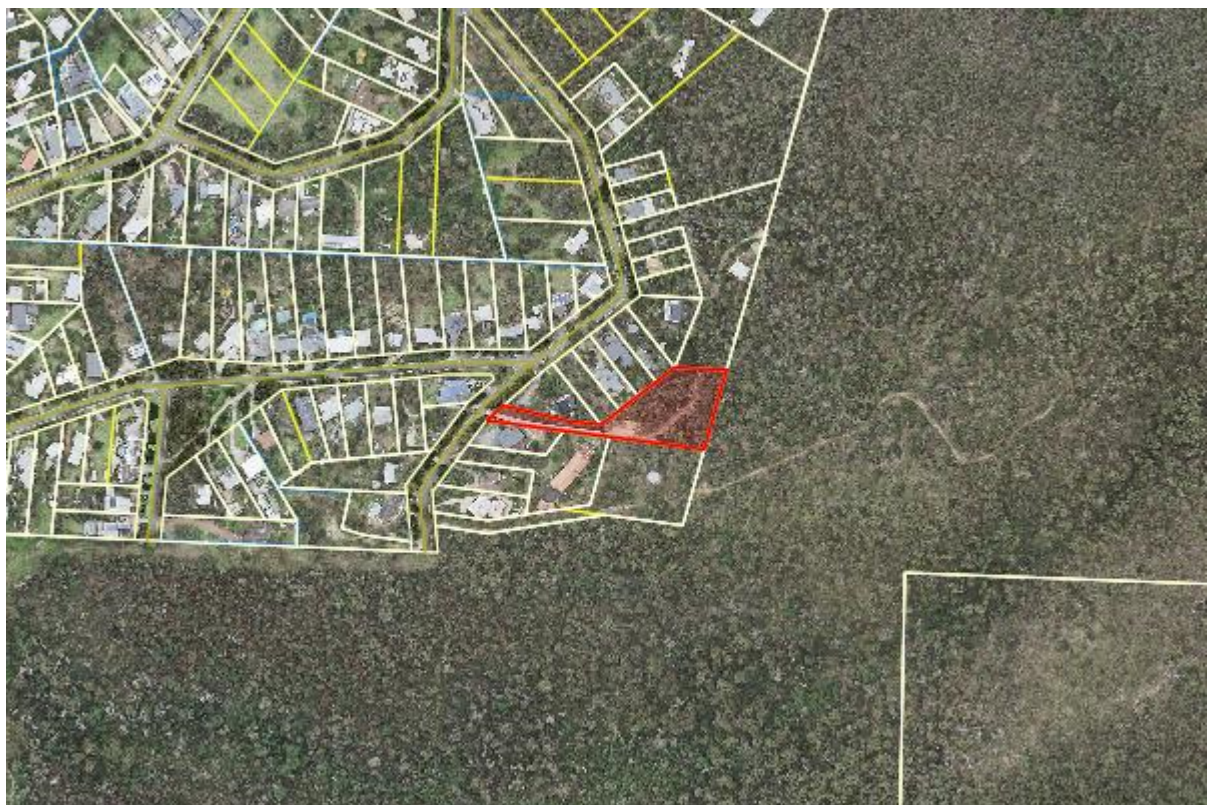
18 August 2020

PROPERTY:

Property Address:	37 COOK STREET MCCRAE 3938		
Property No:	143568	Land No:	34581
Lot and Plan:	20\LP97655	Property Area:	4818 m ²
Melway Ref:	171B1	Ward: Seawinds	Storm/Tide/Sea Level Rise: No
Flood Prone:	No	Bushfire Prone Area: Yes	High Risk: Not registered

PLANNING:

Zone:	GRZ1		
Overlays:	BMO, DDO3, VPO1		
Current Apps:	No		
Previous Apps:	P16/2077, P16/2423, P17/0938		
Scheme - Amend:	C219morn, C219morn		
Incorp. Doc:	No	Cultural Sensitivity:	No
Abutting Zone:	No	Abutting Overlay:	No
Planning Memo:	No	Heritage Watchlist:	No



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**Planning Compliance Offence Assessment**

Identify Offence:

Sediment control / surface water run-off on to neighbouring land

	Detriment	Knowledge	Reversibility	Planning Objective	History	Commercial Gain	Total
Level (1-5)	4	1	4	1	1	1	12
Maximum	5	5	5	5	5	5	30

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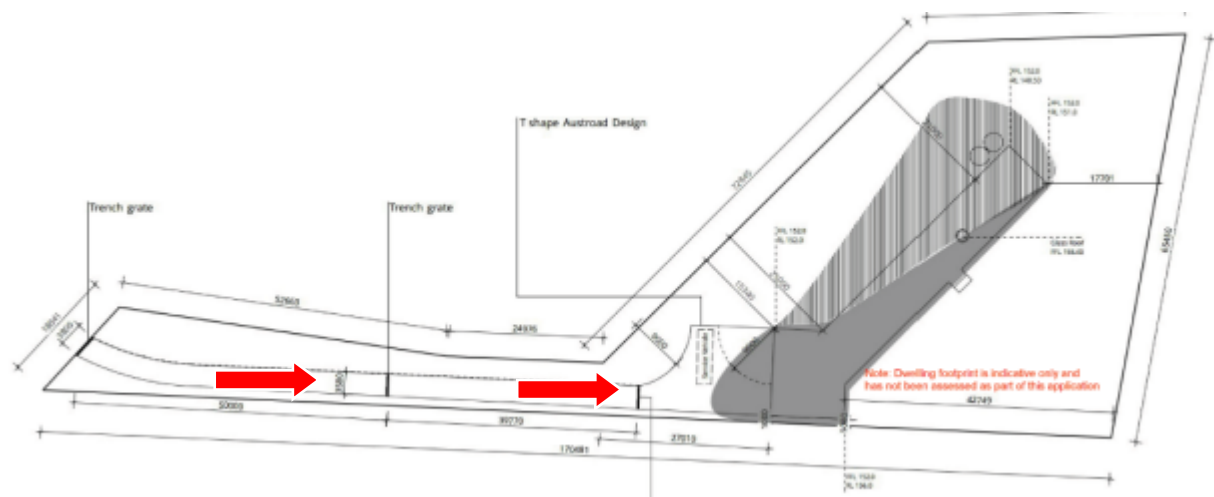
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Officer's Notes:**6.9 Drainage**

- Drainage design is an important element in preventing erosion and maintaining slopes. A suitably qualified drainage engineer should be engaged to assist with the drainage design.
- Water should be prevented from ponding anywhere on the site. Good drainage should be always provided. Uncontrolled water runoff from the construction should not be permitted. Water should never be allowed to freely run across the property.
- All stormwater should be diverted to a legal point of discharge.
- All hard surfaces should have formal drainage systems.
- Implement erosion control to minimise erosion.
- Provide methods of stormwater retardation to minimise high flows.
- Improvements can be made through the use of deep-rooted plant species. Other improvement or erosion protection could consider rip-rap and concrete structures.



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- c. A property stormwater drain in 100 mm minimum diameter uPVC sewer grade stormwater pipe constructed for the full length of the driveway.
- d. Trench Grates 300mm x 300mm in accordance with Mornington Peninsula Shire Standard Drawing MP306 spaced every 50 metres along the driveway starting just inside the property boundary and connected to the property stormwater drain.
- e. The lower-most Trench Grate connected to the Council drainage pit outside 35 Cook Street via a 150mm minimum diameter uPVC sewer grade stormwater pipe.



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09/10/2020 – 10:30am – Attempted to Contact Owner

Irrelevant & Sensitive

Appears to be incorrect number.

09/10/2020 – 3:30pm – Inspection

Met with David Bagot, who advised he was contracted to carry out earth works.

David pointed out measures that had already been implemented, in an attempt to alleviate the surface water runoff.

I observed:

- haybales (multiple sections)
- tiered levels
- retaining walls
- temporary gulley / channels
- temp fencing with solid addition at bottom
- small rock barriers

David highlighted an area behind the temp fencing (where there is natural channel due to low point), where further haybales had been implemented as a retention measure, to target a problematic area.

David advised that they were trying to be proactive in dealing with surface water and sediment controls, suggesting that he thought they had experienced the worst of it (during site cuts / earthworks), however, acknowledged the amount of rain experienced in recent weeks had hindered their efforts.

David provided me with his card and welcomed a call back or any feedback regarding the matter. He also advised that they would continue to monitor the situation and implement further measures where necessary.

**12/10/2020 – 5:25pm – Attempted to Contact Customer**

Irrelevant & Sensitive

No answer – VM message left

13/10/2020 – 10:15am – Contacted Customer

Irrelevant & Sensitive

I&S advised that she does not live there and was

ur. I&S explained that

she had spoken to her neighbour again recently, who had acknowledged there had been some improvement.

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I explained to I&S that on my inspection last week, I had observed temporary measures (hay bales, tiered levels, fencing, spoon drains) that have been introduced to try and reduce/slow down surface water runoff.

I&S had asked if more permanent measures would be introduced as was worried about future landslide issues. I confirmed with I&S that there was a Geotechnical report submitted and approved, which outlines methods to be implemented to address landslide, erosion, drainage etc. and the ongoing management of these issues.

Additionally, I advised that as construction progresses further, storm water systems will be introduced and the disturbed surfaces will be stabilised and re-vegetated, which should have an immediate impact on alleviating the surface water run-off.

13/10/2020 – 12:50pm – Attempted to Contacted Customer 2

Irrelevant & Sensitive

Confirmed I had investigated her concerns and advised that the vegetation removal was approved, confirming the works were carried out on private land and not on the reserve.

19/10/2020 – 9:20am – Contacted Concreter / Excavator (David Bagot)

Irrelevant & Sensitive

David advised they had implemented a water / sediment catchment area, which he explained was seemingly doing a good job trapping the sediment and slowing the waterflow.

David advised he would send me a photo of the above (photo below).



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19/10/2020 – 9:27am – Attempted to Contact Owner

Irrelevant & Sensitive

No answer – VM message left requesting a call back.

2020 – 11:00am – Contacted Owner

Irrelevant & Sensitive

I&S confirmed the recent efforts introduced to alleviate the overflow of water / sediment.

I&S also advised that they intend to commence revegetating in the areas where no building works are proposed, within the next 2 weeks. **I&S** advised that she has experienced some difficulty sourcing plants due to retail closure / COVID restrictions, however, has made some progress recently, and expects this process will be accelerated if restrictions are eased further on 1 November.

I&S welcomed a call back if any further issues, echoing the comments of her contractors, stating she was trying to be proactive and will do her best to immediately address any concerns from her neighbours.

13/10/2020 – 10:15am – Contacted Customer

Irrelevant & Sensitive

Confirmed that further sediment / water controls had been introduced last week.

I&S advised she had been informed of the above by her neighbour, who stated that it seems the developers are doing everything they can to alleviate the issues.

I also advised **I&S** of the owners' intentions to start revegetating the land as soon as possible.

I advised **I&S** I would close the case, however, welcomed a call back if she has further concern.

No further action required.

CASE TO BE CLOSED**Evidence:**

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