

Form 2

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	3991 Princes Highway WOMBAT CREEK 3888 Lot: 2 LP: 121281
The application is for a permit to:	Two lot subdivision
The applicant for the permit is:	N A Henderson
The application reference number is:	5.2023.342.1
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

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VOLUME 09242 FOLIO 954

Security no : 124102167980C  
Produced 25/11/2022 02:35 PM

## LAND DESCRIPTION

Lot 2 on Plan of Subdivision 121281.  
PARENT TITLE Volume 09135 Folio 882  
Created by instrument G859261 12/09/1977

## 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 LP121281 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: 3991 PRINCES HIGHWAY WOMBAT CREEK VIC 3888

DOCUMENT END

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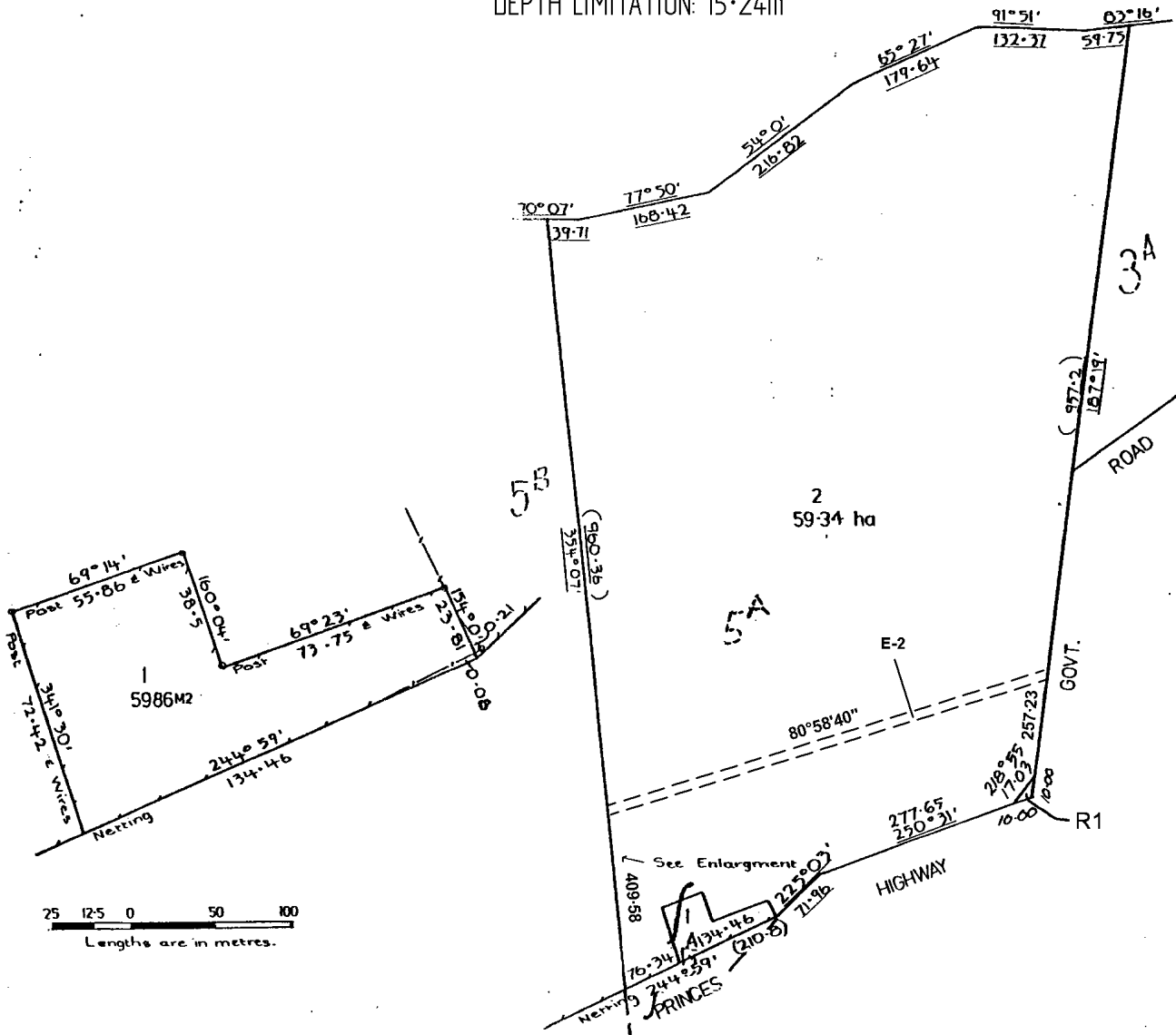
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LP121281  
EDITION 2  
APPROVED 8/3/77

<p><b>PLAN OF SUBDIVISION OF:</b> <b>PART OF ALLOTMENT 5A OF</b> <b>SECTION A</b></p> <p><b>PARISH: TILDESLEY EAST</b> <b>COUNTY: TAMBO</b></p> <p>100 50 0 200 400 LENGTHS ARE IN METRES</p>	<p><b>APPROPRIATIONS</b></p>	<p><b>ENCUMBRANCES &amp; OTHER NOTATIONS</b></p> <p>The dimensions underlined are not a result of this survey.</p> <p>For Datum &amp; R.M.'s, see fieldnotes</p>
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DEPTH LIMITATION: 15.24m



EASEMENT INFORMATION				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-1	Carriageway	See diag	This Plan	Lots on this Plan
E-2	Gas Pipeline	20	AB742639B	Vol. 10474 Fol. 067 (Duke Eastern Gas Pipeline Pty Ltd, DEI Eastern Gas Pipeline Pty Ltd)

Printed 15/09/2023

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SUBDIVISIONAL  
CERTIFICATE OF TITLE V. 9135 F. 882

FOR TITLE REFERENCES TO LOTS  
SEE PARCELS INDEX

LP 121281  
BACK OF SHEET 1

LODGED BY MOSLEY + PALMER  
DEALING No. DATE 14 / JAN / 77  
DECLARED BY ROBERT CORBIT MILES PRATT  
ON 27 / MAY / 76  
COUNCIL SHIRE OF ORBOST  
DATE OF CONSENT 14 / DEC / 76  
PLAN MAY BE LODGED / /  
PLAN APPROVED. DATE 8 / MAR / 77 TIME 10.30 a.m.  
p.m.



Our Reference: 2202498

29 August 2023

Mr Robert Pringle  
Statutory Planning Coordinator  
East Gippsland Shire Council  
PO Box 1618  
Bairnsdale VIC 3875

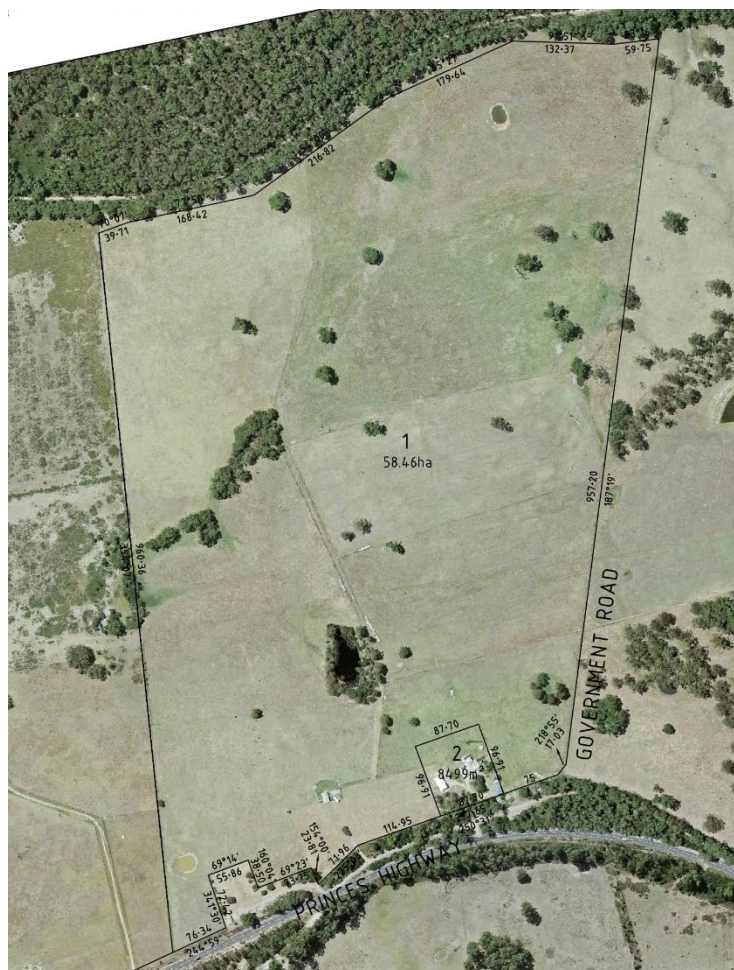
Dear Robert,

**RE: APPLICATION FOR A PLANNING PERMIT  
SUBDIVISION OF LAND INTO TWO LOTS  
3991 PRINCES HIGHWAY, WOMBAT CREEK  
LOT 2 ON LODGED PLAN NO. 121281 (VOLUME: 09242, FOLIO: 954)**

I refer to the above matter and advise that Beveridge Williams & Co. Pty. Ltd. acts on behalf of the landowner, Neil Henderson.

Neil wishes to subdivide his land in order to alienate an existing dwelling that has become surplus to his needs onto a small lot to allow its separate sale.

To achieve this outcome, he has instructed Beveridge Williams & Co. Pty. Ltd. to apply for a planning permit that will allow the subdivision depicted at **Figure 1**.



**Figure 1: Plan of proposed subdivision**

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A review of the East Gippsland Planning Scheme reveals that the following Clauses are relevant to this proposal:

- **Clause 02.04** (Strategic Framework Plans);
- **Clause 14.01-1S** (Protection of Agricultural Land);
- **Clause 13.02-1S** (Bushfire Planning);
- **Clause 15.03-2S** (Aboriginal cultural heritage), noting that a Cultural Heritage Management Plan is not required for a 2-lot subdivision, as it is considered a low impact activity. Hence, one has not been prepared for the land;
- **Clause 35.07** (Farming Zone), noting that a planning permit is required for the proposed subdivision under **Clause 35.07-3**;
- **Clause 43.02** (Design & Development Overlay), noting that a planning permit is required for the proposed subdivision under **Clause 43.02-3**;
- **Clause 44.06** (Bushfire Management Overlay), noting that a planning permit is required for the proposed subdivision under **Clause 44.06-2**;
- **Clause 52.29** (Land Adjacent to the Principal Road Network), noting that a planning permit is not required under **Clause 52.29-3** to subdivide land into two lots if no new access is required. The proposed 2-lot subdivision will create lots with existing crossover access via the service lane abutting the subject site. Hence, no planning permit is required under this clause;
- **Clause 53.02** (Bushfire Planning); and,
- **Clause 56** (Decision Guidelines).

The planning permit triggers are represented in the **Table 1**.

Clause:	Permit Trigger:
<b>35.07-3</b>	Subdivision of land in the Farming Zone
<b>43.02-3</b>	Subdivision of land affected by a Design and Development Overlay (Schedule 7)
<b>44.06-2</b>	Subdivision of land affected by a Bushfire Management Overlay

**Table 1: Permit triggers by Planning Scheme clause**

The following documents have been enclosed with this letter in support of the proposal:

- A Title search statement and title plan for the subject sites;
- A Planning Property report for the subject site, which demonstrates the applicable zoning and overlay controls;
- A Planning Permit application form;
- A Bushfire management Statement prepared by Effective Thermal Solutions;
- A Site Context Analysis that discusses the nature of land use and development across the subject site, its immediate surrounds and the applicable planning policies;
- A Planning Assessment that discusses the proposal in light of the provisions of the applicable clauses listed above; and,
- A proposed plan of subdivision for endorsement under any permit granted.

A payment in the amount of **\$1,415.10** will be made to the East Gippsland Shire Council shortly after lodgement of this application to cover the applicable fee under Class 18 of the Regulations.

If you require any further information prior to making a decision on this application please do not hesitate to call me on 03 5144 3877.

Yours Sincerely,



**Chris Curnow**  
Principal Planner  
BEVERIDGE WILLIAMS



SUBJECT LAND

Address:	3991 Princes Highway, Wombat Creek
Lot Details:	Lot 2 on Plan of Subdivision 121281
Title Particulars:	Volume: 09242, Folio: 954
Title Restrictions:	<div><ul style="list-style-type: none"><li>20 metre wide gas pipeline easement running east-west through the southern portion of the site for a distance of more than 550 metres; and,</li><li>R1 – 44.65m<sup>2</sup> road reserve in site's southeast corner</li></ul></div>
Area & Shape:	59.34 hectares formed in an irregular shape
Topography:	Undulating
Framework Plan:	The land is not recognised as 'Prime Agricultural Land' or on a 'Scenic Road' – see opposite.
Zoning:	Farming
Overlays:	Bushfire Management, Design & Development (Schedule 7)
Improvements:	There is an existing dwelling and its associated outbuildings located in the southeast corner of the site. There is also a dam located in this portion of the site, less than 200 metres from the existing buildings. The site is also traversed by two tributaries of Dinner Creek; one in its northeast portion and the second in its southeast portion. The site is largely cleared for grazing and is accessed via two existing crossovers located along the eastern end of the site's dog-legged south boundary road frontage.

ADJOINING PROPERTIES:

The subject site abuts:

- East Gippsland Rail Trail along its entire 796.71 metre long dog-legged north boundary. This public park and recreation zoned land measures approximately 85 metres in width where it meets the subject site and comprises a gravel constructed bicycle and pedestrian pathway and is lined with vegetation along both sides.
- Lot 2 on Lodged Plan 121371 (part of 139 Martin's Road) along its east boundary for a distance of 579.6 metres. This property has area of 28.35ha formed in an irregular shape. This property is largely cleared apart from a row of shelterbelt trees along the western end of its south boundary and a large copse of trees along the eastern portion of its north boundary. This property would appear to be used for the grazing of livestock and is accessed via its north boundary road frontage with Martins Road;
- An unnamed road reserve along its east boundary for a distance of 377.6 metres. This road reserve measures approximately 20 metres in width and is wholly unmade. It adjoins Princes Highway to the south and Martins Road to the north.
- Princes Highway along its dog-legged 707.3 metre long south boundary for a distance of 443 metres into two parts. This road reserve measures approximately 80 to 100 metres in width and comprises the Princes Highway, which is a two-way, bitumen sealed highway under Department of Transport control, and a service road to the highway on its north side. The service road is formed as a two-way gravel road with rural style drainage and street trees down both sides. It connects with the Princes Highway approximately 50 metres west of the subject site's farm crossover;
- 3969 Princes Highway along the balance of its south boundary for a distance of 264.3 metres near the west end. This property has area of 5,986m<sup>2</sup> formed in an irregular shape and accommodates an agricultural shed in its southwest corner and a water tank in its northwest corner. There is established vegetation along its south boundary and is accessed via an existing gravel crossover located at the eastern end of its south boundary; and,
- 3943 Princes Highway along its entire 960.36 metre long west boundary. This property has area of 57.6 ha formed in an irregular shape. It accommodates a dwelling, its associated outbuildings and a large dam, which are all located in its southern portion. Apart from a large copse of trees located along its northern boundary, the property is largely cleared and is accessed via a gravel crossover located at the eastern end of its south boundary road frontage.

VIEW OF THE CROSSOVER TO THE EXISTING DWELLING ON THE SUBJECT SITE



VIEW OF THE DWELLING ON THE SUBJECT SITE



VIEW OF THE FARM CROSSOVER THE SUBJECT SITE



VIEW LOOKING EAST ALONG THE SERVICE ROAD TO THE PRINCES HIGHWAY



VIEW LOOKING WEST ALONG THE SERVICE ROAD TO THE PRINCES HIGHWAY



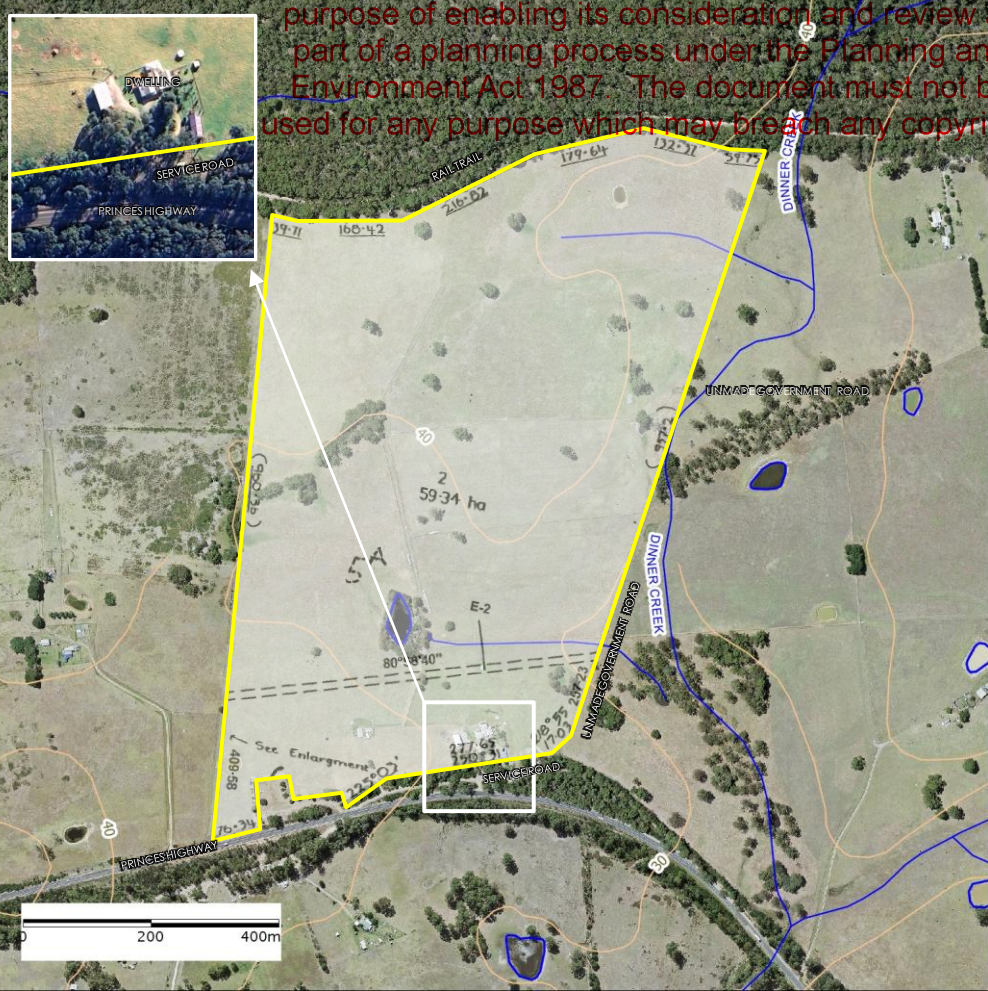
VIEW OF THE CROSSOVER TO 3696 PRINCES HIGHWAY



VIEW OF THE CROSSOVER TO 3943 PRINCES HIGHWAY



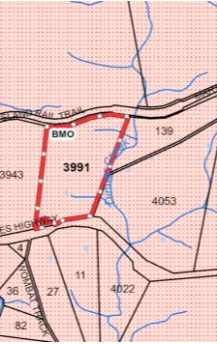
AERIAL PHOTOGRAPH OF THE SUBJECT SITE (OUTLINED IN YELLOW), WITH DECLARED WATERCOURSES (OUTLINED IN BLUE) AND ADJOINING SUBROUNDS



ZONING MAP



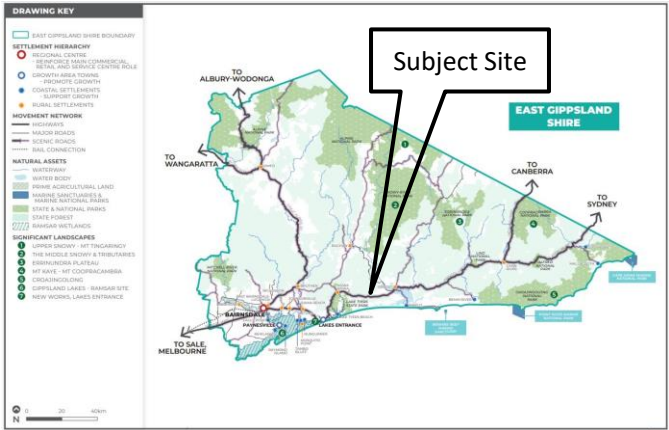
OVERLAY MAPS



ABORIGINAL CULTURAL HERITAGE MAP



STRATEGIC FRAMEWORK PLAN





Planning Policy Framework & Municipal Strategic Statement:

The purpose of the proposed subdivision is to create a small lot for an existing dwelling that has become surplus to the needs of the landowner.

To achieve this, it is proposed to subdivide the land into two lots to create a lot with area of 8,499m<sup>2</sup> to accommodate the existing dwelling, i.e. proposed Lot 1. This will leave the balance 58.46 hectares, which contains the dam and improved pastures, within proposed Lot 2. Proposed Lot 1 will be sold off separately as a rural residential lifestyle property. Neil will retain proposed Lot 2 as part of his broader farm holdings. The proposed subdivision will maintain access to the lots via the 2 existing crossovers from the service road to Princes Highway shown on the previous page.

This outcome is designed to satisfy **Clauses 14.01-15** by:

- Allowing a farmer to sell off a farmhouse that has become surplus to the needs of the farm and avoid the administrative hassle of renting it out;
- Creating a rural residential lifestyle property of less than 1 hectare so as to avoid reducing the amount of viable farmland available;
- Creating a balance farm lot of more than 40 hectares; and,
- Providing two lots that have direct access to a service road to Princes Highway via existing crossovers so as to avoid impacts upon traffic behaviour.

This outcome is designed to satisfy **Clauses 13.02-15** by complying with the findings of a bushfire management statement and plan.

The purpose of the zone and overlays:

The proposed subdivision has been designed to comply with the purpose of **Clause 35.07** by:

- Creating lots that will allow the perpetuation of farming on the viable agricultural land within the site; and,
- Not creating any new land uses that would impact upon the capacity of adjoining land to continue its use for productive agriculture.

The proposed subdivision has been designed to comply with **Clause 43.02** by creating lots that will enjoy access via existing crossovers to a service road to the Princes Highway, rather than the highway itself. This will mitigate impacts upon traffic flow on the highway.

The proposed subdivision has been designed to comply with the purpose of **Clause 44.06** by ensuring that the lots created prioritise the protection of human life by maintaining ample space for defendable space in the smaller lot and east access to the Princes Highway for both lots via existing crossovers.

Any matter required to be considered in the zone, overlay or other provision:

The proposed subdivision has been designed to respond to **Clause 35.07-6** by:

- Not changing the boundary around declared watercourses and minimising works within the floodplain to the maximum extent possible, in accordance with the objectives of the East Gippsland Catchment Management Strategy;
- Creating a smaller rural residential lifestyle lot and a larger farm lot in a portion of Shire that already includes both kinds of land use;
- Allowing a farmer to dispense with a dwelling that is surplus to needs in a location that has access to reticulated electricity and the Princes Highway;
- Not creating any new rural residential lifestyle uses that would abut any operational farms, apart from the applicant's, so as to avoid impacts upon the farming in this area;
- Not facilitating a change to the use of the land in a way that would impact upon any natural physical features, soil stability or water quality;
- Aligning the new boundary away from existing trees and dams so as to avoid impacts upon flora and fauna and water quality; and,
- Retaining the existing on-site effluent dispersal area in situ so that it will remain remote from existing dams. This will preserve water quality.

The proposed subdivision is designed to comply with the decision guidelines at **Clause 43.02-6** by creating lots that will use an existing service road to the Princes Highway with ample room within each lot to allow vehicles to enter and exit in a forwards direction. In this manner, the additional 10 vehicle movements that the proposal is likely to create per day will have negligible impact upon traffic. With regard to the fact that proposed Lot 1 is less than 2ha in area, it is noted that it's size will not limit the capacity of vehicles to enter and exit it if a forwards direction or change traffic behaviour on the highway in any tangible fashion.

The proposed subdivision is designed to comply with the decision guidelines at **Clause 44.06-8** by complying with the findings of the Bushfire Management Statement.

Orderly Planning:

The proposed subdivision has been designed to ensure that all of the viable farmland is comprised in one lot that is capable of facilitating ongoing agricultural activities without disrupting adjoining agricultural enterprises or creating an unreasonable risk to life or property in the event of fire. Council has consistently granted planning permits in similar circumstances. So, approval of the proposal will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area:

The proposed subdivision will not lead to any significant works or changes to the way land. This will mitigate against any amenity impacts.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality

The proposed subdivision does not necessitate works near watercourses or dams. So, it won't lead to land degradation or water quality impacts.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site

The proposed subdivision does not necessitate works near common drainage mechanisms. So, it won't impact stormwater quality.

The extent and character of native vegetation and the likelihood of its destruction:

No significant native vegetation will be impacted by the proposal.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate:

No significant native vegetation will be impacted by the proposal, as can be seen on the plan opposite.

In relation to matters raised at **Clause 65.02** that aren't covered earlier in this submission, it is noted that:

- The development layout is demonstrated on the plan opposite;
- The development will not require any new roads;
- There remains ample space for carparking and loading and unloading associated with their respective land uses within each proposed lot; and,
- Proposed Lot 1 will retain its existing connection to reticulated electricity. Lot 2 is of a size that connection is not mandatory.

PROPOSED PLAN OF SUBDIVISION



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Effective  
Thermal Solutions

## BUSHFIRE MANAGEMENT STATEMENT

### Proposed Subdivision in a Bushfire Management Overlay

3991 Princes Highway, Wombat Creek

22 August, 2023

#### PREPARED FOR:

Client Name	Neil Henderson
Address	3991 Princes Highway, Wombat Creek
Telephone Number	0418 648 972

#### PREPARED BY:

Consultant Name	Bruce St Clair
Consultant Signature	
Telephone	0435 892 799
Email	<a href="mailto:brucestc@hotmail.com">brucestc@hotmail.com</a>

## SUMMARY

Effective Thermal Solutions was engaged by Beveridge Williams to undertake a Bushfire Attack Level assessment and prepare a Bushfire Management Statement for the proposed subdivision and dwelling excision at 3991 Princes Highway, Wombat Creek.

The existing holding is zoned Farming Zone and is almost 59ha. The proposal is to excise the existing dwelling and the surrounding 1ha to become Lot 2. The remaining land will be 58ha and become Lot 1.

This document details fire related threats to the proposed development and includes responses to legislative requirements regarding development in areas covered by the Bushfire Management Overlay.

## Bushfire Management Statement Requirements

The proposed development is a subdivision and Planning Clause 53.02-4.4 (Pathway 3) is applicable.

Development requirements are as follows :

- The site comprises one parcel of land and primarily contains open, grassy farmland that is bordered by remnant vegetation to the north
- The whole site is covered by the high-risk Bushfire Management Overlay
- The proposed building envelope for a future build on Lot 2 has the defendable space of 32m for construction to Bushfire Attack Level (BAL) 29 contained within the proposed boundaries
- Proposed Lot 1 is cleared and has numerous potential building sites/envelopes that contain the required defendable space, for construction of up to BAL 29, within the Lot's boundaries
- The remnant vegetation/grassland to the southeast of the existing dwelling has been identified as forest, that is downslope at 0-5 degrees
- The existing dwelling is not considered to be in a high-risk site and as such, will not require a static water supply of 10,000L in a steel or concrete water tank for use by emergency services
- Access requirements for emergency services are compliant

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### Disclaimer:

Effective Thermal Solutions has taken the necessary steps to ensure that an accurate document has been prepared, but no liability is accepted for any damages or loss incurred as a result of reliance placed upon the report or its contents. Bruce St Clair visited the site on 5 June, 2023. Requirements detailed in this document do not guarantee survival of the building or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

### Definitions, Abbreviations and Acronyms:

AS 3959 - Australian Standard 3959-2018 Construction of Buildings in Bushfire Prone Areas

Clause - relates to a specific piece of legislation within the Planning Scheme

CFA - Country Fire Authority

FRV – Fire Rescue Victoria

BAL - Bushfire Attack Level

BMO - Bushfire Management Overlay

BMS - Bushfire Management Statement

Defendable Space - an area of modified vegetation to mitigate the impact of a bushfire

Method 1 - refers to the methodology in AS 3959 for determining a BAL using a number of predetermined inputs

Method 2 - refers to methodology in AS 3959 for determining a site specific BAL

Pathway 1 - refers to an application pathway in Planning Clause 53.02

Pathway 2 - refers to an application pathway in Planning Clause 53.02

Pathway 3 - refers to an application pathway in Planning Clause 53.02

## Introduction

### Application Pathways

#### Pathway One – Dwellings in Existing Settlements

Clause 53.02-3 applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met :

- The land is zoned Neighbourhood Residential Zone; General Residential Zone; Residential Growth Zone; Urban Growth Zone; Low Density Residential Zone; Township Zone; or Rural Living Zone
- There is only one dwelling on the lot
- The application meets all of the approved measures contained in Clause 53.02-3

#### Pathway Two – All Other Buildings and Works

Clause 53.02-4 applies to all other buildings and works, including an application that does not meet all of the approved measures in Clause 53.02-3

#### Pathway Three – Subdivisions

Clause 53.02-4.4 contains the requirements for subdivisions

#### PROPOSAL :

This submission is to support a planning permit application for a proposed dwelling excision on a 59ha lot in a Farming Zone. The report demonstrates that suitable building sites/envelopes are available for each proposed lot. The entire site is under the high-risk Bushfire Management Overlay. The existing dwelling on proposed lot 2 is approximately 40m from the front boundary and is accessed off Wallaby Way, a section of the original Princes Highway. The proposed site has a setting of lawn and gardens with some scattered exotic trees and shedding. The main threat vegetation has been identified as forest that is downslope at up to 5 degrees to the southeast and the required defendable space for a future building envelope on lot 2 of 32m from Table 2 can be contained within the new lot's boundaries.

<b>Date of Visit</b>	5 June, 2023.
<b>Summary of Proposal</b>	A subdivision/excision in a Farming Zone.
<b>Pathway from PN65</b>	Pathway 3 and AS 3959-2018 Method 1.
<b>Access Requirements Met</b>	Yes.
<b>Defendable Space Met</b>	Yes.
<b>Proposed BAL Construction</b>	BAL 29 for a future rebuild on Lot 2
<b>Native Vegetation Removal</b>	None

This Bushfire Management Statement (BMS) responds to Clauses 13.02, 44.06 and 53.02 in the Victorian Planning Provisions. This BMS is in two parts :

Part 1 : Site description, locality description and hazard assessment

Part 2 : Bushfire Management Plan for proposed Lot 2 (page 14) and a Bushfire Management Statement (page 15) describe how the development responds to Clauses 13.02, 44.06 & 53.02.

## Relevant Standards

Standard	Applicable	Justification for N/A Results
<b>13.02 – Bushfire</b>	<b>Yes</b>	
<b>44.06 – Bushfire Management Overlay</b>	<b>Yes</b>	
<b>53.02 – Bushfire Planning</b>	<b>Yes</b>	
- <b>53.02-4.4 Subdivision Objectives</b>		
- <b>Approved Measure 5.1</b>	<b>No</b>	
- <b>Approved Measure 5.2</b>	<b>Yes</b>	
- <b>Approved Measure 5.3</b>	<b>No</b>	
- <b>Approved Measure 5.4</b>	<b>Yes</b>	

## Response to Clause 13.02-1 - Environmental Risk - Bushfire

Strategy	Consideration
<b>Protection of Human Life</b>	
<p><i>Give priority to the protection of human life by:</i></p> <ul style="list-style-type: none"> <li><i>• Prioritising the protection of human life over all other policy considerations.</i></li> <li><i>• 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.</i></li> <li><i>• Reduce the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.</i></li> </ul>	<p>Other applicable policy <i>considerations</i> have not influenced the development proposal above the priority to protect human life.</p> <p>The proposed development does not comprise of population growth at this stage and the existing dwelling is set in lawn and gardens. Proposed Lot 2 identifies a future building site/envelope and an appropriate area of defendable space within the lot's boundaries. Proposed Lot 1 is 58ha in area and provides numerous potential building envelopes with contained defendable space for construction from BAL 12.5 up to BAL 29.</p> <p>Details within this report demonstrate the proposed development has considered the implication of bushfire risk. The proposal reduces the vulnerability of the inhabitants.</p>



Strategy	Consideration
Bushfire Hazard Identification & Assessment	
<p><i>Identify bushfire hazard and undertake appropriate risk assessment by:</i></p> <ul style="list-style-type: none"> <li>• <i>Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.</i></li> <li>• <i>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 the Act</i></li> <li>• <i>Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard.</i></li> <li>• <i>Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.</i></li> <li>• <i>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.</i></li> <li>• <i>Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or that the bushfire protection measures can be adequately implemented.</i></li> </ul>	<p>The hazard has been identified in accordance with the commonly accepted methodologies of AS 3959-2018 <i>Construction of Buildings in Bushfire Prone Areas</i>, guidance provided in the technical guide <i>Planning Permit Applications – Bushfire Management Overlay</i>, additional CFA guidance for high risk landscapes, and guidance for assessing and responding to bushfire risk at Clause 13.02 in <i>Planning Advisory Note 68 Bushfire State Planning Policy Amendment VC140</i>.</p> <p>I contacted FRV and Mark Sacco from the Regional Fire Safety Unit responded. He advised that a BMP was not required for Lot 1, just a pictorial representation illustrating the numerous options for compliant building envelopes on the site – see page 13.</p> <p>All of the proposed bushfire protection measures are commensurate with the risk and can be implemented and maintained on an ongoing basis.</p>

## Locality and Site Description

### Application Requirements

With regards to this application, there are three application requirements set out in Planning Clause 53.02. These are :

- A **Bushfire Hazard Landscape Assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply in the case of a new dwelling in a Township Zone that includes all of the approved measures specified in 53.02; and
- 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 Sections 2.2.3 to 2.2.5 of Australian Standard 3959 : 2018 Construction of Buildings in Bushfire Prone Areas, excluding paragraph (a) of Section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard; and
- A **Bushfire Management Statement (BMS)** describing how the proposed development responds to the requirements of the clause and Clause 44.06. If the application proposes an alternative measure, the bushfire managements statement must explain how the alternative measure meets the relevant objective. If in the opinion of the responsible authority any part of these requirements is not relevant to the assessment application, the responsible authority may waive, vary or reduce the requirement.

### The Site

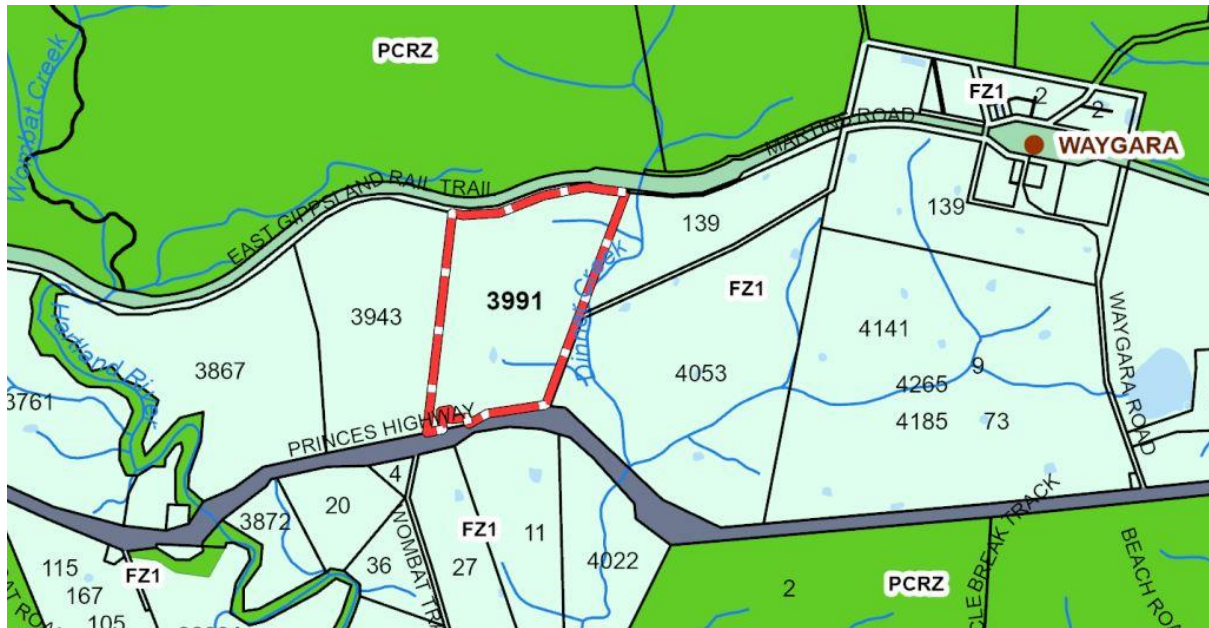
Site Shape, Dimensions, Size and Planning Controls	
The shape of the site is:	Irregular, but roughly rectangular
Dimensions of the site :	Various
The site's total area :	Approximately 59ha
The zoning of the site is:	Farming Zone
The overlays that apply to the site are:	The sites are subject to a : <ul style="list-style-type: none"> <li>• Bushfire Management Overlay BMO</li> <li>• Design &amp; Development Overlay</li> </ul>
Existing Use and Development on the Site	
The current use of the site :	The site is used for domestic and farming purposes
The buildings or works located on the site are:	The site is fenced and contains an established dwelling set to the front of the lot, with shedding, fenced paddocks and associated infrastructure
Existing Access Arrangements	
The main vehicle access to the site is provided from:	Wallaby Way is a gravel road off the sealed Princes Highway. Part of the eastern boundary is an un-made road easement.

Roads and access within the site :	A short, well-formed gravel access to the existing dwelling used for any purpose which may breach any copyright.
<b>Existing Vegetation</b>	
Describe the vegetation on the site, including the type, location, extent :	The area around the house is managed and maintained lawn areas, surrounded by undulating, open paddocks. Immediately beyond the southern boundary is a clump of remnant vegetation along the highway verges. Continuous remnant vegetation is beyond the Rail Trail and the northern boundary.
<b>Other</b>	
Describe other features and constraints on the site that may be relevant to bushfire hazard & may influence future use and development of the site:	The BMO extends across the whole site due to the potential ember attack from a landscape fire to the north. The potential fire run is approximately 100 klms. To the south of the Princes Highway is remnant vegetation to the coast, with a potential fire run of 5 klms. There is open farmland on the adjoining properties to the east and west.

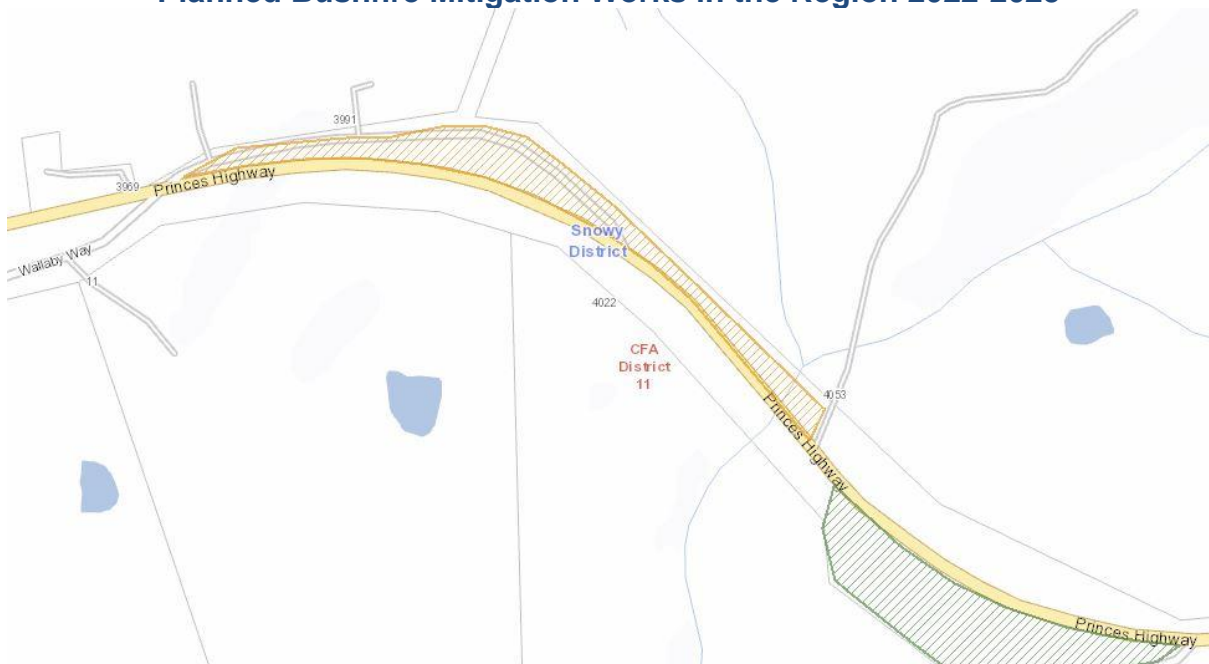
## The Locality and Surrounding Land

<b>Existing Use and Development on Adjacent Sites</b>	
Describe the land and existing land uses in all directions around the subject land:	To the east and west of the site is Farming Zone land, most of which has a cover of open grassland. Continuous remnant vegetation (zoned PCRZ) to the north and well to the south of the site. There are established dwellings to the east and west.
<b>Access to Infrastructure and Existing Road Networks</b>	
Describe the infrastructure and constraints on the site:	The site has access to power but relies on tank water and a septic system.
<b>Landscape</b>	
Describe the surrounding landscape	The site is in an elevated, gently undulating landscape.
<b>Other Characteristics</b>	
Other features in the area relevant to bushfire hazard?	<p>The East Gippsland fires of 2019 &amp; 2020 impacted the site and surrounds. The nearest Neighbourhood Safer Place is at the Orbest Recreation Reserve.</p> <p>Bushfire mitigation works are planned for the remnant vegetation between Wallaby Way and the Princes Highway.</p>

## Sites with Contours & Zoning Courtesy of VicPlan

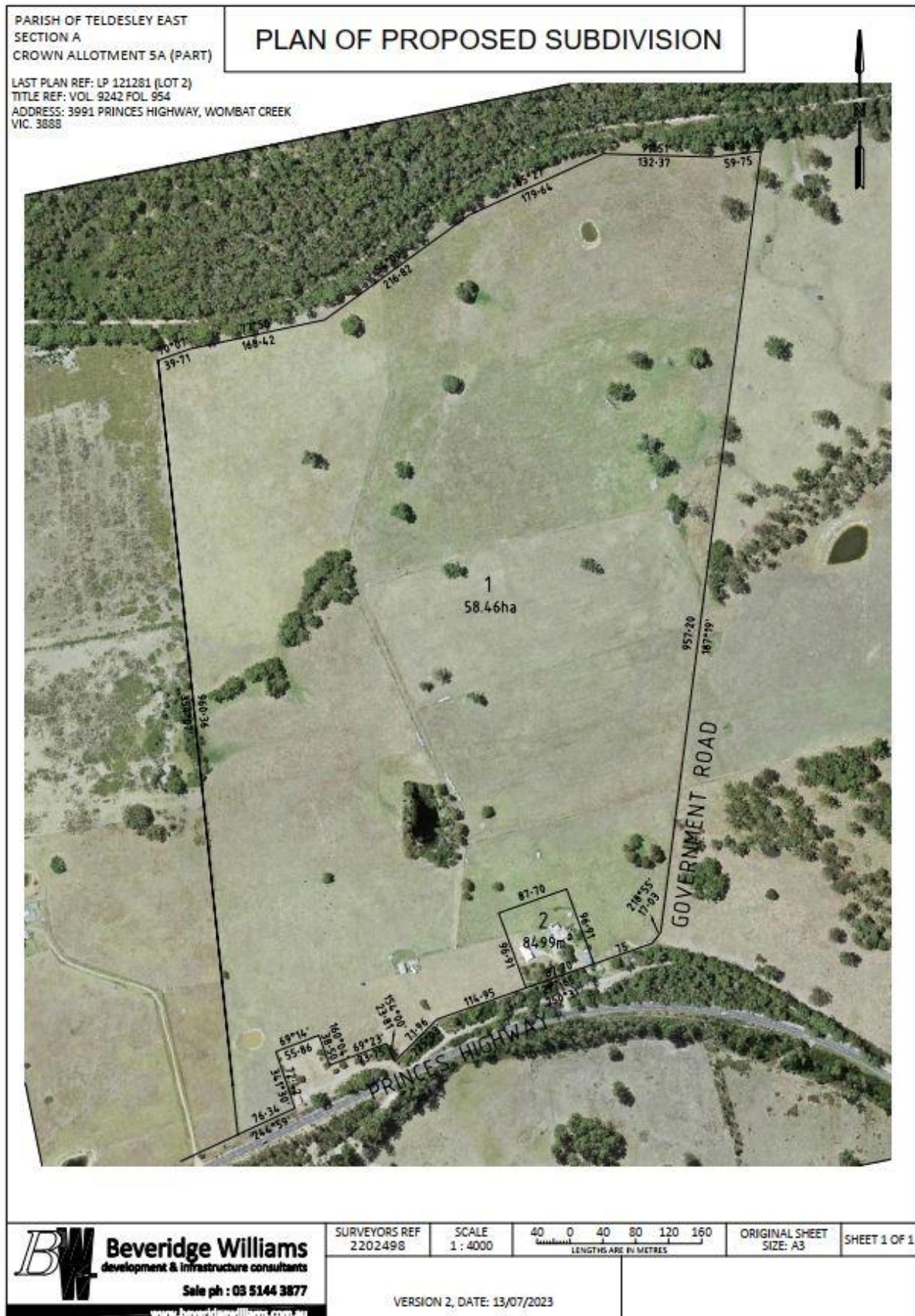


## Planned Bushfire Mitigation Works in the Region 2022-2025



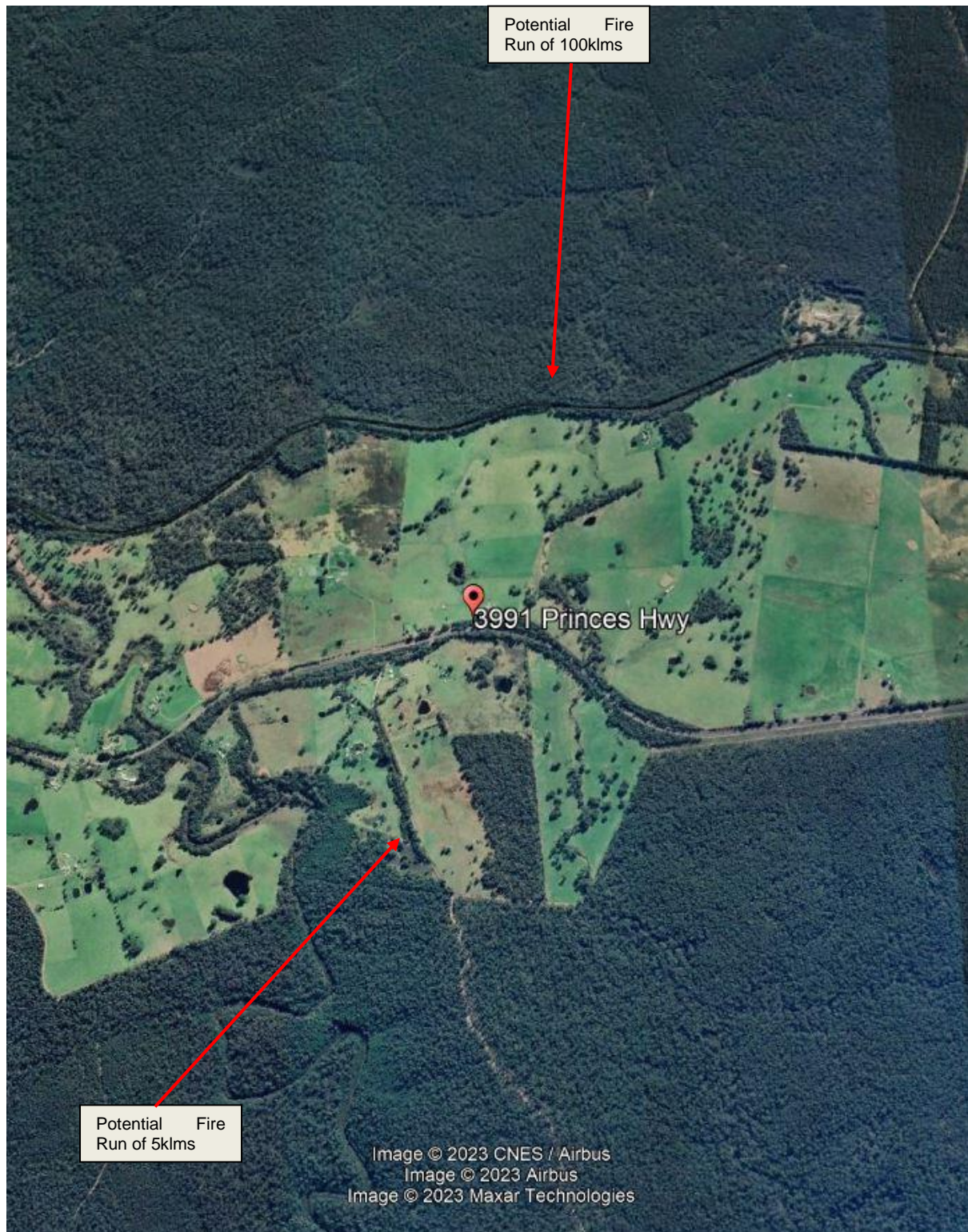


**Proposed Plan of Subdivision**  
Image courtesy of Beveridge Williams

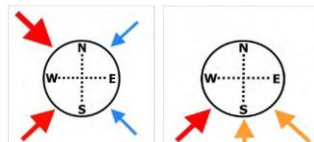




## Aerial View of the Landscape Scale 1cm = 250 metres



## Dominant wind directions in summer



## Bushfire Hazard Landscape Assessment

The landscape risk of a site is an important consideration and it is the combination of a number of elements in the surrounding landscape, including the extent of the vegetation, the area available to a landscape fire, the main landscape features, the steepness of the terrain, accessibility to low threat areas and the quality of the road networks around the site. The topography (or slope) of the land is particularly important as it influences the rate of spread and intensity of a fire. Fire burns faster uphill, as flames and radiant heat pre-heat the vegetation ahead of the fire and for every 10 degree of slope fires will double in speed.

The rural hamlet of Wombat Creek is situated on the fertile valley plain of the Wombat and Dinner Creeks and the Hartland River. The surrounding land is suited to dairy farming and forestry with the Waygara State Forest to the north and the Hartland State Forest to the south. The nearest main towns are Nowra to the west and Orbost to the east.

The site comprises of primarily open, grassy farmland with similar to the east and west, but remnant vegetation beyond the East Gippsland Rail Trail to the north. To the south of the Princes Highway is open farmland then continuous remnant vegetation. There are a number of commercial plantations in the surrounding landscape. The closest threat vegetation to the site is a clump of eucalypts just beyond the western boundary that continues to the northwest. To the north and south of the site is continuous remnant vegetation classified as EVC 16 - Lowland Forest that is characterized by eucalyptus forest to 20m tall on relatively fertile, moderately well-drained soils in areas of relatively high rainfall. A diversified understorey of shrubs, grasses and herbs. po

There is potential for the site to suffer ember attack from potential fire runs to the north and northwest during the wind directions associated with our summer. Damaging bushfires in Victoria typically start on a hot, dry, windy day. The topography of the wider landscape and the fuel loads may contribute to a severe landscape bushfire under certain climatic conditions, similar to what occurred in 2019-2020. On extreme fire weather days winds are typically northerly and push a fire front in a southerly direction. At some point the high-pressure system will be pushed across the State from the introduction of a cold change (low pressure system). It is the arrival of this cold front that often causes the a firefront's size and intensity to increase. The introduction of the cold front usually creates westerly or south-westerly winds and turns the flank (the edge) of the existing fire into a head fire and pushes it in an easterly direction.

The site would be impacted by a significant ember attack launched from the vegetation to the north or northwest as there is potential for embers to spot well ahead of a fire front and sections of the surrounding vegetation and grassland to ignite, possibly threatening the subject site and surrounding properties.

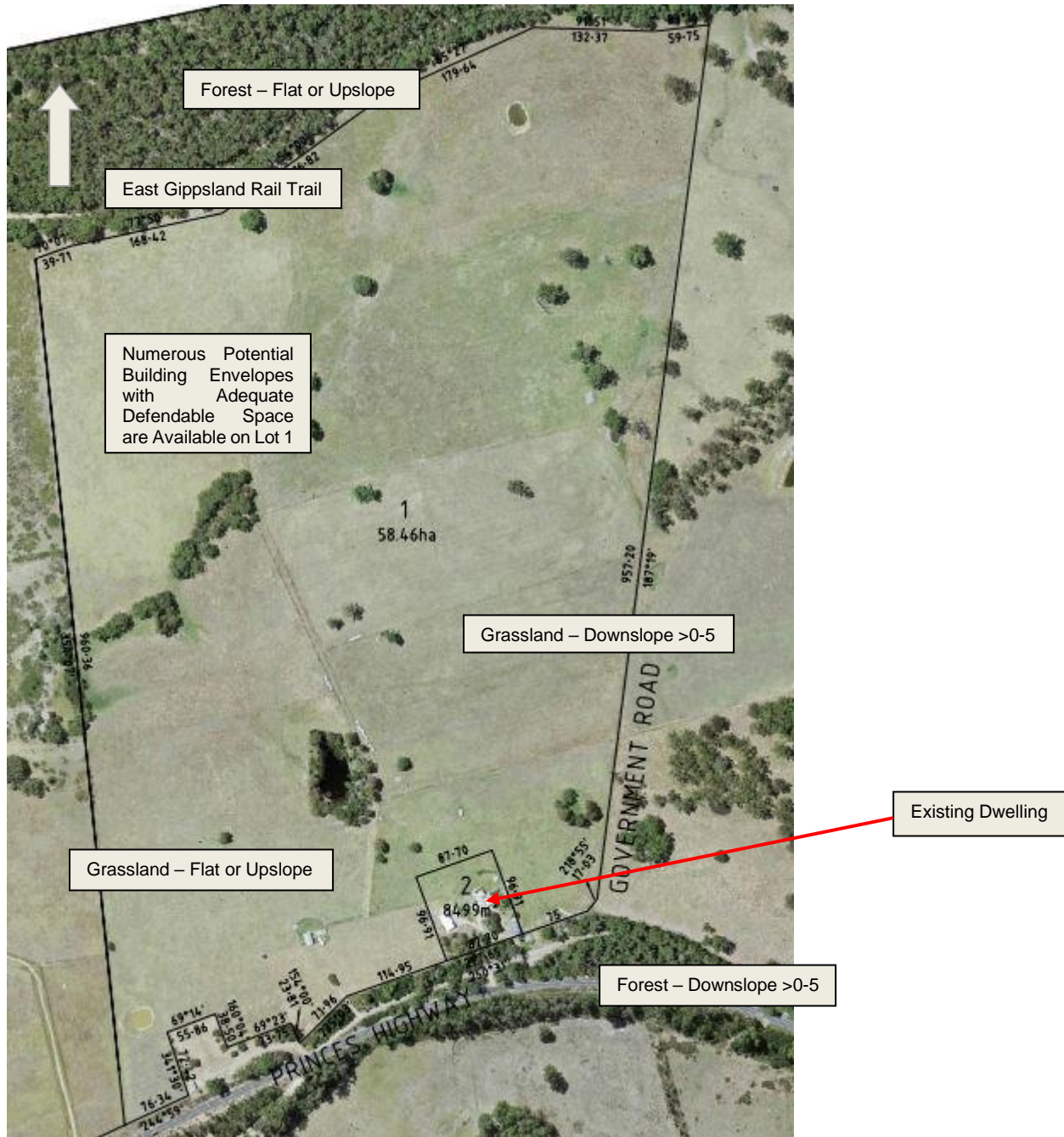
The landscape is considered to be closest to Broader Landscape Type 3 where the type and extent of vegetation located more than 150m from the site may result in neighbourhood scale destruction as it interacts with the bushfire hazard on or close to the sites. The bushfire can approach from more than one direction and access to places that provide shelter from bushfire is not certain.

Owners of properties that may be impacted have immediate access to the road network and options of taking shelter in the nearby open farmland, parks or Orbost.



## Bushfire Hazard Site Assessment

Scale 1cm = 70m



**Bushfire Management Plan for Lot 2, 3991 Princes Highway, Wombat Creek. Version 1 of 22.08.2023. Scale 1cm=20m. Prepared by ETS.**

**Mandatory Condition** The bushfire protection measures forming part of this permit, or shown on the 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.

**Defendable Space**

- Defendable space for at least 32m to all elevations to be maintained to these conditions:
- 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 the 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 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees. Trees must not overhang or touch any elements of the building.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- 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.

**Construction Requirements**

- Any future dwelling designed and constructed to a minimum Bushfire Attack Level of **BAL 29**

**Access Requirements**

The driveway is around 60 metres in length from Wallaby Way. As such these conditions apply :

- Emergency vehicles using the access provided to get within 4 metres of the water supply outlet
- All weather construction and a load limit of at least 15 tonnes and provide a minimum trafficable width of 3.5 metres
- Be clear of encroachments for at least 0.5 metre 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% or 8.1 degrees) with a maximum grade of no more than 1 in 5 (20% or 11.3 degrees) for no more than 50 metres
- Dips must have no more than a 1 in 8 (12.5% or 7.1 degrees) entry and exit angle

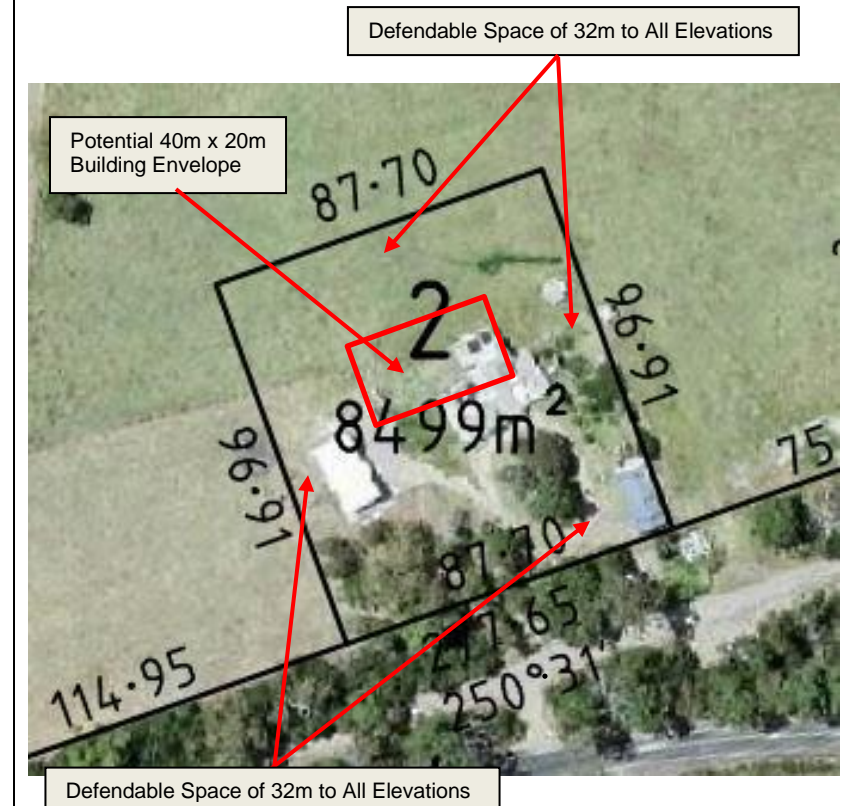
**Water Requirements**

The following requirements apply :

- An effective capacity of **10,000L** and be stored in an above ground water tank constructed of metal
- Have all fixed above ground water pipes and fittings required for fire-fighting purposes, made of corrosive resistant metal
- Include a separate outlet for occupant use

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 with 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 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)



	Defendable Space		Dwelling		CFA Water Tank
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## Bushfire Management Statement

### 53.02-4.4 Subdivision Objectives

The objective is 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 5.2 Proposed Lots 1 & 2.

#### Requirement

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows :

- Each lot satisfies the approved measure in AM 2.1
- A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defendable space in accordance with :
  - Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 lots or more: or
  - Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots
  - The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope
- Defendable 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 utilize 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 access that complies with AM 4.1

#### Response and Justification

**Proposed Lots 1 & 2 :** Land and vegetation within 150m of the proposed development and beyond was examined (where possible) to determine classifiable vegetation as described in AS 3959 (Australian Standard 2018) and low threat and modified vegetation as prescribed in Planning Clause 53.02. The classification system is not directly analogous to Ecological Vegetation Classes (EVC's) but uses a generalized description of vegetation based on AUSLIG (Australian Natural Resources Atlas – Native Vegetation) classification system. The classification is based on the mature state of the vegetation and the likely fire behaviour that it will generate.

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/m<sup>2</sup>. The BAL is also the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. Building construction and design can be used to minimize the impact of ember attack and radiant heat on a building and construction requirements for buildings relating to a calculated BAL are prescribed in AS 3959-2018. The BAL for this development has been calculated using a "Forest Fire Danger Index" (FFDI) of 100 and a Flame Temperature of 1090K. Appropriate construction helps the building to withstand the potential exposure from a bushfire as the fire front passes. The highest BAL to an elevation usually determines the construction requirements for the whole dwelling.



Building construction and design can be used to minimize the impact of ember attack and radiant heat on a building. Construction requirements for buildings relating to a calculated BAL are prescribed in AS 3959-2018. The materials and design of a building can be used to prevent the accumulation of debris and entry of embers. Appropriate construction helps the building to withstand the potential exposure from a bushfire as the fire front passes. The defensible space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

## **Approved Measure 2.1**

### **Requirement**

**The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.**

### **Response and Justification :**

Proposed lots 1 & 2 contain open, grassy lawn or pasture areas with scattered trees, as are the neighbouring lots immediately to the east and west. The surrounding properties to the east, south and west are also zoned FZ. To the north is the East Gippsland Rail Trail and remnant vegetation. To the southeast of the existing dwelling is Wallaby Way, a section of the Old Princes Highway. On both verges is remnant vegetation, with the northern verge subject to a bushfire mitigation works program. The site is within the high-risk Bushfire Management Overlay by virtue of the remnant vegetation's 150m buffer zone and the grassland paddocks. The existing dwelling is set to the front of the site in landscaped gardens with at least 40m of separation to the remnant verge in the northern verge.

## **Approved Measure 2.2**

### **Requirement**

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

- **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**

### **Response and Justification :**

The majority of site is open and grassy farmland. Proposed lot 1 can provide a large potential building envelope for future construction of a dwelling for BAL 29. The main threat vegetation within 150m of the existing dwelling is forest that is downslope at 0-5 degrees to the to the southeast.

Proposed Lot 2 will include the existing dwelling and infrastructure and be around 1ha in area. The Lot has managed and maintained lawn areas plus frontage to Wallaby Way and short access to the Princes Highway. The potential building site/envelope for future development on Lot 2 is centrally located, similar to the existing dwelling. The laser angle/range finder indicated a slope of no more than 5 degrees downslope in the remnant forest to the southeast. The required defensible space for future construction to BAL 29 from Table 2 Column C for forest that is downslope at up to 5 degrees, is 32m. (The existing metal shed/garage would have at least 10m of separation to the new build). This area of defensible space can be contained within the boundaries of the proposed lot. The Bushfire Management Plan on page 14 illustrates this and the area must be managed to the defensible space conditions as noted on page 14 or in the Appendix.

Proposed Lot 1 is around 58ha in area and contains numerous potential building sites/envelopes for future development. Construction to BAL 12.5 through to BAL 29 is achievable, subject to the selected location, with defensible space contained within the lot's boundaries. FRV's Mark Sacco advised in an email that a BMP was not required for proposed Lot 1, just a pictorial representation of the lot illustrating the numerous potential building envelopes.

## Approved Measure 4.1

### Requirements

A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with :

- A static water supply for fire-fighting 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

The water supply may be in the same concrete or metal tank as other water supplies provided that a separate outlet is reserved for fire-fighting water supplies.

### Response and Justification

Due to the moderate landscape risk, the existing dwelling on proposed Lot 2 will not require a steel or concrete water tank with a static capacity of 10,000L. Glenn Cockram, Fire Safety Co-Ordinator has previously advised that only existing dwellings in high-risk sites would require a new steel or concrete 10,000L storage tank for use by emergency services or the occupant. Currently there is a concrete water tank of approximately 22,500L adjacent to the existing dwelling.

Proposed lot 2 has an established dwelling and a compliant access of around 40m in length. Access conditions within the BMP on page 14.

Any future development on proposed lot 1 will also require a compliant access driveway to meet the conditions of Table 5.

## Approved Measure 5.4

### Requirements

A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

### Response and Justification

This is a subdivision/excision of an established dwelling. Appropriate distances for set back from the threat vegetation and defendable space exist and are achievable for a future dwelling on Lot 2. There are a number of potential building sites on proposed Lot 1 that is cleared and could provide adequate defendable space for any development into the future.

## Dwelling BAL and Defendable Space Requirements for Future Development on Lot 1

Orientation	Threat Vegetation	Slope under Vegetation	Distance to Vegetation	Defendable Space Width	BAL Level
North	Grassland	Flat or Upslope	30m	32m	BAL 29
East	Grassland	Flat or Upslope	30m	32m	BAL 29
South	Forest	Downslope >0-5	50m	32m	BAL 29
West	Grassland	Flat or Upslope	40m	32m	BAL 29

## Photos of the Site and Surrounds

View of the access and the existing dwelling



View from the dwelling back towards Wallaby Way



View of the south facing elevation of the existing dwelling





View of the north facing elevation of the existing dwelling



View of Wallaby Way to the west subject to a mitigation works program



View of Wallaby Way to the east subject to a mitigation works program





View from near the proposed building envelope to the west



View from near the proposed building envelope to the north




View from the proposed building envelope to the east



## Appendix

### Appendix A – BAL's Explained

Bushfire Attack Level (BAL)	Risk Level	Construction elements are expected to be exposed to...	Comment
BAL-Low	VERY LOW: There is insufficient risk to warrant any specific construction requirements but there is still some risk.	No specification.	At 4kW/m <sup>2</sup> pain to humans after 10 to 20 seconds exposure. Critical conditions at 10kW/m <sup>2</sup> and pain to humans after 3 seconds. Considered to be life threatening within 1 minute exposure in protective equipment.
BAL-12.5	LOW: There is risk of ember attack.	A radiant heat flux not greater than 12.5 kW/m <sup>2</sup>	At 12.5kW/m <sup>2</sup> standard float glass could fail and some timbers can ignite with prolonged exposure and piloted ignition.
BAL-19	MODERATE: There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat.	A radiant heat flux not greater than 19 kW/m <sup>2</sup>	At 19kW/m <sup>2</sup> screened float glass could fail.
BAL-29	HIGH: There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat.	A radiant heat flux not greater than 29 kW/m <sup>2</sup>	At 29kW/m <sup>2</sup> ignition of most timbers without piloted ignition after 3 minutes exposure. Toughened glass could fail.
BAL-40	VERY HIGH: There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front.	A radiant heat flux not greater than 40 kW/m <sup>2</sup>	At 42kW/m <sup>2</sup> ignition of cotton fabric after 5 seconds exposure (without piloted ignition).
BAL- FZ (i.e. Flame Zone)	EXTREME: There is an extremely high risk of ember attack and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front.	A radiant heat flux greater than 40 kW/m <sup>2</sup>	At 45kW/m <sup>2</sup> ignition of timber in 20 seconds (without piloted ignition).



Ember attack radiant heat below 12.5kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 12.5kW/m <sup>2</sup> and 19kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 19kW/m <sup>2</sup> and 29kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 29kW/m <sup>2</sup> and 40kW/m <sup>2</sup> . Exposure to flames from a fire front likely.	Direct exposure to flames, radiant heat and embers from the fire front
BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ



## Appendix B – Vegetation Management Requirements

### As per Table 6 to Clause 53.02-5

Defendable space is to be provided 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 the 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 3 metres 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 square 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

### Defendable Space

Defendable space is an area of land around a building where vegetation is modified and managed to reduce the effects of flame contact, radiant heat and embers associated with bushfire. Flame contact, radiant heat and embers are the way a bushfire attacks a building.



## Appendix C – Water Supply Requirements

As per Table 4 from Clause 53.02-5

Capacity, fittings and access			
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

*Note 1: A hydrant is available if it is located within 120 metres of the rear of the building*

### Fire Authority Requirements

Lots with an area of less than 500m<sup>2</sup> in area require a **2,500L** water supply stored in an above ground water tank constructed of metal or concrete, but there are no access requirements for emergency vehicles, nor are CFA fittings required.

Lots between 500m<sup>2</sup> and 1,000m<sup>2</sup> in area require a **5,000L** water supply stored in an above ground water tank constructed of metal or concrete, when there is a fire hydrant within 120 metres of the rear of the dwelling (not as the crow flies). No access requirements for emergency vehicles, nor are CFA fittings required. If there is no nearby hydrant available, a **10,000L** water supply is required.

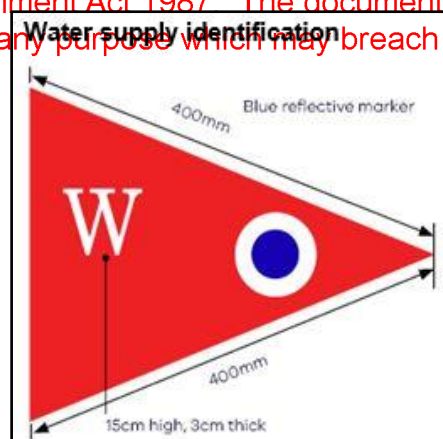
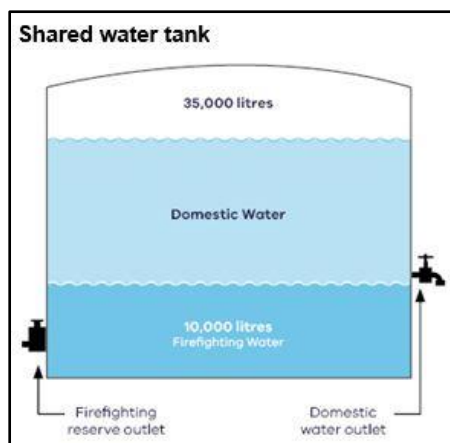
Unless otherwise agreed in writing by the relevant fire authority, the water supply must :

- Be an effective capacity of **5,000L**
- Be stored in an above ground water tank constructed of metal or concrete
- Have all fixed above ground water pipes and fittings required for fire-fighting purposes, made of corrosive resistant metal
- Include a separate outlet for occupant use

Where a **10,000L** water supply is required, as is the case here, fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority
- Be located with 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 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)

The water supply may be provided in the same water tank as other water supplies, provided they are separated with different outlets. See figure below illustrating signage and an example of outlets where fire-fighting water will be in the same tank as water for other use.

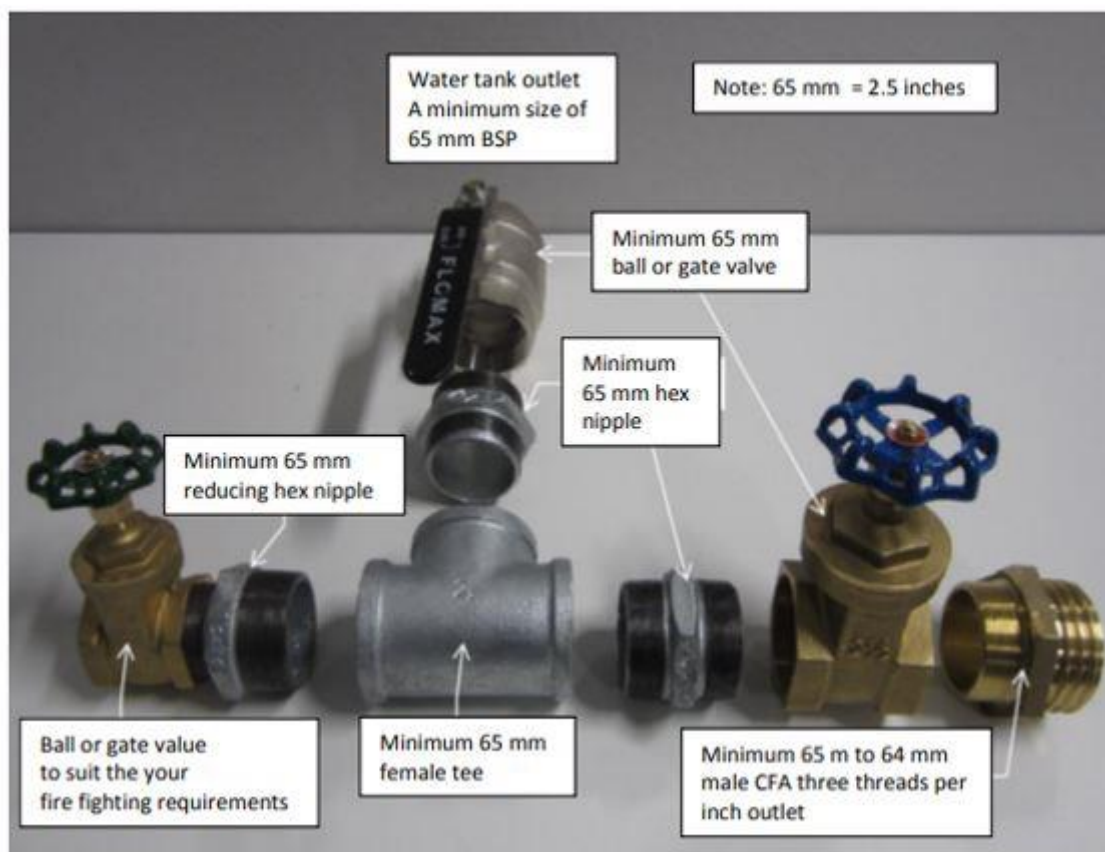


### CFA Fittings

If specified within Table 4 to Clause 53.02-5 (when the fire brigade requires access to your water supply), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum of 64mm.

65mm BSP (British Standard Pipe) is the most common size available. A 65mm fitting is the equivalent to the old 2 1/2 inch. A 65mm (2 1/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

The diagram below shows some common tank fittings available at most plumbing suppliers that meet the connection requirements. It includes a 65mm tank outlet, two 65mm ball or gate valves with a 65mm male to a 64mm CFA 3 threads per inch male coupling. This is a special fitting that allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling.



## Appendix D – Access Requirements

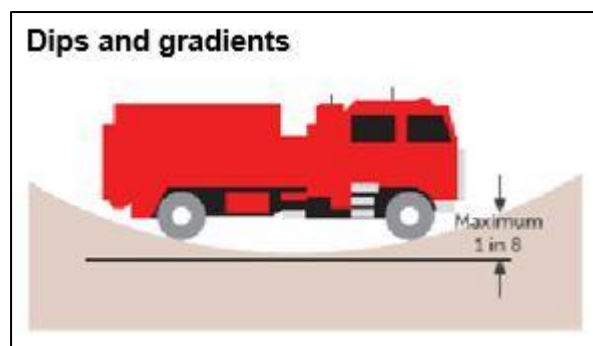
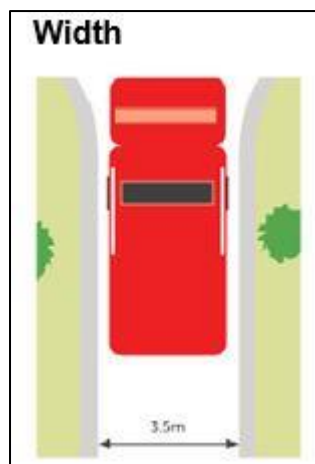
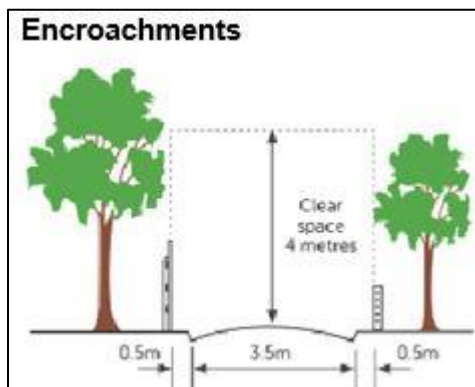
Lots less than 500m<sup>2</sup> in area do not require any access conditions to be met.

Driveways less than 30 metres long have no specific requirements unless access to the water supply outlet for emergency services is required, in which case fire authority vehicles should be able to get within 4 metres of the water supply outlet and unobstructed.

### Access between 30m and 100m in length

Where the length of the access is greater than 30 metres the following design and construction requirements apply (the length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer)

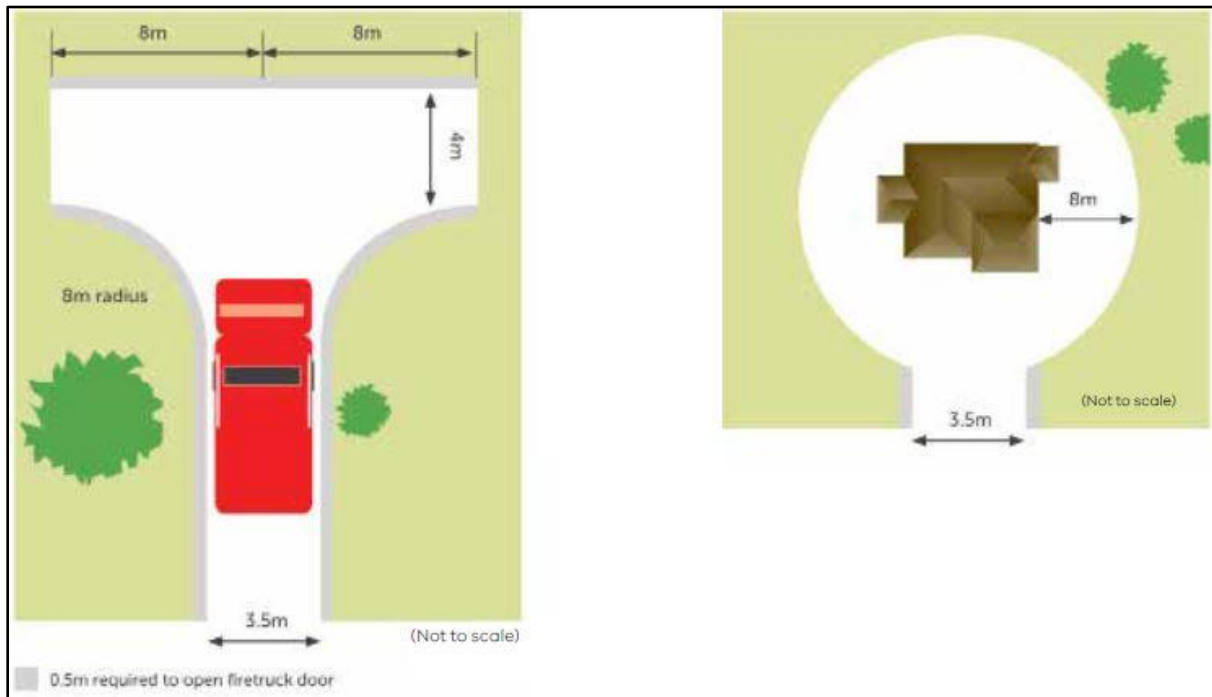
- Emergency vehicles using the access provided to get within 4 metres of the water supply outlet
- All weather construction and a load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5 metres
- Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically
- A cleared area of 0.5 metre is required to allow for the opening of vehicle doors along driveways
- Curves must have a minimum inner radius of 10 metres
- The average grade must be no more than 1 in 7 (14.4% or 8.1 degrees) with a maximum grade of no more than 1 in 5 (20% or 11.3 degrees) for no more than 50 metres
- Dips must have no more than a 1 in 8 (12.5% or 7.1 degrees) entry and exit angle



### Access between 100m and 200m in length

In addition to the 30m-100m requirements above, a turning area for fire fighting vehicles must be provided close to the building by one of the following:

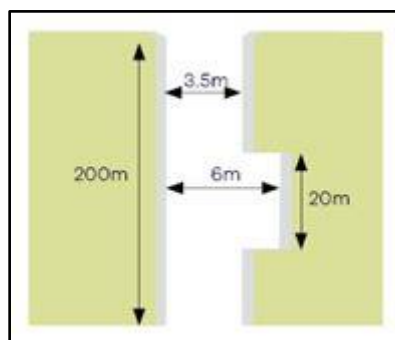
- A turning circle with a minimum radius of 8 metres
- A driveway encircling the dwelling
- The provision of other vehicle turning heads - such as a Y or T head – which meet the Specification of Austroad Design for an 8.8 metre service vehicle



### Access greater than 200m in length

In addition to the requirements above, passing bays are required at least every 200 metres and are:

- A minimum of 20 metres long
- With a trafficable width of 6 metres





PARISH OF TELDESLEY EAST  
SECTION A  
CROWN ALLOTMENT 5A (PART)

LAST PLAN REF: LP 121281 (LOT 2)  
TITLE REF: VOL. 9242 FOL. 954  
ADDRESS: 3991 PRINCES HIGHWAY, WOMBAT CREEK  
VIC. 3888

PLAN OF PROPOSED SUBDIVISION

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SURVEYORS REF  
2202498

SCALE  
1 : 4000

40 0 40 80 120 160  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 1

VERSION 2, DATE: 13/07/2023

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