

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	60 Gilsenans Drive METUNG 3904 CP: 170794
The application is for a permit to:	Two Lot Subdivision
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2023.447.1
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 09907 FOLIO 727

Security no : 124110102549U

Produced 27/10/2023 01:28 PM

LAND DESCRIPTION

Land in Plan of Consolidation 170794J.

PARENT TITLES :

Volume 09250 Folio 247 Volume 09889 Folio 945

Created by instrument CP170794J 18/10/1989

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 CP170794J 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: 60 GILSENANS DRIVE METUNG VIC 3904

ADMINISTRATIVE NOTICES

NIL

RECEIVED FROM 20/10/2023

DOCUMENT END

Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	1
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OFFICE USE ONLY		7	8
CP 170794J			
NOTATIONS			
LAND SUBJECT TO EASEMENT			
E-1 DRAINAGE VIDE LP 118658			
WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE			
CERTIFICATION BY SURVEYOR			
I certify that this plan has been made by me or under my immediate supervision and accords with title.			
LICENSED SURVEYOR			
DATED.....			
PLAN APPROVED			
(ASSISTANT) REGISTRAR OF TITLES			
THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES			
TITLE REF:			
LAST PLAN REF:			
PLAN OF CONSOLIDATION			
COUNTY	TAMBO		
PARISH	BUMBERRAH		
CROWN ALLOTMENT	78 (PART)		
PARISH 2			
SCALE			
ORIGINAL SCALE			
10 0 10 20 30 40			
LENGTHS ARE IN METRES			
OFFICE USE ONLY			
VICTORIA			

GILSENANS DRIVE

176°19'

36°35'

28°84'

56°88'

73°66'

88°09'

(166°67')

6070m²

(167°47')

268°09'

36°33'

357°35'

20°25'20"

E-1

APPROX TRUE NORTH

SEAL AND ENDORSEMENT OF MUNICIPALITY

MUNICIPALITY Shire of Tambo

COUNCIL REF. S-1116

Sealed Pursuant to the provisions of Sec. 569 A B of the Local Gov. Act

SEALED COPY ATTACHED TO E. D's. REPORT

CROWTHER & SADLER PTY. LTD.

Licensed Surveyors and Town Planners

152 Macleod Street, PO. Box 722, BAIRNSDALE, 3875 Phone: (051) 52 5011

SURVEYORS REF

6188-C

CP 170794J

OCT
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APPLICATION FOR PLANNING PERMIT

TWO LOT SUBDIVISION

60 GILSENANS DRIVE, METUNG

DAVID THOMAS

REF: 23062

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APPENDIX

A	Copy of Title and Plan of Consolidation
B	Proposed Plan of Subdivision
C	Clause 56 Assessment
D	Geotechnical Risk Assessment Waiver
E	Bushfire Management Report

DOCUMENT REVISION

1	Draft Report	DAC	24/10/2023
2	Final Report	CMC	25/10/2023



1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of David Thomas, the owner of land and the applicant for the planning permit application for the Two Lot Subdivision at 60 Gilsenans Drive, Metung.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	60 Gilsenans Drive, Metung
Site Description	Land in Plan of Consolidation 170794J
Title Particulars	Vol 09907 Fol 727
Site Area	6,070m ²
Proposal	Two Lot Subdivision
Planning Scheme	East Gippsland Planning Scheme
Zone	Low Density Residential Zone
Overlays	Bushfire Management Overlay Design and Development Overlay – Schedule 11 Erosion Management Overlay Vegetation Protection Overlay – Schedule 3
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.03-3 Low Density Residential Zone - Subdivision Clause 44.06-2 Bushfire Management Overlay - Subdivision Clause 43.02-3 Design and Development Overlay - Subdivision Clause 44.01-5 Erosion Management Overlay - Subdivision
Notice	Exempt from notice at Clause 44.01-7 and 44.06-7
Referrals	CFA
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Coastal settlements – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 Low Density Residential Zone – Clause 32.03 Bushfire Management Overlay – Clause 44.06 Design and Development Overlay - Clause 43.02 Erosion Management Overlay - Clause 44.01 Bushfire Planning – Clause 53.02 Decision Guidelines – Clause 65.01 Decision Guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 60 Gilsenans Drive, Metung. A copy of the Title and Plan of Consolidation is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements. There is an existing drainage easement centrally located on the site.

The site is rectangular in shape, has a total area of approximately 6,070m² and contains an existing dwelling and swimming pool.

The site is undulating in nature, contains scattered vegetation throughout and an ephemeral watercourse in the south west corner. Details of the site are depicted in the photographs provided below.

Access to the site is existing via a gravel driveway directly from Gilsenans Drive along the eastern boundary. Gilsenans Drive is a gravel road traversing in a north to south direction with grassed shoulders and swale drains.

The subject site in relation to Metung as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.

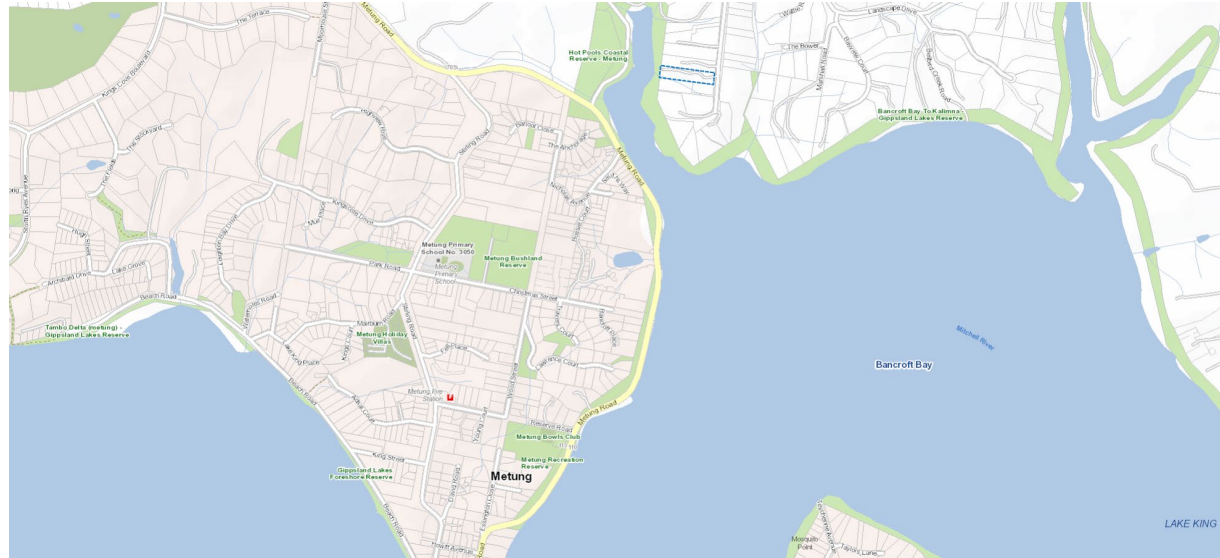


Figure 1 – Locality Plan – 60 Gilsenans Drive, Metung (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 60 Gilsenans Drive, Metung (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the site comprises predominantly low density residential development and public land.

Adjoining the subject site to the north and south comprise existing residential dwellings and associated facilities adjoining the eastern boundary is Gilsenans Drive and further residential development and adjoining the western boundary comprises public land and Chinaman's Creek.

Metung is a small village located on the Gippsland Lakes, centrally between Bairnsdale and Lakes Entrance. Metung is a significant fishing village with a focus on tourism and water sports. Metung has a suitable level of community and commercial services and facilities to support the existing residential component.

The subject site in relation to Metung is shown in the aerial photograph below.





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Photograph 1 – Aerial Photograph of the subject site and surrounding land
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– 60 Gilsenans Drive, Metung (source: doi.vic.gov.au)
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Metung



Photograph 2 – Subject site at 60 Gilsenans Drive, Metung.



Photograph 4 – Existing dwelling at subject site facing east.



Photograph 6 – Proposed Lot 1 facing west.



Photograph 3 – Access to subject site facing west.



Photograph 5 – Existing swimming pool at subject site facing north.



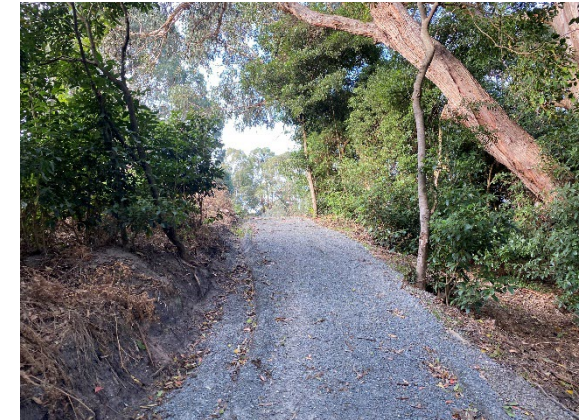
Photograph 7 – Proposed Lot 1 facing south.



Photograph 8 – Proposed Lot 1 facing east showing the existing access to the swimming pool.



Photograph 10 – Proposed Lot 2 facing southwest.



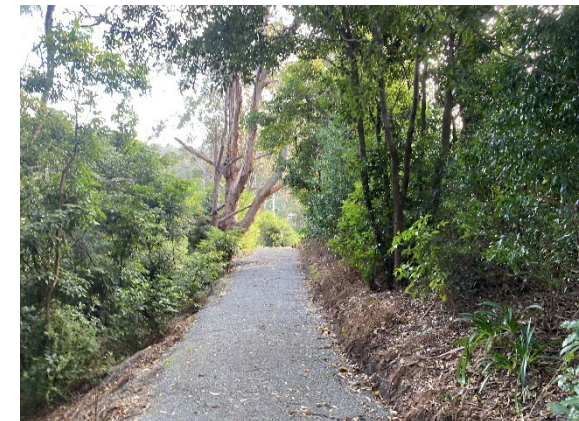
Photograph 12 – Existing gravel track facing east.



Photograph 9 – Proposed Lot 2 facing west along the southern side of the existing access.



Photograph 11 – Proposed Lot 2 facing east.



Photograph 13 – Existing gravel track facing west.



Photograph 12 – Property directly opposite the subject site at 59 Gilsenans Drive, Metung.



Photograph 12 – Gilsenans Drive facing north.



Photograph 13 – Neighbouring property adjoining the northern boundary at 58 Gilsenans Drive, Metung.



Photograph 13 – Gilsenans Drive facing south.

3. THE PROPOSAL

This application seeks approval for the subdivision of the land into two lots. A proposed plan of subdivision is provided in **Appendix B**.

Lot 1

The proposed Lot 1 will be a battle axe shaped allotment and will be approximately 4068m². This lot will comprise the western portion of the site and will contain the existing dwelling and swimming pool. A portion of the existing drainage easement will be located in the eastern portion of the site.

Lot 2

The proposed Lot 2 will be irregular in shape and will be approximately 2,002m² in area. This lot will comprise the eastern portion of the subject site. A portion of the existing drainage easement will be located in the western portion of the site.

Access

Access to the proposed allotments will be provided via a shared crossover in the northern portion of the eastern boundary as indicated on the proposed plan of subdivision. A new driveway is proposed for Lot 2 along the

northern boundary directly from Gilsenans Drive.

Services

The subject site has access to an appropriate level of services including reticulated water, sewage, electricity, telecommunications, drainage and a good quality road network. Each of the proposed allotments will be connected to all available services. It is requested that formal drainage plans be a requirement on any planning permit to be granted.

The subject site does not require the removal of any vegetation to facilitate the proposed subdivision and no earthworks are required beyond construction of a new access driveway and provisions of services.

A copy of the proposed subdivision is provided below and in **Appendix B**.

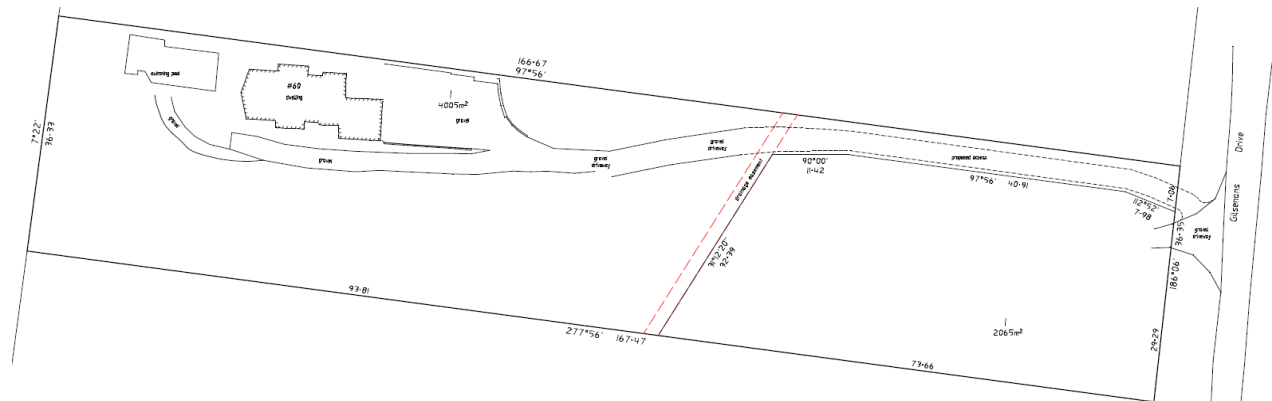


Figure 3 – Proposed Subdivision Plan – One Plan

4. ZONES AND OVERLAYS

Low Density Residential Zone

The purpose of the Low Density Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

An extract of the Low Density Residential Zone Map is provided to the right in **Figure 4**.

Clause 32.03-3 provides a permit is required to subdivide land. Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:

- 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.
- 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare. The schedule does not provide any area specifications for subdivision.

Each of the proposed allotments will be greater than 0.2 hectare and will be connected to reticulated storage.

A permit is required under the provisions of the Low Density Residential Zone and the relevant decision guidelines are addressed in Section 5.

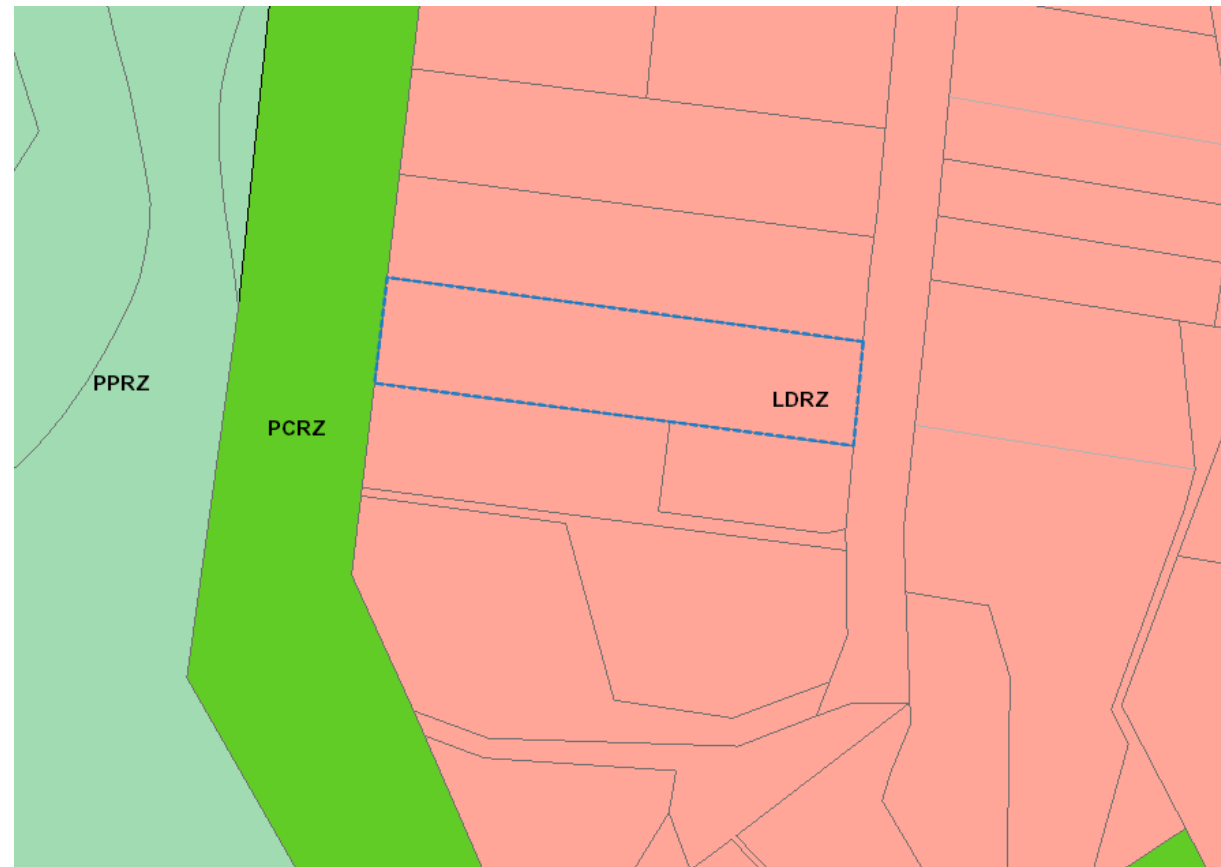


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

Bushfire Management Overlay

The purpose of the Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

An extract of the Bushfire Management Overlay Map is provided to the right in **Figure 5**.

Clause 44.06-2 provides a permit is required to subdivide land.

Clause 44.06-4 provides an application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay must specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

There is no schedule applicable to the subject site. The relevant decision guidelines of Clause 53.02-4.5 and Clause 44.06 are addressed in Section 5.

A bushfire Management Plan is contained in **Appendix E**.

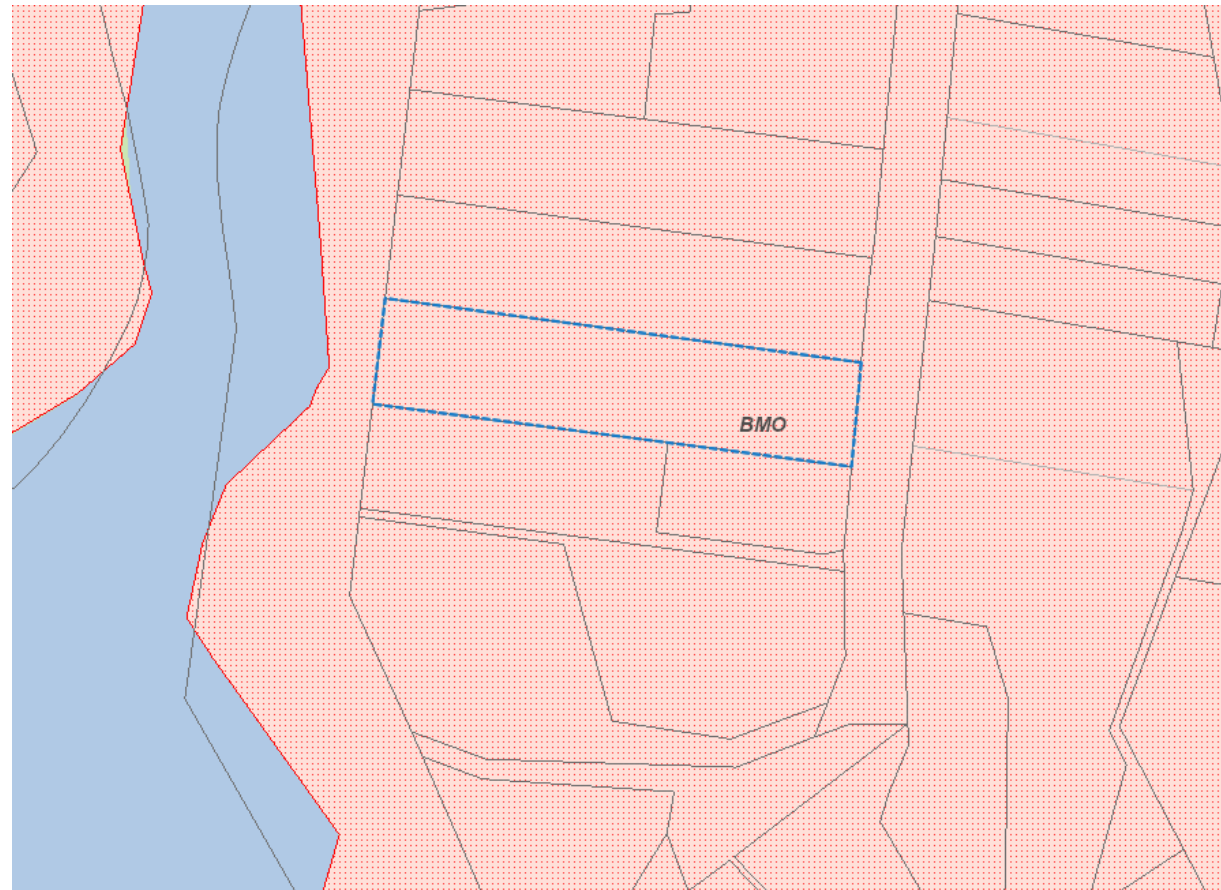


Figure 5 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided to the right in **Figure 6**.

Clause 43.02-3 provides a permit is required to subdivide land.

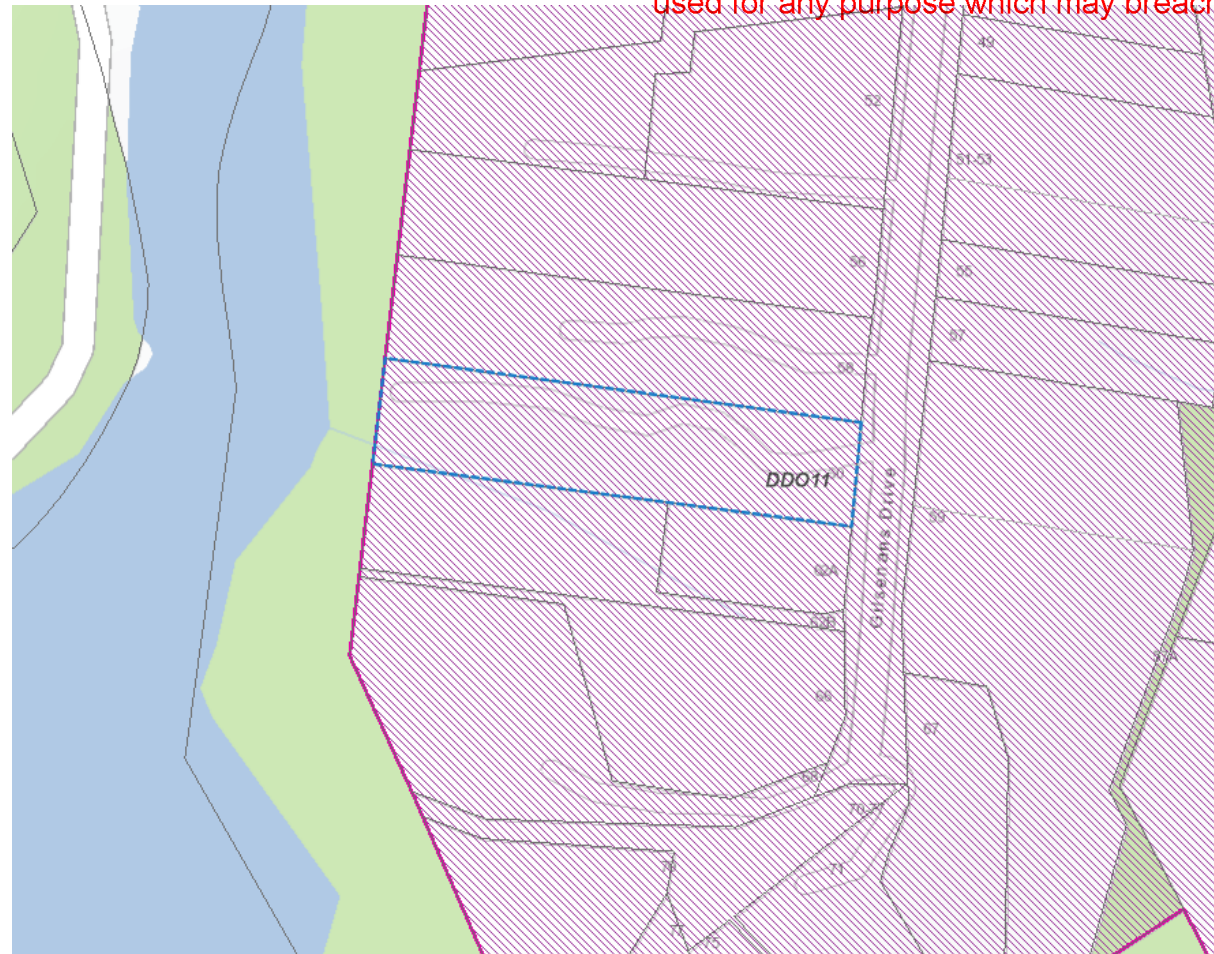


Figure 6 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11 continued:

Schedule 11 to the Design and Development Overlay relates to Residential Development in Coastal Settlements and contains the following design objectives:

- *To protect and manage the township character of coastal settlements.*
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a*

dominant visual and environmental feature.

- *To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.*
- *To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the Newlands Arm Estate Restructure Plan, Version 7 (March 2017).*

The schedule does not provide any exemptions for the subdivision of land and as such the relevant decision guidelines of the Design and Development Overlay and Schedule 11 are addressed in Section 5.

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development*

An extract of the Erosion Management Overlay Map is provided to the right in **Figure 7**.

Clause 44.01-5 provides a permit is required for the subdivision of land. As such the relevant decision guidelines are addressed in Section 5.

A Geotechnical Risk Assessment Waiver is provided in **Appendix D**.



Figure 7 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

Vegetation Protection Overlay – Schedule 3

The purpose of the Vegetation Protection Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

An extract of the Vegetation Protection Overlay Map is provided to the right in **Figure 8**.

The proposal is not seeking to remove, destroy or lop any vegetation. As such a permit is not required under the provisions of the Vegetation Protection Overlay. This is not addressed further.

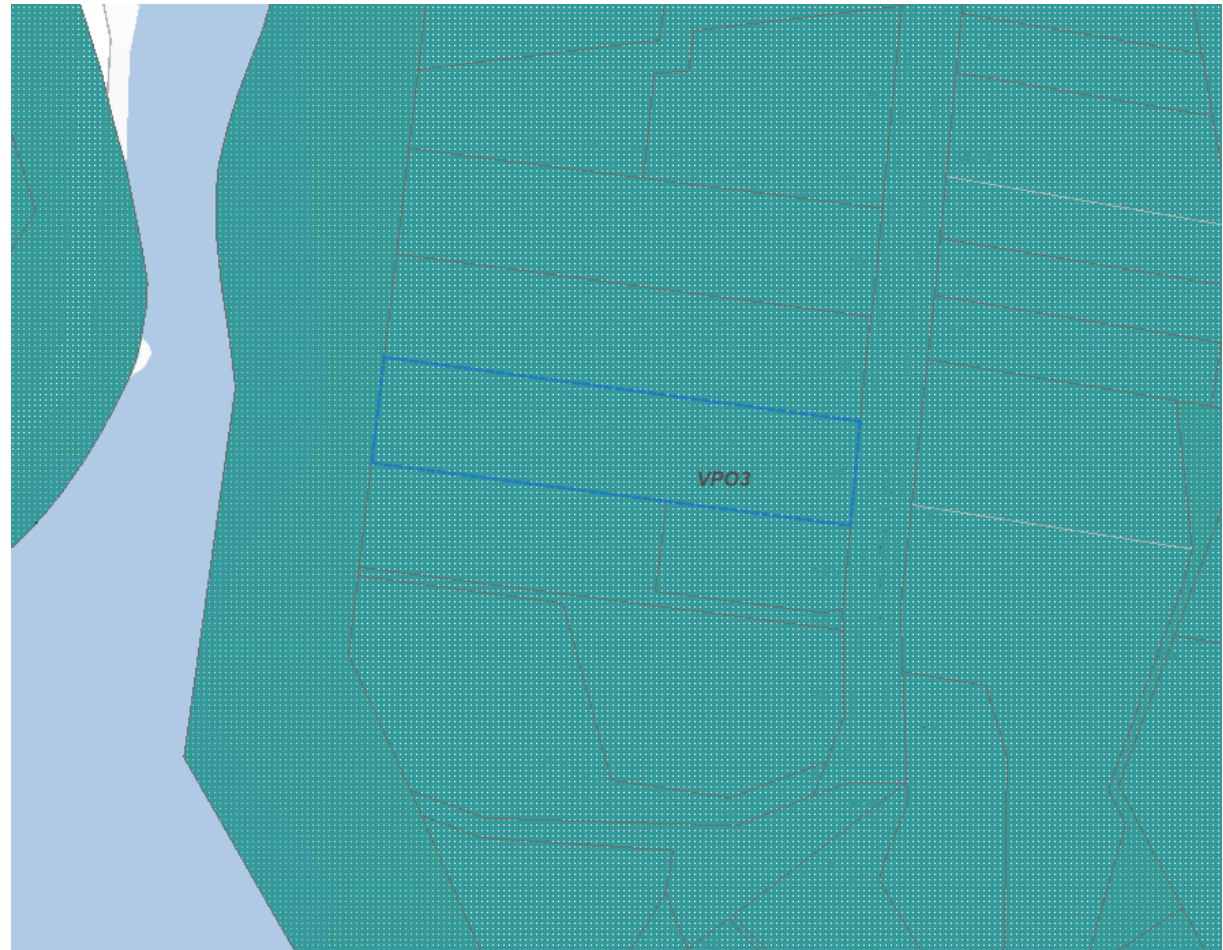


Figure 8 – Vegetation Protection Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The subdivision of land into two lots is an exempt activity and as such a Cultural Heritage Management Plan is not required.

An extract of the Aboriginal Cultural Heritage Overlay Map is provided to the right in **Figure 9**.



Figure 9 – Aboriginal Cultural Heritage Overlay – (source - mapshare.vic.gov.au)

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing an additional vacant parcel of land that can be developed in the future with a residential dwelling and be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**.
- **Clause 02.03-1** identifies Metung as a coastal settlement. Metung is identified as a key destination for visitors and has a strong residential community. The proposed subdivision will result in one vacant allotment that can adequately accommodate a residential dwelling in the future. The subject site is connected to all

available services and the proposed vacant lot will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and the road network.

- **Clause 13.04-2S** requires consideration of erosion and landslip. The subject site is within an area identified as being susceptible to erosion. A Geotechnical Risk Assessment Waiver is contained in **Appendix D**.
- The proposal meets the objectives of **Clause 16** by providing a vacant allotment that can be developed with a dwelling in the future which in turn will support housing for the area. **Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create one additional vacant lot within a growing low density residential area in Metung.
- The proposal is consistent with the decision guidelines of the Low density Residential Zone at **Clause 32.03-6** which seeks to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.
- The subject site is connected to existing services including reticulated water, sewerage, telecommunications and the

existing road network. The proposed vacant

lot being created will be connected to all available services. There is an existing drainage easement that will be located partly in both allotments. The proposed subdivision does not require the removal of any vegetation. No additional planting is proposed particularly given the elevated bushfire hazards associated with the site.

- The relevant standards of Clauses 56.07-1 to 56.07-4 being Integrated Water Management are contained in **Appendix C**.
- **Clauses 02.03-3, 13.01-1S** and **44.06** require consideration of bushfire hazards and implications as a result of any proposed subdivision. A Bushfire Management Plan is provided in **Appendix E**. The subject site can achieve a BAL 29 rating and any future development will be required to meet the BAL 29 requirements. The proposed Lot 1 will be required to provide the entire allotment for defensible space. An indicative building envelope is contained in the Bushfire Management Plan. Access to the site is existing in the northern portion of the eastern boundary directly to Gilsenans Drive and will be used as a shared crossover for both proposed allotments. Proposed Lot 2 will require a new access driveway and will be located along the northern boundary.

- **Clause 44.06-4** provides the application must meet the requirements of **Clause 53.02**. All of the approved measures set out in **Clause 53.02-4** have been incorporated into the proposal and it is concluded the risks can be reduced to an acceptable level.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas which are affected by specific requirements relating to the design and built form of new development.
- The proposed subdivision will result in one additional vacant allotment that can be developed with a dwelling in the future. Any future dwelling to be constructed would be subject to the requirements of the Design and Development Overlay including height controls and as such there is not expected to be any detrimental impact to the amenity of the area or neighbourhood character. The area does contain dwellings of various styles, heights and setbacks partially given the topography of the area being sloping in nature.
- No vegetation removal is required to facilitate the proposed subdivision.
- The proposed subdivision has been designed to be site responsive.
- **Schedule 11** refers to residential development in coastal settlements.
- The proposed Two Lot Subdivision will result one vacant allotment being created that can be developed with a residential dwelling in the future. Any future dwelling would be subject to the requirements of the Design and Development Overlay.
- The subject site adjoins Chinaman's Creek along the western boundary, any future development on the site is unlikely to be visible from the water given the topography and existing surrounding vegetation.
- No vegetation is required to be removed and no additional planting is proposed particularly given the elevated bushfire hazards associated with the subject site.
- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01-8** which seeks to protect areas prone to erosion, landslip, other land degradation.
- No earthworks are required to facilitate the proposed subdivision beyond construction of a new access driveway for proposed Lot 2 and installation of services for proposed Lot 1.
- Access is existing from Gilsenans Drive along the eastern boundary, the existing crossover will be used as a shared crossover for both allotments. A new access driveway is proposed for Lot 2 along the northern boundary directly from Gilsenans Drive.
- The subject site does contain scattered vegetation however no vegetation is required to be removed to facilitate the proposed subdivision.
- A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant lot being created is unlikely to contribute or cause additional erosion hazards as long as silt fences are constructed to protect downstream assets during the construction of the new driveway and installation of services.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. The proposal does not require the removal of any native vegetation and there will be no negative impact on the existing road network.
- The site is not identified as being susceptible to flooding hazards however is susceptible to bushfire and erosion hazards. A Geotechnical Risk assessment waiver is contained in **Appendix D** that concludes the subject site is suitable for the proposed subdivision and future development. Standard erosion prevention measures will be adopted during the provision of services

to the proposed Lot 1 and for the construction of the new access driveway to proposed Lot 2.

- A Bushfire Management Plan is contained in **Appendix E** that concludes the subject site can achieve a BAL 29 rating and all approved measures incorporated into the proposal.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the subject site can adequately accommodate a residential dwelling in the future that will in turn support the community by providing for additional housing.
- The subject site is currently connected to all available services and the proposed Lot 1 will be connected to all available services. The additional lot is not expected to exceed the capacity of the services in this location. Proposed Lot 2 will contain the existing dwelling.
- The proposed vacant allotment will support infill residential development with access to a suitable range of services and infrastructure. Infill residential

development is strongly encouraged to support diversity of housing types and increase supply.

6. CONCLUSION

This submission is in support of a planning permit application for a Two Lot Subdivision at 60 Gilsenans Drive, Metung.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Low Density Residential Zone, Bushfire Management Overlay, Design and Development Overlay and the Erosion Management Overlay.
- The bushfire and erosion risks can be appropriately managed.
- The layout of the subdivision is respectful of the surrounding environment, existing buildings and is consistent with the character of the area.

It is requested that a planning permit be granted for this subdivision.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

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Bushfire Planning Report V2.0

Including Bushfire Management Statement

CP170794

60 Gilsenans Drive, Metung 3940
Traditionally the land of Gunaikurnai People

November 2nd, 2023

Euca Planning Pty Ltd

PO Box 570, Warragul 3820.

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

Director & Principal Consultant: Deanne Smith

Qualifications/Accreditations:

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

Memberships

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

Acknowledgement of Country

Euca Planning would like to acknowledge the Gurnaikurnai people as the Traditional owners of the unceded land that we conduct our business on. We pay our Respects to their Elders past, present, and future.

Disclaimer

This report has been made with careful consideration and with the best information available to Euca Planning Pty Ltd at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. Euca Planning Pty Ltd do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

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

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

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Version Control

	Name	Date Completed	Comments
Field Assessment	Development Solutions Victoria	14 August 2023	
Mapping	Jeff Marriott	16 August 2023	
Initiate Report	Kelly Hedley	15 August 2023	
Final Report	Jeff Marriott	18 September 2023	
Report Approved	Deanne Smith	20 September 2023	
Revision	Deanne Smith	2 November 2023	Revised POS

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Executive Summary

This report has been prepared to accompany a planning permit application for a two-lot subdivision at 60 Gilsenans Drive Metung. The site is within the Bushfire Management Overlay (BMO) and is required to demonstrate that the development has regard for the surrounding bushfire hazards.

This report presents a comprehensive assessment of the hazards and suggests mitigation measures to improve the protection of life and property for the proposed two-lot subdivision at 60 Gilsenans Drive Metung. The site is within the Low Density Residential Zone (LDRZ) and is a subdivision so requires a Pathway 2 application to meet the objectives and approval measures of Clause 53.02 of the East Gippsland Planning Scheme. As such a Pathway 2 style response has been adopted for this report.

This report includes the following components:

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

The development site is in Metung, a small coastal town. The site is located near other established dwellings, and currently developed with a dwelling and outbuilding. The land is accessed by a public road, Gilsenans Road. The subdivision is surrounded by forest, woodland, and low threat vegetation in varying degrees in all directions.

The Bushfire Management Statement demonstrates that the defensible space objectives can be met for Column C of Table 2 to Clause 53.02-5 with both lots incurring defensible space. Access will be provided for the new lots. Water supply is not required to be provided until such time as a new dwelling is built on the proposed Lot 1.

Due to the bark hazard of the forest and woodland, the proposed subdivision is expected to be affected by minor ember attack in the event of a bushfire, and radiant heat due to the proximity to the vegetation. A building envelope for a future dwelling on the proposed Lot 1 that can achieve a BAL of 29 is achievable, and the subdivision does not restrict Lot 2 being able to attain a similar result in the future.

The site is able to meet the approval measures within clause 53.02 for Column C separation, a BAL of 29, based on an FFDI of 100 and a flame temperature of 1090K.

1.0 Introduction

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

The statement contains three components:

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

1.1 Application Details

Municipality	East Gippsland
Title Description	CP170794 60 Gilsenans Drive Metung 3904
Overlays	Bushfire Management Overlay (BMO) Design and Development Overlay – Schedule 11 (DDO11) Erosion Management Overlay (EMO) Vegetation Protection Overlay – Schedule 3 (VPO3)
Zoning	Low Density Residential Zone (LDRZ)

1.2 Site Description

Site shape	Rectangle
Site area	Total 6,070 m ² Proposed lot 1 – 2,002m ² Proposed lot 2 – 4,068m ²
Site Dimensions	The property has a road frontage to the Gilsenans Drive of approximately 36.35 metres and the property has a depth of approximately 166.67 metres and 167.47 metres.
Existing use and siting of buildings and works on and near the land	Existing dwelling and swimming pool and proposed to remain with proposed lot 2.
Existing vehicle arrangements	Access from Gilsenans Drive
Nearest fire hydrant	Not applicable
Private bushfire shelter	Not proposed
Any other site features relevant to bushfire risk	Bushfire Prone area. Presence of woodland in the immediate area, intercepting through residential density and broader landscape. Area has significant vegetation with existing dwellings on larger lots.

1.3 Site Location



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



Figure Two – Property Location of 60 Gilsenans Drive Metung – identified with the yellow outline central to the map (Source: Nearmaps, 2023).

2.0 Bushfire Hazard Landscape Assessment

2.1 Planning Policy Framework

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

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

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

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

[Emphasis added]

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

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

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

Give priority to the protection of human life by:

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

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

Identify bushfire hazard and undertake appropriate risk assessment by:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.2 Planning Policy Framework Assessment

2.2.1 Objective

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

2.2.2 Application

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

Bushfire Prone Area and Bushfire Management Overlay

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

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

2.2.3 Strategies

Protection of human life

<i>Give priority to the protection of human life by:</i>	<i>Response</i>
Prioritising the protection of human life over all other policy considerations	<ul style="list-style-type: none"> - This proposal provides for a two-lot subdivision, with a proposed new lot 1 that can accommodate a dwelling that responds to the risk of bushfire through siting and construction in an urbanised area. - The proposal can be undertaken in a manner that will improve the safety of the existing residents in the established lots with the establishment of defendable space across the land.
Directing population growth and development to low risk locations and ensuring the availability of, and safe access to,	<ul style="list-style-type: none"> - The lot has existed for many years and is part of an estate with many lots containing established dwellings and outbuildings.

areas where human life can be better protected from the effects of bushfire.	<ul style="list-style-type: none"> - Existing dwellings exist adjacent to this development. - Any future dwelling to proposed lot 1 is to be sited in an area of the site that is substantially cleared. - The existing road network facilitates egress towards Metung Township. - Access and egress is facilitated from Gilsenans Drive.
Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.	<ul style="list-style-type: none"> - An application to develop land needs to articulate how the design responds to the identified bushfire risk. - Any future dwelling on Lot 1 will be designed and sited to respond to bushfire. - The vegetation is expected to yield less than 29kW/m² of radiant heat to a future building envelope for the proposed Lot 1. - The two-lot subdivision has considered fire brigade access to the rear lot. A 10,000 litre water supply will be required.

Bushfire hazard identification and assessment

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

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



Figure Three (a) – Local conditions (within 1km) (Source: Nearmaps, 2023).

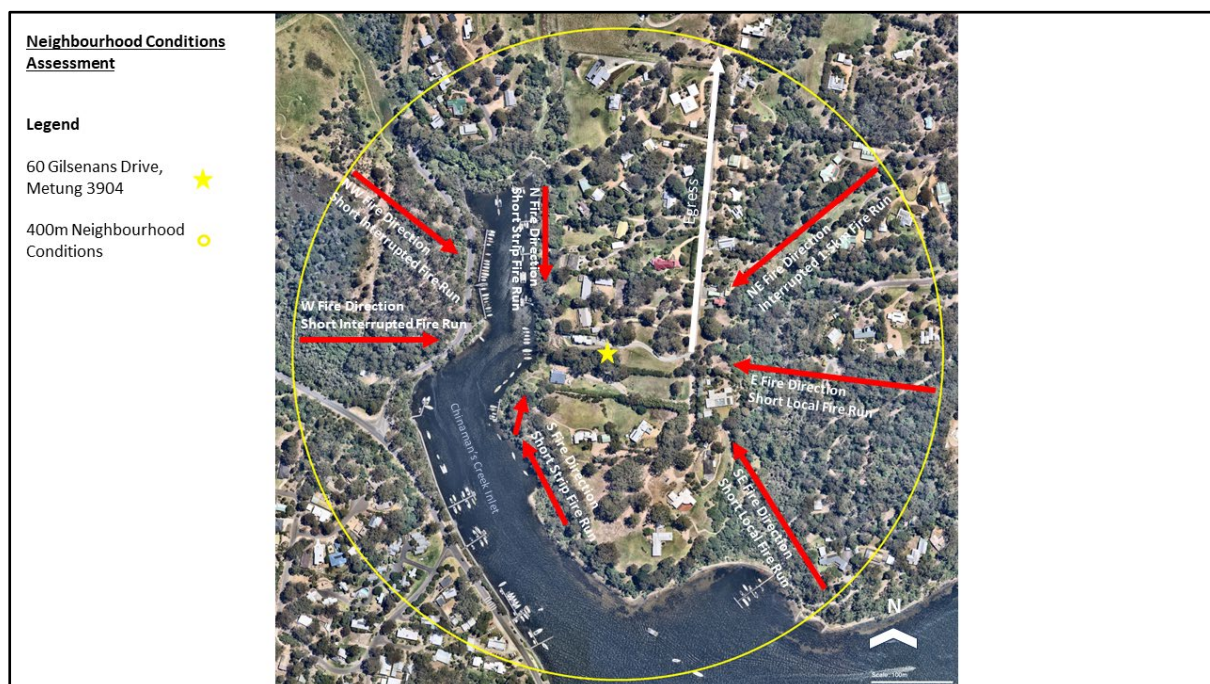


Figure Three (b) – Neighbourhood conditions (within 400m) (Source: Nearmaps, 2023).

Settlement Planning

<i>Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:</i>	<i>Response</i>
Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less	- Recognising the land is an established lot in an area that is at high risk from bushfire, development of land by

than 12.5 kilowatts/square metres under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	<p>subdivision should only proceed where all elements of the BMO are achieved.</p> <ul style="list-style-type: none"> - This report demonstrates that this goal is achieved including the provision of the greatest separation from the hazard and an increased level of construction. - The new lot 1 has a siting that has been assessed as having a radiant heat flux of less than 29kW/m2 under AS3959.
Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire	<ul style="list-style-type: none"> - The nature of the settlement of Metung provides ready access with a 7-minute drive to areas of the Metung township that constitutes BAL-LOW.
Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.	<ul style="list-style-type: none"> - The establishment and maintenance of defensible space will accompany the construction of any dwelling on the new Lot 1. The increased level of vegetation management will reduce the risk of bushfire to the existing residents.
Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.	<ul style="list-style-type: none"> - Any new dwelling on Lot 1 will implement the current regulations pertaining to bushfire construction. A Section 173 Agreement will ensure this occurs.
Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction	<ul style="list-style-type: none"> - In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 3.0 and 4.0 of this report. - As it is an existing dwelling and a two lot subdivision in the BMO, four scales of consideration are applied: and contained in this report. - The site conditions are best considered through the Bushfire Hazard Site Assessment methodology.
Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	<ul style="list-style-type: none"> - The proposal is a two-lot subdivision, with existing dwelling and swimming pool to remain with proposed lot 2. - This proposal increases the resilience by providing two smaller developments and provides for a more managed area of land.
Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2018.	<ul style="list-style-type: none"> - The proposal is a statutory planning application only.

Areas of high biodiversity conservation value

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

Assessment of the development

- Any removal will be addressed by the broader planning application.
- Existing space has been used for the defensible space on Lot 2 to support development on Lot 1.

Use and development control in a Bushfire Prone Area

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

2.2.4 Policy Guidelines

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

3.0 Bushfire Hazard Landscape Assessment

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



Figure Four – Bushfire Hazard Landscape Assessment – Overall subdivision level

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

This site is positioned in the greater area of Metung, near a main road. The topography of the surrounding landscape is undulating and will experience minor ember attack, minor radiant heat and localised ignitions associated with the landscape fire. The site is unlikely to experience convection column collapse and will experience short-duration fire.

The site is considered '**Landscape Type 3**' as defined by DELWP guidance:

- *The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.*
- *Bushfire can approach from more than one aspect.*
- *The site is located in an area that is not managed in a minimum fuel condition.*
- *Access to an appropriate place that provides shelter from bushfire is not certain.*

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

3.1 Regional Bushfire Planning Assessment

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

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

After review of the RBPA, it is noted that there are no RBPA for Metung.

3.2 Vegetation Extent in the Broader Landscape

The vegetation in the broader landscape is grassland with isolated patches or retained forest and woodland. The grassland occurs as grazing land. An indication of the Ecological Vegetation Classes in the landscape is provided below (site left of central to image).

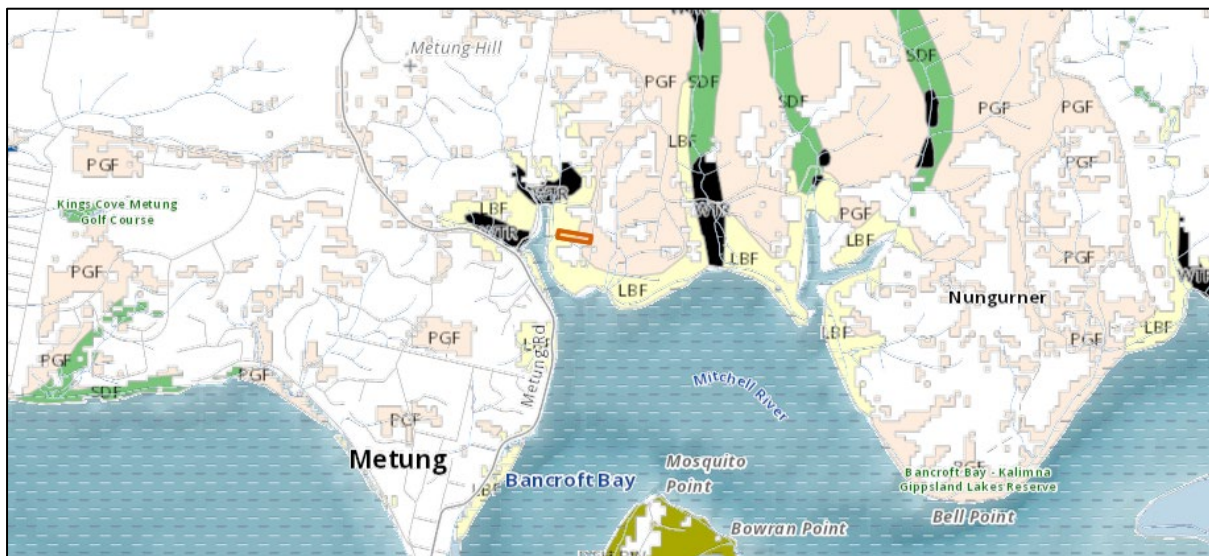


Figure Five – Biodiversity Map showing Plains Grassy Forest (pale pink), Lowland Box Forest (pale orange), Rainforests (black), Shrubby Damp Forest (green), Warm Temperate Rainforest (black) and Damp Sands Herb-rich Woodlands (Olive) (Source: NatureKit, 2023).

3.3 Topography

The topography of the surrounding landscape is typical of this area of Metung. The terrain comprises gentle undulations and a predominance of flatter land in the outer reaches. The area has heavily vegetated terrain. The site is located close to the water area and has short but sharp drops to the waterline in many of the surrounding areas.

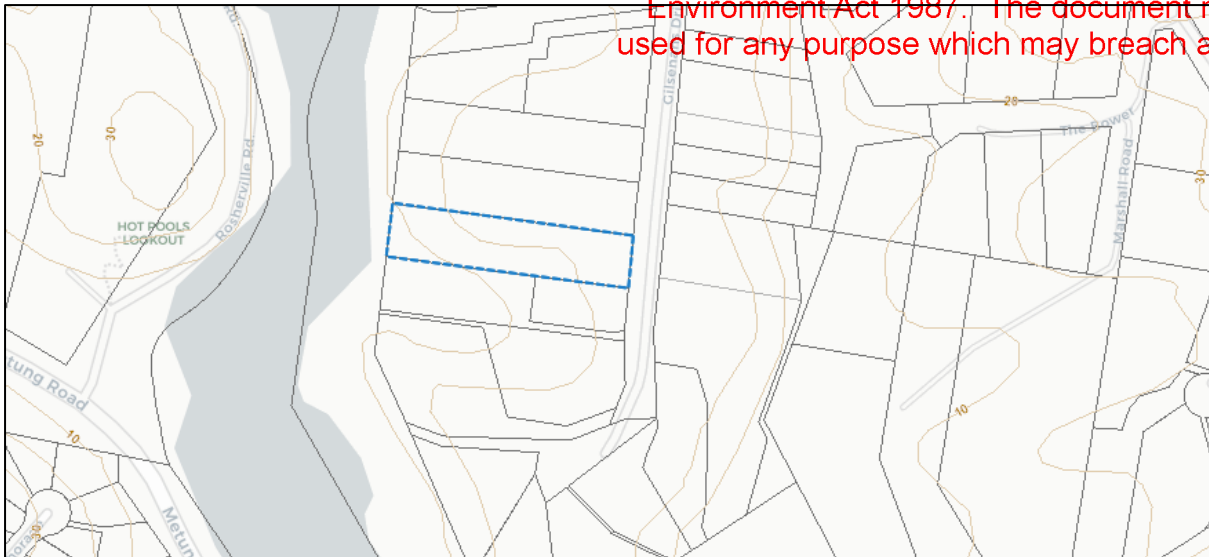


Figure Six – Topography of surrounding landscape (VicPlan, 2023).

3.4 Surrounding Road Network

The subject site has frontage to Gilson Drive. This is access is a one-way road and the property is located towards the end of the road. Gilson Drive connects to the broader street network providing egress to Metung township.

3.5 Bushfire History of the Area

There is limited historical bushfire analysis for this area. This is typical given the large expanses of grazing and cultivated land in the broader area and the high population of people moving into and around the area who are able to alert fire authorities and enable quick suppression. However, it is noted that there are several fires that have occurred within the more heavily vegetated areas in previous years.

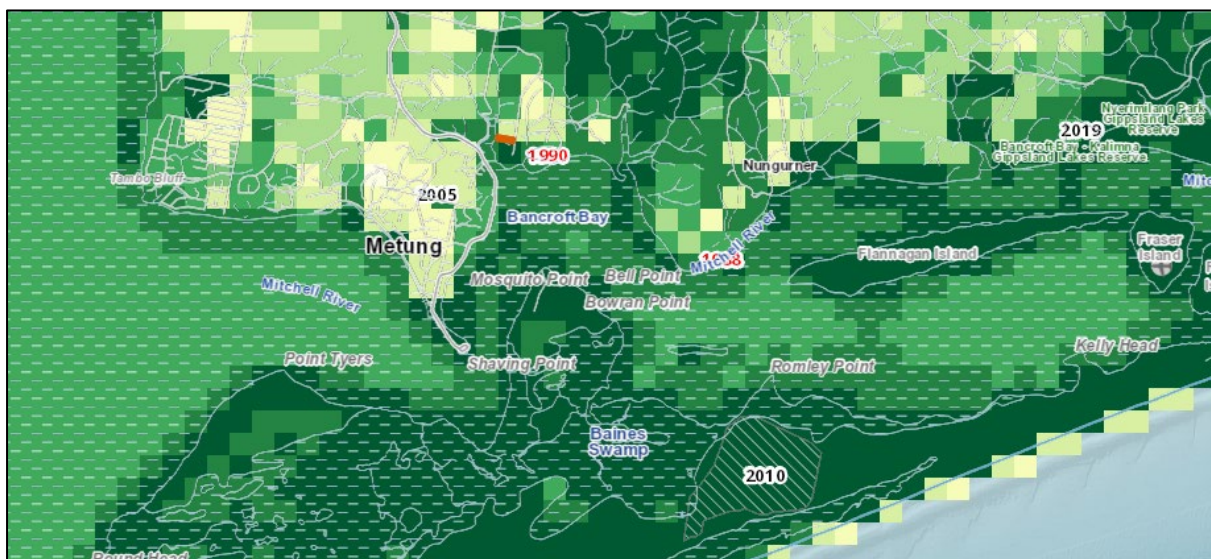


Figure Seven – Disturbance of Planned Bushfires (black notations) 1970-present and Bushfires (Red notations) 1970-present. (Source: NatureKit 2023)

The site is at an increased risk from bushfire due to the scattering of vegetation, and the age of some of the homes. Consideration of the potential bushfire behaviour local to the site has been undertaken in refining the options and to inform the building envelopes location, siting, extent of vegetation management and building construction levels.

A fire approaching from the north has the potential for a 1.5-kilometre fire run through forest terrain that has a mix of grassed areas and maintained residential lots. A fire from this direction would bring embers to the site and ignite localised fuels providing radiant heat. Dwellings between the fire run and the site may propagate the fire. This fire is not a landscape fire and may block the egress from the site. Early evacuation is recommended.

A fire approaching from the south has the potential for a short, isolated fire run of 1.2 kilometres through a heavily vegetated patch of forest. With the assistance of coastal channel winds this fire will spread embers and cause more localised ignitions close to the property. This fire is more likely to spread from lot to lot via the spread of vegetation more than any other mechanism. This fire is not a landscape fire and may block the egress from the site. Early evacuation is recommended.

The Bushfire Hazard Site Assessment includes a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard is prepared in accordance with AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2 (Vegetation exclusions). Refer to Figure Eight and a larger copy is provided in Appendix Two. Distances are detailed in Table 1 and Table 2.



4.1 Vegetation

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

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

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

Vegetation Classification: Forest

AS3959:2018 Definition:

Tall woodland and Closed Forest – Trees over 30 m high; 30-70% foliage cover (may include understorey ranging from rainforest and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts.

Site Description:

The proposed two-lot subdivision site has forest to the east on a 5-degree downslope on adjacent land, approximately 50 metres from the subdivision. The forest is located upon a group of privately owned lots within a low-density residential zone (LDRZ). In the west, there is forest across the water (approximately 120 metres).



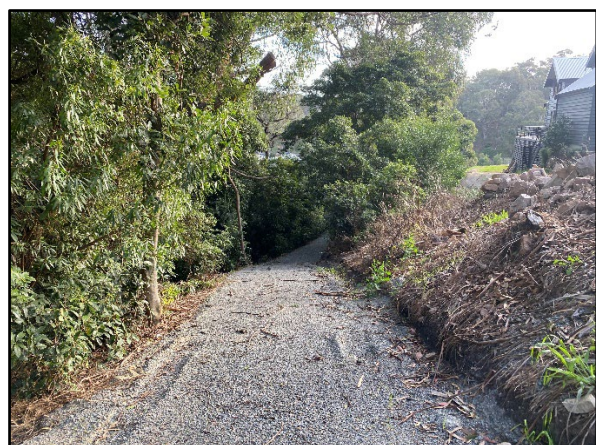
Image above: Forest in the far west

The vegetation along the foreshore is difficult to classify. It has limited canopy trees but has a dense understorey, so is more appropriately classified as forest vegetation. The slope along the foreshore varies and a slope of 10 degrees downslope is applied as the steeper components of the slope have limited vegetation.



Images: Typical forest between the lot and the water edge with an understorey layer (above)

There is a small patch of forest directly south of the existing dwelling (varying from 5 – 10 metres). This vegetation has a few eucalypts with pittosporum and other mid-storey species. The contour is 20 degrees downslope, to the dwelling below.



Images above: Forest in the south of the existing dwelling, showing the driveway separation.

Vegetation Classification: Woodland

AS3959:2018 Definition:

Woodland – Trees 10-30 m high; 10-30% foliage cover dominated by eucalypts; understorey or low trees to tall shrubs typically dominated by Acacia, Callitris or Casuarina.

Site Description:

The land onsite in the front portion, and to the northeast is classified as woodland, the building envelope for the new front lot responds to this woodland.



Images: Onsite woodland to the northeast (above) showing the maintained vegetation classified as woodland.

Vegetation Classification: Low threat vegetation

AS3959:2018 Definition:

2.2.3.2 Exclusions – Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) *Vegetation of any type that is more than 100 m from the site*
- (b) *Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
- (c) *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.*
- (d) *Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- (e) *Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- (f) *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.*

NOTES:

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

Site Description:

The majority of the lots adjacent to the development are intensely managed and built on, at least close to their dwellings, meeting the definition of low threat vegetation. The majority of lots have maintained lawns and small strips of vegetation along boundaries with defensible space and vegetation management a result of infill development (lot creation) and dwelling extensions and replacements.



4.2 Topography

The topography of the site has a steep downslope to the water and Gilsenans Drive sits on the high point of the 'peninsula'. (Figure Nine).

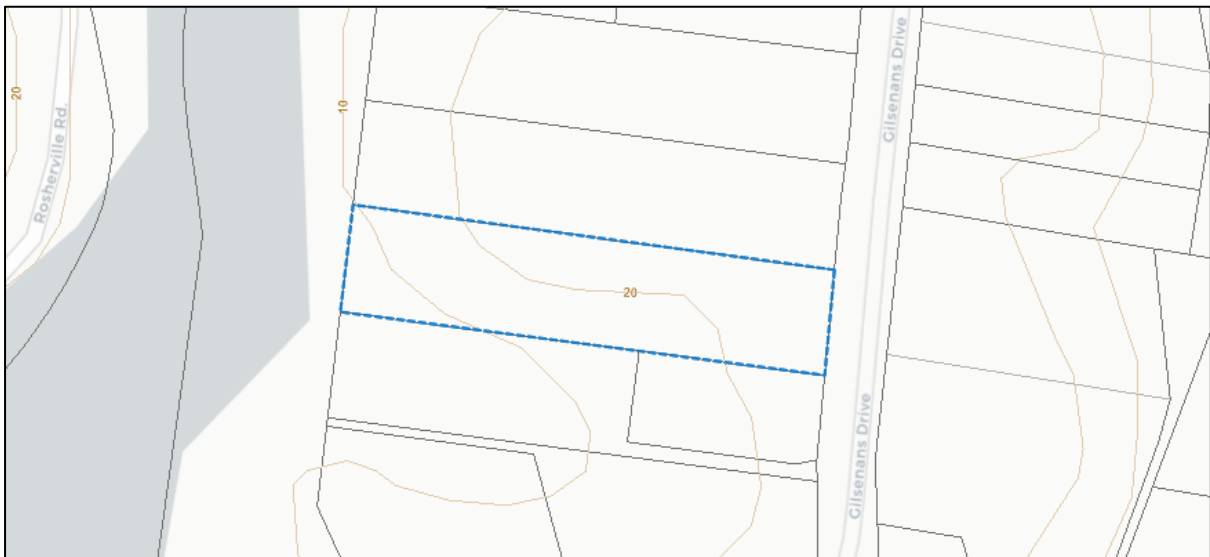


Figure Nine – Topography of the site and surrounding – Subject site is central to the map and outlined in a blue dash. (Source: VicPlan, 2023).

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

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

The BAL for this site has been calculated using a Forest Fire Danger Index (FFDI) of 100 and a Flame Temperature of 1090K. These parameters are in accordance with the risk parameters set in Clause 53.02.

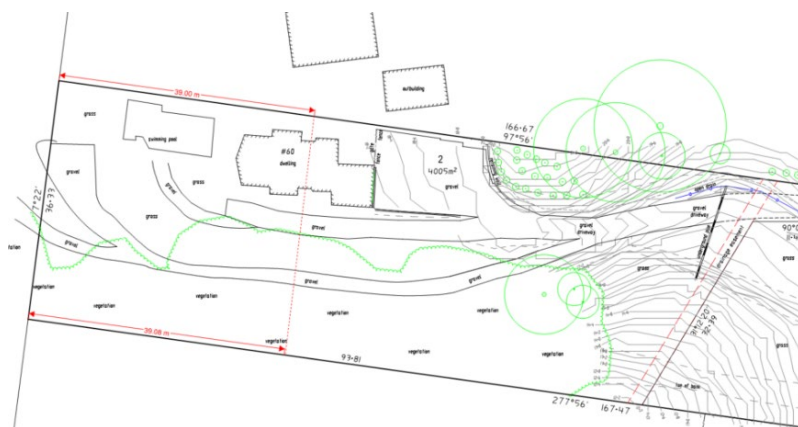
An assessment of the site conditions without modification was made and informs the BAL assessment. As this is a two-lot subdivision, the ability for each site to achieve a dwelling site with a BAL29 defensible space, is required by Clause 44.06 The defensible space required extends across all the land on Lot 1, and part of Lot 2, thus ensuring that the land is maintained in a low threat vegetation state into the future benefiting each lot and the surrounding lots.

Table 1A – Separation from the Hazard Assessment (without modification) – Existing dwelling (Lot 2)

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance	Bushfire Attack Level (BAL)
North	Low threat vegetation	Not applicable	0 metres	BAL12.5
East	Woodland	Upslope	21 metres	BAL29
South	Forest	20 degrees downslope	5 metres	BALFZ
West	Forest	10 degrees downslope	28 metres	BALFZ

Table 2A – Defendable Space determination for a dwelling envelope (Column C, BAL29)

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Defendable space required
North	Low threat vegetation	Not applicable	0 metres	BAL12.5
East	Woodland	Upslope	21 metres	21 metres
South	Forest	20 degrees downslope	5 metres	61 metres
West	Forest	10 degrees downslope	28 metres	39 metres



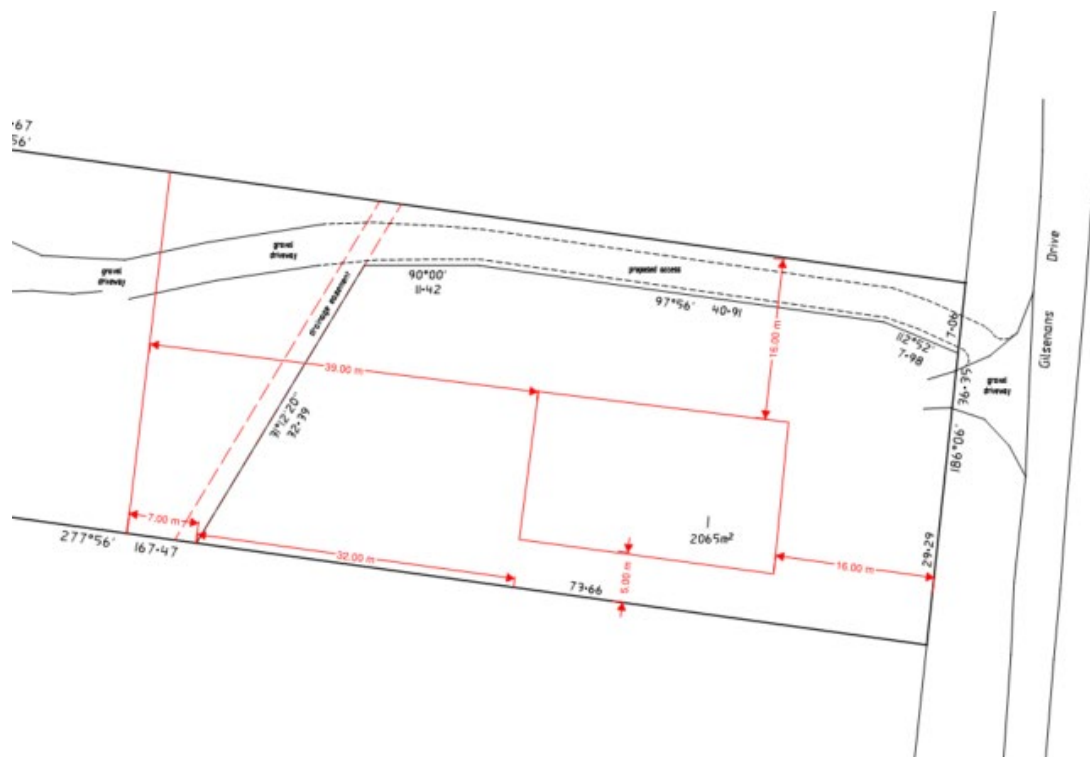
It is demonstrated that if a replacement of the existing dwelling was required in the future, there is sufficient space to move a new dwelling to the east and achieve Column C setback from the western vegetation. Onsite management of the vegetation to the south would negate the need to achieve the forest setback in the south of 61 metres. This is demonstrated, noting the front lot will be managed as defensible space.

Table 1B – Separation from the Hazard Assessment (without modification) – Front lot (Lot 1)

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance	Bushfire Attack Level (BAL)
North	Woodland	Upslope	0 metres	BALFZ
East	Forest	5 degrees downslope	51 metres	BAL19
South	Woodland	Flat	57 metres	BAL12.5
West	Forest	9 degrees downslope	10 metres	BALFZ

Table 2B – Defendable Space determination for a dwelling envelope front lot (Column C, BAL29)

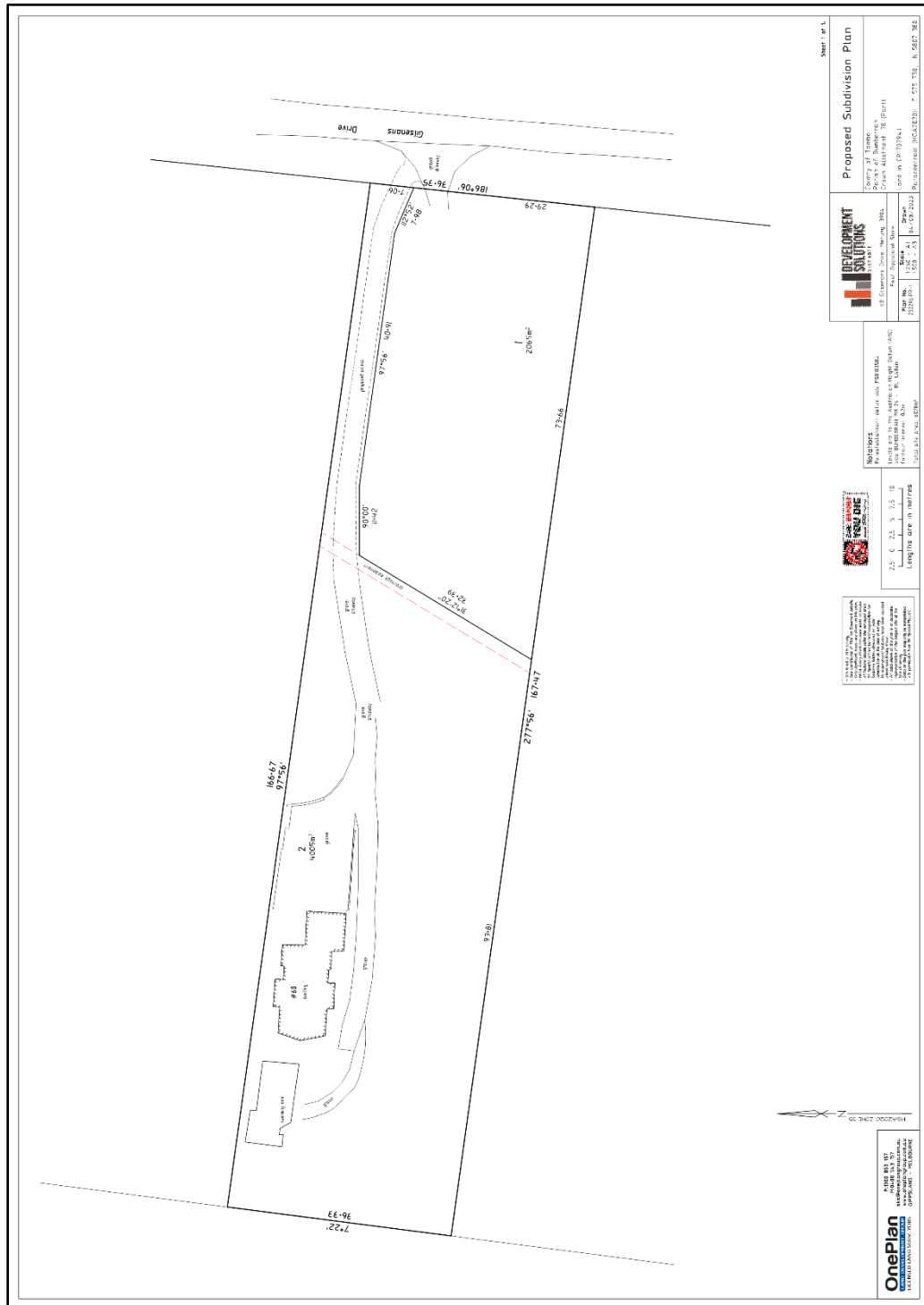
Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Defendable space required	Offsite defendable space
North	Woodland	Upslope	16 metres	None
East	Forest	5 degrees downslope	32 metres	16m on road
South	Woodland	Flat	16 metres	11m on adjacent land
West	Forest	10 degrees downslope	39 metres	10m on Lot 2



The building envelope has been derived for Column C setback with reliance on Lot 2 existing vegetation management to the west which can be enforced on the BMP. To the east the road provides defendable space as far as the electricity line. To the south the land is very managed and

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Refer to Appendix Three for the proposed Plan of Subdivision (and below).



5.1 Design Response Against Clause 53.02

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

Table 3 Specification of relevant clauses

Clause	Approved Measure	Achieved	Justification
Clause 53.02-3 Dwelling in existing settlements – Bushfire protection objective	AM 1.1	Not applicable	Proposed subdivision only
	AM 1.2	Not applicable	Proposed subdivision only
	AM 1.3	Not applicable	Proposed subdivision only
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable	Subdivision
	AM 2.2	Applicable	As required by AM5.2
	AM 2.3	Not applicable	Subdivision only, no new buildings
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Not applicable	Addressed through AM5.1
	AM 3.2	Not applicable	
	AltM 3.3	Not applicable	
	AltM 3.4	Not applicable	
	AltM 3.5	Not applicable	
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Applicable	As required by AM5.2
	AM 4.2	Not applicable	
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not applicable	
	AM 5.2	Applicable	Low Density Residential Zone (LDRZ)
	AM 5.3	Not applicable	Less than 10 lots
	AM 5.4	Applicable	Limited relevance
	AltM 5.5	Not applicable	Less than 10 lots

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

Clause 53.02-4.1 Bushfire Protection objective

Landscape, siting and design objective

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

Development is sited to minimise the risk from bushfire.

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

Building design minimises vulnerability to bushfire attack.

Approved Measure	Requirement
AM 2.1	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Response: This site is positioned 1.5 kilometres to the northeast of the central Metung township and 11 kilometres west of Lakes Entrance and represents a simple infill subdivision in an established Lot. The subdivision increases the opportunity for a dwelling to be located in close proximity to existing adjacent dwellings. The site will experience minor ember attack, radiant heat and localised ignitions associated with interrupted runs of fire and scattered vegetation. These scenarios are detailed earlier in this report and will bring fire to the locality however fire at the site is unlikely to be of a landscape scale, rather from localised neighbourhood fires. It is noted that site has reasonable access, an ability to achieve a separation from the hazard commensurate to Column C of Table 2 to Clause 53.02-5 and has proximity to a township settlement and clear farming and lifestyle land. The landscape bushfire scenarios are within the scope of the Bushfire Management Overlay assumptions.</p>
AM 2.2	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard • The building is in close proximity to a public road • Access can be provided to the building for emergency services vehicles <p>Response: There is an ability to locate buildings to achieve maximum separation distance from the surrounding hazard. The siting opportunity for proposed Lot 2 to site a building that achieves Column C of Table 2 to Clause 53.02-5, is able to be achieved if it was to be redeveloped. The Proposed Lot 1 has a building envelope derived from Column C. Lot 1 will have defendable space applied across its entirety and a strip of defendable space will be required on Lot 2 to ensure no forest encroachment affecting Lot 2. Both lots will directly access a public road. Fire brigade access to the firefighting water supply and dwelling will be required at the time of constructing a dwelling.</p>

Clause 53.02-4.3 Water supply and access objectives

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

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

Approved Measure	Requirement
AM 4.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:</p>

- A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

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

Response: Both of the proposed lots will require a non-combustible water tank containing a minimum of 10,000 litres of water to be provided at the time of building a dwelling. These requirements will be achieved through the required Section 173 agreement relating to bushfire protection measures. Both lots directly access a public road and will require fire brigade access to the firefighting water supply and meet the specifications for the construction of the access driveways will be required.

The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2.

Clause 53.02-4.4 Subdivision objectives

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

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

Approved Measure	Requirement
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> • Each lot satisfies the approved measure in AM2.1 • A building envelope for a single dwelling on each lot that complies with AM2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> ○ Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or ○ Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots. <p>The bushfire attack that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.</p> <ul style="list-style-type: none"> • Defensible space wholly contained within the boundaries of the proposed subdivision. Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space.

- **Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.**
- **Water supply and vehicle access that complies with AM4.1.**

Response: Both lots can provide separation from the hazard in accordance with Column C of Table 2 to Clause 53.02-5, as detailed earlier in this report. It should be noted that low threat vegetation has been used to apply defendable space to the entire Lot 1. It is demonstrated that a future dwelling site on Lot 1 is able to be achieved and be exposed to a radiant heat flux of less than 29kW/m². Defendable space is wholly contained within the boundaries of the proposed subdivision except for 16m reliance on Gilsenans Drive to the east and the existing low threat vegetation to the south. This is already largely non-vegetated between the property and the electricity lines on the east side of the road.

The vegetation management requirements for the subdivision are detailed and apply to the property boundary.

Water supply and vehicle access

Both lots require a non-combustible water tank containing a minimum 10,000 litres of water and CFA connections to be provided at the time of building a dwelling. These requirements will be achieved through the required Section 173 agreement relating to bushfire protection measures. Both lots directly access a public road. Both lots will require fire brigade access to the firefighting water supply and meet the specifications for the construction of the access driveways.

The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2.

AM5.4

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

Response: This subdivision improves the current situation to the surrounding lots as it provide ongoing requirements for management of the vegetation. Under current conditions, the site has the potential to be overgrown with vegetation. Each lot will be able to be landscaped as the owner chooses, provided the vegetation management requirements for the areas of defendable space are undertaken.

5.2 Expected Planning Permit Conditions

The following are expected to be the planning permit conditions:

Bushfire Management Plan not altered

The Bushfire Management Plan (Version 2, dated 2/11/2023) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Matters to be set out in Section 173 Agreement

Lot 2 with the existing dwelling should only be included in the Section 173 Agreement to ensure the strip of defendable space continues to be managed. If Lot 2 is redeveloped in the future, it should have to address the full Bushfire management Overlay requirements, and not have a future dwelling addressed through the Section 173 Agreement.

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

- The occupation of a dwelling or dependent person's unit must not start on Lot 1 until all of the bushfire mitigation measures specified on the Bushfire Management Plan endorsed under this permit have been implemented on the relevant lot to the satisfaction of the Responsible Authority.
- The bushfire mitigation measures which form part of the Section 173 Agreement and the planning permit and endorsed plans, including those relating to construction standards (BAL), defendable space, water supply and access must be maintained to the satisfaction of the Responsible Authority.

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

Maintenance of defendable space

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

5.3 Bushfire Management Plan

Refer to Appendix Four for the proposed Bushfire Management Plan. Below is an image of the proposed Bushfire Management Plan – page 1

<p>Bushfire Management Plan Page 1 of 2 60 Gilsenans Drive, Metung VIC 3904 <small>Version 2, 2/11/2023 Euca Planning Pty Ltd</small></p>	<p>Construction Standard – Lot 1 Future building design and all construction must be in accordance with the Building Code of Australia (BCA) 1999.</p>
<p>BUSHFIRE PROTECTION MEASURES</p> <p>Mandatory Condition The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible 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.</p> <p>Defensible space – Lot 1 Defensible space extending around the dwelling for a distance of 50 metres (or to the boundary where lesser) will be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building. Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres. Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level. <p>Defensible space – Lot 2 Defensible space extending up to 22 metres from the eastern boundary as shown on the BMP will be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building. Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres. Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	<p>Access – Lot 1 Access is required, and the following design and construction requirements apply:</p> <ul style="list-style-type: none"> All-weather construction. 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 metres on each side and at least 4 metres vertically. Curves must have a minimum inner radius of 10 metres. The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres. Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle. <p>Firefighting water supply – Lot 1 The following requirements apply:</p> <ul style="list-style-type: none"> 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 corrosion resistant metal. Include a separate outlet for occupant use. 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 4m of the accessway and be unobstructed. Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting). Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

6.0 References

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

The State of Victoria Department of Environment, Land, Water and Planning (2023) NatureKit.

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

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

7.0 Appendices

Appendix One – Bushfire Hazard Landscape Assessment

Appendix Two – Bushfire Hazard Site Assessment

Appendix Three – Proposed Plan of Subdivision

Appendix Four – Proposed Bushfire Management Plan

Appendix One – Bushfire Hazard Landscape Assessment



Appendix Two – Bushfire Hazard Site Assessment



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Appendix Four – Proposed Bushfire Management Plan

<p>Bushfire Management Plan Page 1 of 2 60 Gilsenans Drive, Metung VIC 3904 <small>Version 2, 2/11/2023 Euca Planning Pty Ltd</small></p> <p>BUSHFIRE PROTECTION MEASURES</p> <p>Mandatory Condition The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible 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.</p> <p>Defendable space – Lot 1 Defendable space extending around the dwelling for a distance of 50 metres (or to the boundary where lesser) will be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building. Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres. Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level. <p>Defendable space – Lot 2 Defendable space extending up to 22 metres from the eastern boundary as shown on the BMP will be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building. Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres. Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	<p>Construction Standard – Lot 1 Future building design and all construction works need to comply with a minimum BAL of BAL29 from AS 3959.</p> <p>Access – Lot 1 Access is required, and the following design and construction requirements apply:</p> <ul style="list-style-type: none"> All-weather construction. 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 metres on each side and at least 4 metres vertically. Curves must have a minimum inner radius of 10 metres. The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres. Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle. <p>Firefighting water supply – Lot 1 The following requirements apply:</p> <ul style="list-style-type: none"> 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. 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 4m of the accessway and be unobstructed. Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting). Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).
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APPENDIX C

Clause 56.07-1 to 56.07-4

Integrated Water Management

CLAUSE 56.07-1 to 56.07-4

Integrated Water Management

Clause 56.07-1 Drinking water supply objectives	To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.
Response:	<p>The subject site is currently connected to the reticulated water supply network. The proposed vacant allotment being created will also be connected to the reticulated water supply network which provides for an appropriate drinking water supply. The size of the proposed vacant allotment being created will encourage the inclusion of a water tank with any future residential development.</p> <p>The proposal meets the objectives and standards of this clause.</p>
Clause 56.07-2 Reused and recycled water objective	To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.
Response:	<p>A reuse and recycle water supply is not available to this site at this time.</p> <p>Water supply to proposed Lot 1 will be via the existing reticulated water system. Proposed Lot 2 is currently connected to the reticulated water system.</p> <p>The proposal meets the objectives and standards of this clause.</p>
Clause 56.07-3 Waste water management objective	To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.
Response:	<p>The subject site is connected to the existing reticulated sewer network. The vacant lot being created will be connected to the existing reticulated sewer network.</p> <p>The proposal meets the objectives and standards of this clause.</p>

**Clause 56.07-4
Stormwater
management
objectives**

To minimise damage to properties and inconvenience to residents from stormwater.
To ensure that the street operates adequately during major storm events and provides for public safety.
To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
To encourage stormwater management that maximises the retention and reuse of stormwater.
To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Response:

It is expected that any planning permit to be issued would include requirements for the construction and management of drainage for each of the proposed lots.

The impact on receiving waters is likely to be minimal particularly given the size of the proposed allotments and the likely inclusion of water tanks for any future development. The proposed vacant lot being proposed Lot 1 is expected to be able to be drained to the satisfaction of the responsible authority. Stormwater from the existing dwelling and associated facilities is appropriately managed with no known issues.

There is an existing drainage easement located in the centre of the subject site which will be located partly in both proposed allotments as indicated on the proposed plan of subdivision. Chinaman's Creek adjoins the subject site along the western boundary.

Any new development on the proposed allotments will be required to install a 10,000 litre water tank dedicated for Country Fire Authority requirements as part of the bushfire mitigation measures provided in the Bushfire Management Report contained in **Appendix E**.

The proposal meets the objectives and standards of this clause.

Reference No: B23368

Project No: 150923

6/10/2023

Development Solutions Victoria
48 Bailey Street
BAIRNSDALE Vic 3875

Attn: Olivia Zagami

Email: olivia@devsolvic.com.au

Dear Olivia,

**RE: GRA Waiver for Proposed 2 Lot Subdivision
60 Gilsenans Drive, Metung.**

Chris O'Brien & Company Pty Ltd have been engaged by Olivia Zagami of Development Solutions Victoria to determine whether or not a full Geotechnical risk assessment report is required for a proposed 2 lot subdivision at 60 Gilsenans Drive, Metung Vic 3904. An erosion management overlay exists over the property.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 5th October 2023.

Inspection of the site confirmed no erosion problems currently exist on the site. The allotment is located on the western side of Gilsenans Drive overlooking Chinaman's Creek in Metung with a dwelling, a number of outbuildings and well developed gardens already in existence. Also a number of significant trees are located both in the road reserve and on the allotment. Access to the allotment is via a crossover and driveway which meanders down the allotment. The site has all services available either in easements or from Gilsenans Drive with an existing drainage easement running across the allotment where the land falls too. Photographs of our findings are attached to this report.

Works to be completed for the proposed subdivision are to upgrade the existing crossover to create access to the existing residence with the existing crossover to be used for the new allotment. Re-direct the existing driveway to run along the northern boundary and removal of the existing driveway through the proposed allotment. To be provide a connection to all services to both allotments.

Development Solutions Victoria

Proposed 2 Lot Subdivision, 60 Gilsenans Drive, Metung

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Project No. 150923

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For the creation of the subdivision the existing crossover will need to be modified to allow access to the existing dwelling along with the formation of the new driveway along the north boundary which will merge into the existing driveway at the easement location. For this work some minor earthworks are required along with the placement and compaction of roadmaking materials. The existing driveway will also need to be removed with all disturbed areas to be topsoiled and regressed. We recommend that protection barriers such as silt fences are placed to protect all downstream assets and allotments from silt runoff. Provided this is done we expect no environmental risks from this work.

For the provision of services to the allotments some minor trenching works will be required with protection barriers such as silt fences as specified above to be provided during any excavation works. Provided this is adhered to we expect no environmental risks from this work.

A stormwater design plan will need to be done to show how stormwater created from the proposed allotment is treated prior to the legal point of discharge.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as all recommendations as listed above are strictly adhered to we anticipate no environmental risks with the work to be undertaken.

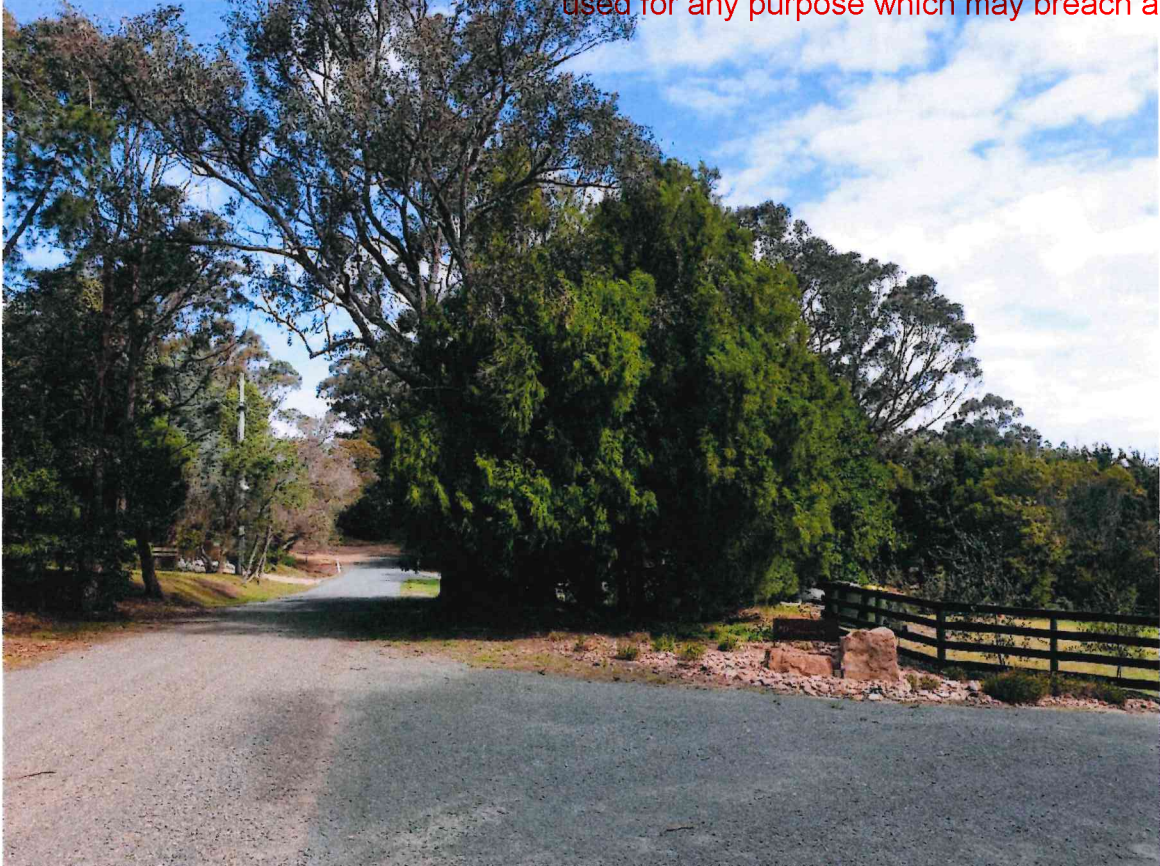
Should you need to clarify anything, please contact the Andrew Powell on 0402384596

Yours faithfully,



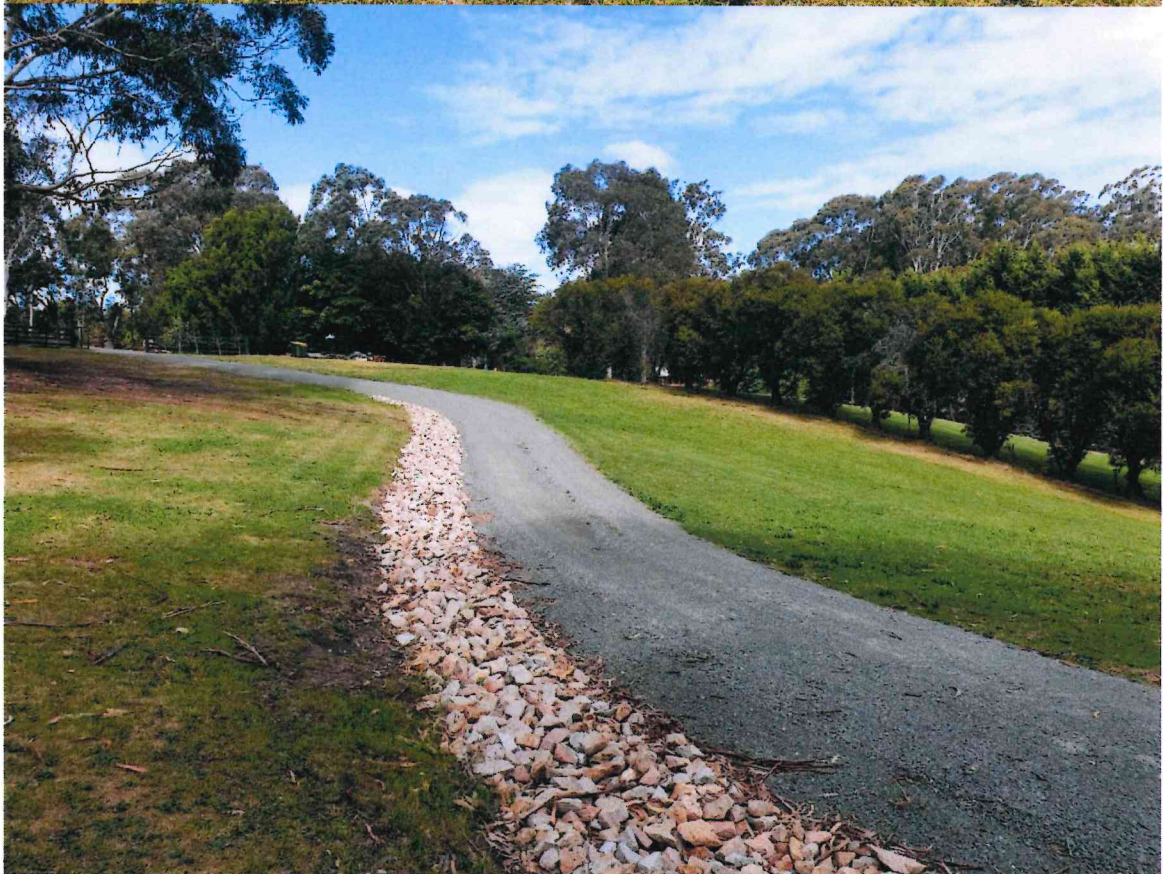
Andrew Powell Assoc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

Photos below show street views, crossovers, driveway and existing service locations.







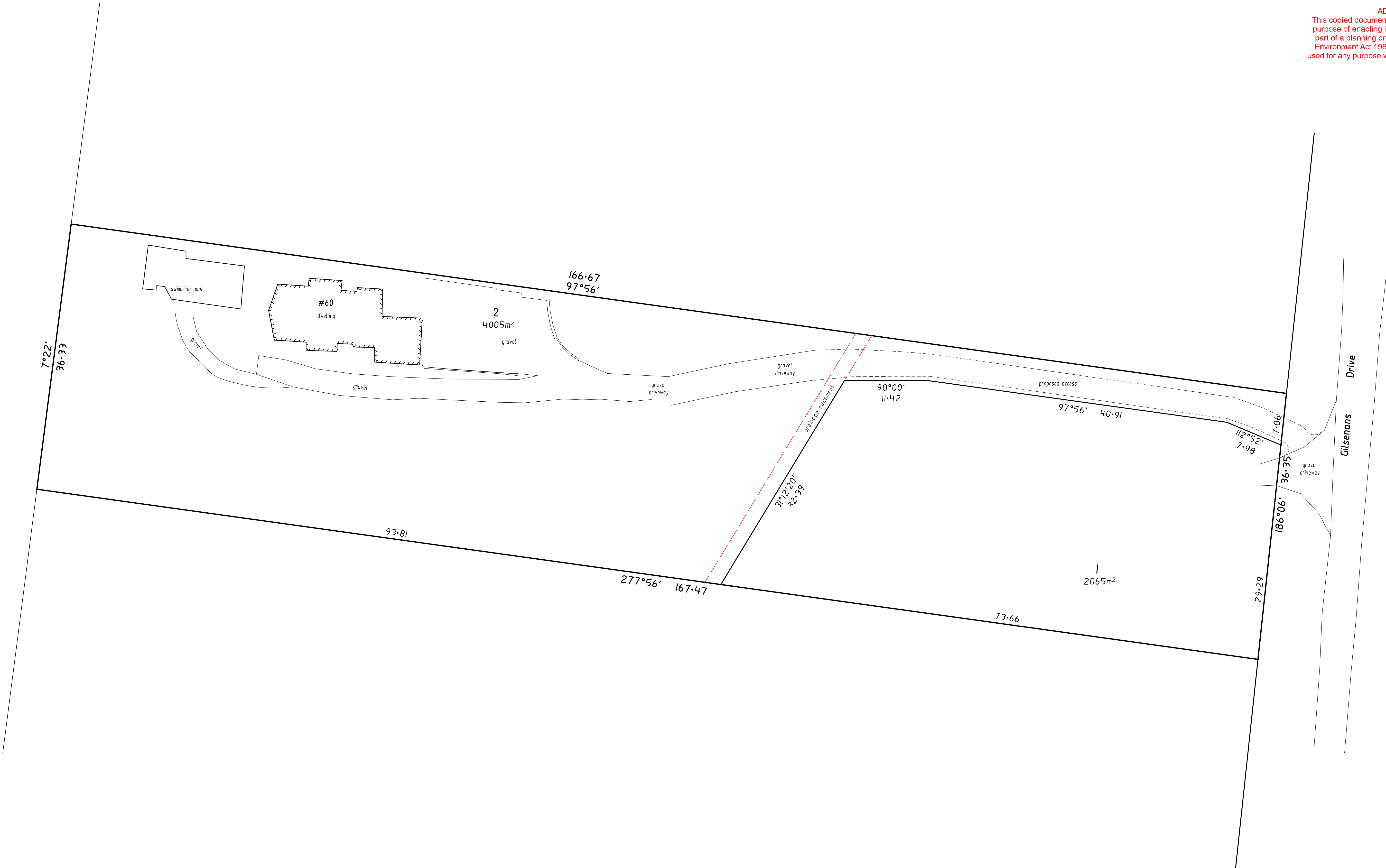


Photos below show general layout of new allotment.



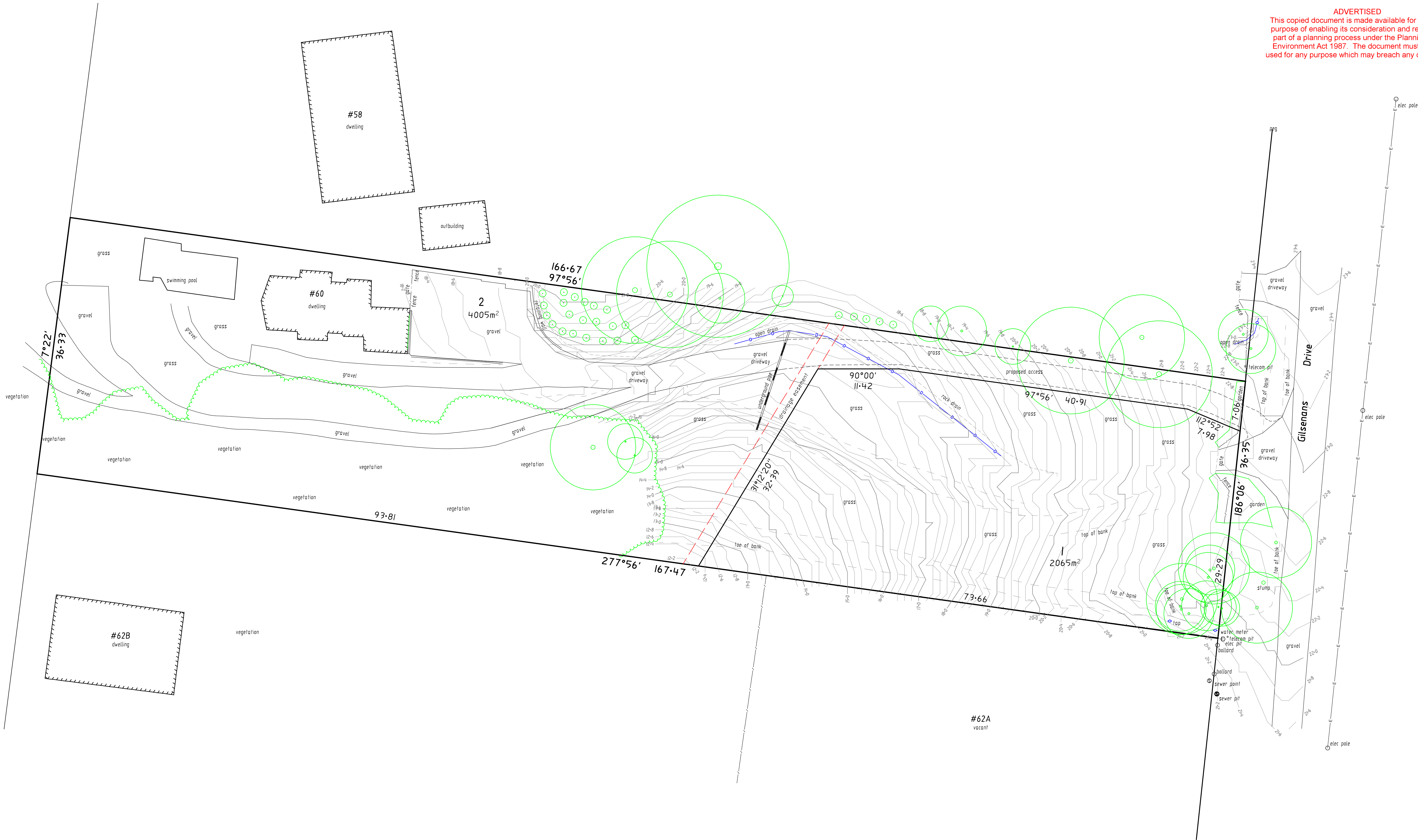






MGA2020 ZONE 55





Sheet 1 of 1.

Bushfire Management Plan Page 1 of 2

60 Gilsenans Drive, Metung VIC 3904

Version 2, 2/11/2023 Euca Planning Pty Ltd

BUSHFIRE PROTECTION MEASURES

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible 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 – Lot 1

Defendable space extending around the dwelling for a distance of 50 metres (or to the boundary where lesser) will be managed in accordance with the following requirements:

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

Defendable space – Lot 2

Defendable space extending up to 22 metres from the eastern boundary as shown on the BMP will be managed in accordance with the following requirements:

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

Construction Standard – Lot 1

Future building design and all construction works need to comply with a minimum BAL of BAL29 from AS 3959.

Access – Lot 1

Access is required, and the following design and construction requirements apply:

- All-weather construction.
- 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 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Firefighting water supply – Lot 1

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.
- 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 4m of the accessway and be unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

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