

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	11 Western Boulevard RAYMOND ISLAND 3880 Lot: 2 LP: 145640
The application is for a permit to:	Two Lot Subdivision and Removal of Native Vegetation
The applicant for the permit is:	Austec Surveying Consultants Pty Ltd
The application reference number is:	5.2023.209.1
You may look at the application and any documents that support the application on the website of the responsible authority.	COVID-19 Omnibus (Emergency Measures) Bill 2020 now modifies the requirement of Form 2 so that <i>Planning documents previously required to be physically available to view at local government offices are now only required to be available for online inspection.</i>

This can be done anytime by visiting the following website:

<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

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 will not decide on the application before:	Subject to applicant giving notice
--	------------------------------------

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

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.

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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.

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

VOLUME 09554 FOLIO 259

Security no : 124106689690Y

Produced 07/06/2023 03:23 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 145640.
PARENT TITLE Volume 09530 Folio 564
Created by instrument LP145640 17/05/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

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 LP145640 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: 11 WESTERN BOULEVARD RAYMOND ISLAND VIC 3880

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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145640

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LP145640

EDITION 1

APPROVED 18 / 4 / 84

20 10 0 20 40
LENGTHS ARE IN METRES

VOL. 9530 FOL. 564

APPROVED

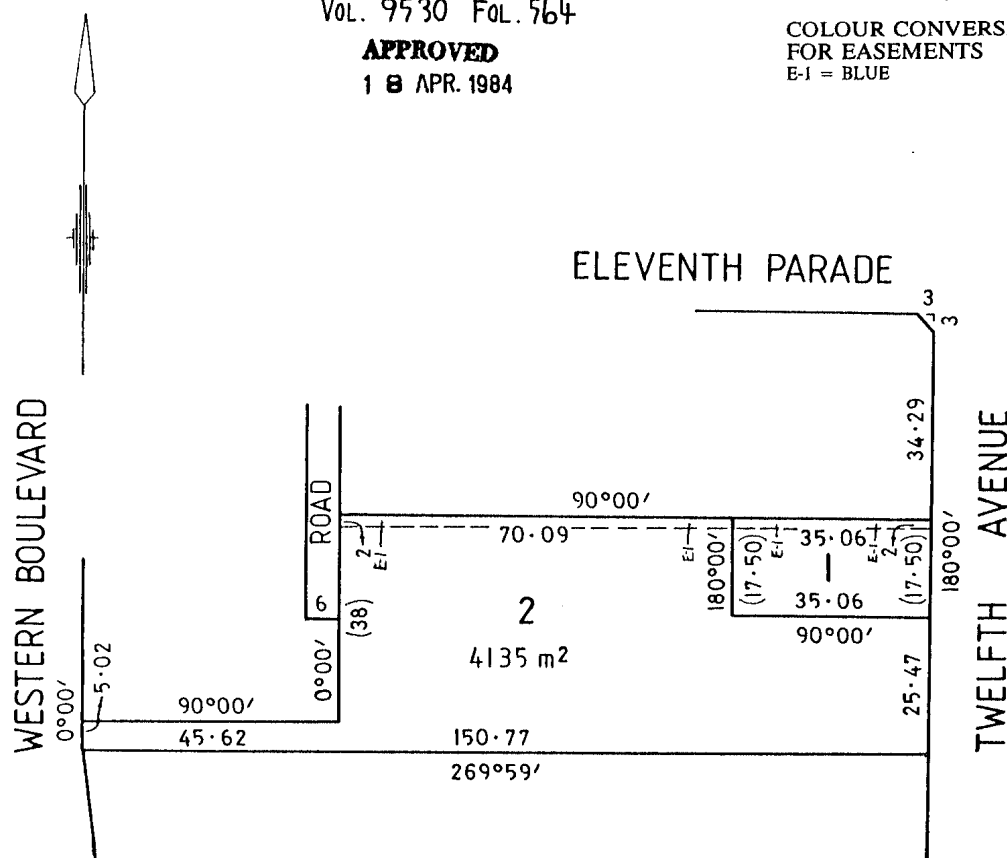
18 APR. 1984

COLOUR CONVERSION

FOR EASEMENTS

E-1 = BLUE

CHART No. 19



CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
	<p>I CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION AND ACCORDS WITH TITLE</p> <p style="text-align: right;"><i>Michael J. Sadt</i> LICENSED SURVEYOR 15-11-83</p>

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Page 4 of 84

145670



AUSTEC SURVEYING *Bruce Bowden LS*

TITLE & ENGINEERING SURVEYORS ▲ LAND DEVELOPMENT CONSULTANTS

PLANNING REPORT

PROPOSED 2 LOT SUBDIVISION **11 Western Boulevard, Raymond Island, Victoria 3880**

for
I J & M S Pratt

Introduction.

This is a proposed 2 lot subdivision, Raymond Island. The land is in the GR1Z zone, refer to the zoning map for locality.

Clause 56-Site and Context Description.

Refer to the Proposed Plan of Subdivision for the existing features of the site.

Site Description.

- The land is C/T Vol 9554 Fol 259 being Lot 2 on LP 145640. There are no registered covenants or agreements on title.
- Postal address is 11 Western Boulevard, Raymond Island.
- The site has an area of 4135m².
- The land is flat, and of the typical grey sandy soil.
- The site has 3 street frontages, Western Boulevard, Eleventh Parade (via un-named public Road) & Twelfth Avenue.

Looking south along the Twelfth Avenue frontage.



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Parked in the existing access



Looking west to the SW corner & neighbours access in Twelfth Avenue



Looking west within the land to the shed

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And another internal view



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Looking north along the unnamed Road



Looking along existing access off unnamed Road and to the existing house



- There are some native trees of significance on the site. The above photographs show the Southern Mahogany gums *Eucalyptus botryoides* on the site. The photograph looking West from Twelfth Avenue shows some re-growth trees along that frontage.
- There is an existing house and some shedding.

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DESCRIPTION OF SURROUNDING AREA.

- This is an old residential area.
- Typically single residences on small to medium sized allotments in a typical urban streetscape.

DESIGN RESPONSE

- A simple subdivision for an extra lot
Power, water, & telephone are available to the land.

PLANNING MATTERS & CLAUSE 56

- **The State Planning Policy Framework.** This proposal accords with the stated Objectives in Section 16.01, relating to residential Development for single dwellings.
Local Planning Policy Framework. The MSS suitably identifies this area as suitable for residential development.

OBJECTIVE	STANDARD	RESPONSE
56.03-5 Neighbourhood character objective To design subdivisions that respond to neighbourhood character.	Standard C6 (summary) Subdivision should: Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features.	The proposed subdivision allows infill housing consistent and typical of other development in the Raymond Island township area. Some vegetation is to be removed. This includes four Southern Mahogany Gums adjacent to the southern boundary of Lot 1 LP145640 three of which have been extensively lopped and one which presents a significant risk to the existing residence Lot1 LP145640. Three additional Southern Mahogany Gums will be removed to meet CFA Bushfire Management requirements
56.04-2 Lot area and building envelopes objective To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.	Standard C8 Lots greater than 500 square metres should be able to contain a rectangle measuring 10m by 15m, and may contain a building envelope.	The proposed lots are 3242m ² & 893m ² . Building envelopes 10m by 15m are easy to fit on this site. There is an existing house on Lot 1 Solar access is not affected.

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<p>56.04-3 Solar orientation of lots objective</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Standard C9</p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when: The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.</p>	<p>Solar access is theoretically optimum for this proposal.</p>
<p>56.04-5 Common area objectives</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</p>	<p>No Common Property</p>

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Page 10 of 84



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<p>56.06-8 Lot access objective</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>Standard C21</p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>Access to both lots exists as separate driveways.</p> <p>Lot 1 access is via Western Boulevard and the un-named public road to Eleventh Parade.</p> <p>Lot 2 has access to Twelfth Avenue.</p>
<p>56.07 INTEGRATED WATER MANAGEMENT</p> <p>56.07-1 Drinking water supply objectives</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Standard C22</p> <p>The supply of drinking water must be:</p> <p>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p> <p>Provided to the boundary of all lots in the subdivision to the satisfaction</p>	<p>Drinking water is supplied to the satisfaction the relevant water authority.</p>
<p>56.07-2 Reused and recycled water objective</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>Standard C23</p> <p>Reused and recycled water supply systems must be:</p> <p>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services.</p> <p>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Not required by the relevant water authority.</p>

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56.07-3 Waste water management objective To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.	Standard C24 Waste water systems must be: Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	Water and sewerage reticulation are provided.
56.07-4 Urban run-off management objectives To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.	Standard C25 The urban stormwater management system must be: Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. The design of the local drainage network should: Ensure run-off is retarded to a standard required by the responsible drainage authority. Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.	Stormwater drainage does not exist in the street. This is Raymond Island a virtual sand hill. The ground is super porous and drainage is not a problem for the area and this proposal.
56.08 SITE MANAGEMENT 56.08-1 Site management objectives To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.	Standard C26 A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	Not applicable for this subdivision proposal.

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Page 12 of 84



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56.09 UTILITIES 55.09-1 Shared trenching objectives To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves	Standard C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	All services exist
56.09-2 Electricity, telecommunications and gas objectives To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.	Standard C28 The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.	All services that are available are connected to the land.

Overlays

Design & development Overlay (Schedule 11)

This DDO is applicable to the site of this 2 lot subdivision.

- This proposed subdivision will not impact the environmental and landscape values of the site and of the local area. No effect on streamlines, foreshores, wetlands, areas of remnant vegetation. The
- The proposed subdivision will reduce the fire risk inherent with the existing tree canopies and roadside vegetation.
- Wildlife corridors are not through this area. It is a residential area which limits indigenous and native vegetation.
- The allotment frontage width is consistent with the typical width of existing allotments in the locality.
- The proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.

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Page 13 of 84



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Vegetation Protection Overlay (Schedule 2)

This application includes the second purpose of Removal of some Vegetation.

Summary

This is a simple proposal with no effect on surrounding occupiers. We therefore request that it be given expedient approval.

Yours Faithfully,

Bruce Bowden.

Attachments

1. Proposed plan of Subdivision
2. Planning Application Form
3. A copy of title
4. The Zoning Map No.51 showing site location.

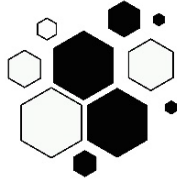
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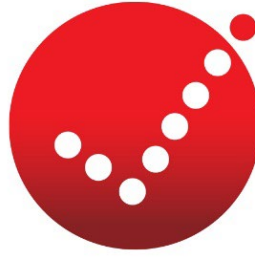
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Page 14 of 84



Euca Planning
Bushfire Specialists



BPAD
Bushfire
Planning & Design
Accredited Practitioner
Level 3



Bushfire Planning Report

Including Bushfire Management Statement

Lot 2 LP145640

11 Western Boulevard, Raymond Island 3880

October 31st, 2022.

Euca Planning Pty Ltd

PO Box 570, Warragul 3820.

Phone: 0418 597 662 Email: info@eucaplanning.com.au

Director & Principal Consultant: Deanne Smith

Qualifications/Accreditations:

- Masters of Planning (Professional) – Deakin University
- Postgraduate Diploma in Bushfire Planning and Management – The University of Melbourne (2017)
- Graduate Diploma of Applied Science (Agricultural Studies) – Charles Sturt University
 - Graduate Certificate in Public Sector Management – Flinders University
 - Bachelor of Science – University of Melbourne (1996)

Memberships

- Member of Planning Institute of Australia (MPIA)
- Corporate Bronze Member of Fire Protection Association of Australia

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Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at www.cfa.vic.gov.au or through your local CFA Regional office.

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Version Control

	Name	Date Completed	Comments
Field Assessment	Jeff Marriott	5 October 2022	
Mapping	Jeff Marriott	5 October 2022	
Draft Report	Frances Granada	5 October 2022	
Final Report	Jeff Marriott	26 October 2022	
Report Approved	Deanne Smith	31 October 2022	

Contents

Contents	3
Executive Summary	4
1.0 Introduction	5
1.1 Application Details	5
1.2 Site Description	5
1.3 Site Location	6
2.0 Planning Policy Assessment	7
2.1 Planning Policy Framework	7
2.2 Planning Policy Framework Assessment	10
2.2.1 Objective	10
2.2.2 Application	10
2.2.3 Strategies	10
2.2.4 Policy Guidelines	15
3.0 Bushfire Hazard Landscape Assessment	16
3.1 Regional Bushfire Planning Assessment	17
3.2 Vegetation Extent in the Broader Landscape	17
3.3 Topography	17
3.4 Surrounding Road Network	18
3.5 Bushfire History of the Area	18
3.6 Bushfire Scenarios	19
4.0 Bushfire Hazard Site Assessment	19
4.1 Vegetation	20
4.2 Topography	23
4.3 Separation from the Hazard and Bushfire Attack Level for the Proposed Development	23
5.0 Bushfire Management Statement	24
5.1 Design Response Against Clause 53.02	25
5.2 Expected Planning Permit Conditions	29
5.3 Bushfire Management Plan	29
6.0 References	30
7.0 Appendices	30
Appendix One – Bushfire Hazard Landscape Assessment	32
Appendix Two – Bushfire Hazard Site Assessment	33
Appendix Three – Proposed Plan of Subdivision	34
Appendix Four – Proposed Bushfire Management Plan	35

Executive Summary

This report has been prepared to accompany a planning permit application for a two-lot subdivision at 11 Western Boulevard, Raymond Island. The site is within the Bushfire Management Overlay (BMO) and is required to demonstrate that the development has regard for the surrounding bushfire hazards.

This report presents a comprehensive assessment of the hazards and suggests mitigation measures to improve the protection of life and property for the proposed two-lot subdivision at 11 Western Boulevard, Raymond Island. The site is within the General Residential Zone – Schedule 1 (GRZ1) and is a subdivision so requires a Pathway 2 application to meet the objectives and approval measures of Clause 53.02 of the East Gippsland Planning Scheme. As such a Pathway 2 style response has been adopted for this report.

This report includes the following components:

- An **Assessment against Clause 13.02-1S** of the East Gippsland Planning Scheme.
- A **Bushfire Hazard Landscape Assessment** that considers the landscape risk and whether the Clause 53.02 modelled fire assumptions are adequate.
- A **Bushfire Hazard Site Assessment** considering localised hazards, defensible space and the bushfire attack level.
- A **Bushfire Management Statement** that outlines the design response to the relevant approval measures in Clause 53.02 from the East Gippsland Planning Scheme.
- A **Bushfire Management Plan** that details the bushfire mitigation measures.

The development site is in Raymond Island, a small coastal town. The site is located near other established dwellings, and currently has an existing dwelling, carport and shed. The land is accessed by public roads, Western Boulevard and Twelfth Avenue. The proposed development is surrounded by a combination of low threat vegetation and modified vegetation and woodland vegetation to the east.

The Bushfire Management Statement demonstrates that the defensible space objectives can be met for Column A of Table 2 to Clause 53.02-5 with the entire lots managed as defensible space. Access will be provided. Water supply is not required to be provided until such time as a new dwelling is built, and a hydrant exists within the road reserves.

Due to the bark hazard of the woodland, the proposed development is expected to be affected by minor ember attack in the event of a bushfire, and radiant heat due to the proximity to the vegetation. A BAL of 29 is deemed appropriate considering the distance from the woodland vegetation and landscape potential.

The site is able to meet the approval measures within Clause 53.02 for Column A separation, based on an FFDI of 100 and a flame temperature of 1090K and an upgraded construction standard of BAL29.

1.0 Introduction

This Bushfire Management Statement (BMS) has been prepared to enable the applicants to respond to the requirements of Clause 44.06 Bushfire Management Overlay (BMO) (known from this point on as Clause 44.06), and in accordance with the application requirements of Clause 53.02– Bushfire Planning (known from this point on as Clause 53.02).

The statement contains these components:

- 1 An **assessment against Clause 13.02-1S** of the East Gippsland Planning Scheme.
- 2 A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
- 3 A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard has been prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) and is supported by photographs to assist in describing the bushfire hazard.
- 4 A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.
- 5 A **bushfire management plan** detailing the bushfire mitigation measures.

1.1 Application Details

Municipality	East Gippsland Shire Council
Title Description	Lot 2 LP145640
Overlays	Bushfire Management Overlay – Schedule 2 (BMO2) Design and Development Overlay – Schedule 11 (DDO11) Vegetation Protection Overlay – Schedule 2 (VPO2)
Zoning	General Residential Zone – Schedule 1 (GRZ1)

1.2 Site Description

Site shape	Irregular
Site area	4135m ²
Site Dimensions	The property has a road frontage to Western Boulevard of approximately 5.02m, and Twelfth Avenue of approximately 25.47m; and the property has a depth of approximately 150.77 metres.
Existing use and siting of buildings and works on and near the land	Lot 1 has an existing dwelling, carport and shed. The majority of adjacent lots have been developed
Existing vehicle arrangements	Access from Western Boulevard and Twelfth Avenue
Nearest fire hydrant	Within the road reserve
Private bushfire shelter	Not applicable
Any other site features relevant to bushfire risk	Site is within the BMO and has significant woodland to the east and small areas of woodland onsite and to the south.

1.3 Site Location

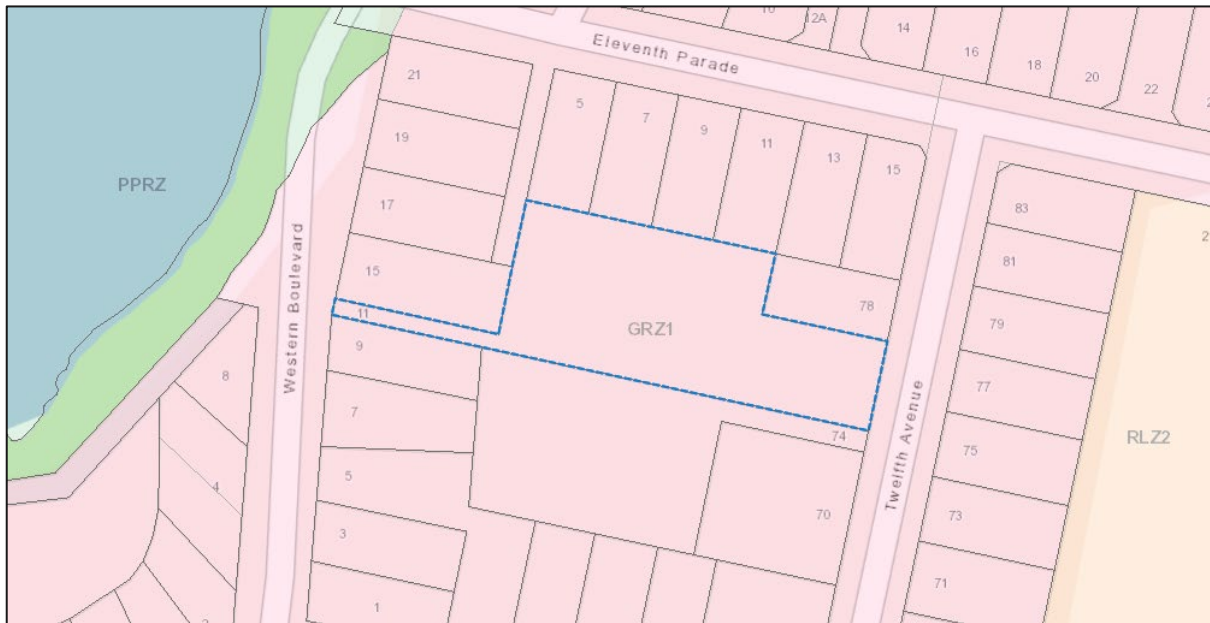


Figure One: Property Location – identified with the blue dashes central to the map (VicPlan, 2022)



Figure Two: Property Location 11 Western Boulevard, Raymond Island (Google Maps, 2022)

2.0 Planning Policy Assessment

2.1 Planning Policy Framework

Clause 71.02-3 (integrated decision making) of the Planning Scheme has been recently amended and provides that:

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.

Clause 13.02-1S (Bushfire) of the Planning Scheme applies to all decision making and seeks to:

*To strengthen the resilience of settlements and communities to bushfire through **risk-based planning** that prioritises the protection of human life.*

[Emphasis added]

Clause 13.02-1S includes a number of strategies to achieve that objective. Broadly these strategies include:

- prioritising the protection of human life;
- requiring a robust assessment of the bushfire hazard and risk assessment before any strategic or statutory decision is made; and
- directing population growth and new settlements to low-risk locations.

Importantly in relation to the protection of human life, clause 13.02-1S includes the following requirements:

Give priority to the protection of human life by:

- *Prioritising the protection of human life over all other policy considerations.*
- *Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
- *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.*

In relation to Bushfire hazard identification and assessment, clause 13.02-1S includes the following relevant requirements:

Identify bushfire hazard and undertake appropriate risk assessment by:

- *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
- *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or*

regulations made under that Act.

- *Considering and assessing the bushfire hazard on the basis of:*
 - *Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;*
 - *Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;*
 - *Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and*
 - *The site for the development.*
- *Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.*
- *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.*
- *Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.*

Importantly in relation to settlement planning, clause 13.02-1S includes the following requirements:

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- *Directing population growth and development to low-risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).*
- *Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.*
- *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.*
- *Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.*
- *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighborhood and site scale, including the potential for neighborhood-scale destruction.*
- *Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighborhood basis.*

- *Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2018.*

In relation to use and development control in a Bushfire Prone area, clause 13.02-1S includes the following relevant requirements:

Use and development control in a Bushfire Prone Area In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

*... Subdivisions of more than 10 lots
.... Accommodation*

When assessing a planning permit application for the above uses and development:

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

The use and development control does not specifically apply to this proposal as the subdivision is only 2 lots, and no dwelling is proposed. However, the ultimate intent of the new lot will be to develop a dwelling and this report demonstrates that the lot meets Clause 13.02-1S including the long-term intent of the use and development control without jeopardization of the safety of the existing dwelling, carport and shed.

When these strategies are read together it is clear that any future development would be required to provide a considered assessment of the bushfire risk. As such, the development must ensure it responds to bushfire risk. The purpose of this report is to undertake such an assessment for the site including an assessment of the likely fire behaviour and the risk to future residents. It is acknowledged that this site is subject to the Bushfire Management Overlay and Parts 3 to 5 of this report specifically address the application requirements of Clause 44.06 and 53.02 of the East Gippsland Planning Scheme.

In the context of strategic planning decisions, these strategies need to be read as on balance and consider the '*net increase in risk to existing and future residents*'. As it relates to the objectives at Clause 13.02-1S of the Planning Scheme, it is necessary to ensure that the protection of human life is prioritised when decisions are made. However, the strategies listed at Clause 13.02-1S in the Planning Scheme are not 'mandatory requirements' and it is not necessary to 'tick every box'. It is more important to ensure that decisions are consistent with the State policy objectives and build resilient communities.

2.2 Planning Policy Framework Assessment

2.2.1 Objective

Clause 13.02-1S seeks to *'strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life'*.

2.2.2 Application

The policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land which is within a designated bushfire prone area; or subject to a Bushfire Management Overlay.

Bushfire Prone Area and Bushfire Management Overlay

The planning proposal area is included in the Bushfire Prone Area (BPA). As described in Planning Advisory Note 46 (2013), the BPA is a building regulation tool that identifies where moderate bushfire hazard can be expected. It applies to areas subject to the BMO, and to areas that experience a lower head fire intensity modelled to be between 4,000kW/m and 30,000kW/m. This level of hazard informs areas declared as bushfire prone in the building system. Areas at the upper end of the bushfire intensity range (that is 28,000kW/m and above and referred to as BHL1b) are considered, where appropriate, for applying the BMO based on the advice of the relevant fire authority. The land is contained in the BMO. The entire planning proposal site is subject to the BPA and the BMO. The greater area in Raymond Island is also in the BPA and BMO reflecting the moderate to high bushfire hazard that can be expected from the vegetation connecting to and distributed through the area, particularly along the coastal interface.

In December 2017, Clause 13.02-1S of the East Gippsland Planning Scheme was amended to specifically refer to Bushfire Prone Areas and to strengthen the consideration of bushfire risk in all planning decisions. As the site is fully contained within the Bushfire Prone Area, the minimum level of construction for all dwellings is BAL 12.5, and this bushfire risk must be considered.

2.2.3 Strategies

Protection of human life

<i>Give priority to the protection of human life by:</i>	<i>Response</i>
Prioritising the protection of human life over all other policy considerations	<ul style="list-style-type: none"> - This proposal provides for a two-lot subdivision that can accommodate a dwelling that responds to the risk of bushfire through siting and construction in an urbanised area. - The proposal can be undertaken in a manner that will improve the safety of the existing residents in the established lots with the establishment of defendable

	space across the land.
Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	<ul style="list-style-type: none"> - The lot has existed for many years and is part of an estate with many lots containing established dwellings. - Existing dwellings exist adjacent to this development. - The overall design can respond to the vegetation corridor to the west. - The existing road network facilitates safe egress towards the ferry terminal. - Access and egress is facilitated from Western Boulevard and Twelfth Avenue.
Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.	<ul style="list-style-type: none"> - An application to develop land needs to articulate how the design responds to the identified bushfire risk. - The subdivision has considered fire brigade access to the new lot direct from Twelfth Avenue. - Any future dwelling on Lot 2 will be designed and sited to respond to bushfire. - The vegetation is expected to yield less than 12.5kW/m² of radiant heat.

Bushfire hazard identification and assessment

<i>Identify bushfire hazard and undertake appropriate risk assessment by:</i>	<i>Response</i>
Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.	<ul style="list-style-type: none"> - The East Gippsland Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods. - Clauses 13.02-1S, 44.06 and 53.02 are to be considered for proposal. - Clause 71.02-3 <i>Integrated Decision Making</i> strengthens the importance of bushfire planning as an appropriate tool to reconcile potential conflicts in design and vision. - The assessment method aligns with AS3959 and is provided in this report (see Section 4).
Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.	<ul style="list-style-type: none"> - Consistent with the revised Clause 13.02-1S, the planning proposal responds to the Bushfire Prone Area and the Bushfire Management Overlay. - This report demonstrates that sufficient setbacks from the vegetation can be achieved to meet Column A of Table 2 of Clause 53.02 in all directions. This is an appropriate benchmark for this development given the increase in safety

<p>Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard</p>	<p>It delivers for the existing residents.</p> <ul style="list-style-type: none"> - The BMO does apply to this Lot and the report recognises that the land is in an area of high bushfire hazard. The BMO is addressed in Sections 3 to 5 of this report.
<p>Considering and assessing the bushfire hazard on the basis of:</p> <ul style="list-style-type: none"> • Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site; • Local conditions - meaning conditions in the area within approximately 1 kilometre from a site; • Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and, • The site for the development 	<ul style="list-style-type: none"> - In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 3.0 of this report. - As it is a two-lot subdivision in the BMO four scales of consideration are applied - Landscape conditions and local site conditions within Section 3.0 of this report. - Neighbourhood and local conditions are considered in Figure 3(a) and Figure 3(b). - The site conditions are considered through the Bushfire Hazard Site Assessment within Section 4.0 of this report.
<p>Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.</p>	<ul style="list-style-type: none"> - It is expected that this development would be referred to CFA for consideration as it is in the Bushfire Management Overlay.
<p>Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures</p>	<ul style="list-style-type: none"> - The content of this report provides a solid foundation for the design and subsequent approval of the planning proposal, with regard to bushfire risk. - Assessing the site-based bushfire risk and including appropriate bushfire protection measures (e.g. managed land, BALs, separation from the hazard) enables the achievement of the direction of the Planning Scheme.
<p>Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.</p>	<ul style="list-style-type: none"> - This element of the revised Clause 13.02-1S is the most important element and empowers the Responsible Authority to not approve a permit application until it is satisfied with the bushfire protection measures being implemented. - This report demonstrates that the risk of bushfire should not be a reason for refusal.

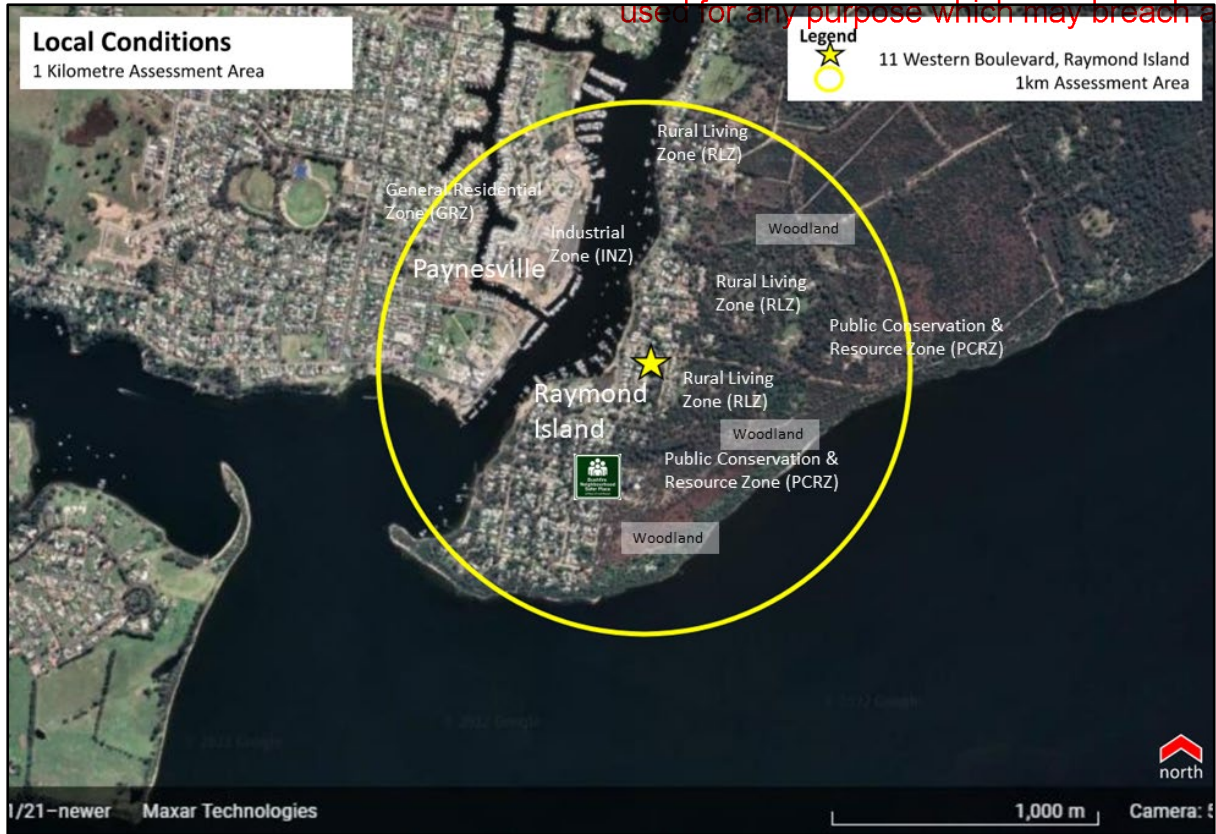


Figure Three (a): Local conditions (within 1km) (Source: Google Earth, 2022)

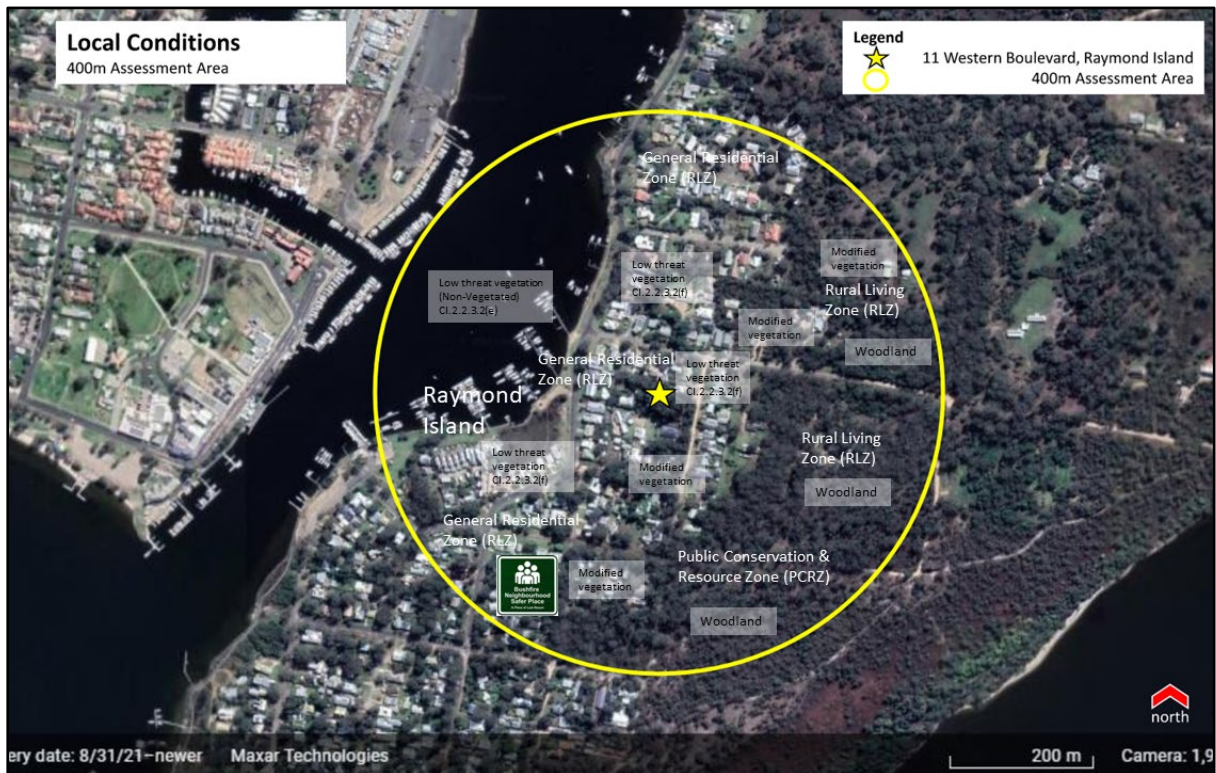


Figure Three (b): Neighbourhood conditions (within 400m)(source: Google Earth, 2022)

Settlement Planning

<i>Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:</i>	<i>Response</i>
Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	<ul style="list-style-type: none"> - Recognising the land is an established lot in an area that is at high risk from bushfire, development of land by subdivision should only proceed where all elements of the BMO are achieved. - This report demonstrates that this goal is achieved including the provision of the greatest separation from the hazard and an increased level of construction. - The new lot has a siting that has been assessed as having a radiant heat flux of less than 12.5kW/m2 under AS3959.
Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire	<ul style="list-style-type: none"> - The nature of the settlement of Raymond Island provides ready access with a 1-minute drive to areas of the greater Raymond Island township that constitute BAL-LOW including the NSP-PLR 450m to the south-west.
Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.	<ul style="list-style-type: none"> - The establishment and maintenance of defensible space will accompany the build of any dwelling on either lot. The increased level of vegetation management will reduce the risk of bushfire to the existing residents.
Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.	<ul style="list-style-type: none"> - Any new dwelling will implement the current regulations pertaining to bushfire construction. A Section 173 Agreement will ensure this occurs.
Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction	<ul style="list-style-type: none"> - In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 3.0 and 4.0 of this report. - As it is an existing dwelling and a two-lot subdivision in the BMO, four scales of consideration are applied: and contained in this report. - The site conditions are best considered through the Bushfire Hazard Site Assessment methodology.
Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	<ul style="list-style-type: none"> - The proposal is an existing lot in an established urban area. - This proposal increases the resilience by providing two smaller developments.
Not approving any strategic planning	<ul style="list-style-type: none"> - The proposal is a statutory planning

document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2018.

application only.

Areas of high biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are of high biodiversity conservation value.

Assessment of the development

- Minimal vegetation requires removal.
- The sub-division is compatible with other lots in the general residential area
- The sub-division will not increase the bushfire hazard to the locality and surrounding dwellings.

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for accommodation, and for subdivisions of 10 or more lots. Neither of these apply to this situation. This report does provide evidence that the proposal achieves no net increase in bushfire risk.

2.2.4 Policy Guidelines

Planning must consider as relevant:	Response
Any relevant approved State, regional and municipal fire prevention plan.	Fire prevention measures of the East Gippsland Shire Municipal Fire Prevention Plan ensure the roadside of the Western Boulevard and Twelfth Avenue and the neighbourhood are managed.
AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	This is relevant through the derivation of Bushfire Attack Levels, and is considered when referring to the BAL. Current standard is AS3959-2018.
Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993, May 1993).	This is the handbook to AS3959 and does not need to be considered directly by the planning proposal.
Any Bushfire Prone Area map prepared under the Building Act 1993 or regulations made under that Act.	The updated Bushfire Prone Area map has been considered in this report.

3.0 Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site (Figure Three, additionally a copy is provided in Appendix One).



Figure Six – Bushfire Hazard Site Assessment – Overall subdivision level

The landscape risk of a site is an important consideration when mitigating bushfire hazards. The landscape risk is the combination of several elements in the surrounding landscape. These relate to the vegetation extent, the area available to a landscape bushfire, the orientation of the ridgelines and the steepness of the terrain, the accessibility to low threat areas and the quality of the road networks surrounding the site.

This site is positioned between Western Boulevard and Twelfth Avenue, Raymond Island within Western Boulevard being considered as a main local road on the island. The topography of the surrounding landscape will experience minor ember attack, minor radiant heat and localised ignitions associated with the landscape fire. The site is unlikely to experience convection column collapse and will experience short-duration fire.

The site is considered '**Landscape Type 2**' as defined by DELWP guidance:

- *The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.*
- *Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.*
- *Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.*

The site will experience landscape fire scenarios that are within the assumptions of the Bushfire Management Overlay.

3.1 Regional Bushfire Planning Assessment

The Regional Bushfire Planning Assessment (RBPA) for the Gippsland Region (2012) provides a high-level analysis of locations where the bushfire hazard may impact on planning objectives. The RBPA provides information where a range of land use planning matters intersect with a bushfire hazard to influence the level of risk to life and property from bushfire. This information is required to be used as part of strategic land use and settlement planning at the regional, municipal and local levels.

“The RBPA is not a statutory planning provision and does not directly translate into planning schemes. However, it complements planning scheme provisions such as the Bushfire Management Overlay (BMO) by providing spatial and qualitative information from a variety of sources which together can inform considerations about where bushfire should be assessed early in the strategic planning process.” RBPA – Gippsland Region (2012)

After review of the RBPA, it is noted that the proposal falls in an area identified as:

19-006 Raymond Island - Urban development located in Raymond Island is concentrated in the south-west peninsula. Lots interface with both coastal and inland vegetation, with access to the island limited to a pontoon.

3.2 Vegetation Extent in the Broader Landscape

The vegetation in the broader landscape is woodland being a combination of grassland and a majority of the Raymond Island Nature Reserve. An indication of the segmented Ecological Vegetation Classes in the landscape is provided below (site central to image).

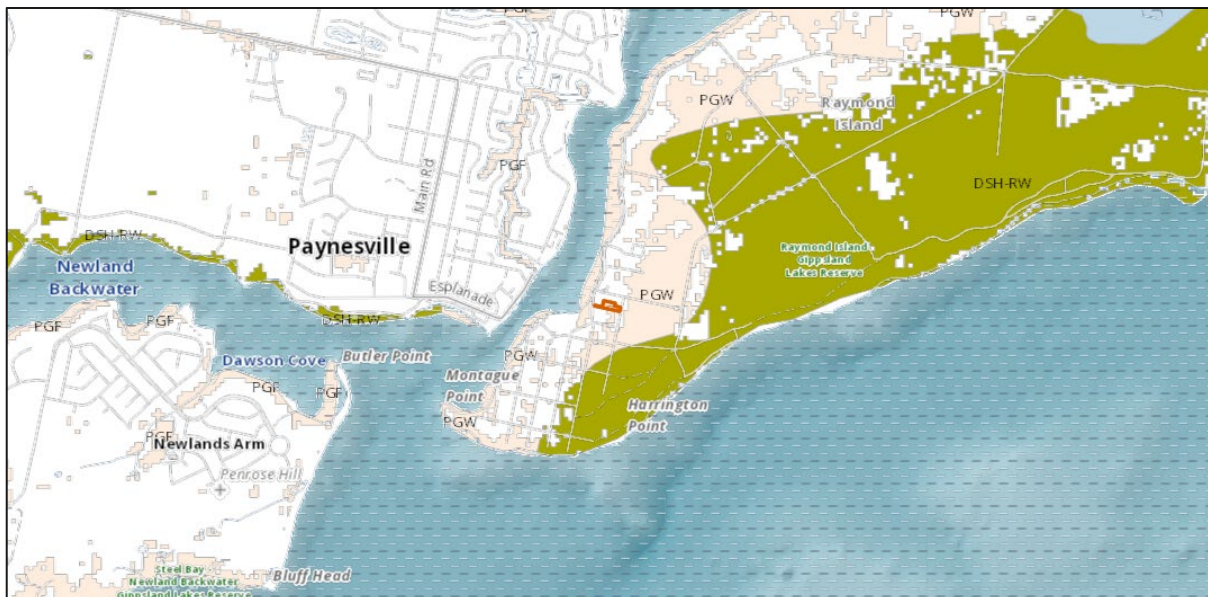


Figure Five – Biodiversity Map showing Damp Sands Herb-Rich Woodland (olive green) and Plains Grassy Woodland (salmon) (NatureKit, 2022).

3.3 Topography

The topography of the surrounding landscape is typical of this area of Raymond Island. The terrain comprises gentle undulations and a predominance of flat land. No part of Raymond Island has a

contour more than 10 metres above sea level which shows it as an extension of the coastal plains. General residential developments are predominately on the south-eastern aspect with associated local networks of streets whereas the more centralised areas are larger rural living lots. Significant parts of the island are retained for conservation purposes.

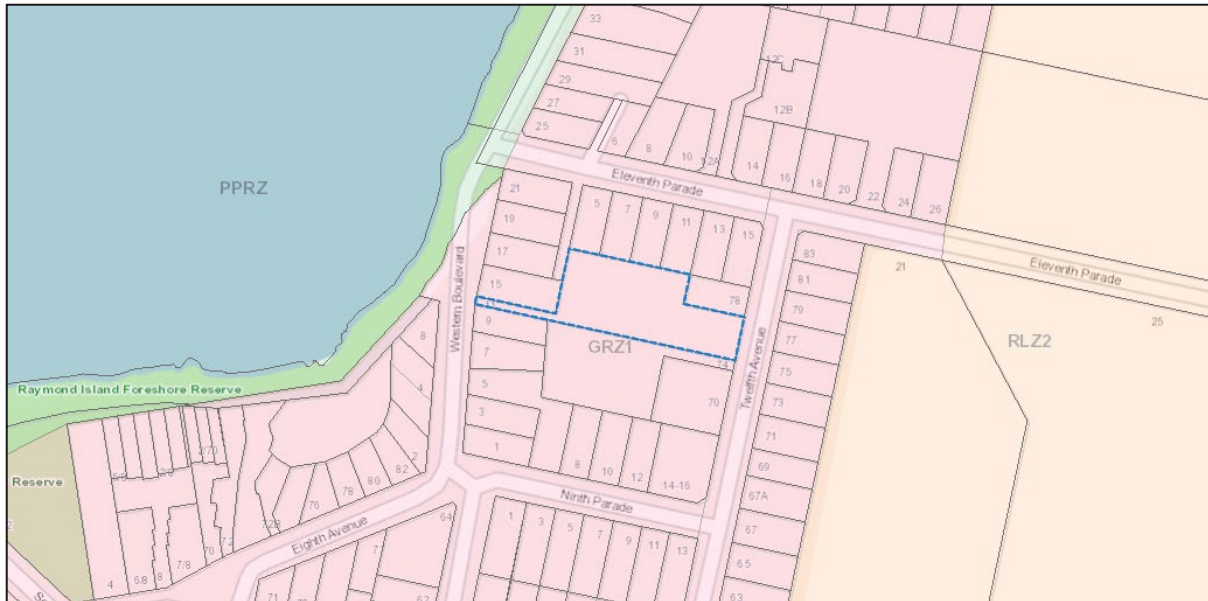


Figure Six – Topography of surrounding landscape (VicPlan, 2022)

3.4 Surrounding Road Network

The planning proposal site has frontage to Western Boulevard and Twelfth Avenue. These access roads are short local roads and the property is located with frontage to Western Boulevard and Twelfth Avenue. It connects to the broader street network providing egress to Raymond Island township.

3.5 Bushfire History of the Area

There is small history of bushfire in this area. Two bushfires (1981 & 1992) occurred within Raymond Island Gippsland Lakes Reserves whilst a larger significant fire occurred in the greater area to the west of Paynesville in 1978. Several fuel reduction burns have also occurred on Raymond Island. The ongoing and continual development of this area has assisted in reducing the bushfire hazard.

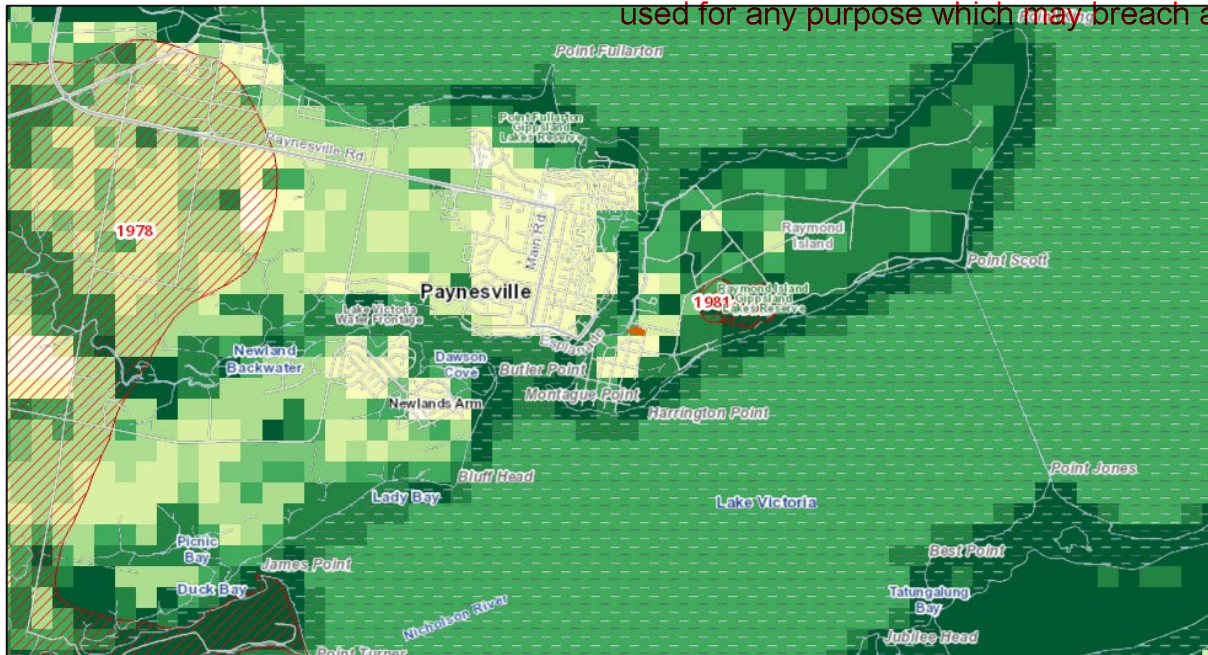


Figure Seven – The limited bushfire history of the local area (NatureKit 2022)

3.6 Bushfire Scenarios

The site is at a risk from bushfire due to the scattering of vegetation throughout the settlement and proximity to woodland in both the reserves and the rural living area. The age of some of the homes having been built well before current standards also increases the risk. Consideration of the potential bushfire behaviour local to the site has been undertaken in refining the options and to inform the building envelopes location, siting, extent of vegetation management and building construction levels.

Scenario 1 –Bushfire from the east

A fire approaching from the north-east has the potential for an interrupted fire run through damp sands herb-rich woodland. This fire would impact much of the conservation areas and the rural living areas from the east through towards the main developments of Raymond Island. A fire from this direction can bring embers to the site and ignite localised fuels providing radiant heat. This fire is not a landscape fire, and may block the egress from the site. Early evacuation is recommended.

Scenario 2 –other scenarios

Other scenarios for this area of Raymond island would be localised fire events to the south of the island from the site. These would not be landscape fires but could be triggered from other causes. The fires in these scenarios are little more than several hundred metres and would be fueled by scattered vegetation within the community and supported by directional winds. As more lots are developed, this risk will reduce.

4.0 Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment includes a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard is prepared in accordance with

AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2 (Vegetation exclusions). Refer to Figure Six and a larger copy is provided in Appendix Two. Distances are detailed in Table 1 and Table 2.



Figure Eight – Bushfire Hazard Site Assessment – Overall subdivision level

4.1 Vegetation

The vegetation within the 150-metre assessment area was classified according to AS3959:2018, Technical Guide (DELWP, 2017) and the Overall Fuel Hazard Assessment Guide (DSE, 2010).

The AS3959:2018 approach uses a generalised description of vegetation based on the AUSLIG (Australian Natural Resources Atlas No.7 Native Vegetation) classification system. According to this method, vegetation can be classified into seven categories. Each category indicates a fire behaviour and these categories or classifications are then used to determine bushfire intensity. Information gained from the Ecological Vegetation Classes informs the vegetation classification chosen.

The land is currently developed in one parcel with access currently from Western Boulevard and the proposed second lot to have access from Twelfth Avenue. The lot has modified vegetation onsite and the proposed lot has adequate clear space for a dwelling with several canopy trees to the outer area. The neighbouring developed lots are predominately low threat vegetation with the exception of one area to the south and sections to the east where the lots integrate into woodland.

The forms of classifiable vegetation identified for this site are described below.

Vegetation Classification: Woodland

AS3959:2018 Definition:

Low woodland – Low trees and shrubs 2-10 m high; foliage cover less than 10%. Dominated by eucalypts and Acacias. Often have a grassy understorey or low shrubs. Acacias and Casuarina woodlands grade to Atriplex shrublands in the arid and semi-arid zones.

Site Description:

The proposed subdivision site has woodland primarily to the east and south direction from the site. The woodland blends through the combination of rural living zones and the conservations zones for most of the island to the far north-east of the island. The site is flat gradient with no areas more than 10 metres in height. To the east the woodland is 100 metres from the external subdivision boundary. To the south the woodland is 62 metres from the subdivision boundary. There are retained trees onsite that will be managed and will remove the lot as contributing to woodland hazard.



Images – Typical woodland within the assessment area. Photos taken looking west at the site from Tenth Avenue of the east and north within the site.

Vegetation Classification: Low threat vegetation

AS3959:2018 Definition:

2.2.3.2 Exclusions – Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site*
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.*
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*

- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

1. Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
2. A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

Site Description:

The site has maintained areas of lawns and driveway access in addition to neighbouring lots are developed and maintained as low threat vegetation. The roadway reserves within the assessment area are grassed and has well maintained vegetation.



Images – Low threat vegetation within the assessment area. Photos looking at the low threat vegetation along Western Boulevard and maintained lawns and garden on nearby properties.

4.2 Topography

The topography of the site and the surrounding is essentially flat but has a natural downslope towards the coastal areas along the east and south of the site. (Figure Seven). The subject land and immediate vicinity are flat.

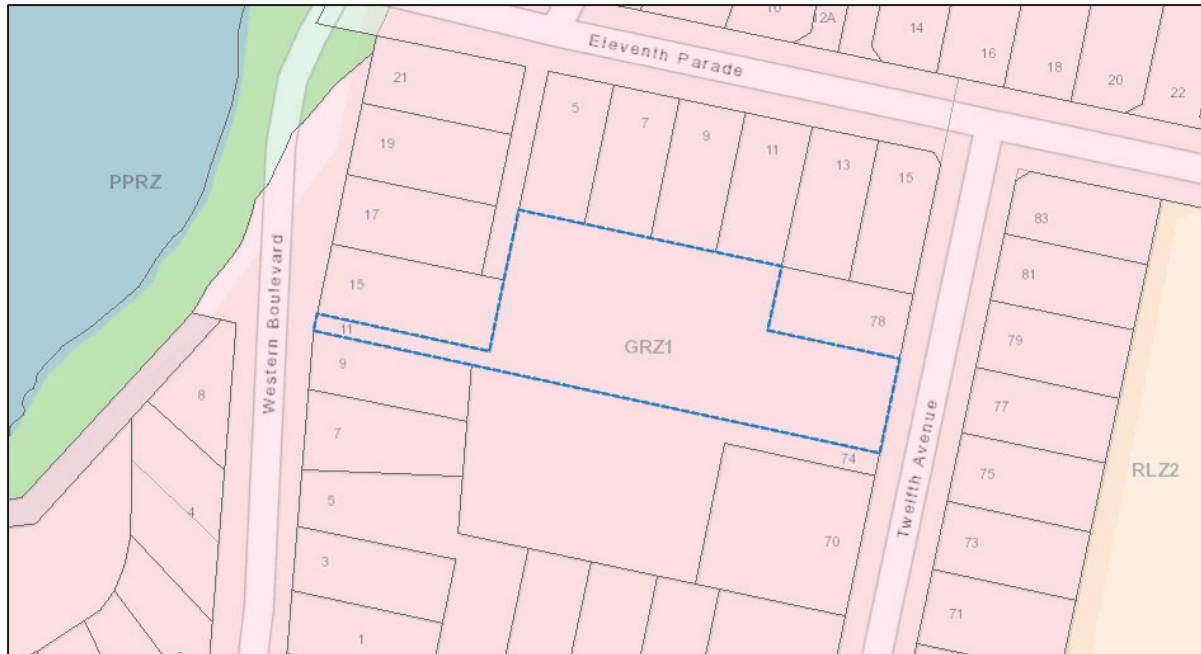


Figure Nine – Topography of the site

4.3 Separation from the Hazard and Bushfire Attack Level for the Proposed Development

The bushfire attack level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared. The BAL is also the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.

The highest BAL determines the construction requirements for the dwelling. A reduction of one BAL level may be applied if facades of the house are shielded from the bushfire hazard. In this case, it is not appropriate to apply a reduction as no facades are entirely shielded from the bushfire hazard. The BAL for this site has been calculated using a Forest Fire Danger Index (FFDI) of 100 and a Flame Temperature of 1090K. These parameters are in accordance with the risk parameters set in Clause 53.02.

An assessment of the site conditions without modification was made and informs the BAL assessment. As this is a two-lot subdivision, the ability for each site to achieve a dwelling site with a BAL29 defensible space, is required by Clause 44.06 however cognoscente of the intent of Clause 13.02-1S it is demonstrated that no future dwelling will be exposed to a radiant heat of greater than 12.5kW/m². The defensible space required extends across all the land, thus ensuring that the land is maintained in a low threat vegetation state into the future benefiting each lot and the surrounding lots.

Table 1 – Separation from the Hazard Assessment (without modification)

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance	Bushfire Attack Level (BAL)
North	Low threat	Not applicable	Not applicable	Table 2 BAL12.5
	Woodland	Flat	95 metres	Column A BAL12.5
East	Woodland	Flat	100 metres	Column A BAL12.5
	Low threat	Not applicable	Not applicable	Table 2 BAL12.5
South	Low threat	Not applicable	Not applicable	Table 2 BAL12.5
	Woodland	Flat	62 metres	BAL12.5
West	Low threat	Not Applicable	Not applicable	Table 2 BAL12.5

Assumptions:

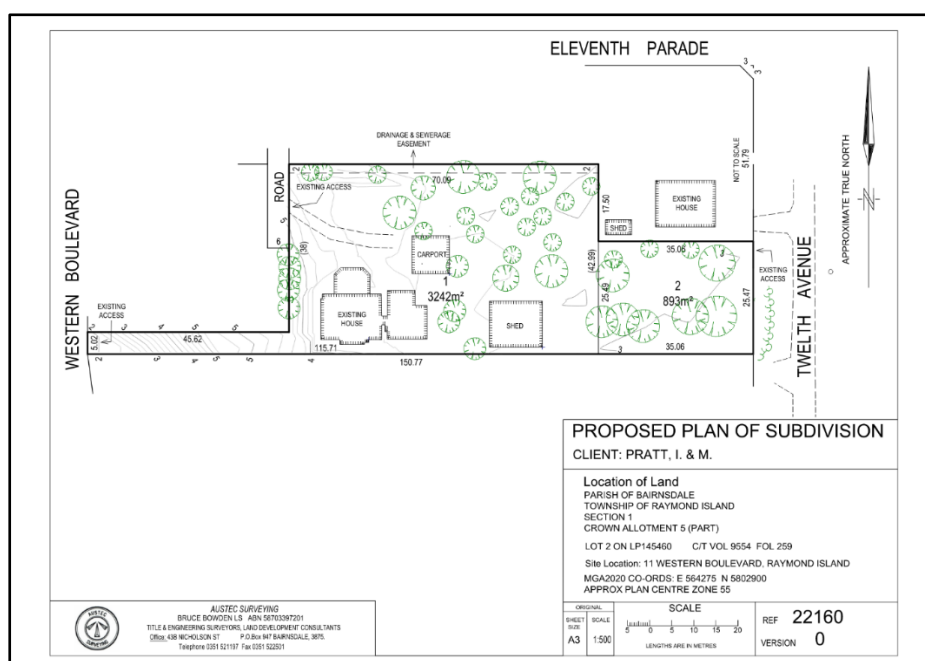
- The adjacent lots will remain managed as Low Threat Vegetation.

Table 2 – Defendable Space determination (Column A, BAL12.5)

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Defendable space required
North	Woodland	Flat	95 metres	33 metres
East	Woodland	Flat	Not applicable	33 metres
South	Woodland	Flat	62 metres	33 metres
West	Low threat	Not applicable	Not applicable	50 metres or to the property boundary

5.0 Bushfire Management Statement

Refer to Appendix Three for the proposed Plan of Subdivision. Below is an image of the proposed Plan of Subdivision



5.1 Design Response Against Clause 53.02

In accordance with Clause 44.06 Bushfire Management Overlay a response is provided against Clause 53.02. A selection of the sub clauses and associated objectives, approved measures (AM), alternative measures (AltM) and decision guidelines applies to this application. Table 3 details which clauses are relevant to this application and the following pages demonstrate how the requirements have been met for each relevant standard.

Table 3 Specification of relevant clauses

Clause	Approved Measure	Achieved	Justification
Clause 53.02-3 Dwelling in existing settlements – Bushfire protection objective	AM 1.1	Not applicable	
	AM 1.2	Not applicable	
	AM 1.3	Not applicable	
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable	Subdivision
	AM 2.2	Applicable	As required by AM5.2
	AM 2.3	Not applicable	Subdivision only, no new buildings
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Not applicable	Addressed through AM5.1
	AM 3.2	Not applicable	
	AltM 3.3	Not applicable	
	AltM 3.4	Not applicable	
	AltM 3.5	Not applicable	
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Applicable	Provisions will be made for a water supply in accordance with Clause 53.02
	AM 4.2	Not applicable	
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Applicable	Defendable space will be in accordance with Table 2, Column A and Table 6
	AM 5.2	Applicable	General Residential Zone (GRZ)
	AM 5.3	Not applicable	Less than 10 lots
	AM 5.4	Applicable	Limited relevance
	AltM 5.5	Not applicable	Less than 10 lots

The following part of the application outlines each of the relevant clauses and provides justification as to how this design responds to the requirements.

Clause 53.02-4.1 Bushfire Protection objective

Landscape, siting and design objective

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

Approved Measure	Requirement
AM 2.1	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Response: This site is positioned within the south-west area of Raymond Island and the eastern public ferry area of the Raymond Island settlement. The proposed subdivision represents a simple separation of a small parcel from a lot in an established settlement consistent with the development pattern. The subdivision increases the opportunity for a new dwelling to be located in close proximity to surrounding existing dwellings and remove a hazard. The site will experience moderate ember attack, radiant heat and localised ignitions associated with interrupted runs of fire and scattered vegetation in the near confines of the site. These scenarios are detailed earlier in this report and potentially a fire through woodland being assisted with a strong easterly wind or from localised neighbourhood fires. It is noted that aside from the woodland vegetation onsite, it achieves a separation from the external hazards commensurate to Column A of Table 2 to Clause 53.02-5. The proposed sub-division is within the urban area of the township settlement. The landscape bushfire scenarios are within the scope of the Bushfire Management Overlay assumptions. However, an upgrade of the construction to BAL29 is consistent with the BMO – Schedule 2 applying to the site and justifiable given the nature of the ember attack expected from the woodland.</p>
AM 2.2	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard • The building is in close proximity to a public road • Access can be provided to the building for emergency services vehicles <p>Response: There is an ability to locate buildings to achieve maximum separation distance from the hazard. The siting opportunity on each lot to site a building that achieves Column A of Table 2 to Clause 53.02-5, is able to be achieved. Lot 2 (the new lot) will have defensible space provided across its entirety in recognition of proximity to woodland and low threat vegetation, thus separating the bushfire hazard from the buildings, and improving the existing situation for adjacent lots. Both lots have direct access via a public road. As access is less than 30 metres and there is no requirement for fire brigade access to the firefighting water supply, no specification for the construction of the access is required.</p>

Clause 53.02-4.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure	Requirement
AM 4.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:</p> <ul style="list-style-type: none"> A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5. Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.</p> <p>Response: Lot 2 requires a non-combustible water tank containing a minimum of 5,000 litres of water to be provided at the time of building a dwelling. These requirements will be achieved through the required Section 173 agreement relating to bushfire protection measures. Lot 1 would require a 10,000 litre supply however no redevelopment is proposed and the BMO Schedule can deal with any future development. Both lots directly access a public road. Fire hydrants are located in Twelfth Avenue and Western Boulevard servicing the existing dwelling on Lot 1 and the future dwelling on Lot 2. The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2.</p>

Clause 53.02-4.4 Subdivision objectives

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Approved Measure	Requirement
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> Each lot satisfies the approved measure in AM2.1 A building envelope for a single dwelling on each lot that complies with AM2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.

	<p>The bushfire attack that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.</p> <ul style="list-style-type: none"> • Defendable space wholly contained within the boundaries of the proposed subdivision. Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space. • Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure. • Water supply and vehicle access that complies with AM4.1. <p>Response: Both lots can provide separation from the hazard in accordance with Column A of Table 2 to Clause 53.02-5, as detailed earlier in this report. It should be noted that low threat vegetation has been used to apply defendable space to the entire lot at the time of building a dwelling. It is demonstrated that a future dwelling site on either lot is able to be achieved and be exposed to a radiant heat flux of less than 12.5W/m². To gain separation from the woodland hazard, the adjacent lots (particularly to the west and south) are relied on for defendable space for a maximum distance of 33 metres.</p> <p>The vegetation management requirements for the subdivision are detailed and apply to the property boundary.</p> <p><u>Water supply and vehicle access</u></p> <p>Lot 2 requires a non-combustible water tank containing a minimum of 5,000 litres of water to be provided at the time of building a dwelling. These requirements will be achieved through the required Section 173 agreement relating to bushfire protection measures. Lot 1 would require a 10,000 litre supply however no redevelopment is proposed. Both lots directly access a public road. Fire hydrants are located in Twelfth Avenue and Western Boulevard servicing the existing dwelling on Lot 1 and the future dwelling on Lot 2. The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2.</p> <p>The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2 except for the canopy separation where an unspecified AltM is proposed below.</p>
Unspec AltM	Vegetation management requirements in accordance with Table 6 to implement (except permit 2 metre canopy separation

	<p>instead of 5 metre) and maintain the defensible space required under this approved measure.</p> <p>Response: Consistent with the BMO Schedule on the land, and the urbanisation of the area, it is proposed that tree canopy separation of 2 metres is appropriate. This is reflected on the Bushfire Management Plan.</p>
AM5.4	<p>A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.</p> <p>Response: No common property or public open space is proposed.</p>

5.2 Expected Planning Permit Conditions

The following are expected to be the planning permit conditions:

Bushfire Management Plan not altered

The Bushfire Management Plan (Version 1, dated 31/10/2022) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Matters to be set out in Section 173 Agreement

To give effect to the requirements of Clause 44.06-4 of the East Gippsland Planning Scheme, and the above condition, the section 173 Agreement prepared in accordance with Clause 44.06-4 must specify the following:

- The occupation of a dwelling or dependent person's unit must not start on any lot until all of the bushfire mitigation measures specified on the Bushfire Management Plan endorsed under this permit have been implemented on the relevant lot to the satisfaction of the Responsible Authority.
- The bushfire mitigation measures which form part of the Section 173 Agreement and the planning permit and endorsed plans, including those relating to construction standards (BAL), defensible space, water supply and access must be maintained to the satisfaction of the Responsible Authority.

The Bushfire Management Plan endorsed under this permit must be included as an annexure to the agreement.

Maintenance of defensible space

Before the Statement of Compliance is issued under the Subdivision Act 1988 defensible space on every lot in the subdivision must be implemented and maintained as specified on the Bushfire Management Plan, unless otherwise agreed in writing by the CFA and the Responsible Authority.

5.3 Bushfire Management Plan

Refer to Appendix Four for the proposed Bushfire Management Plan. Below is an image of the proposed Bushfire Management Plan.

<p>Bushfire Management Plan Page 1 of 2 11 Western Boulevard, Raymond Island 3880 <small>Version 1, 31/10/2022 Euca Planning Pty Ltd</small></p> <p>BUSHFIRE MITIGATION MEASURES</p> <p>Bushfire Construction Level for Lot 1 and Lot 2</p> <ul style="list-style-type: none"> At the time of building a new dwelling on a lot, all construction works need to comply with a minimum BAL of BAL29 from AS 3959. <p>Defendable space</p> <p>At the time of building a new dwelling on a lot, the entire lot will be managed, managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building. Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres. Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 2 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	<p>Firefighting water supply for Lot 2</p> <p>At the time of building a new dwelling, provide 5,000 litres (Lot 2) of effective water supply for firefighting purposes which must:</p> <ul style="list-style-type: none"> Be stored in an above ground water tank constructed of concrete or metal. Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. Include a separate outlet for occupant use. <p>Firefighting water supply for Lot 1</p> <p>At the time of building a new dwelling on the lot, provided 10,000 litres of effective water supply for firefighting purposes which must:</p> <ul style="list-style-type: none"> Be stored in an above ground water tank constructed of concrete or metal. Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. Include a separate outlet for occupant use. Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority. Be located within 60 metres of the outer edge of the approved building. The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed. Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting). Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling). <p>Access (Lot 1 only) – There are no access requirements for Lot 2</p> <p>Provide access for firefighting purposes which meets the following requirements:</p> <ul style="list-style-type: none"> All-weather construction. A load limit of at least 15 tonnes. A minimum trafficable width of 3.5 metres. Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. Curves must have a minimum inner radius of 10 metres. The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres.
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Bushfire Management Plan (Page 1) – Full BMP in Appendix Four

6.0 References

Standards Australia (2018) Construction of Buildings in Bushfire Prone Areas. Standards Australia, North Sydney, NSW.

The State of Victoria Department of Environment, Land, Water and Planning (2022) NatureKit.

The State of Victoria Department of Environment, Land, Water and Planning (2015) Fire Operations Plan 2015/16-2017/18 Gippsland Region.

The State of Victoria Department of Planning and Community Development (2012) Regional Bushfire Planning Assessment – Gippsland Region.

7.0 Appendices

Appendix One – Bushfire Hazard Landscape Assessment

Appendix Two – Bushfire Hazard Site Assessment

Appendix Three – Proposed Plan of Subdivision

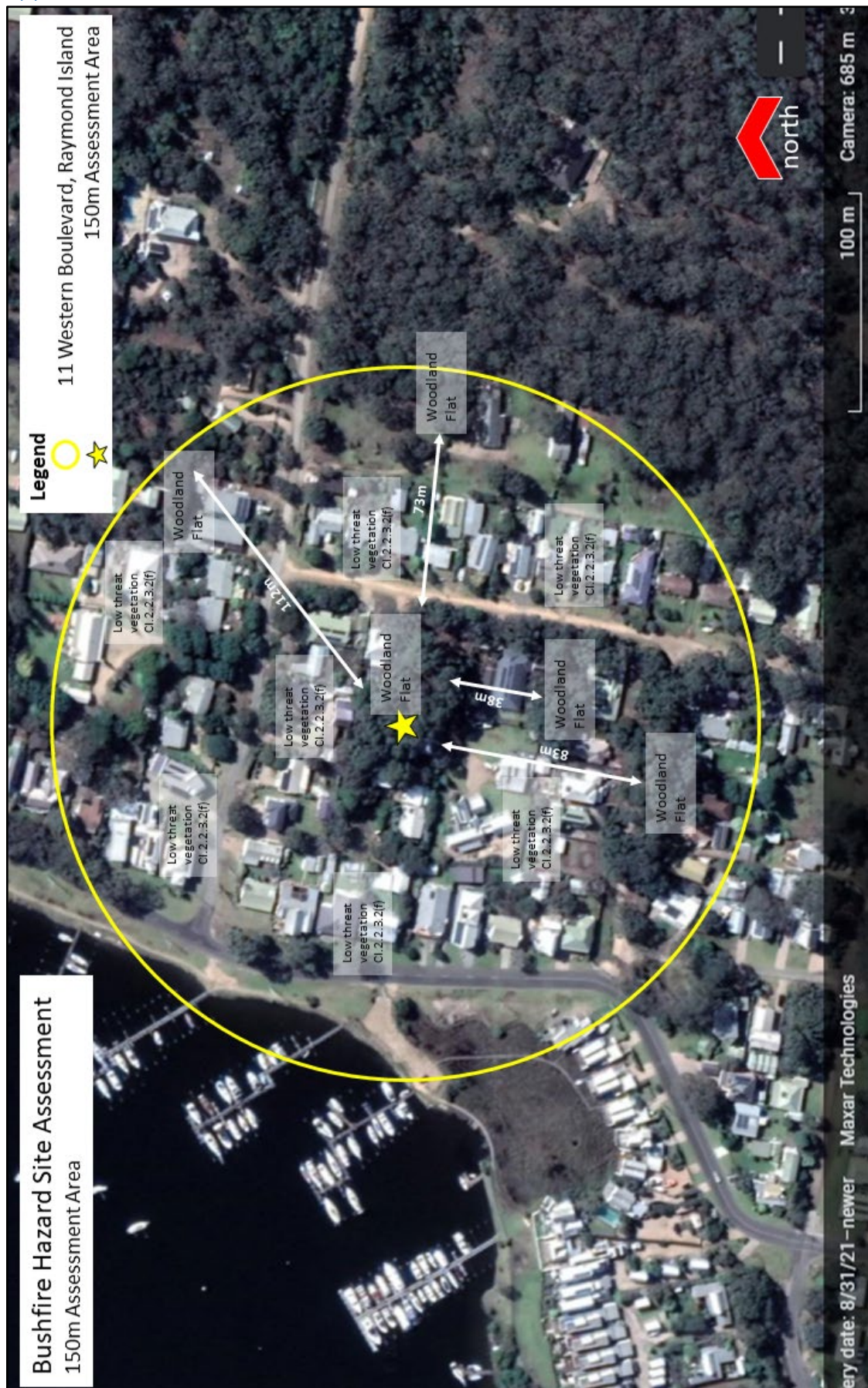
Appendix Four – Proposed Bushfire Management Plan

Appendix One – Bushfire Hazard Landscape Assessment



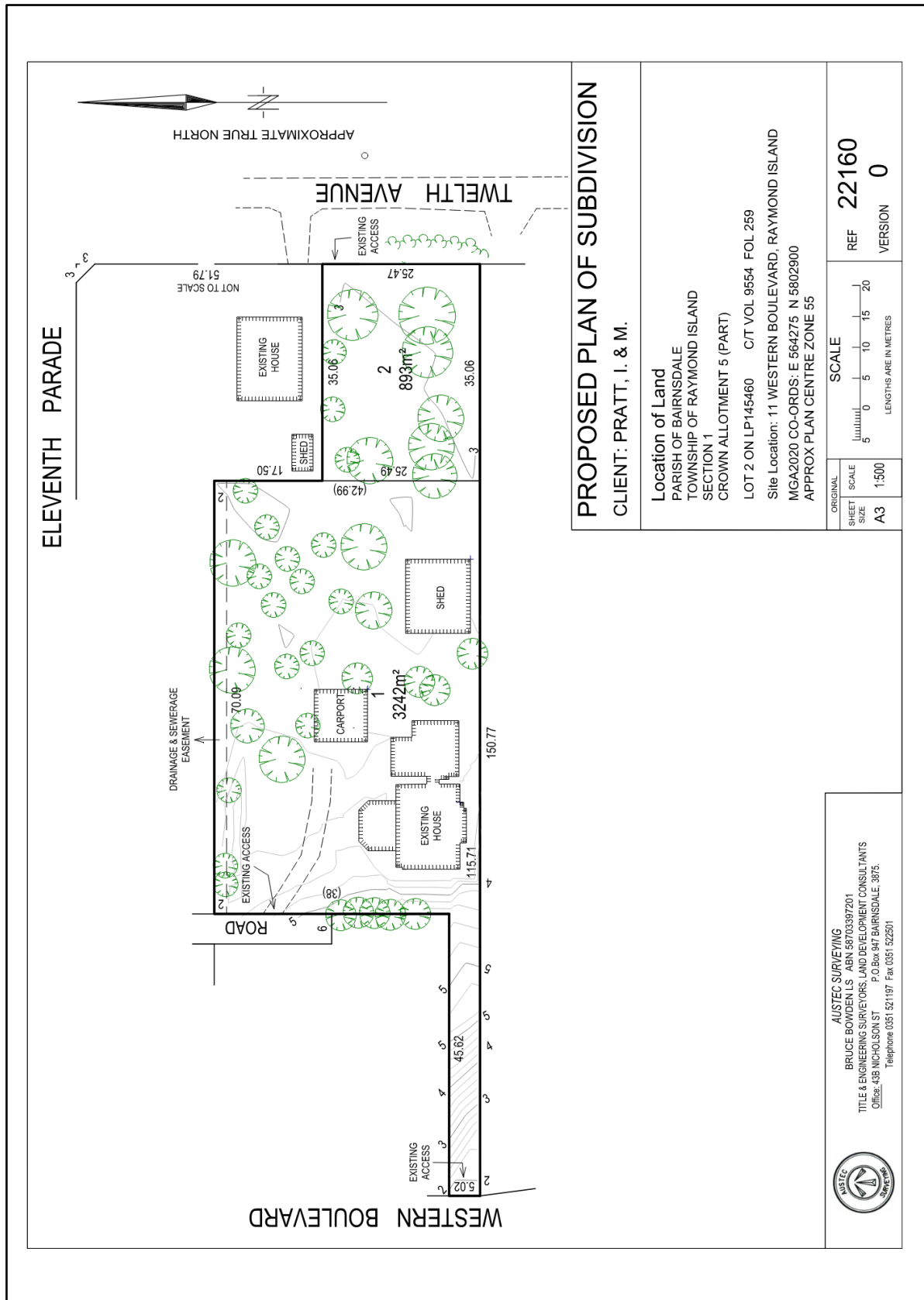
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Appendix Two – Bushfire Hazard Site Assessment



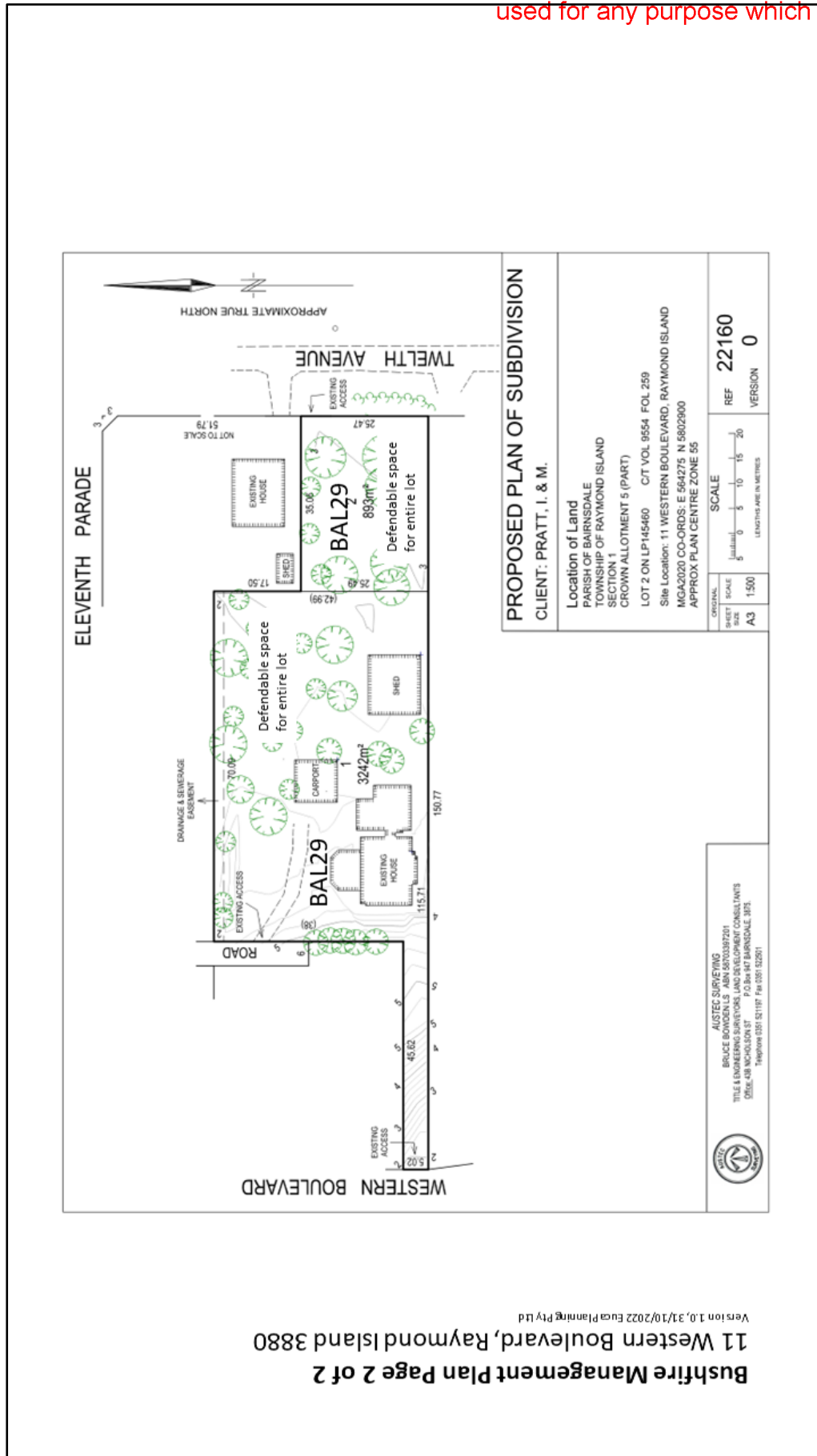
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Appendix Three –Proposed Plan of Subdivision



Appendix Four – Proposed Bushfire Management Plan

<p>Bushfire Management Plan Page 1 of 2 11 Western Boulevard, Raymond Island 3880 <small>Version 1.31/10/2022 Euca Planning Pty Ltd</small> BUSHFIRE MITIGATION MEASURES</p>	<p>Bushfire Construction Level for Lot 1 and Lot 2</p> <ul style="list-style-type: none"> At the time of building a new dwelling on a lot, all construction works need to comply with a minimum BAL of BAL29 from AS 3959. <p>Defendable space</p> <p>At the time of building a new dwelling on a lot, the entire lot will be managed, managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building. Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres. Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 2 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	<p>Firefighting water supply for Lot 2</p> <p>At the time of building a new dwelling, provide 5,000 litres (Lot 2) of effective water supply for firefighting purposes which must:</p> <ul style="list-style-type: none"> Be stored in an above ground water tank constructed of concrete or metal. Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. Include a separate outlet for occupant use. <p>Firefighting water supply for Lot 1</p> <p>At the time of building a new dwelling on the lot, provided 10,000 litres of effective water supply for firefighting purposes which must:</p> <ul style="list-style-type: none"> Be stored in an above ground water tank constructed of concrete or metal. Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. Include a separate outlet for occupant use. Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority. Be located within 60 metres of the outer edge of the approved building. The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed. Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting). Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling). <p>Access (Lot 1 only) – There are no access requirements for Lot 2</p> <p>Provide access for firefighting purposes which meets the following requirements:</p> <ul style="list-style-type: none"> All-weather construction. A load limit of at least 15 tonnes. A minimum trafficable width of 3.5 metres. Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. Curves must have a minimum inner radius of 10 metres. The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres.
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Native Vegetation Report

Subdivision: 11 Western Boulevard, Raymond Island

Final



Prepared for:
Mr & Mrs I and M Pratt

March 2023



ETHOS NRM

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TABLE OF CONTENTS

1	INTRODUCTION	1
2	DESKTOP INVESTIGATIONS.....	1
2.1	National Threatened Species and Communities.....	3
2.2	State Threatened Species and Communities	3
3	INFORMATION ABOUT THE NATIVE VEGETATION TO BE REMOVED	4
3.1	Assessment pathway.....	4
3.2	Description of the native vegetation to be removed and map	5
3.2.1	Bioregion	5
3.2.2	Planning Zone and Overlays	7
3.3	Topographic and land information	8
3.4	Past removal	8
3.5	Avoid and minimize statement	8
3.5.1	Property Vegetation Plan	8
3.5.2	Roadside vegetation and access.....	9
3.6	Offset requirement	9
3.6.1	Offset statement	9
5	REFERENCES	10
6	APPENDICES	11
Appendix 1.	Photographs of the vegetation.....	11
Appendix 2.	Flora species recorded at 11 Western Boulevard, Raymond Island.....	13
Appendix 3.	Native vegetation removal report	14
Appendix 4.	Recent credit trades in East Gippsland CMA	22
Appendix 5.	Report of available native vegetation credits.....	23
Appendix 6.	EPBC Protected Matters Search results: species	26
Appendix 7.	Victorian Biodiversity Atlas search results	28

LIST OF FIGURES

Figure 1.	Proposed plan of subdivision, as supplied by Austec Surveying	2
Figure 2.	Aerial image	6
Figure 3.	Extract from Vegetation Protection Overlay 2 from (DELWP, 2023).	7

LIST OF TABLES

Table 1.	Location categories	4
Table 2.	The two large trees to be offset	5
Table 3.	Topographic and land information	8

1 INTRODUCTION

Ethos NRM were engaged by landowners I & M Pratt to produce a native vegetation report for a planning application to sub-divide a block of land on Raymond Island, East Gippsland. This report details the assessment of the potential impact on native vegetation and threatened species for the proposed two-lot subdivision of 11 Western Boulevard, Raymond Island. Proposed native vegetation removal has been assessed in accordance with relevant legislation, the East Gippsland Planning Scheme and the 'Guidelines for the removal, destruction and lopping of native vegetation' (the Guidelines) (DELWP 2017) and based on a Plan of Subdivision provided by Austec Surveying.

It is proposed to split the 4135 square metre (sq.m.) existing title into two lots - one with the existing house, carport and shed (3242 sq. m.) and one lot of 893 sq. m. each with access into the latter lot from Twelfth Avenue as shown in Figure 1.

The assessment undertaken by Ethos NRM comprised:

- Desktop investigation of ecological values
- Site visit to confirm presence, type and extent of native vegetation by Ethos NRM on 22/02/2023
- Mapping of native vegetation extent based on site data and aerial imagery interpretation
- Calculation of direct and consequential loss of native vegetation and associated offset requirements
- Documentation of information to support a planning application for subdivision of the subject land.

2 DESKTOP INVESTIGATIONS

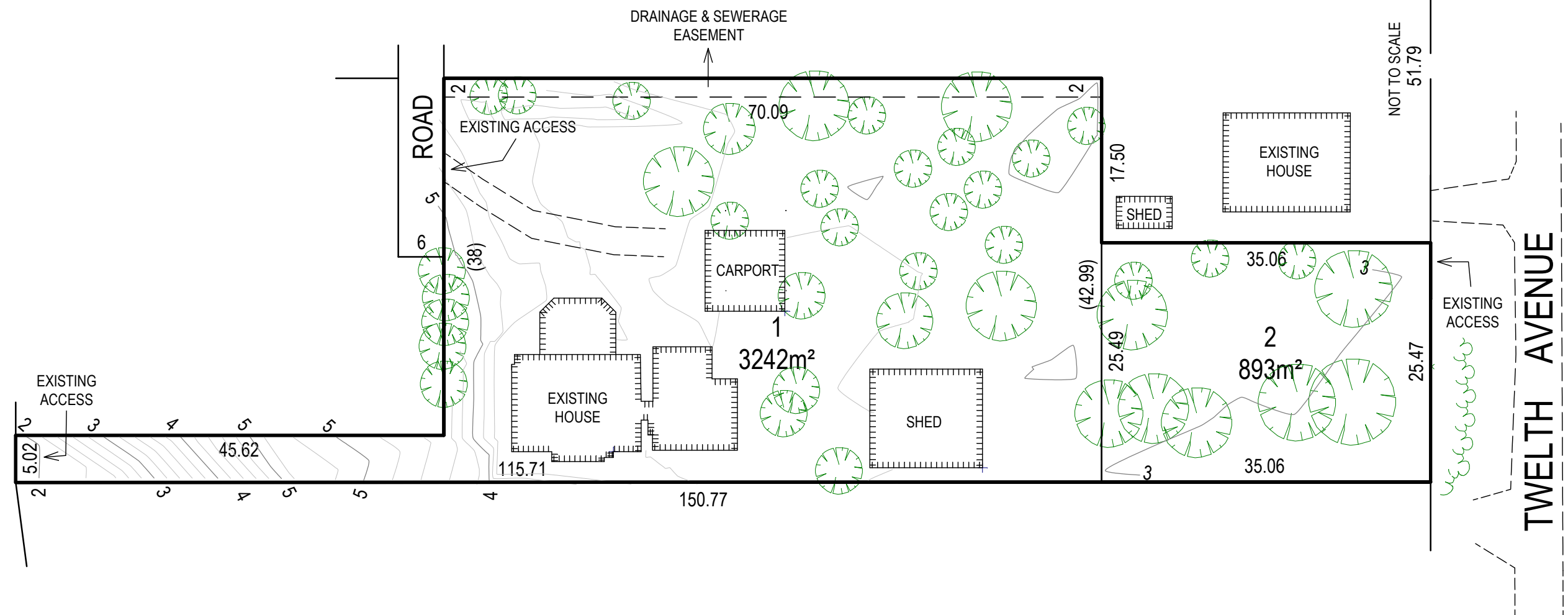
Ethos NRM assessed the potential impact of the proposed subdivision on native vegetation and threatened species and ecological communities by accessing the following datasets and information:

- Planning Maps on-line (DELWP, 2023)
- EPBC on-line Protected Matters Search Tool (DEECA, 2023)
- Victorian Biodiversity Atlas database (DELWP, 2023)
- NatureKit (DEECA, 2023)
- Ecological Vegetation Class (EVC) Benchmark Descriptions (DEECA, 2023)
- Native Vegetation Information Management (NVIM) (DELWP, 2023)
- Native Vegetation Credit Register (NVCR) (DELWP, 2023)
- East Gippsland Planning Scheme (DELWP, 2023)
- Aboriginal Cultural Heritage Register and Information System (Aboriginal Victoria, 2023)

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ELEVENTH PARADE

WESTERN BOULEVARD



APPROXIMATE TRUE NORTH

PROPOSED PLAN OF SUBDIVISION

CLIENT: PRATT, I. & M.

Location of Land

PARISH OF BAIRNSDALE
TOWNSHIP OF RAYMOND ISLAND
SECTION 1
CROWN ALLOTMENT 5 (PART)

LOT 2 ON LP145460 C/T VOL 9554 FOL 259

Site Location: 11 WESTERN BOULEVARD, RAYMOND ISLAND

MGA2020 CO-ORDS: E 564275 N 5802900

APPROX PLAN CENTRE ZONE 55



AUSTEC SURVEYING
BRUCE BOWDEN LS ABN 58703397201
TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS
Office: 43B NICHOLSON ST P.O.Box 947 BAIRNSDALE, 3875.
Telephone 0351 521197 Fax 0351 522501

ORIGINAL
SHEET SIZE
A3

SCALE
1:500
LENGTHS ARE IN METRES

REF 22160
VERSION 0

Printed 18/09/2023
Page 55 of 84

2.1 National Threatened Species and Communities

An online EPBC Protected Matters Search for **nationally** threatened species and vegetation communities present within 2km of 11 Western Boulevard was undertaken. The species identified as potentially present are included in Appendix 1. The amount of native vegetation on the subject land is deemed not to have any significant impact on these species and their habitat requirements. The Green-striped Greenhood (*Pterostylis chlorogramma*) was recorded in the central part of Raymond Island in 1996 but has not been recorded since and considered by Ethos NRM as unlikely to occur on the subject land due to the disturbed nature of the site.

Two EPBC listed threatened vegetation community were identified from the search.

Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland – which is classified as Critically Endangered and “likely to occur in the area”. This community does occur on Raymond Island, but the subject land contains no Gippsland Red Gums and the ground vegetation layer is not dominated by native grasses and grass-like plants such as sedges, rushes, lilies or *Lomandra* species. The EPBC community is not present at this location.

Natural Damp Grassland of the Victorian Coastal Plains which is classified as Critically Endangered and ‘may’ occur in the buffer area only. The EBPC community is not present at this location.

The subject land does fall within the Gippsland Lakes Ramsar site.

2.2 State Threatened Species and Communities

Fifteen terrestrial Victorian threatened species were recorded on the Victorian Biodiversity Atlas (DELWP 2023) within 2 km of the project site, in the last 40 years (Appendix 7).

As above, the Green-striped Greenhood was recorded in the central part of Raymond Island in 1996 but has not been recorded since and considered by Ethos NRM as unlikely to occur on the subject land due to the disturbed nature of the site.

The Critically Endangered Robust Spider-orchid *Caladenia valida* is recorded in three locations on Raymond Island (Naturekit 2023). The location near 11 Western Boulevard is on Seventh Parade in the Raymond Island Gippsland Lakes Reserve (Andrew Bould pers. comm. Bairnsdale & District Field Naturalist Club). The species flowers in early spring so, if present, would not be identifiable in the autumn/winter months. In recent years, the species has been recorded from only one location in the central part of Raymond Island dominated by a native grass and sedge understorey in open forest sparsely dominated by Southern Mahogany, *Eucalyptus botryoides*. This habitat is not present on the subject land following a field inspection on 22/02/2023.

3 INFORMATION ABOUT THE NATIVE VEGETATION TO BE REMOVED

EVC mapping obtained from NatureKit (DELWP 2023b) shows the proposed subdivision is mapped as EVC 55 Plains Grassy Woodland which is classified as ‘endangered’ in the Gippsland Plain bioregion. However, field survey did not find this EVC at the location. Instead, Ethos NRM considers the EVC to be EVC 3 Damp Sands Herb-rich Woodland which is classified as ‘vulnerable’. The canopy species Southern Mahogany (*E. botryoides*) dominates the site and has been recorded in this EVC throughout Gippsland and described in Gippsland Group 15 – EVC 3-01 *Gippsland Lakes Damp Sands Herb-rich Woodland* (Davies *et al.*, 2002).

Ethos NRM notes that the proposed two Lots will all be less than 0.4 hectare in size from an original 0.4135 ha size, DELWP’s *Native Vegetation Exemptions Guidance* (DELWP, 2017a) state that:

When land is being subdivided into lots 0.4 hectares or smaller this enables the consequential removal of native vegetation without a planning permit in future. All the native vegetation on these lots should be assessed and offset in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) at the time of subdivision.

Hence, all native vegetation on both allotments will be considered lost, even if not actually removed. Ethos NRM has estimated from aerial photos the **maximum** amount of native vegetation to be 0.24 hectares which excludes the existing buildings.

3.1 Assessment pathway

There are three assessment pathways for applications to remove native vegetation: basic, intermediate, or detailed (Table 1). The relevant assessment pathway for an application is determined by the extent of native vegetation to be removed and the location (three categories). The location category reflects the potential risk to biodiversity resulting from a small amount of native vegetation removal in that area (DELWP, 2017). The assessment pathway will dictate the level of detail required to accompany an application for the removal of native vegetation.

Table 1. Location categories

Extent (including any past removal)	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Under the maximum removal scenario of **0.256 hectares**, the assessment pathway is confirmed to be **Intermediate** by the DELWP *native vegetation removal report* which is provided in Appendix 3. Further reductions in native vegetation removal will not change this assessment pathway.

The native vegetation is in an area mapped as at Location 2 category and a wetland listed in the Directory of Important Wetlands of Australia. Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

3.2 Description of the native vegetation to be removed and map

The native vegetation comprises a tree canopy of Southern Mahogany (*E. botryoides*) with a sparse shrubby understorey dominated by Coast Banksia (*Banksia integrifolia* subsp. *integrifolia*), Sweet Pittosporum (*Pittosporum undulatum*) and Seaberry Saltbush (*Rhagodia candolleana* subsp. *candolleana*). The ground cover is dominated by a mix of native and exotic grasses (see Appendix 3 for the full flora list). The allotment has been managed as would be expected in an urban setting with litter raked and removed and some exotic species planted. Photographs of the area concerned are included in Appendix 1.

The native vegetation is considered a patch totalling **0.256** hectares. Trees consequentially lost include nine Southern Mahogany trees, two of which are considered to be large, i.e. they have a diameter at breast height of >70cm (Table 2). The property and the vegetation to be considered lost is shown in Figure 2. The **strategic biodiversity score is 0.328** and the **modelled condition score is 0.317**. On-site observation of vegetation condition is consistent with the modelled score. As noted above, no endangered EVCs or wetland values exist on the subject land.

Table 2. The two large trees to be offset

Scientific name	Common name	DBH
<i>Eucalyptus botryoides</i>	Southern Mahogany	83
<i>Eucalyptus botryoides</i>	Southern Mahogany	95

3.2.1 Bioregion

The property is in the Gippsland Plain bioregion.

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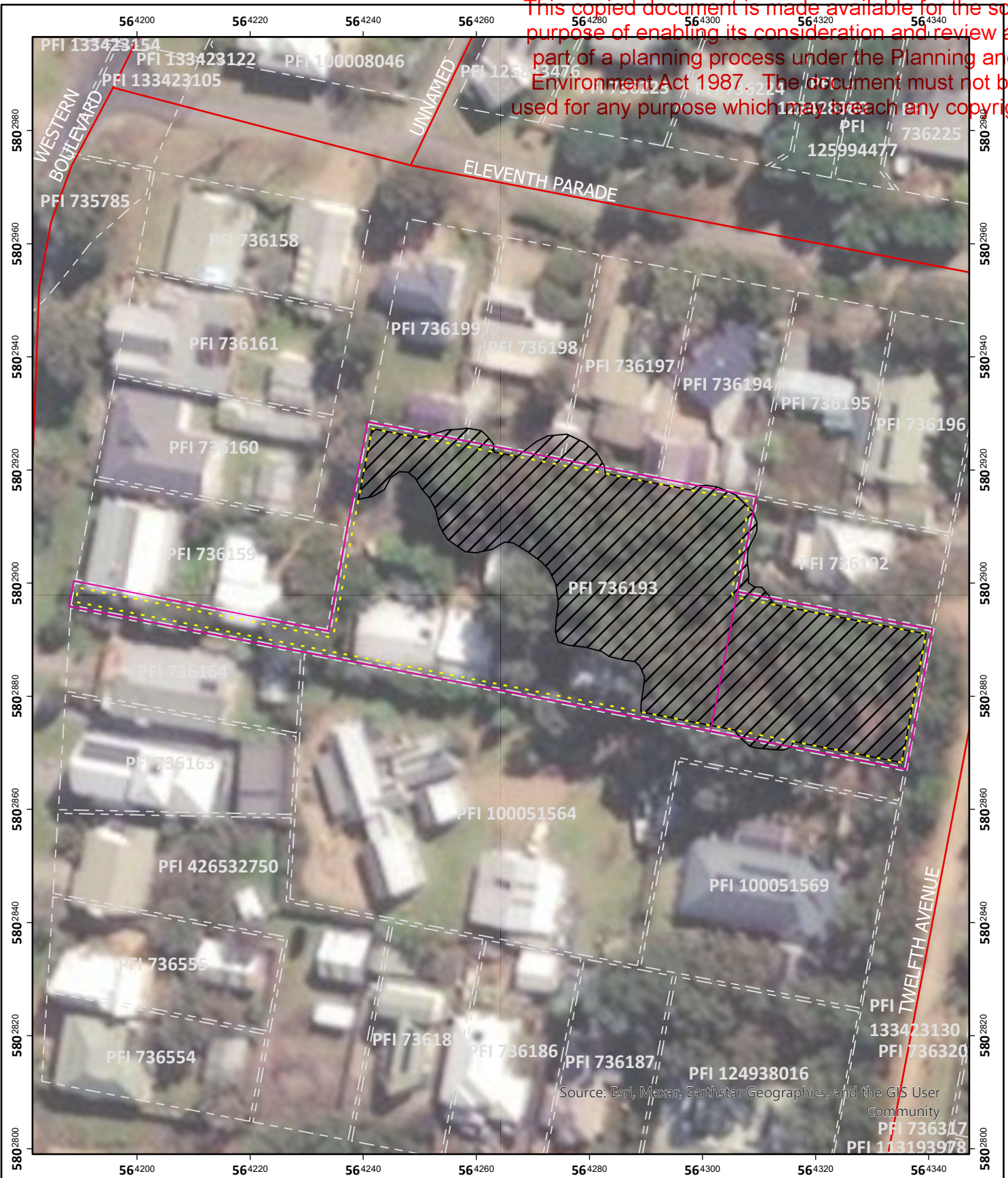
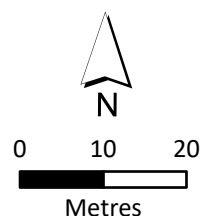


Figure 2: Extent of consequential native vegetation loss

23008 Pratt Raymond Island Subdivision
Prepared for Ian Pratt

- Extent of consequential native vegetation loss
- Proposed subdivision (approximate)
- Fenceline 1m buffer
- Cadastre

Spatial Reference
GDA 2020 MGA Zone 55



Date: 7 March 2023



Produced by Ethos NRM
162 Macleod Street
Bairnsdale, VIC 3875
Ph: (03) 5153 0037
info@ethosnrm.com.au

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Printed 18/09/2023
Page 59 of 64

3.2.2 Planning Zone and Overlays

The subject land is in General Residential Zone and is subject to the following planning overlays:

- Bushfire management Overlay - Schedule 2,
- Design and Development Overlay – Schedule 11, and
- Vegetation Protection Overlay – Schedule 2 (DELWP, 2023).

The Raymond Island Vegetation Protection Overlay (Figure 3) seeks to conserve high conservation value vegetation and vegetation with high aesthetic and landscape value (DELWP, 2023). The overlay objective is to ensure that development occurs so as:

- To conserve areas of high conservation value vegetation by minimising the extent of vegetation loss.
- To preserve existing trees and other vegetation where it contributes to high landscape and aesthetic values on Raymond Island.
- To conserve and enhance fauna habitat and habitat corridors by minimising the extent of vegetation loss and encouraging regeneration of indigenous species.
- To reduce the risk of soil erosion and degradation of water quality by minimising the extent of vegetation loss.

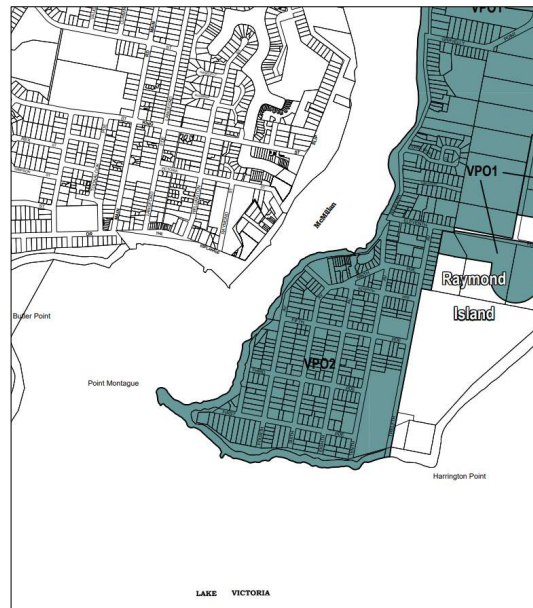


Figure 3. Extract from Vegetation Protection Overlay 2 from (DELWP, 2023).

The subject land is not high quality habitat for Koalas or any threatened species and is not an endangered EVC nor contains any wetland values. Hence the objectives of the overlay will not be compromised by the proposed subdivision.

3.3 Topographic and land information

Western Boulevard is located near the south-western shore of Raymond Island. The land is flat and bordered on two sides by smaller urban blocks and on the west by Western Boulevard and to the east by Twelfth Avenue. Topographic information to address the application requirement for a permit to remove native vegetation is included in Table 3.

Table 3. Topographic and land information

Value	Site Applicability and Details
Role of native vegetation in protecting water quality, waterways, and riparian ecosystems.	Although close to the Raymond Island coastline, the sub-division will not have a negative impact on water quality
Site within 30 metres of wetland or waterway	The block is 90m from the shoreline of the Gippsland Lakes and falls within the Gippsland Lakes Ramsar site.
Prevent land degradation particularly where ground slopes more than 20 percent, on land that is subject to soil erosion or slippage, in harsh environments.	The subject land is flat
Preventing adverse effects on groundwater quality.	No adverse effects on groundwater will be caused by the subdivision
Manage native vegetation to preserve identified landscape values.	Native vegetation is to be managed in accordance with the objectives of the Vegetation Protection Overlay (VPO2) as outlined in 3.2.2 of this report.
Native vegetation protected under the Aboriginal Heritage Act 2006.	All of Raymond Island falls within an area of Cultural Heritage Sensitivity because of its proximity to the Gippsland Lakes as identified in the Aboriginal Cultural Heritage Register and Information System (accessed at achris.vic.gov.au)

3.4 Past removal

The applicant has not applied to remove native vegetation on this land in the last five years.

3.5 Avoid and minimize statement

All applications to remove native vegetation must include an 'avoid and minimise statement' that describes efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of the native vegetation.

Given that the applicant wishes to sub-divide the block and hence, all native vegetation on both allotments will be considered lost, even if not actually removed, it is challenging to demonstrate avoidance and minimisation. No feasible opportunity exists to avoid and minimise impact without undermining the key objectives of this proposal. All native vegetation will be offset as required under the Guidelines (DELWP, 2017b).

3.5.1 Property Vegetation Plan

No Property Vegetation Plan (made pursuant to section 69 of the Conservation, Forests and Lands Act 1987) applies to the native vegetation to be removed.

3.5.2 Roadside vegetation and access

Protected Flora listed under the Flora and Fauna Guarantee (FFG) Act 1988 occurring in the roadside reserve require a permit from DEECA for their removal. Provided the access into the new Lot is within 6m of the northern boundary then no Protected Flora will be impacted and hence no FFG permit required.

3.6 Offset requirement

Offsets are categorized as either species or general offsets. A species offset is required when the removal of native vegetation has a significant impact on habitat for rare or threatened species. A general offset is required when native vegetation is removed without significant impact on individual species. The size of the required offset is recorded in species habitat units (SHU) or general habitat units (GHU) and will depend on the ecological value of the vegetation being removed.

**The offset requirement of the current proposal is:
0.086 GHU
with a minimum strategic biodiversity value of 0.328
located within East Gippsland CMA or East Gippsland Shire
and two large trees (refer Appendix 3).
No species offsets are required.**

3.6.1 Offset statement

**The offset will be purchased from an existing native vegetation credit site
via the Native Vegetation Credit Register (NVCR).**

These offsets are currently available for purchase on from the Native Vegetation Credit Register (NVCR). A report of available native vegetation credits is included in Appendix 5.

Recent trades on the NVCR indicate a unit price range of \$90,000 to \$138,000 per GHU in East Gippsland over the last year, however prices are subject to market fluctuations. Therefore the estimated cost to purchase the required credits is \$7,740 to \$11,868 excluding GST and brokerage fees. Large trees may or may not be included within the price per GHU.

5 REFERENCES

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6 APPENDICES

Appendix 1. Photographs of the vegetation



General view of vegetation from centre of block looking west



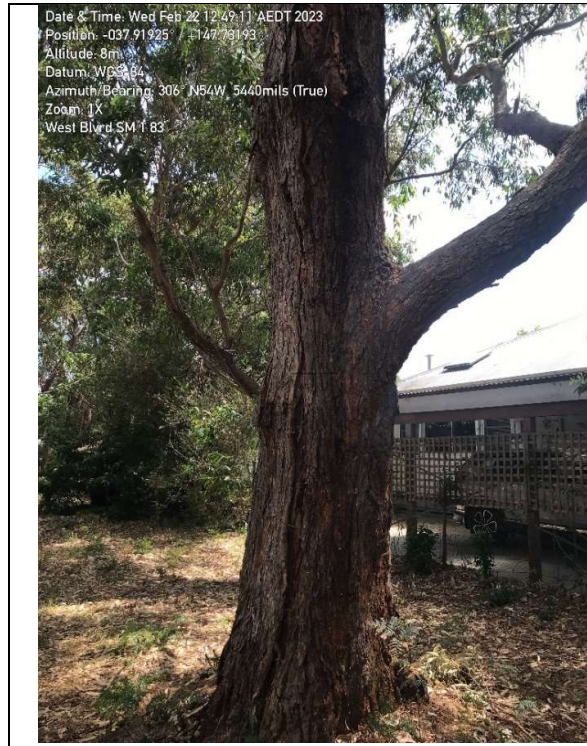
General view of vegetation looking east



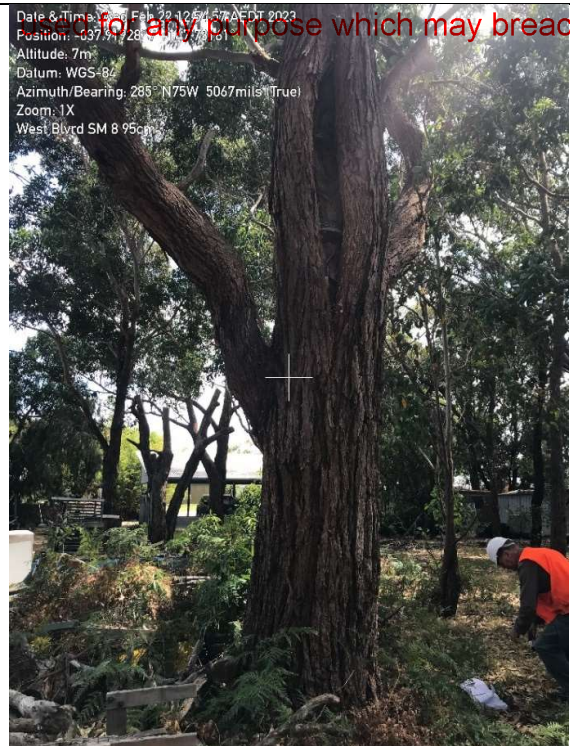
View from Twelfth Ave into the block to be sub-divided



Roadside vegetation on Twelfth Avenue



Southern Mahogany (large)



Southern Mahogany (large)

Appendix 2. Flora species recorded at 11 Western Boulevard, Raymond Island

Scientific Name	Common Name	Status
<i>Eucalyptus botryoides</i>	Southern Mahogany	
<i>Allocasuarina littoralis</i> .	Black She-oak	
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	
<i>Rhagodia candolleana</i> subsp. <i>candolleana</i>	Seaberry Saltbush	
<i>Einadia nutans</i>	Nodding Saltbush	
<i>Dichondra repens</i>	Kidney-weed	
<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	Austral Bracken	
<i>Acacia genistifolia</i>	Spreading Wattle	
<i>Acacia mearnsii</i>	Black Wattle	
<i>Acacia longifolia</i> subsp. <i>sophorae</i>	Coast Wattle	
<i>Dianella</i> sp.	Flax-lily	
<i>Leptospermum continentale</i>	Prickly Tea-tree	
<i>Melaleuca</i> spp.	Paperbark	
<i>Goncarpus tetragynus</i>	Common Raspwort	
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	
<i>Rytidosperma</i> spp.	Wallaby Grass	
<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>	Coast Banksia	
<i>Poa</i> spp.	Tussock grass	
<i>Banksia serrata</i>	Saw Banksia	
<i>Exocarpos cupressiformis</i>	Cherry Ballart	
<i>Hypochaeris radicata</i>	Flatweed	*
<i>Pittosporum undulatum</i>	Sweet Pittosporum	
<i>Stylidium graminifolium</i>	Grass Triggerplant	
<i>Billardiera mutabilis</i>	Common Apple-berry	
<i>Senecio</i> spp.	Fireweed	
<i>Leucopogon parviflorus</i>	Coast Beard-heath	
<i>Amperea xiphoclada</i> var. <i>xiphoclada</i>	Broom Spurge	
<i>Cenchrus clandestinus</i>	Kikuyu	*
<i>Ehrharta erecta</i>	Panic Veldt-grass	*
<i>Erigeron bonariensis</i>	Fleabane	*
<i>Billardiera heterophylla</i>	Bluebell Creeper	*
<i>Pseudognaphalium luteoalbum</i>	Jersey Cudweed	
<i>Homalanthus populifolius</i>	Bleeding Heart	*
<i>Holcus lanatus</i>	Yorkshire Fog	*

* = exotic

Appendix 3. **Native vegetation removal report**

Native vegetation removal report

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This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is **not an assessment** by **DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: 09/03/2023
Time of issue: 12:09 pm

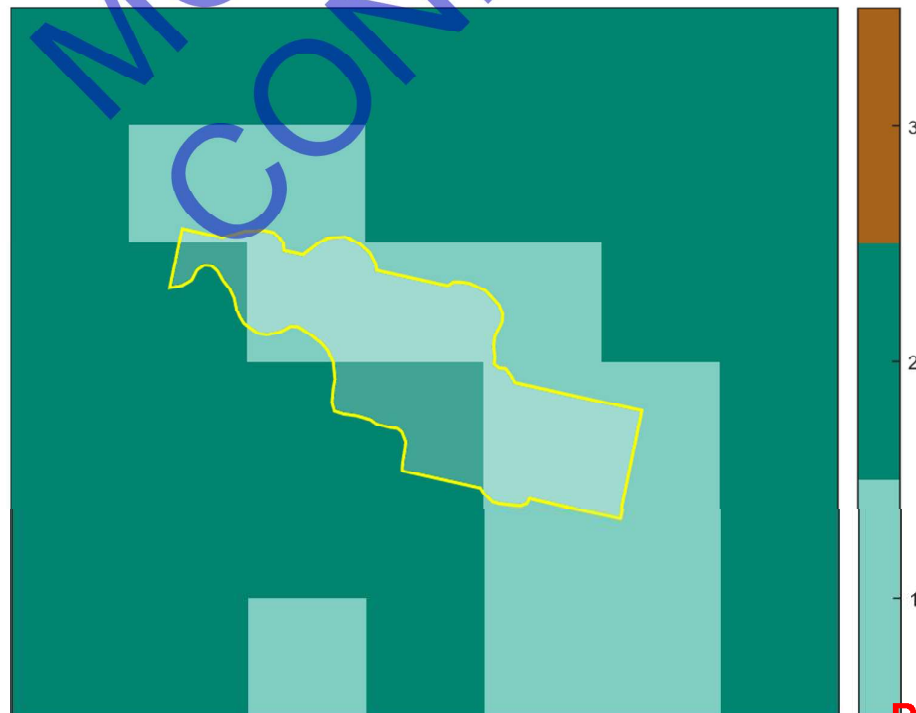
Report ID: ETH_2023_002

Project ID 23008_Pratt_NVR_v3

Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.256 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.256 ha
No. Large trees proposed to be removed	2
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map); and a wetland listed in the Directory of Important Wetlands of Australia. Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

1. Location map



Native vegetation removal report

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Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount ¹	0.086 general habitat units
Vicinity	East Gippsland Catchment Management Authority (CMA) or East Gippsland Shire Council
Minimum strategic biodiversity value score ²	0.328
Large trees	2 large trees

NB: values within tables in this document may not add to the totals shown above due to rounding

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

MODELLLED
CONDITION

¹ The general offset amount required is the sum of all general habitat units in Appendix 1.

² Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

Native vegetation removal report

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Next steps

Any proposal to remove native vegetation must meet the application requirements of the Intermediate Assessment Pathway and it will be assessed under the Intermediate Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This *Native vegetation removal report* must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defendable space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

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For more information contact the DELWP Customer Service Centre 136 186

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes.

Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

General habitat units = extent x condition x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The general offset amount required is the sum of all general habitat units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant in a GIS file					Information calculated by EnSym							
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Modelled Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-1	Patch	gipp0003	Vulnerable	2	no	0.317	0.256	0.256	0.411		0.086	General

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Page 4

Appendix 2: Information about impacts to rare or threatened species' habitats on site

This is not applicable in the Intermediate Assessment Pathway.

NOTIFIED CONSULTATION

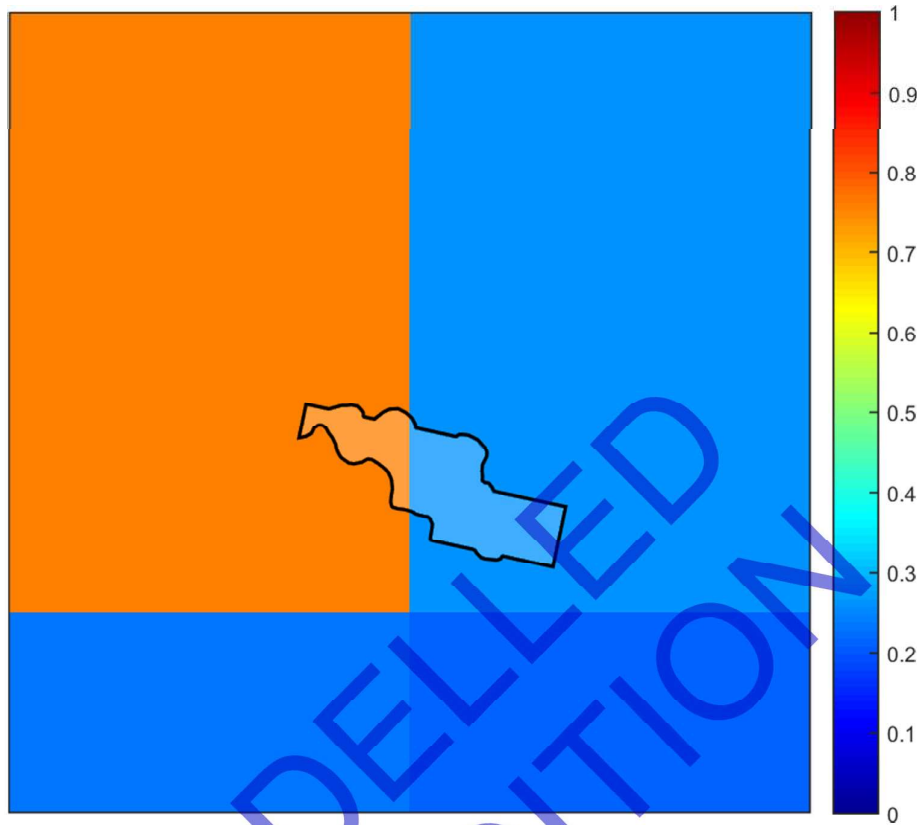
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Page 72 of 84

Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



↑ North

0 1 2
x10 metres

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Page 73 of 84

4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.

Appendix 4. Recent credit trades in East Gippsland CMA

Date of trade	Catchment Management Authority (CMA)	Strategic Biodiversity Value	General Habitat Unit (GHU)	Large Trees (LT)	\$/GHU (excl.)	Price (incl GST)	Price (excl. GST)
18/10/2022	East Gippsland	0.784	0.426	0	\$ 90,000	\$ 42,174.00	\$ 38,340.00
13/12/2022	East Gippsland	0.784	0.332	0	\$ 90,000	\$ 32,868.00	\$ 29,880.00
18/10/2022	East Gippsland	0.784	0.225	1	\$ 96,444	\$ 23,870.00	\$ 21,700.00
5/01/2022	East Gippsland	0.975	0.214	2	\$ 110,000	\$ 25,894.00	\$ 23,540.00
8/12/2022	East Gippsland	0.784	0.198	0	\$ 92,000	\$ 20,037.60	\$ 18,216.00
15/12/2022	East Gippsland	0.784	0.192	1	\$ 138,021	\$ 29,150.00	\$ 26,500.00
26/05/2022	East Gippsland	0.985	0.188	0	\$ 110,000	\$ 22,748.00	\$ 20,680.00
16/03/2022	East Gippsland	0.975	0.147	0	\$ 110,000	\$ 17,787.00	\$ 16,170.00
26/05/2022	East Gippsland	0.975	0.146	0	\$ 110,000	\$ 17,666.00	\$ 16,060.00
10/10/2022	East Gippsland	0.784	0.140	0	\$ 92,000	\$ 14,168.00	\$ 12,880.00
11/01/2023	East Gippsland	0.784	0.125	5	\$ 116,000	\$ 15,950.00	\$ 14,500.00
27/07/2022	East Gippsland	0.975	0.104	0	\$ 90,000	\$ 10,296.00	\$ 9,360.00
14/12/2022	East Gippsland	0.784	0.072	0	\$ 92,000	\$ 7,286.40	\$ 6,624.00
13/12/2022	East Gippsland	0.930	0.062	0	\$ 98,900	\$ 6,744.98	\$ 6,131.80
21/12/2022	East Gippsland	0.784	0.053	0	\$ 92,000	\$ 5,363.60	\$ 4,876.00
30/09/2022	East Gippsland	0.784	0.053	2	\$ 129,736	\$ 7,563.60	\$ 6,876.00
29/11/2022	East Gippsland	0.784	0.045	2	\$ 136,444	\$ 6,754.00	\$ 6,140.00
12/10/2022	East Gippsland	0.784	0.045	1	\$ 116,667	\$ 5,775.00	\$ 5,250.00
26/05/2022	East Gippsland	0.990	0.029	0	\$ 110,000	\$ 3,509.00	\$ 3,190.00
14/06/2022	East Gippsland	0.985	0.026	0	\$ 100,000	\$ 2,860.00	\$ 2,600.00
5/08/2022	East Gippsland	0.985	0.023	0	\$ 100,000	\$ 2,530.00	\$ 2,300.00
22/12/2022	East Gippsland	0.784	0.021	0	\$ 92,000	\$ 2,125.20	\$ 1,932.00
24/01/2023	East Gippsland	0.784	0.020	0	\$ 92,000	\$ 2,024.00	\$ 1,840.00
11/11/2022	East Gippsland	0.985	0.018	0	\$ 100,000	\$ 1,980.00	\$ 1,800.00
11/10/2022	East Gippsland	0.985	0.017	0	\$ 100,000	\$ 1,870.00	\$ 1,700.00

Sourced from https://www.environment.vic.gov.au/native-vegetation/_removal-regulations/offsets-for-the-removal-of-native-vegetation/i-need-to-secure-an-offset

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Appendix 5. **Report of available native vegetation credits**

Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 07/03/2023 03:22

Report ID: 18065

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.086	0.323	2	CMA	East Gippsland
			or LGA	East Gippsland Shire

Details of available native vegetation credits on 07 March 2023 03:22

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-2323	14.848	86	East Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
BBA-2843	15.103	903	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink
TFN-C0698	0.087	16	West Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets, Ecocentric, Ethos, VegLink
VC_CFL-3720_01	1.876	244	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3760_01	28.660	765	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink
VC_CFL-3767_01	24.125	1629	East Gippsland	East Gippsland Shire	Yes	Yes	No	Ethos, VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DELWP Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

Appendix 6. EPBC Protected Matters Search results as species

Threatened species identified as potentially present within 2km of 11 Western Boulevard, Raymond Island

Note: Ethos NRM has excluded purely marine species, such as whales and sharks, and freshwater fish identified in the original search**Likely** = Species or species habitat likely to occur within area; **Known** = Species or species habitat known to occur within area; **May** = Species or species habitat may occur within area

Species ID	Scientific Name	Common Name	Simple Presence	Threatened Category	Migratory Status
744	<i>Lathamus discolor</i>	Swift Parrot	Known	Critically Endangered	
747	<i>Neophema chrysogaster</i>	Orange-bellied Parrot	May	Critically Endangered	
856	<i>Calidris ferruginea</i>	Curlew Sandpiper	Known	Critically Endangered	Migratory
82338	<i>Anthochaera phrygia</i>	Regent Honeyeater	Likely	Critically Endangered	
847	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew	Known	Critically Endangered	Migratory
89224	<i>Thalassarche cauta</i>	Shy Albatross	Likely	Endangered	Migratory
77037	<i>Rostratula australis</i>	Australian Painted Snipe	Likely	Endangered	
75184	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll	May	Endangered	
64886	<i>Dianella amoena</i>	Matted Flax-lily	May	Endangered	
855	<i>Calidris canutus</i>	Red Knot, Knot	Known	Endangered	Migratory
768	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Known	Endangered	
1001	<i>Botaurus poiciloptilus</i>	Australasian Bittern	Known	Endangered	
64456	<i>Diomedea sanfordi</i>	Northern Royal Albatross	Likely	Endangered	Migratory
1060	<i>Macronectes giganteus</i>	Southern Giant-Petrel, Southern Giant Petrel	May	Endangered	Migratory
87152	<i>Commersonia prostrata</i>	Dwarf Kerrawang	Likely	Endangered	
64460	<i>Thalassarche bulleri</i>	Buller's Albatross, Pacific Albatross	May	Vulnerable	Migratory
64463	<i>Thalassarche salvini</i>	Salvin's Albatross	Likely	Vulnerable	Migratory
64462	<i>Thalassarche steadi</i>	White-capped Albatross	Known	Vulnerable	Migratory
470	<i>Grantiella picta</i>	Painted Honeyeater	Likely	Vulnerable	
26179	<i>Prototroctes maraena</i>	Australian Grayling	Known	Vulnerable	
525	<i>Pycnoptilus floccosus</i>	Pilotbird	May	Vulnerable	
64445	<i>Pachyptila turtur subantarctica</i>	Fairy Prion (southern)	Known	Vulnerable	
186	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Known	Vulnerable	
76215	<i>Xerochrysum palustre</i>	Swamp Everlasting, Swamp Paper Daisy	Likely	Vulnerable	
86380	<i>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit, Western	May	Vulnerable	

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		Alaskan Bar-tailed Godwit			
1649	<i>Delma impar</i>	Striped Legless Lizard, Striped Snake-lizard	May	Vulnerable	
929	<i>Falco hypoleucos</i>	Grey Falcon	Likely	Vulnerable	
82273	<i>Thalassarche bulleri platei</i>	Northern Buller's Albatross, Pacific Albatross	May	Vulnerable	
82950	<i>Sternula nereis nereis</i>	Australian Fairy Tern	Known	Vulnerable	
87600	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	Likely	Vulnerable	
13910	<i>Glycine latrobeana</i>	Clover Glycine, Purple Clover	May	Vulnerable	
1870	<i>Litoria aurea</i>	Green and Golden Bell Frog	Likely	Vulnerable	
877	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover	May	Vulnerable	Migratory
1061	<i>Macronectes halli</i>	Northern Giant Petrel	Likely	Vulnerable	Migratory
66472	<i>Thalassarche melanophris</i>	Black-browed Albatross	Likely	Vulnerable	Migratory
67036	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Likely	Vulnerable	
1828	<i>Litoria raniformis</i>	Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog	Likely	Vulnerable	
64458	<i>Diomedea antipodensis</i>	Antipodean Albatross	Likely	Vulnerable	Migratory
12149	<i>Dodonea procumbens</i>	Trailing Hop-bush	May	Vulnerable	
682	<i>Hirundapus caudacutus</i>	White-throated Needletail	Known	Vulnerable	Migratory
56510	<i>Pterostylis chlorogramma</i>	Green-striped Greenhood	Known	Vulnerable	
89221	<i>Diomedea epomophora</i>	Southern Royal Albatross	Likely	Vulnerable	Migratory
89223	<i>Diomedea exulans</i>	Wandering Albatross	Likely	Vulnerable	Migratory
90381	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Plover, Eastern Hooded Plover	Known	Vulnerable	
15202	<i>Thesium australe</i>	Austral Toadflax, Toadflax	May	Vulnerable	
1973	<i>Heleioporus australiacus</i>	Giant Burrowing Frog	May	Vulnerable	
2119	<i>Caladenia tessellata</i>	Thick-lipped Spider-orchid, Daddy Long-legs	Likely	Vulnerable	
64459	<i>Thalassarche impavida</i>	Campbell Albatross	May	Vulnerable	Migratory
82270	<i>Diomedea antipodensis gibsoni</i>	Gibson's Albatross	Likely	Vulnerable	
19215	<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass	May	Vulnerable	
96	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila	May	Vulnerable	

Appendix 7. Victorian Biodiversity Atlas search results

Ethos NRM has removed Burruran Dolphin from this list

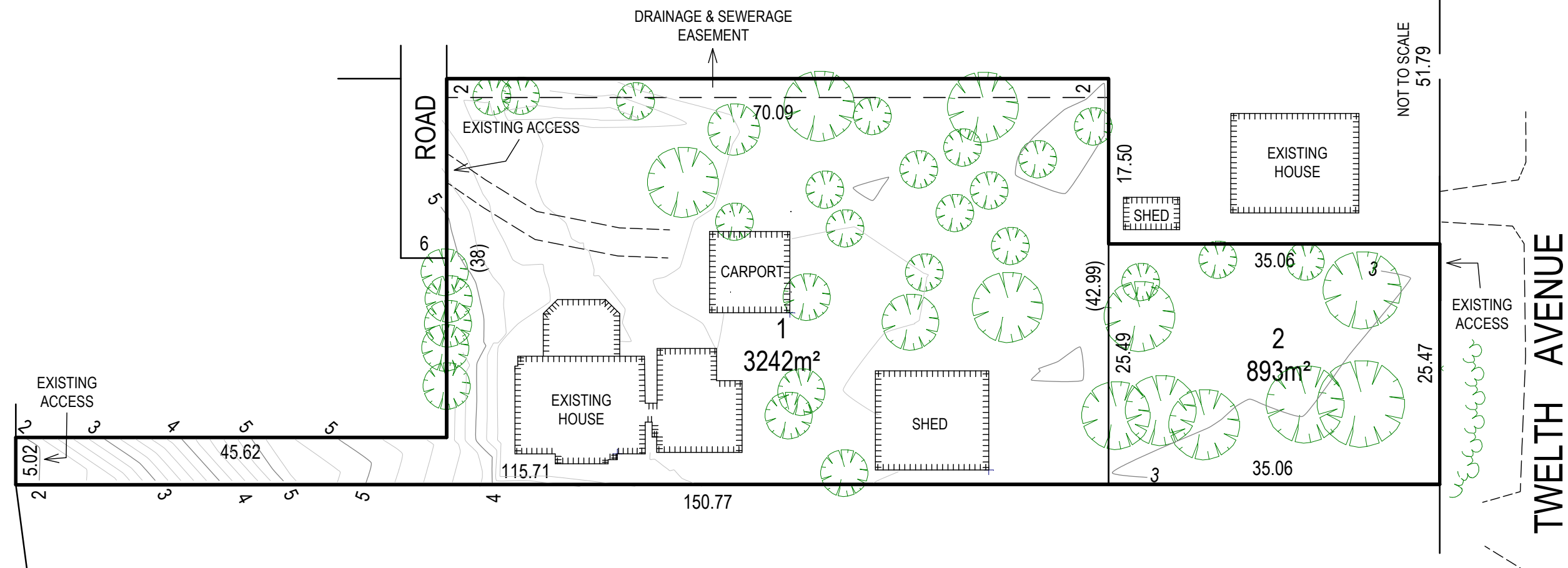
Taxon ID	Scientific Name	Common Name	FFG Status	Conservation Status*	Last Record
10112	<i>Hydroprogne caspia</i>	Caspian Tern	Vulnerable	vu	27/02/2020
10118	<i>Sternula nereis</i>	Fairy Tern	Critically Endangered	VU cr	11/04/2018
10138	<i>Thinornis cucullatus</i>	Hooded Plover	Vulnerable	VU vu	16/01/2019
10157	<i>Actitis hypoleucos</i>	Common Sandpiper	Vulnerable	vu	1/12/2017
10158	<i>Tringa nebularia</i>	Common Greenshank	Endangered	en	29/08/2005
10185	<i>Egretta garzetta</i>	Little Egret	Endangered	en	1/05/1987
10186	<i>Ardea intermedia plumifera</i>	Plumed Egret	Critically Endangered	cr	11/08/1999
10197	<i>Botaurus poiciloptilus</i>	Australasian Bittern	Critically Endangered	EN cr	15/01/1995
10217	<i>Biziura lobata</i>	Musk Duck	Vulnerable	vu	11/04/2018
10226	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Endangered	en	27/02/2020
10230	<i>Lophoictinia isura</i>	Square-tailed Kite	Vulnerable	vu	28/01/2019
10268	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo		EN	18/06/2020
10309	<i>Lathamus discolor</i>	Swift Parrot	Critically Endangered	CR cr	12/09/2017
501022	<i>Caladenia valida</i>	Robust Spider-orchid	Critically Endangered	cr	22/09/2014
504728	<i>Pterostylis chlorogramma</i>	Green-striped Greenhood	Endangered	VU en	28/07/1996

*vu= vulnerable in Victoria, VU = vulnerable nationally, cr = critically endangered in Victoria, CR = critically endangered nationally, en = endangered in Victoria, EN = endangered nationally

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ELEVENTH PARADE

WESTERN BOULEVARD



APPROXIMATE TRUE NORTH

PROPOSED PLAN OF SUBDIVISION

CLIENT: PRATT, I. & M.

Location of Land
 PARISH OF BAIRNSDALE
 TOWNSHIP OF RAYMOND ISLAND
 SECTION 1
 CROWN ALLOTMENT 5 (PART)

LOT 2 ON LP145460 C/T VOL 9554 FOL 259

Site Location: 11 WESTERN BOULEVARD, RAYMOND ISLAND

MGA2020 CO-ORDS: E 564275 N 5802900

APPROX PLAN CENTRE ZONE 55



AUSTEC SURVEYING
 BRUCE BOWDEN LS ABN 58703397201
 TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS
 Office: 43B NICHOLSON ST P.O.Box 947 BAIRNSDALE, 3875.
 Telephone 0351 521197 Fax 0351 522501

ORIGINAL
 SHEET SIZE
 A3

SCALE
 1:500
 LENGTHS ARE IN METRES

REF 22160
 VERSION 0

Bushfire Management Plan Page 1 of 2

11 Western Boulevard, Raymond Island 3880

Version 1, 31/10/2022 Euca Planning Pty Ltd

BUSHFIRE MITIGATION MEASURES

Bushfire Construction Level for Lot 1 and Lot 2

- At the time of building a new dwelling on a lot, all construction works need to comply with a minimum BAL of BAL29 from AS 3959.

Defendable space

At the time of building a new dwelling on a lot, the entire lot will be managed, managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Firefighting water supply for Lot 2

At the time of building a new dwelling, provide 5,000 litres (Lot 2) of effective water supply for firefighting purposes which must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Firefighting water supply for Lot 1

At the time of building a new dwelling on the lot, provided 10,000 litres of effective water supply for firefighting purposes which must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Access (Lot 1 only) – *There are no access requirements for Lot 2*

Provide access for firefighting purposes which meets the following requirements:

- All-weather construction.
- A load limit of at least 15 tonnes.
- A minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres.

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Printed 18/09/2023
Page 83 of 84

Bushfire Management Plan Page 2 of 2
11 Western Boulevard, Raymond Island 3880

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