

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	10 Karbeethong Avenue MALLACOOTA 3892 Lot: 27 LP: 41981
The application is for a permit to:	Buildings and Works for Extensions to Existing Dwelling
The applicant for the permit is:	A Harris
The application reference number is:	5.2023.335.1
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.

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

Page 1 of 1

VOLUME 08318 FOLIO 804

Security no : 124108599473X
Produced 24/08/2023 08:56 PM

LAND DESCRIPTION

Lot 27 on Plan of Subdivision 041981.
PARENT TITLE Volume 08112 Folio 167
Created by instrument B096618 09/11/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 LP041981 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: 10 KARBEETHONG AVENUE MALLACOOTA VIC 3892

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

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Design and Development Overlay 12 Assessment (Dwelling extensions)

10 Karbeethong Avenue, Mallacoota 3892

August 2023_{v2}



BEN MARCHBANK
TOWN PLANNING





Planning Summery

Address	10 Karbeethong Avenue Mallacoota 3892
Title	Lot 27 LP41981
Land size	2460m2
Zoning	General Residential Zone 1
Overlays	Bushfire Management Overlay Design and Development Overlay 12 Vegetation Protection Overlay 8
Particular Provisions	None
Cultural Heritage	Mapped with Aboriginal Cultural Heritage Sensitivity (CHMP not required)
Permit triggers	Clause 43.02-2 Buildings and works (DDO) Clause 44.06-2 Building and works (BMO)

Planning assessment

Design and Development Overlay - Schedule 12

Residential Development in Coastal Settlements: Mallacoota

The Design and Development Overlay is mapped to the entirety of the subject land and surrounding area. A planning permit is required in instances where:

- A building more is more than 7.5 metres high from natural ground level measured within the building footprint.
- The total building area proposed on a site is greater than 300 square metres, except within an approved building envelope.
- The slope of land where the building or works are to be carried out is greater than 15 percent.

The proposal triggers a planning permit as the existing and proposed footprint will exceed 300m2 and is located on land that slopes more than 15%.



Figure 1 - Design and Development Overlay 12 coverage

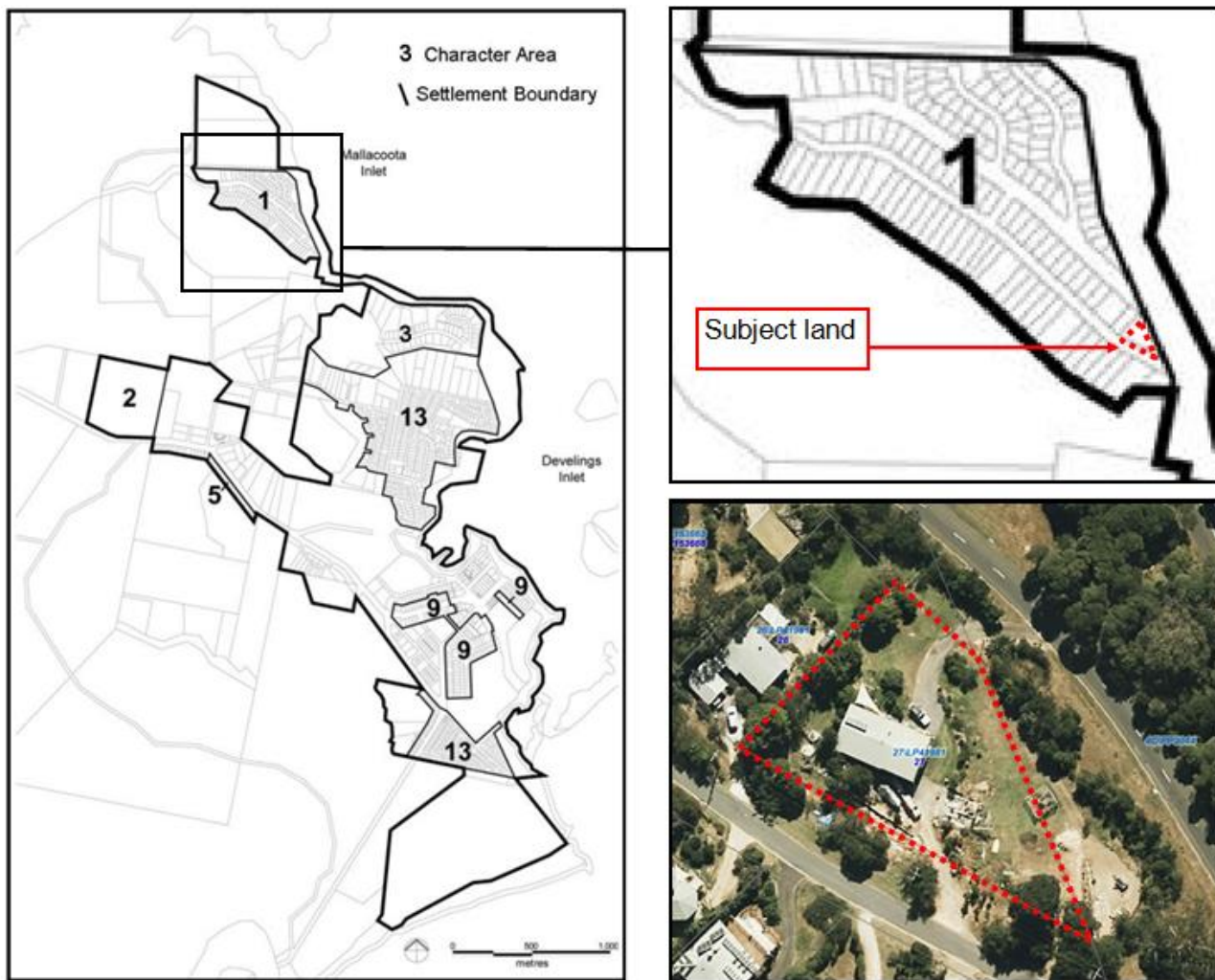


Figure 2: Design and Development Overlay Schedule 12 'Areas Map'

Design and Development Overlay 12 specifically requires a neighbourhood and site description and design response to address the decision guidelines of the schedule. It is noted the subject land is nominated as Area 1 under 1.0 Design Objectives. Design objectives for 'All Areas' is also relevant. Design objectives relate to:

- Managing the township character
- Height and visual bulk and compatibility of the coastal neighbourhood setting
- Minimisation of development impact on natural landscape
- Visual and physical integration with the site and surrounding landscape
- Ensure development is visually unobtrusive through and above surrounding tree canopy from the public realm, lakes, and distant viewpoints.
- Protection of vegetated character
- Protect and enhance views to the inlet from public places within the town centre character area.



Karbeethong Residential (Area 1)

- To reinforce the character of large homes within established gardens on the north east slope overlooking the inlet.
- To encourage, where appropriate, the planting of indigenous tree species that help gardens to blend with the adjoining national park.
- To ensure that views to the ridgeline from the inlet are predominantly occupied by the tree canopy rather than buildings.

Existing dwelling/ buildings

The existing three-bedroom dwelling on the subject land is split level in response to the sloping topography which has resulted in part two/part single storey construction. The dwelling is of a simple rectangular design with a shallow pitched corrugated metal green roof and walls are finished in brown brick. It has a footprint of approximately 169m². An approximately 52m² car port has recently been approved in the south west corner of the subject land with a minimal setback as can be seen on the plans. A small brick shed is located in the eastern section of the land that will be removed to facilitate the proposed dwelling extensions.

Mature vegetation is located along/adjacent to all title boundaries either on the subject land or within road reserves. Some vegetation is located close to the existing dwelling. This vegetation significantly obscures views of the existing dwelling from private and public land.



Figure 3: Subject land – Existing dwelling

Existing neighbourhood character

Karbeethong Residential Precinct 'Area 1' is located on tiered topography that rises in elevation from the waterside to the upper sections of Karbeethong Avenue and Scenic Court as well as having multi directional fall. The vast majority of lots are developed with a single dwellings and outbuildings. Expansive views of the Inlet are possible, and dwellings have generally been constructed to take advantage of these vistas resulting in a mixture of single and two storey construction. Some combining both single and double storey to accommodate the topography. Dwelling footprint and sizes vary, generally depending on the age of construction. Lower and first floor veranda/decks are commonplace with some utilising the roofs of ground floor structures.

Many of the lots along the lower side of Karbeethong Avenue have vehicle access both from the front off Karbeethong Avenue and from the rear off Karbeethong Road, as is the case for the subject land.

outbuildings are present, they are either located in the rear or front garden (forward of existing dwellings) in the form of carports or sheds. The sloping blocks, extensive vegetated frontages along Karbeethong Avenue, coupled with the 'sunken' excavated construction technique almost completely screen existing sheds/carports from the streetscape. These are the same reasons dwellings that have minimal street setbacks are barely visible from the street.



Figure 4: Example of minimal setback of built form at nos. 12 & 22 Karbeethong Avenue

External materials include corrugated metal and tiles roofs and a variety of walling including; brick, timber and composite weatherboards, smooth cladding, render and corrugated metal. The external colours are predominantly pale.

In terms of earth works, out of necessity existing dwelling designs have adapted to the topography using varying approaches including site cut, site fill, slab construction, use of stumps, earth benching and use of retaining walls.

These characteristics make for a mixed character in terms of building typology and architectural styles and integration with the landscape. Generous vegetation cover is a consistent characteristic.

Proposal

The proposal reflects this mixed character and will result in a well-considered construction as demonstrated below.

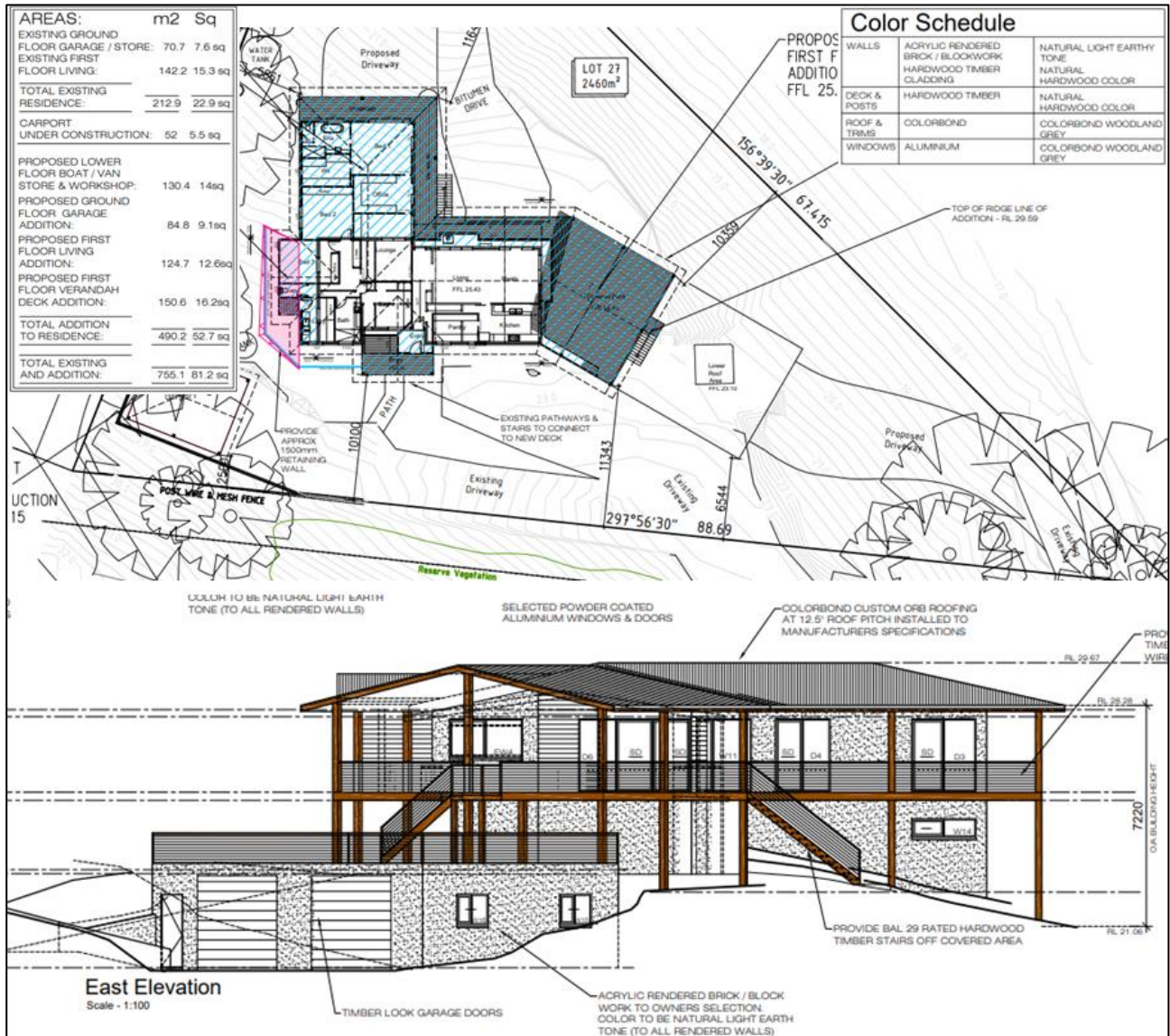


Figure 5: Proposed site and elevation plans including footprint extent, materials, and colours

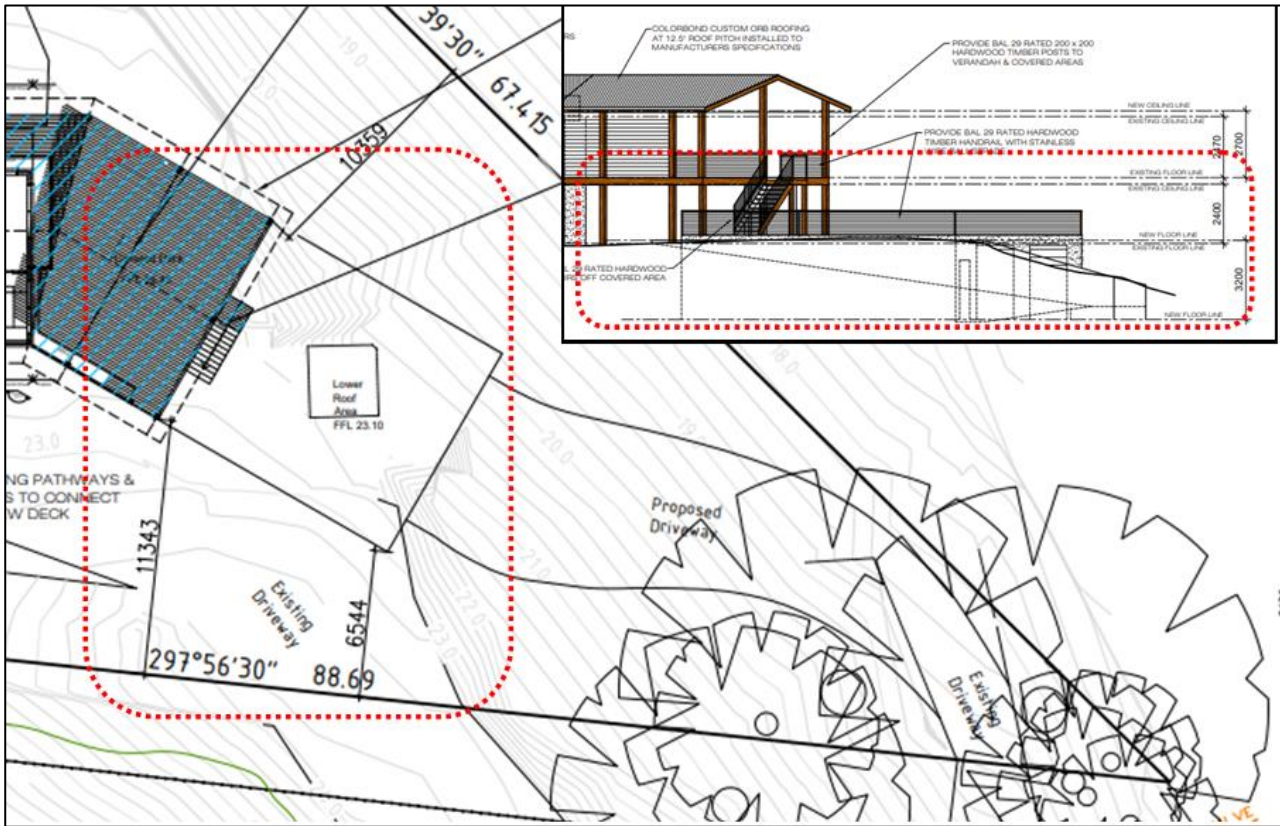


Figure 6: Proposed plans showing part of dwelling closets to street and how excavations will significantly reduce visibility from the streetscape



Figure 7: Subject land existing dwelling and extensive vegetation to rear along Karbeethong Road (lake side)



The proposed dwelling is assessed to be consistent with the design objectives and decision guidelines for the following reasons:

- The overall height of the dwelling is similar to other dwellings along Karbeethong Avenue/Road.
- The dwelling is comparable to the built form setback from streets when compared with adjacent built form.
- Proposed sensitive excavation will reduce visual impact of built form in the streetscape.
- The split-level design and earthworks will assist to reduce the bulk and massing of built form in the landscape.
- The verandas/decks at lower and upper floors provide articulation to building facades when viewed from private and public land.
- The use of staggered hipped roof configuration softens the visual impact.
- Land topography, existing mature vegetation on public and private land and distances involved result in minimal visibility from Mallacoota Inlet.
- The combination of external materials of corrugated roof, render walls, hard wood timber feature sections and veranda/deck supports provides some visual interest and texture to the facades. Further visual improvement/ integration will be achieved given external materials of the existing dwelling will be renovated to match the proposed extension.
- The earthworks will have limited visibility from the streetscape. Limited visual impact will be experienced from the sides due in part to the use of retaining walls, graded batters generous setbacks and vegetation retention.
- The vast majority of vegetation will be retained across the site with any loss attributed to immature vegetation in achieving risk reduction requirements associated with bushfire compliance. This vegetation is confined to that immediately around the dwelling.
- It is envisaged that a native indigenous landscaping plantings will be implemented following construction.

-----END-----

Andrew Nixon Land Use Management

V2 (amended 31/07/2023)

Bushfire Hazard Site Assessment

Bushfire Management Statement and Plan for

10 Karbeethong Avenue Mallacoota

PATHWAY 1 APPLICATION (Clause 53.02-3)

Property Address: 10 Karbeethong Ave. Mallacoota 3892
Applicant/Owner Name: Andrew Harris and Haley Morland
Date: 31/07/2023

Prepared by:
Name: Andrew Nixon
Address: 16 Raheen Drive, Mallacoota 3892
Telephone: 0429144270
Email: asnix@bigpond.com

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains two components:

1. 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 must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2. Photographs or other techniques maybe used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02-3.

Application Details

Municipality:	East Gippsland Shire Council
Title description:	Lot 27 LP41981 SPI 27\LP41981
Overlays:	Bushfire Management Overlay (BMO) Design and Development Overlay (DDO) Design and Development Overlay - Schedule 12 (DDO12) Vegetation Protection Overlay (VPO) Vegetation Protection Overlay - Schedule 8 (VPO8)
Zoning:	General Residential Zone, General Residential Zone - Schedule 1 (Grz1)

Site Description

Site shape:	triangular/irregular
Site Dimensions:	23.5 x 67.4 x 88.5 x 50.4 metres
Site Area:	2466 sq. m
Existing use and siting of buildings and works on and near the land:	Existing dwelling, residential area
Existing vehicle arrangements:	Driveway from Karbeethong Avenue to the South and Karbeethong Road from the north.
Location of nearest fire hydrant:	2 x on Karbeethong Ave. @61.63 m and 25.7 m from the existing dwelling
Any other features of the site relevant to bushfire considerations:	<p>The property is bounded by 2x EGSC maintained road reserves, has direct access to either Karbeethong Avenue or Karbeethong Road for evacuation south west via Lakeside Drive to the Karbeethong Jetty/ramp a designated community 'safer place'.</p> <p>The property is also surrounded by low threat vegetation, being domestic gardens.</p> <p>There is a linear strip of native vegetation, classified 'modified' in the road reserve (Est 1.2 hectare), 50 m to the North and East (Karbeethong Road) from the dwelling.</p> <p>Further on, @88m to the NE is the Mallacoota bottom lake.</p>

Bushfire Hazard Assessment

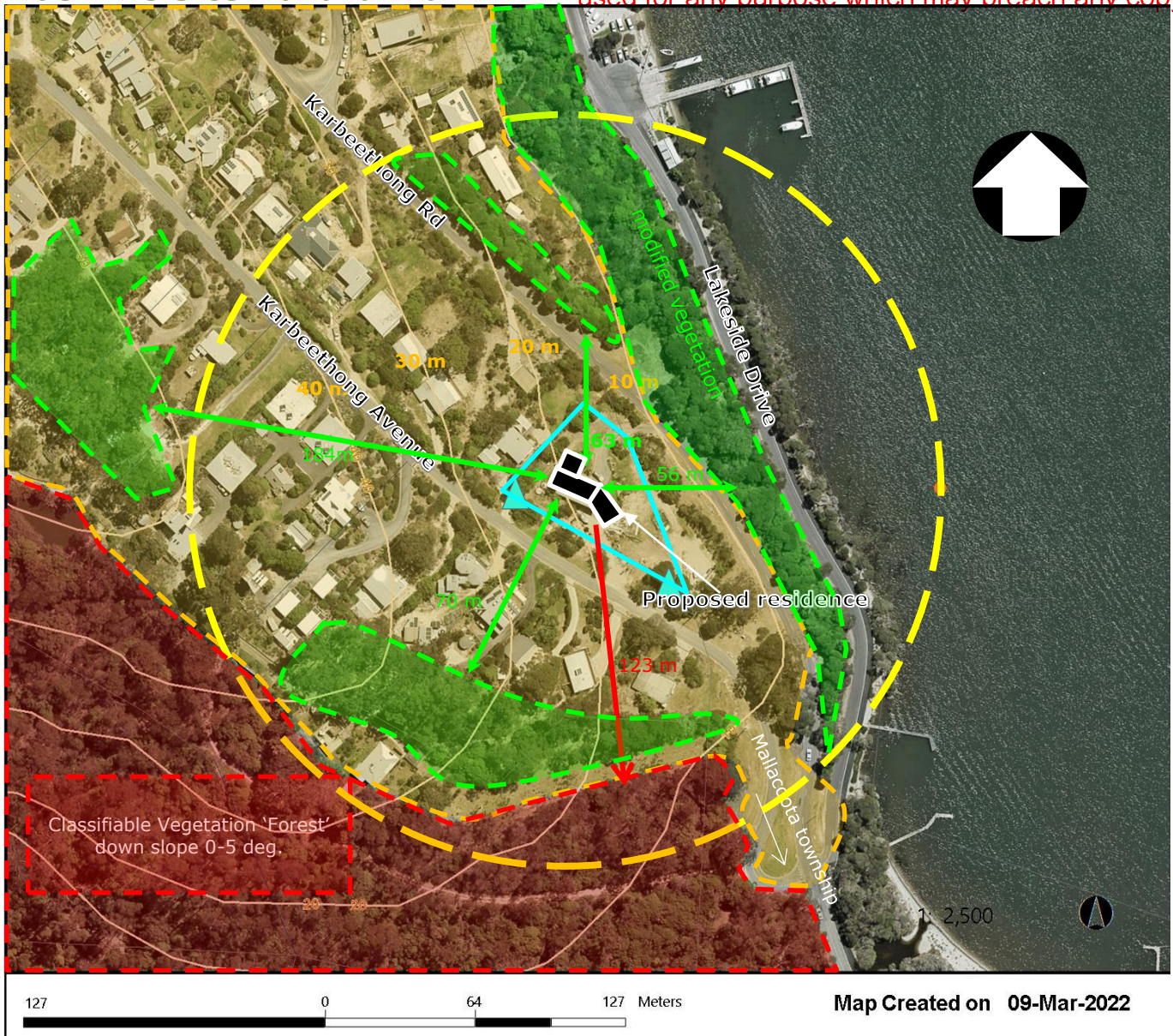
Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (Within 150 metres of proposed building / works)	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>
	Modified <input checked="" type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input checked="" type="checkbox"/>	Modified <input type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input checked="" type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>
Effective Slope (Under the classifiable vegetation within 150 metres)	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>
	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE
	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>
	>5 to 10° <input checked="" type="checkbox"/>	>5 to 10° <input checked="" type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input checked="" type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>
Distance (m) to Classifiable Vegetation	63m to modified vegetation	123 m to Forest	56 m to modified vegetation	Low threat vegetation/gardens

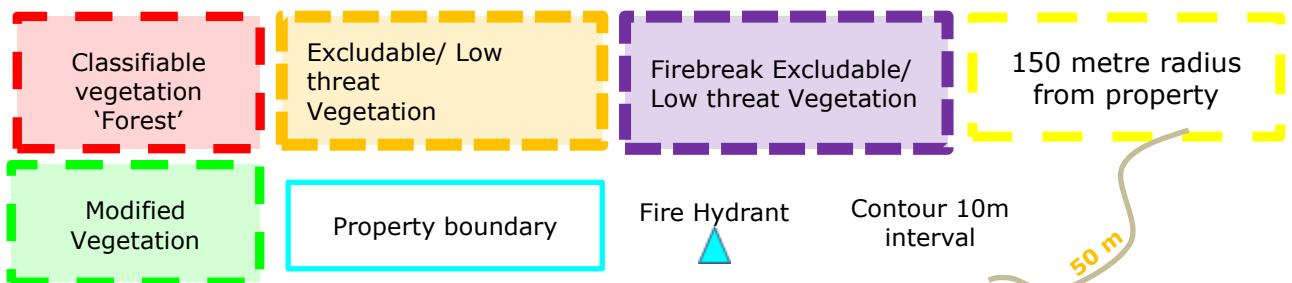
A scaled plan that shows the following is required:

- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building).

Bushfire Site Hazard Plan



Scale 1:2500



53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

Approved Measure (AM) 1.1 - Siting

Requirement

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and the bushfire hazard**

As this is an extension to an existing dwelling primary location cannot be moved, however they have been located well within the site dimensions with regard to the bushfire hazard, the extensions are over the minimum defensible space from the classifiable vegetation for BAL 29 i.e., 'Forest' 39m and 50m for 'modified' vegetation.

- **The building is in close proximity to a public road**

Karbeethong Avenue Rd to the South is accessed by a 29 x 3 (est.) metre driveway and a 27 x 3 metre (est.) and North via a driveway from Karbeethong Road, from the proposed dwelling.

- **Access can be provided to the building for emergency service vehicles**

Ready access is available from either Karbeethong Road or Karbeethong Avenue.

Any other comments

The proposed dwelling has ready access east via Lakeside drive to evacuate to the Mallacoota designated safer place (the town Jetty) or via Lakeside Drive to Karbeethong Jetty (a designated safer place).

Has Approved Measure (AM) 1.1 been fully met?

Yes ☒

No




Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space

Requirement:

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space. **Column C**

The building will be provided with defendable space in accordance with **Column C**. The defendable space distance required is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for the building constructed to **BAL 29**. The lesser applies in this case, i.e., to the property boundary.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
<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 centimetres 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 5 sq. 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 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	

Is the defendable space wholly contained within the boundaries of your property?

Yes ☐ No ☒ if no, provide an explanation

The Karbeethong Avenue, road reserve at 20 m wide and adjoining low threat vegetation (gardens) have been included in the defendable space to achieve the 39 m defendable space as required from Table 1 to Clause 53.02-5. Column 'C', slope 5-10 degrees, classifiable vegetation 'Forest' to the South and the 50 m (or property boundary whichever is lesser) from the 'modified vegetation' to the North and East.

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to **BAL 29**

OR

- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to Select the BAL Rating where all of the following will apply:
 - ☐ A private bushfire shelter (a Class 10c building within the meaning of the building regulations 2006) is constructed on the same land as the dwelling.
 - ☐ A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

Any other comments

2 x Fire hydrants on Karbeethong Ave. @61.63 m and 25.7 m from the proposed dwelling

The two road reserves' verges are mowed on a high rotation as part of the town mowing schedule by the East Gippsland Shire Council.

Has Approved Measure (AM) 1.2 been fully met? Yes ☒ No ☐

Approved Measure (AM) 1.3 – Water Supply and Access

Water Supply Requirement

The building is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000	Yes	5,000	No	<input type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input checked="" type="checkbox"/>

Note: a hydrant is available if it is located within 120 metres of the rear of the building

Confirm Static Water Supply meets the following requirements	<ul style="list-style-type: none"> ✓ Is stored in an above ground water tank constructed of concrete or metal ✓ All fixed above ground water pipes and fittings for firefighting purposes must be made of corrosive resistant metal. ✓ Include a separate outlet for occupant use
	<p>The following additional requirements apply when 10,000 litres of static water is required:</p> <ul style="list-style-type: none"> ✓ Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided. ✓ 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 ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) ✓ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

Additional Information:

Emergency services have ready access from either Karbeethong Avenue or Karbeethong Road.

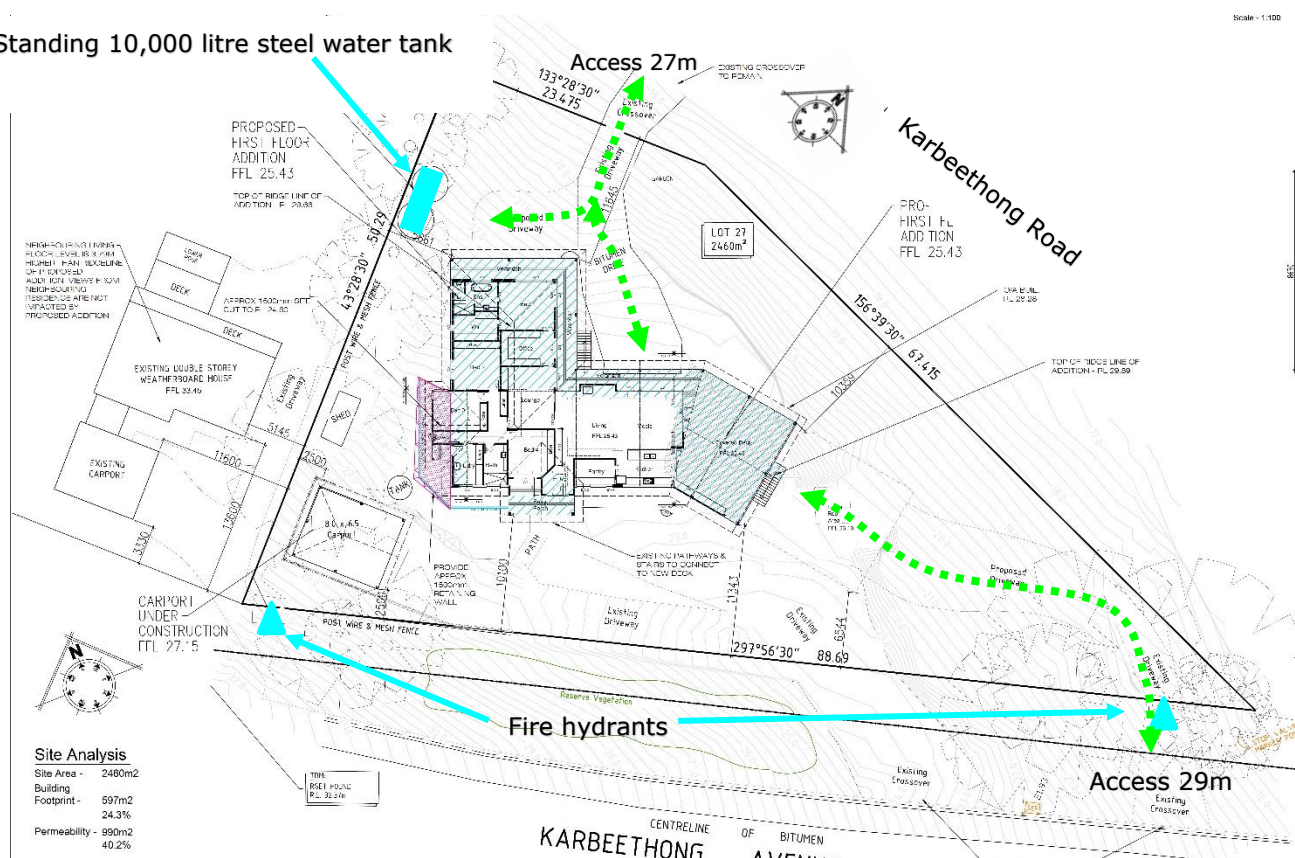
Has Approved Measure (AM) 1.3 (Water Supply) been fully met?

Yes ☒ No ☐

Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.02-5

Standing 10,000 litre steel water tank



Column A	Column B
Length of access is less than 30 metres	<input type="checkbox"/> There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
Length of access is less than 30 metres	<input checked="" type="checkbox"/> Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> All weather construction <input type="checkbox"/> A load limit of at least 15 tonnes <input type="checkbox"/> Provide a minimum trafficable width of 3.5 metres <input type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically <input type="checkbox"/> Curves must have a minimum inner radius of 10 metres <input type="checkbox"/> 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 <input type="checkbox"/> Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
Length of access is greater than 100 metres	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	<ul style="list-style-type: none"> <input type="checkbox"/> Passing bays must be provided at least every 200 metres. <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Additional Information:

Has Approved Measure (AM) 1.3 (Access) been fully met?

Yes ☒ No ☐

Attachment 1 – Site Photos

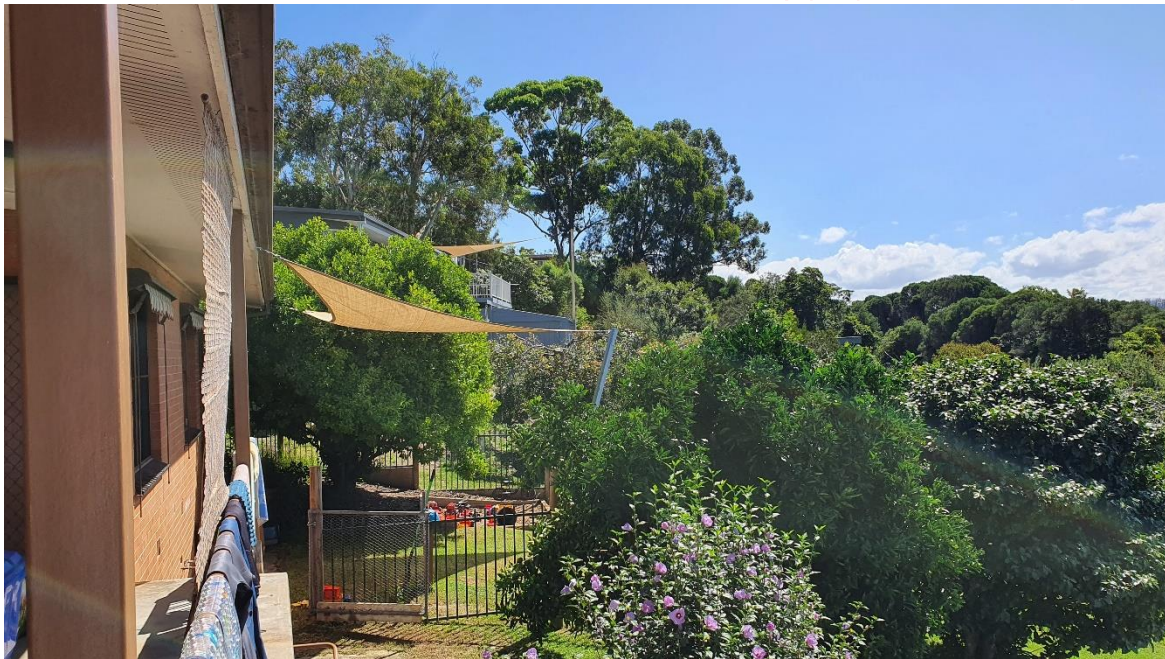
Fig 1 Looking South from the Karbeethong Avenue entrance, Low risk/excludable vegetation, i.e., urban gardens etc. 'Forest' is 123m from this point.



Fig.2 View North from the property. Road reserve (Karbeethong Rd.) middle ground, modified vegetation.



The view West, low threat/excludable vegetation, urban gardens



View East from proposed dwelling, vegetation consists of low threat /excludable vegetation foreground, modified vegetation middle ground. Foreshore vegetation in the distance.



Attachment 2 Bushfire Management Plan

Bushfire Protection Measures

Mandatory Condition.

The Bushfire protection measures forming part of this permit or shown on endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable space

Defendable space around the proposed building to the property boundary, must be provided where vegetation (and other flammable materials) will be modified and 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 centimetres 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 5 sq. 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 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

- Dwelling designed and constructed to a minimum Bushfire Attack Level of BAL – 29.

c) Water supply

The following requirements apply:

- An effective capacity of 10,000 litres
- 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.

Where a 10,000-litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage 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).

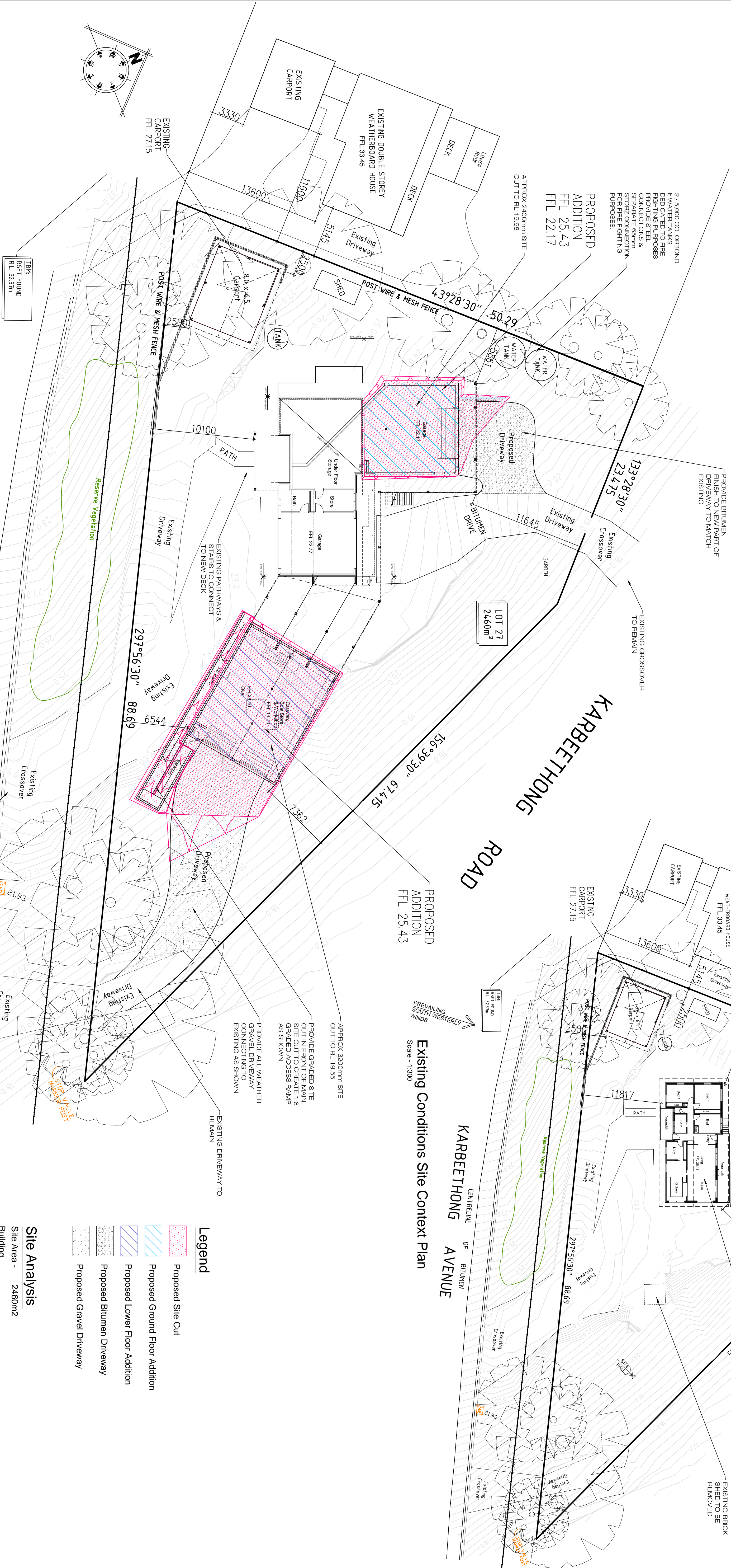
KARBEETHONG AVENUE

KARBEETHONG ROAD

KARBEETHONG AVENUE

Existing Conditions Site Context Plan

Scale - 1:300



Legend

- Proposed Site Cut
- Proposed Ground Floor Addition
- Proposed Lower Floor Addition
- Proposed Bitumen Driveway
- Proposed Gravel Driveway

Site Analysis

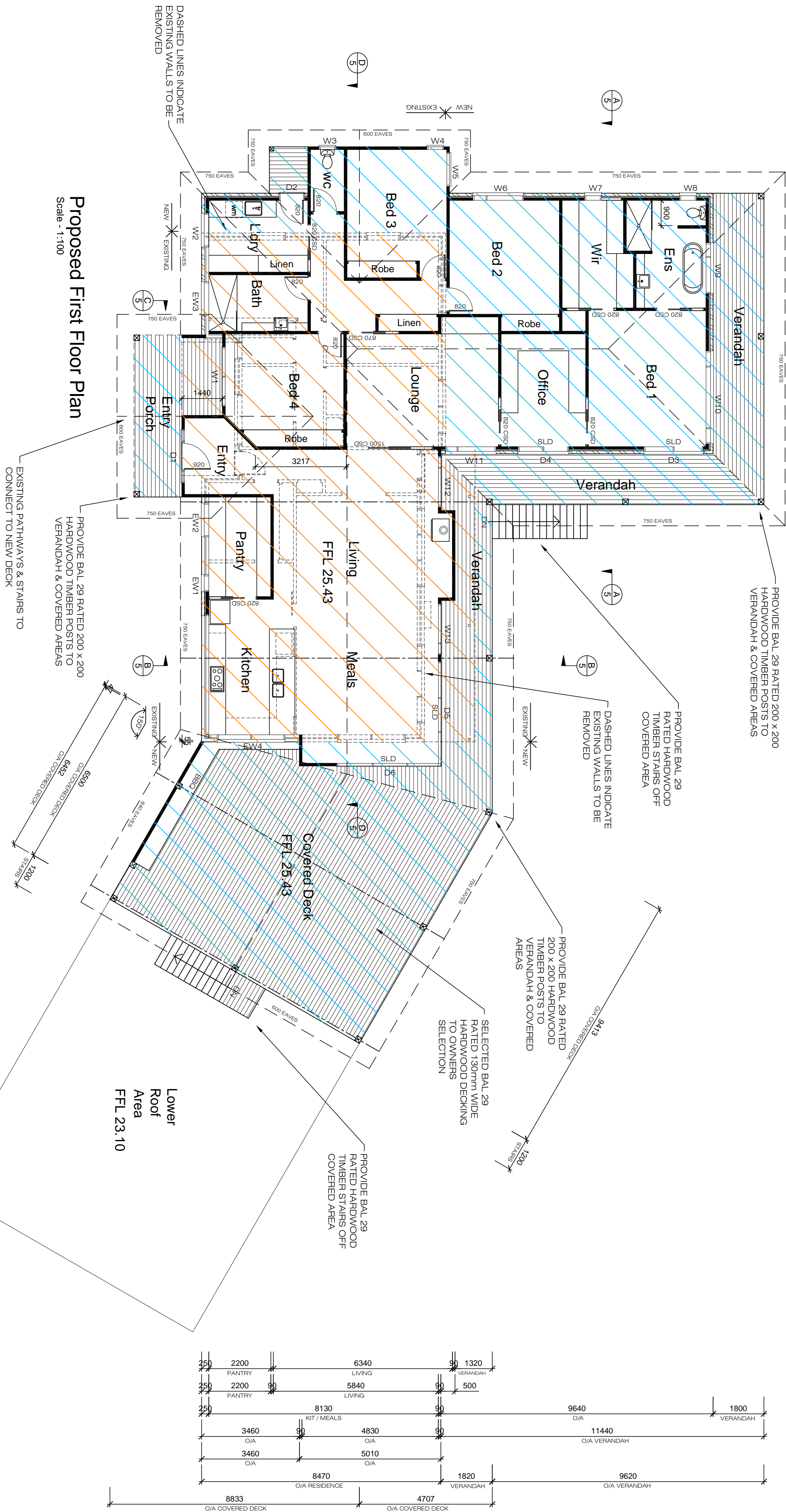
Site Area - 2460m²
Building Footprint - 597m²
Permeability - 990m²
40.2%

Project:	Proposed Addition & Alterations	Client:	Halley Moreland
Drawn By:	Asn Foode	Issue:	TP1
Date:	10.11.21	Sheet No.:	1 of 6

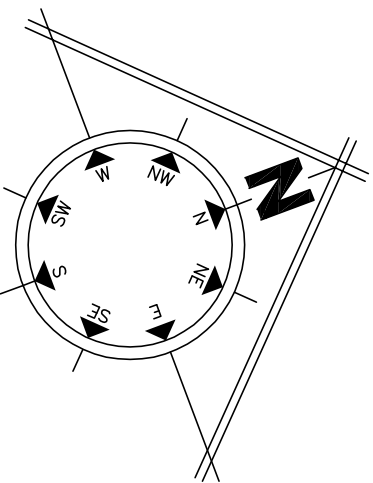
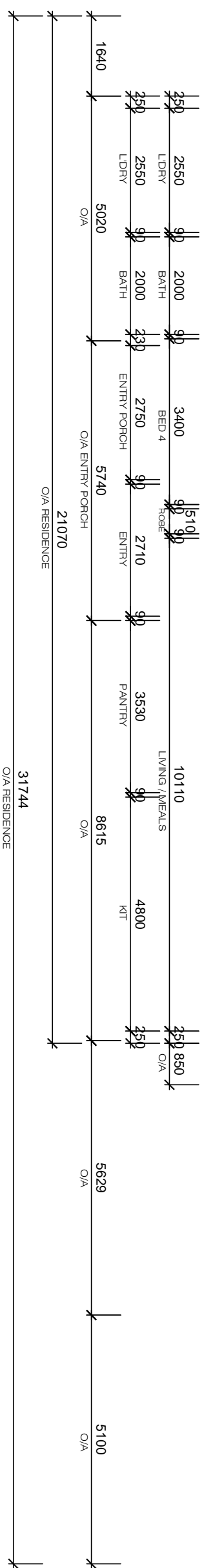
Job No.
19-003
To be printed in A1

Date	Amendments	Issue

Printed 9/10/2022
Page 32 of 36

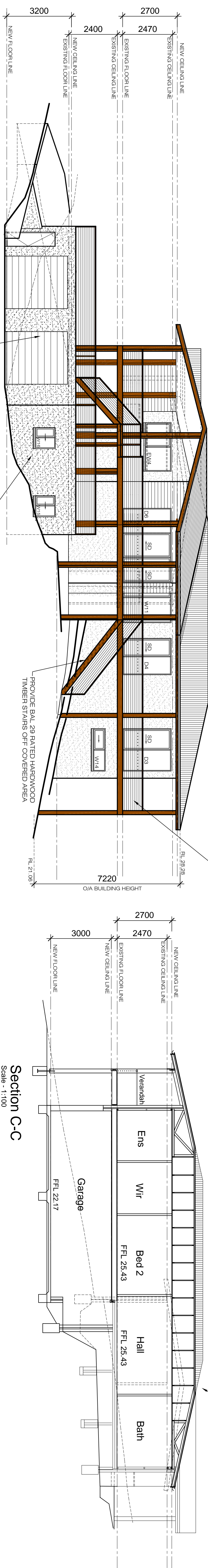
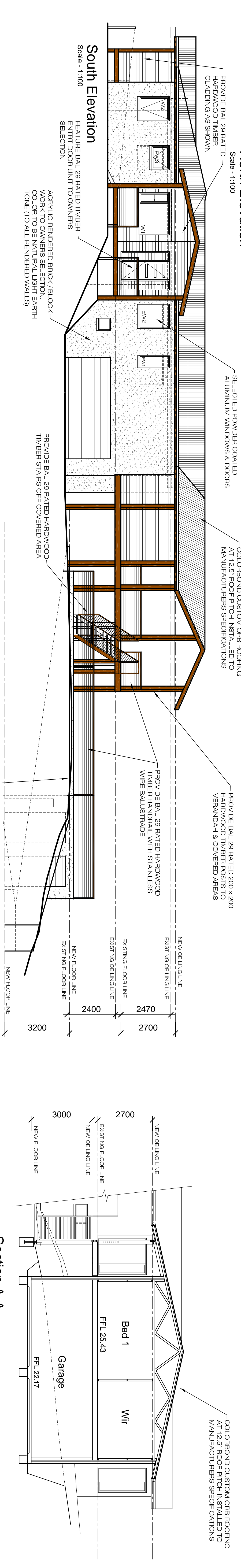


Proposed Addition to Existing Residence
Proposed Alterations to Existing Residence



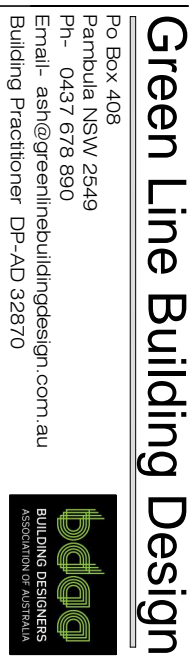
Job No.
19-003

Date	Amendments	Issue



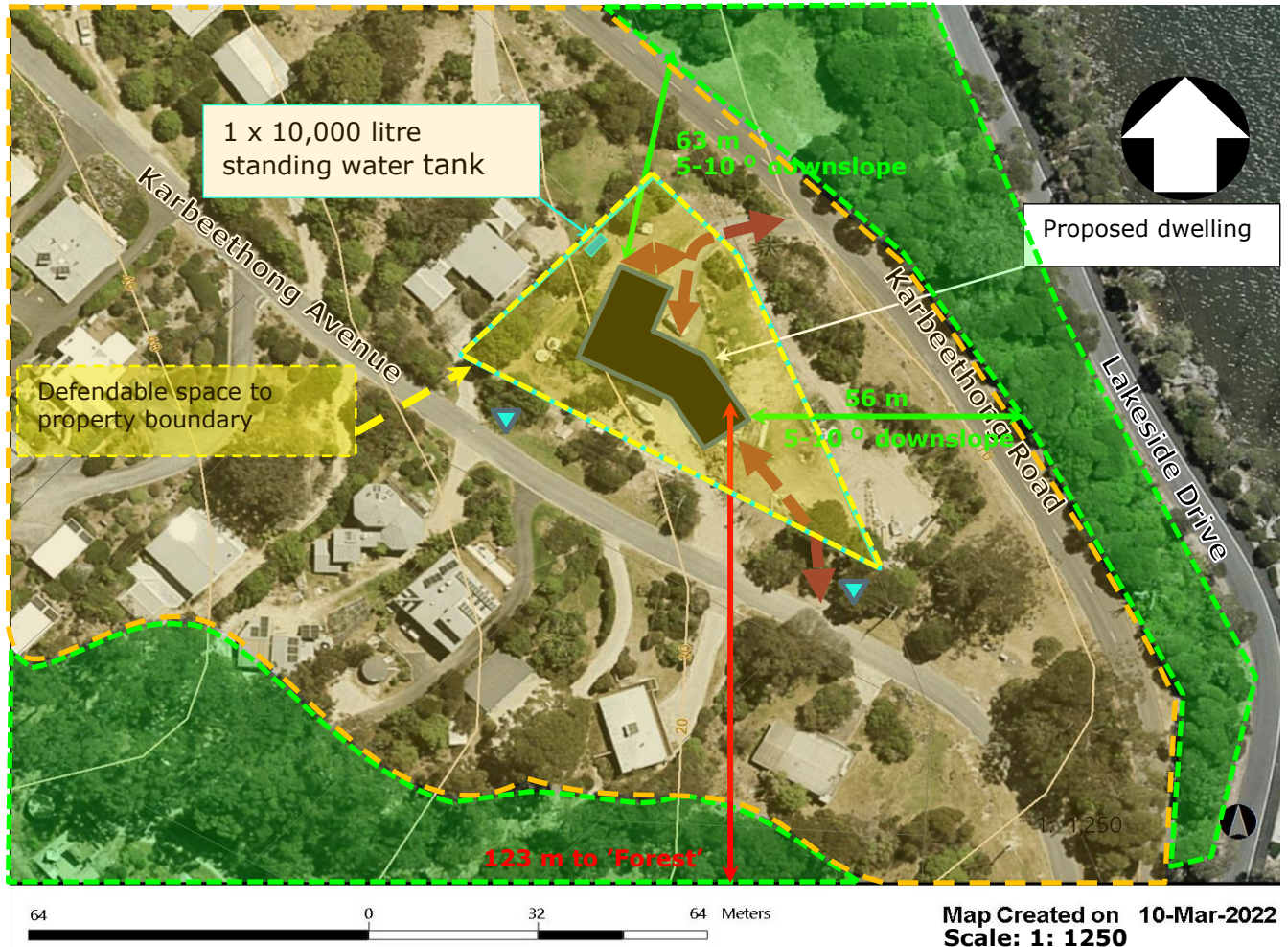
Project: Proposed Addition & Alterations			Client:	Haley Moreland
Drawn By:	Ash Foale	Issue:	TP1	
Date:	10.11.21	Sheet No.:	5 of 6	
			Address:	10 Karbeethong Ave Mallacoota

Date	Amendments	Issue

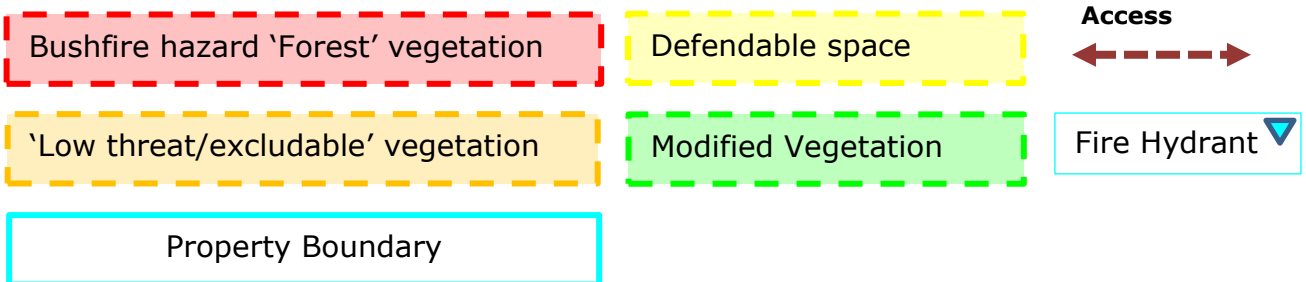


Bushfire Management Plan, 10 Karbeethong Avenue, Malacoota 3892

Proposed dwelling constructed to BAL 29



Legend



Prepared by

Andrew Nixon Land Use Management

31/07/2023