

## Form 2

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

<b>The land affected by the application is located at:</b>	<b>34-36 Eighth Avenue RAYMOND ISLAND 3880 Lot: 15 LP: 18507</b>
<b>The application is for a permit to:</b>	<b>Two lot subdivision and development of a second dwelling</b>
<b>The applicant for the permit is:</b>	<b>Crowther &amp; Sadler Pty Ltd</b>
<b>The application reference number is:</b>	<b>5.2023.454.1</b>

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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 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.

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

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

VOLUME 08827 FOLIO 063

Security no : 124110350643B  
Produced 08/11/2023 02:12 PM

## LAND DESCRIPTION

Lot 15 on Plan of Subdivision 018507.  
PARENT TITLE Volume 07202 Folio 391  
Created by instrument D693816 21/04/1970

## 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 LP018507 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: 34-36 EIGHTH AVENUE RAYMOND ISLAND VIC 3880

DOCUMENT END

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

Page 1 of 3

VOLUME 08827 FOLIO 063

Security no : 124106875461Y

Produced 15/06/2023 11:48 AM

### LAND DESCRIPTION

Lot 15 on Plan of Subdivision 018507.  
PARENT TITLE Volume 07202 Folio 391  
Created by instrument D693816 21/04/1970

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MASJEFF PTY LTD of 44 MARTIN STREET BRIGHTON VIC 3186  
AE708918P 04/11/2006

### 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 LP018507 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: 34-36 EIGHTH AVENUE RAYMOND ISLAND VIC 3880

DOCUMENT END

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# PLAN OF SUBDIVISION

CROWN ALLOTMENTS 1 to 10 SECTION 4 AND CROWN ALLOTMENTS 1 to 5 SECTION 13

TOWNSHIP OF RAYMOND ISLAND

# PARISH OF BAIRNSDALE

COUNTY OF TANJIL

DEPTH LIMITATION: 50 FEET

COLOUR CODE

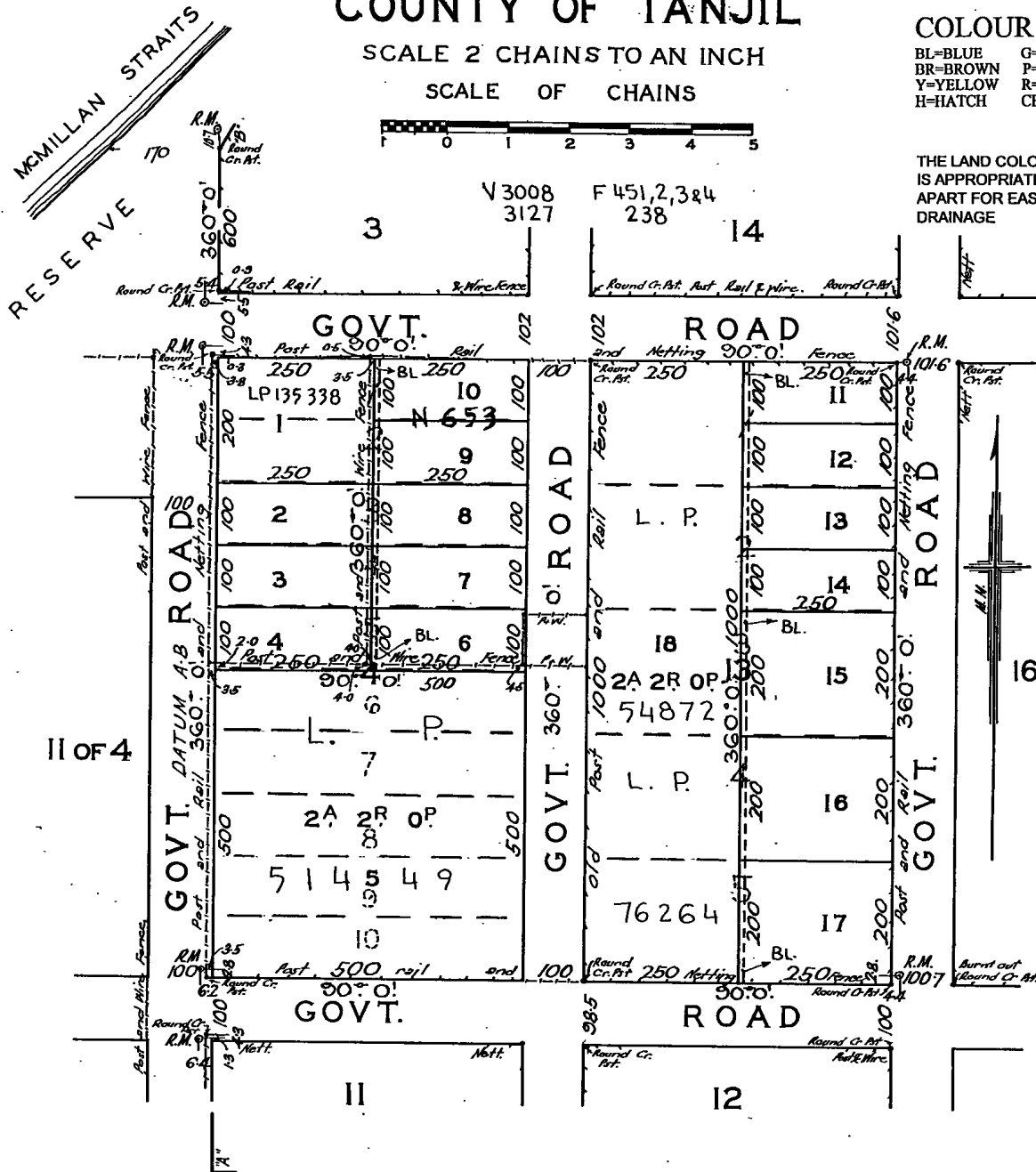
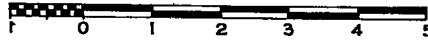
BL=BLUE  
BR=BROWN  
Y=YELLOW  
H=HATCH

G=GREEN  
P=PURPLE  
R=RED  
CH=CROSS HATCH

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE

SCALE 2' CHAINS TO AN INCH

## SCALE OF CHAINS



RM's ARE  $\frac{3}{4}$ " DIA. 12' LONG G.I. PIPES.  
LAND COLORED BLUE IS RESERVED  
FOR DRAINAGE PURPOSES  
AND IS 7'-6" WIDE





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# ANNEXURE PAGE

Transfer of Land Act 1958

**Privacy Collection Statement** - The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victoria Land Registry.

This is page 2 of *Approved Form T1* dated *10/9/06* between **Brett Anthony PLEYDELL & Terine Anna KELAART & MASJEFF PTY LTD** as trustee for **Mason-Jefferies Family Trust**

Signatures of the parties

Signed by Brett Anthony PLEYDELL  
& Terine Anna KELAART  
in the presence of:

BP x *Brett Pleydell*  
TK x *Terine Anna Kelaart*

X Witness *Wit*  
Witness to sign here.

Executed by MASJEFF PTY LTD by being signed  
by those persons authorised to sign for the

Director *A Mason-Jeff*  
Name: Andrew Norton Mason-Jefferies  
Usual Address: 3 Nassim Road, #04-09 Nassim Jade, Singapore 258371

Director *JDMason-Jefferies*  
Name: Jennifer Dawn Mason-Jefferies  
Usual Address: 3 Nassim Road, #04-09 Nassim Jade, Singapore 258371

Approval No. 1187053A

1. If there is insufficient space to accommodate the required in *Form* insert the words "See Annexure Page 2" (or as the case may be, — on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

A1



Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



## Planning Report

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### Two Lot Subdivision & Development of a Second Dwelling

34-36 Eighth Avenue, Raymond Island

Our reference – 20529

8 November 2023



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 2)	
	Site, Floor and Elevation Plans prepared by <i>Ian Neville Drafting Pty Ltd</i>	
	Bushfire Hazard Site Assessment (Version 1)	
	Bushfire Management Plan (Version 1)	
	Copy of Title (Lot 15 on PS 018507)	

*Note: Applicable Planning Application fee is \$2,369.10, calculated as follows*

*Class 11: \$1,661.55*

*Class 17: \$1,415.10 (50% of lesser fee)*



## 1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision & development of a second dwelling at 34-36 Eighth Avenue, Raymond Island. The Report addresses the provisions of the General Residential Zone, Design and Development Overlay 11, Bushfire Management Overlay 1 and Land Subject to Inundation Overlay as contained within the East Gippsland Planning Scheme.



*Aerial image of the subject land and immediate surrounds (Source: IntraMaps)*

## 2. Subject Land & Surrounding Context

Formally known as Lot 15 on Lodged Plan 018507 or more commonly 34-36 Eighth Avenue, Raymond Island, the subject land is regular in shape, 2024 square metres and is developed with a single storey dwelling and two outbuildings.

The land enjoys vehicular access to the property from Eighth Avenue which is a formed rural standard road.

The subject land is surrounded by detached dwellings and associated outbuildings on lots of approximately half the size of the subject land, with the exception being to the east across Eighth Avenue which is developed by two dwellings.

Although the built form in the wider precinct is relatively uniform in terms of detached dwellings with associated outbuildings, the allotment shapes and sizes vary considerably.

Located within the central area of the southern urban precinct of Raymond Island, the land is close to the Raymond Island Community Hall and close to the Raymond Island Ferry arrival/departure area.



*Locational plan showing land parcel configurations, blue star represents Raymond Island Community Hall and red star represents Raymond Island Ferry Terminal (Source: VicPlan)*



Due to the relatively large size of the subject land, Planning approval has previously been granted to subdivide the land. Planning Permit 52/2015/P was granted by East Gippsland Shire Council on 22 July 2015, and a Plan of Subdivision certified on 28 July 2015. The Certified Plan expired prior to the issue of Statement of Compliance, resulting in the lapsing of the Planning Permit.

### 3. The Application & Proposal

It is proposed to subdivide the subject land into two lots and develop a dwelling.

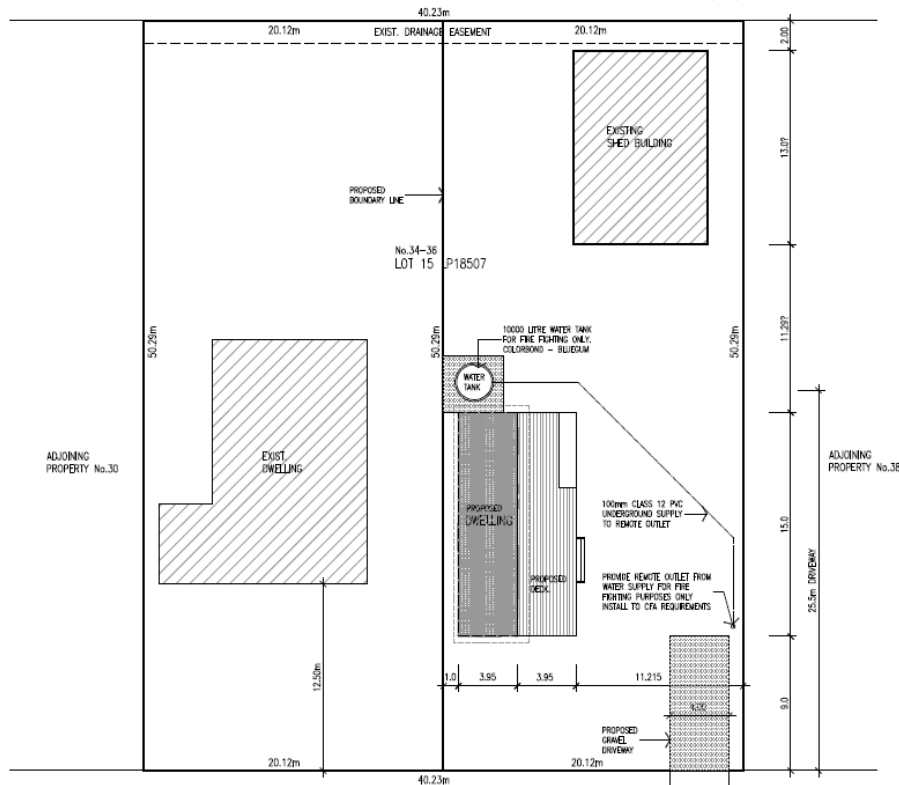
The proposed subdivision will create two lots of 1012 square metres that have an east-west axis. Proposed lot 1 will contain the existing dwelling and one of the existing outbuildings, while lot 2 is proposed to contain the new dwelling and the larger of the existing outbuildings.



*Extract from Proposed Subdivision Plan (Version 2)*

Plans prepared by Ian Neville Building Design depict the proposed dwelling, which has been orientated to face north, providing an energy efficient dwelling.

The proposed dwelling is to be setback 9.0 metres from the front boundary to Eighth Avenue. The proposed dwelling is to be setback 1.0 metre from the proposed subdivision boundary.



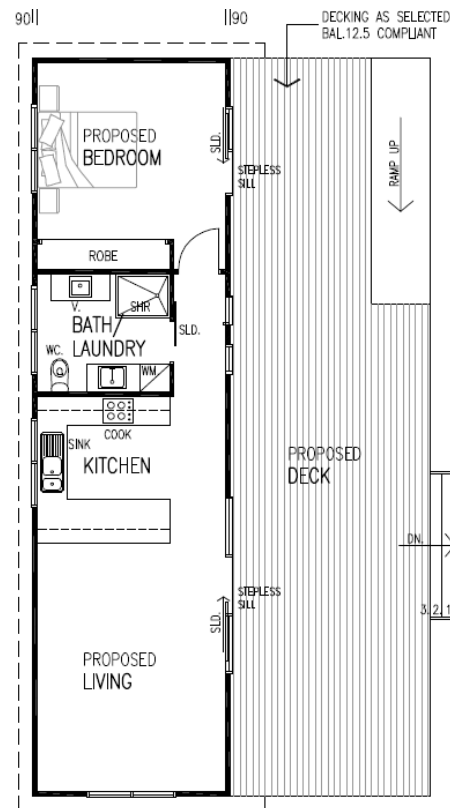
Proposed site plan (Source: Ian Neville Building Design)

The proposed dwelling will incorporate a proposed living room, kitchen, bathroom/laundry and bedroom. A large northern facing deck of 60 square metres will provide for external living opportunities and can be accessed via a ramp of stairs.

The dwelling has been designed to maintain the character of the area being a detached single storey dwelling, skillion roof and incorporating tones reflective of the area and surrounding landscape.

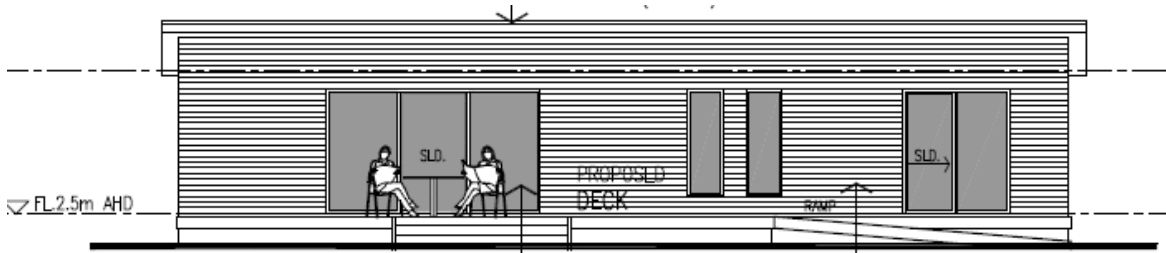
The proposed dwelling will be constructed from Scyon Axon Cladding, painted Bluegum and Colorbond coloured Southerly.

The dwelling will be elevated to minimise coastal climate change impacts, with a finished floor level of 2.5m AHD.

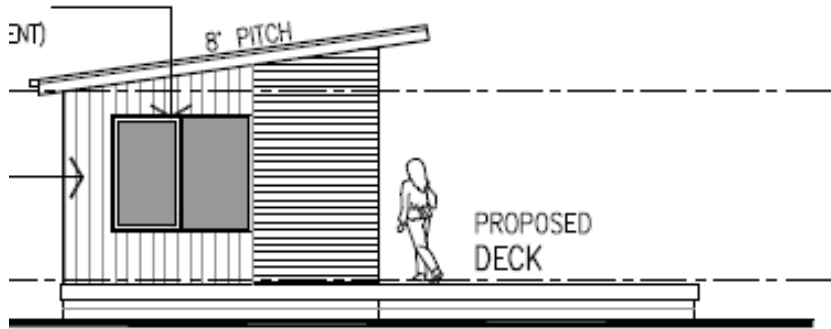


Extract from Proposed floor plan (Source: Ian Neville Building Design)





Proposed northern elevation (Source: Ian Neville Building Design)



Proposed eastern elevation (Source: Ian Neville Building Design)

A proposed gravel driveway is to be constructed within the eastern part of proposed lot 2 to provide access to from Eighth Avenue. A 10,000 litre water tank for fire fighting purposes is to be sited behind the proposed dwelling and connected to a remote outlet next to the driveway.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

Planning Scheme Clause No.	Description of what is proposed
32.08-3 General Residential Zone	Subdivision
32.08-6 General Residential Zone	Construction of two dwellings on a lot
43.02-2 Design and Development Overlay (Schedule 11)	Buildings and Works with a total building footprint exceeding 300m <sup>2</sup>
43.02-3 Design and Development Overlay (Schedule 11)	Subdivision
44.06-2 Bushfire Management Overlay (Schedule 1)	Subdivision
44.06-2 Bushfire Management Overlay (Schedule 1)	Construct a Building associated with Accommodation
44.04-2 Land Subject to Inundation Overlay	Buildings and Works
44.04-3 Land Subject to Inundation Overlay	Subdivision

### Referrals Required

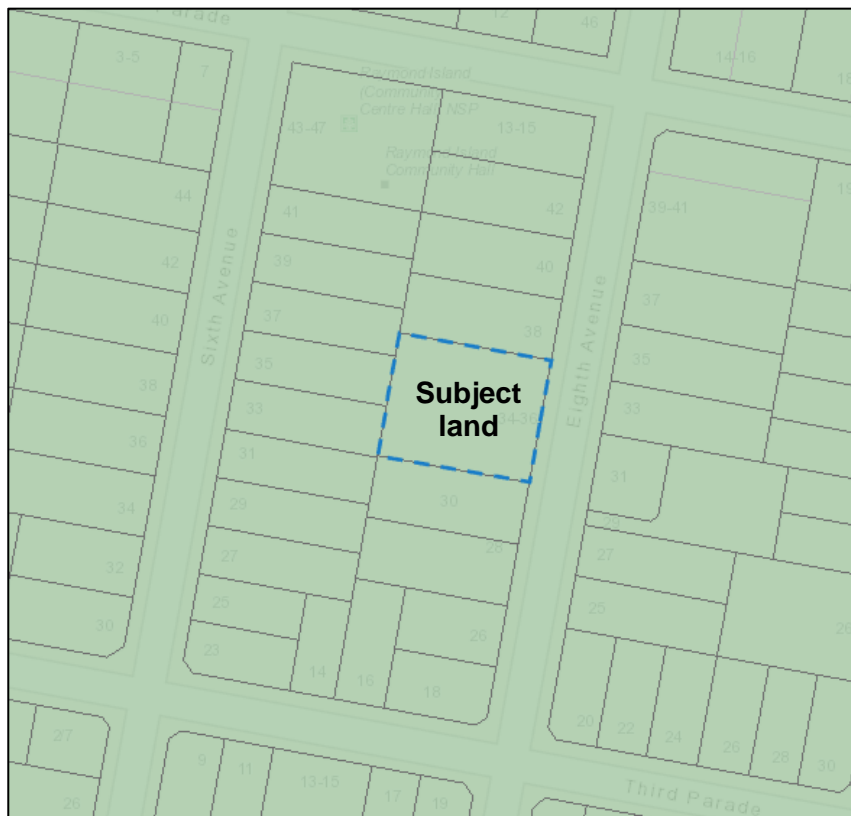
Clause	Kind of application	Referral authority	Type of authority
44.04-7	s55 - LSIO	East Gippsland CMA	Recommending
44.06-6	s55 - BMO	Country Fire Authority	Recommending

## 4. Cultural Heritage

The proposal does not trigger any mandatory requirements to provide a Cultural Heritage Management Plan (CHMP) under the *Aboriginal Heritage Act 2006*.

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity.*



Cultural Heritage Sensitivity Mapping shown green (Source: VicPlan)

The subject land is within an area of cultural heritage sensitivity. The construction of two dwellings on a lot is an exempt activity and a two lot subdivision is not considered a high impact activity. Therefore, there is no mandatory requirement to provide a CHMP in support of the application.

## 5. Planning Policy

### 5.1 Planning Policy Framework

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements is the objective of Clause 11.01-1S Settlement.

The proposed development supports this objective and is consistent with relevant strategies that sit under the objective, as it will provide for population growth, assists to limit urban sprawl and provides for infill development.

Clause 11.01-1L-01 East Gippsland Settlements encourages infill development of existing towns; consolidation of existing townships and residential infill is supported within existing residential zones.

The proposed development will make the best use of this serviced, underutilised, residentially zoned land parcel and assists to reduce pressure for further residential rezoning.

The subject land is setback from the Lake frontage and although being low lying, it is unlikely that the land will be impacted from coastal erosion as sought by Clause 11.03-4S Coastal Settlement.

Clause 11.03-4L-03 Raymond Island applies to all land in the Raymond Island Framework Plan. The proposal will provide for a low impact development within an existing residential zoned area consistent with the strategies that underpin the plan.

Levels across the subject land are two metres or greater, resulting in the land avoiding permanent inundation by the year 2100 as sought within Clause 13.01-2S Coastal inundation and erosion.

Being located with a Bushfire Management Overlay, Clause 13.02-1S Bushfire planning is relevant to the application. The land is located with Schedule 1 of the Overlay and as such, Council and the CFA recognise that the property is at reduced risk from a bushfire event. Nevertheless, the proposed lots will be provided with defendable space that will need to be appropriately maintained, water tanks will be installed and set aside for fire fighting purposes and the new dwelling will be constructed to a minimum BAL of 12.5.

As the land is located within the Land Subject to Inundation Overlay, Clause 13.03-1S Floodplain management is also relevant. The proposed dwelling has the ability to mitigate the effects of periodic floodwaters through raised floor heights and more robust building materials below the nominated flood level. The subdivision will lead to a minor intensification within the area, however it is considered that this minor subdivision is not unreasonable within a well established urban area that is zoned for residential purposes.

Development of a dwelling on the vacant lot to be created by the subdivision will be in accordance with Clause 15.01-2S Building design. The dwelling complements the built form character of the area utilising a skillion roof, materials and colours that are commonplace within the area.

The proposed subdivision will provide a generous lot for the existing dwelling and provides sufficient cleared area for the new dwelling. Both lots enjoy direct street frontage and are consistent with the prevailing lot pattern as sought by Clause 15.01-3S Subdivision design.

Creating two lots from this large, underutilised land parcel will assist to increase the portion of housing in an established urban area reducing the share of housing in greenfield areas consistent with Clause 16.01-1S Housing supply.

Clause 18.02-4L-01 Road seeks to minimise the impact of development on the efficiency and safety of the road system while maintaining roadside vegetation. The vacant lot to be created has the ability to be serviced by a new vehicle crossover without impacting roadside vegetation. A second lot will generate an additional 10 vehicle movements within the local road network which can be easily absorbed.

## 5.2 Municipal Planning Strategy

Clause 02.03-1 of the Municipal Planning Strategy identifies Raymond Island as a unique village and rural residential locality set within the heart of the Gippsland Lakes. The relevant strategic direction for Raymond Island is to provide for expanding settlement within the existing residential areas. The subdivision of the land and development of a new dwelling on a serviced and residentially zoned property is consistent with this strategic direction.

The proposed development is relatively modest and will maintain the landscape character of this lakeside area by avoiding vegetation removal within the road reserve, complementing the relevant strategic direction within Clause 02.03-2 Environmental and landscape values.

Levels on the subject land are at 2m AHD and above, and the land is well setback from the Lake frontage. This combination results in the property being unlikely to be impacted by climate-induced sea level rise consistent with Clause 02.03-3 Environmental risks and amenity.

Clause 02.03-7 Transport and infrastructure supports the provision of reticulated sewerage in unserviced towns. The residentially zoned area of Raymond Island is connected to sewer to which the new dwelling will be connected.

## 6. Planning Elements

### 6.1 General Residential Zone

The subject land is zoned General Residential Zone in accordance with the East Gippsland Planning Scheme.



*Planning scheme zone mapping (Source: VicPlan)*

The proposed development meets the purposes of the zone providing two allotments of similar size and shape as the surrounding land parcels. Developing a detached single storey dwelling on the proposed vacant lot respects the neighbourhood character of the area.

The provisions of the Zone have not changed significantly since the previous Planning Permit (now expired) was granted, with the only change to the proposal being a minor modification to the subdivision boundary to create two identically sized allotments. In that context the subdivision appears to be a logical and orderly outcome under the General Residential Zone.

The proposal is consistent with the requirements of Clauses 55 and 56 as demonstrated by the following tables providing commentary regarding the objectives and standards.

## Clause 55 – Two or more dwellings on a lot

Objective	Comment
<b>55.01-1</b>  <b>Neighbourhood and site description</b>	<b>Complies</b>  A description of the site and surrounding neighbourhood is included at Section 2 of this Report.  Properties within the surrounding precinct are generally single storey detached dwellings on larger land parcels. Passive recreation facilities are located to the west of the land and the property is within walking distance (including a ferry trip) of the Paynesville Activity Centre.  The precinct comprises a mix of housing styles spanning several decades; evident is a variety of materials and colours throughout the existing housing stock.
<b>55.01-2</b>  <b>Design Response</b>	<b>Complies</b>  The proposed development has been designed and sited having regard for the existing site features and adjoining development. The design utilises the site dimensions and area by responding with a new proposed detached dwelling.  The proposed dwelling is single storey with a skillion roof. Materials proposed are reflective of the lighter weight materials utilised by existing built form of the area. Each dwelling is provided with secluded private open space, and orientated to the street providing a sense of address.  Private open space optimises the northern solar aspect afforded to each allotment.  The accompanying plans include detail of the proposed development.
<b>55.02-1</b>  <b>Neighbourhood character</b>	<b>Complies</b>  The design of the proposed development respects the existing neighbourhood character.  The proposed dwelling is well located, provide appropriate openings, incorporates a sloped roof and uses materials common throughout the surrounding neighbourhood. The front setback is respectful of the streetscape providing a transition of building form. Provision of significant permeable areas provides the opportunity for meaningful landscaping opportunities.  There is no Neighbourhood Character Overlay, however local policy acknowledges the existing urban area of Raymond Island will see modest infill development.
<b>55.02-2</b>  <b>Residential policy</b>	<b>Complies</b>  The proposed development is consistent with relevant sections of the Municipal Planning Strategy and State Planning Policy Framework as outlined in Section 5 of this Report.
<b>55.02-3</b>  <b>Dwelling diversity</b>	<b>N/A</b>  Less than 10 dwellings are proposed.



Objective	Comment
<b>55.02-4 Infrastructure</b>	<p><b>Complies</b></p> <p>All necessary infrastructure is available to the land and has the capacity to accommodate the proposed development.</p>
<b>55.02-5 Integration with the street</b>	<p><b>Complies</b></p> <p>The proposed development has been designed and sited to ensure integration with the street:</p> <ul style="list-style-type: none"> <li>One new vehicle crossover is proposed in Eighth Avenue and will be appropriately spaced from other crossovers.</li> <li>Both the proposed and existing dwelling is single storey (not uncommon within the area), with the dwellings remaining in keeping with the built form aligning the street.</li> <li>Dwelling entries are visible and identified from Eighth Avenue and offer a strong and separate sense of address.</li> <li>There is no front fencing proposed, which is considered acceptable in context of the nearby property street frontages.</li> </ul>
<b>55.03-1 Street setback</b>	<p><b>Complies</b></p> <p>The neighbourhood character of the area provides for a range of front setbacks. The proposed development will establish the new dwelling with a street setback of 9m, which is considered to respect the existing neighbourhood character.</p>
<b>55.03-2 Building heights</b>	<p><b>Complies</b></p> <p>The height of the proposed development respects the existing neighbourhood character as it is consistent with the prevailing height of existing single storey dwellings in the neighbourhood.</p> <p>The proposed dwelling will be well below the maximum allowable height of 13.5m AHD, given the land is contained within the LSIO.</p>
<b>55.03-3 Site coverage</b>	<p><b>Complies</b></p> <p>Standard B8 requires site area covered by buildings not to exceed 60% where there is no site coverage specified in a schedule to the zone. The site coverage of the proposed development is well below the maximum site coverage of 60% otherwise allowed under Standard B8.</p>
<b>55.03-4 Permeability and Stormwater Management</b>	<p><b>Complies</b></p> <p>Standard B9 stipulates that the site area covered by the pervious surfaces should be at least 20% of the site, where there is no minimum area specified in a schedule to the zone.</p> <p>The site permeability for the proposed development well exceeds 20% of the site area, ensuring the development complies with Standard B9.</p>
<b>55.03-5 Energy efficiency</b>	<p><b>Complies</b></p> <p>The proposed development has been oriented to make appropriate use of solar energy by providing large doors and good sized windows on the northern aspect of the proposed dwelling to allow maximum light and solar penetration into the living areas.</p>

Objective	Comment
<b>55.03-6 Open space</b>	<b>Complies</b> Whilst there is no communal open space as part of this proposal, Section 2 of this Report highlights the abundance of passive recreational opportunities and open space available within close proximity to the subject land. The proposed dwellings achieve the required secluded private open space requirements.
<b>55.03-7 Safety</b>	<b>Complies</b> The layout of the proposed development provides for the safety and security of residents consistent with Standard B12.  Both dwellings will present directly to Eighth Avenue. Entrances to each dwelling will be easily identifiable from Eighth Avenue. There are no front fences proposed that may otherwise obstruct the visibility of entrances from the street.
<b>55.03-8 Landscaping</b>	<b>Complies</b> Development within the precinct is generally complimented by unstructured ornamental gardens with some native vegetation. The generous land parcel sizes allow for similar landscaping opportunities as those within the area.
<b>55.03-9 Access</b>	<b>Complies</b> The number and design of vehicle crossovers is considered to respect the neighbourhood character whilst maximising the efficiency of the development.  Standard B14 stipulates that the width of accessways should not exceed 33% having regard for the width of the street frontage which is 40.24 metres. The proposed crossovers will comprise a total width of 6.4 metres, being less than 33% of the site frontage (15.9%).
<b>55.03-10 Parking location</b>	<b>Complies</b> Vehicle parking for residents will be practical and convenient with the existing dwelling being serviced by one car space within a carport and the proposed dwelling being provided with a secure shed for one vehicle.  With a total of 2 dwellings on the land there is no requirement to provide visitor car parking on site. Adequate on-site and on-street car parking is available to cater for visitors.
<b>55.04-1 Side and rear setbacks</b>	<b>Complies</b> The height and setback of each of the dwellings from boundaries is considered to respect the neighbourhood character and preserve the amenity of existing adjoining dwellings. The existing dwellings on adjoining properties present walls setback from boundaries.  As there is no distance specified in Schedule 1 of the GRZ in the East Gippsland Planning Scheme, a new building not on a boundary should be setback at least 1.0 metre plus 0.3 metres for every metre of height over 3.6 metres. The minimum setback to the south for the new dwelling is 1m, easily meeting the Standard, given the wall height to the south is a maximum of 2.9m.



Objective	Comment
<b>55.04-2</b> <b>Walls on boundaries</b>	<b>Complies</b> No walls are proposed along the boundaries to ensure the character of the area is maintained, complying with Standard B18.
<b>55.04-3</b> <b>Daylight to existing windows</b>	<b>Complies</b> The proposed development will allow adequate daylight into existing habitable room windows of adjoining dwellings. Standard B19 requires habitable room windows should be provided with a light court which has a minimum area of 3m <sup>2</sup> and minimum dimension of 1.0 metre clear to the sky. The Standard is achieved as the proposed dwelling is appropriately setback from the existing development on the adjoining allotments.
<b>55.04-4</b> <b>North facing windows</b>	<b>Complies</b> There are no north-facing habitable room windows of the existing southern dwelling on the abutting lot within 3 metres of a boundary adjoining the subject land.
<b>55.04-5</b> <b>Overshadowing open space</b>	<b>Complies</b> The proposed development will have no unreasonable impacts on overshadowing of secluded private open space and habitable room windows of existing development on the adjoining allotments. The proposal has been limited in height and is offset from the southern boundary.
<b>55.04-6</b> <b>Overlooking</b>	<b>Complies</b> Given the single storey scale of the development and the siting of the proposed dwelling, no unreasonable overlooking will occur. The northern setback of the proposed dwelling exceeds 9m and the siting of the new dwelling avoids views of the southern dwelling's secluded private open space. The proposal is therefore considered to satisfy the requirements of Standard B22.
<b>55.04-7</b> <b>Internal views</b>	<b>Complies</b> The character of the area is unique with limited common fencing (particularly solid fencing). The new dwelling by virtue of its siting, the retention of the existing dwelling and shedding prevents internal overlooking.
<b>55.04-8</b> <b>Noise Impacts</b>	<b>Complies</b> The subject land is not located adjacent to any noise sources that would affect the amenity of future residents. The subject land does not abut an arterial road, railway line or industrial land.
<b>55.05-1</b> <b>Accessibility</b>	<b>Complies</b> The proposed new dwelling has considered the needs of people with limited mobility, with the living areas able to be accessed from the deck which is provided with a ramp.

Objective	Comment
<b>55.05-2</b> <b>Dwelling entry</b>	<b>Complies</b> The front entrance to the new dwelling will be immediately visible from Eighth Avenue, given the width of the allotment providing views to the entrance in accordance with Standard B26.
<b>55.05-3</b> <b>Daylight to new windows</b>	<b>Complies</b> All habitable room windows have an outlook to a minimum area of 3 sqm and minimum dimension of 1m clear to the sky.
<b>55.05-4</b> <b>Private open space</b>	<b>Complies</b> Standard B28 prescribes private open space of 40m <sup>2</sup> in area per dwelling, including secluded private open space at the side or rear of the dwelling with a minimum area of 25m <sup>2</sup> , a minimum dimension of more than 3.0m and convenient access from a living room. The secluded private open space provision meets the Standard. All dwellings have an area exceeding 25m <sup>2</sup> with a minimum dimension of 3.0m and convenient access from a living room.
<b>55.05-5</b> <b>Solar access to open space</b>	<b>Complies</b> The proposed development has been designed to facilitate solar access into the secluded private open space areas of each dwelling. Each of the dwellings have been provided with private open space with northern solar exposure.
<b>55.05-6</b> <b>Storage</b>	<b>Complies</b> Through the retention of existing outbuildings, each dwelling will be provided with 6 cubic metres of external lockable storage meeting the objective and standards.
<b>55.06-1</b> <b>Design detail</b>	<b>Complies</b> The proposed development is respectful of neighbourhood character, consistent with Standard B31. Whilst there is no defined neighbourhood character for the precinct, there is a consistency of single storey dwellings with angled roofs in the area. Use of lighter weight materials and colours seen commonly within the area for the new dwelling compliments existing development observed throughout the neighbourhood.
<b>55.06-2</b> <b>Front fences</b>	<b>Complies</b> Front fencing is not a feature within the precinct. Standard B32 is achieved, as there is no front fencing proposed to Eighth Avenue.
<b>55.06-3</b> <b>Common property</b>	<b>N/A</b> No Common Property is proposed.
<b>55.06-4</b> <b>Site services</b>	<b>Complies</b> Each dwelling has adequate provision for storage of rubbish bins within the confines of each lot. Reticulated services including electricity, water, sewerage and telecommunications are all available to the site. There is adequate provision for mailboxes for the proposed dwelling at the front of the site.

## Clause 56 – Residential Subdivision

Objective	Comment
<b>56.03-5</b> <b>Neighbourhood Character</b>	<b>Complies</b> <p>The subdivision layout is consistent with the character of the immediate area in terms of the size and shape of allotments. as the two allotments proposed. It is noted that in the wider area, allotment areas, dimensions and shapes vary.</p> <p>The subject land is well located within walking distance of passive recreational areas, the Raymond Island Community Hall and Paynesville Activity Centre.</p>
<b>56.04-2</b> <b>Lot area and building envelopes</b>	<b>Complies</b> <p>Both lots can easily accommodate a 10x15 metre rectangle.</p> <p>The subdivision layout provides opportunity for the new dwelling to enjoy solar access, provision of private open space and safe vehicle movements within allotment boundaries. Although not proposed, the lot containing the existing dwelling is generous and could accommodate a replacement dwelling.</p>
<b>56.04-3</b> <b>Solar orientation of lots</b>	<b>Complies</b> <p>Solar orientation to the private open space of each lot will be achieved by the lot design.</p>
<b>56.04-5</b> <b>Common Areas</b>	<b>N/A</b> <p>There are no areas of Common Property proposed.</p>
<b>56.06-8</b> <b>Lot access</b>	<b>Complies</b> <p>Access to Lot 1 is existing and access to Lot 2 can be accommodated from Eighth Avenue. The use of individual points of access will be safe, convenient and practical.</p>
<b>56.07-1</b> <b>Drinking water supply</b>	<b>Complies</b> <p>Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.</p>
<b>56.07-2</b> <b>Reused and recycled water</b>	<b>Complies</b> <p>East Gippsland Water does not currently provide for the use of and connection to recycled water.</p>
<b>56.07-3</b> <b>Wastewater management</b>	<b>Complies</b> <p>Reticulated sewer is established within the precinct. The lots will be connected to sewer as part of the subdivision consistent with Standard C24.</p>
<b>56.07-4</b> <b>Urban run-off management</b>	<b>Complies</b> <p>Drainage will be provided to the satisfaction of the Responsible Authority.</p>
<b>56.08-1</b> <b>Site management</b>	<b>Complies</b> <p>The site will be managed to the satisfaction of the Responsible Authority.</p>
<b>56.09-1</b> <b>Shared trenching</b>	<b>Complies</b> <p>All utility service connections will utilise shared trenching if appropriate.</p>

Objective	Comment
56.09-2 Electricity, telecommunications and gas	<b>Complies</b>  The proposal will make good use of a full range of existing services as available within the precinct. The lots proposed will be connected to reticulated power, water, sewer and telecommunications.

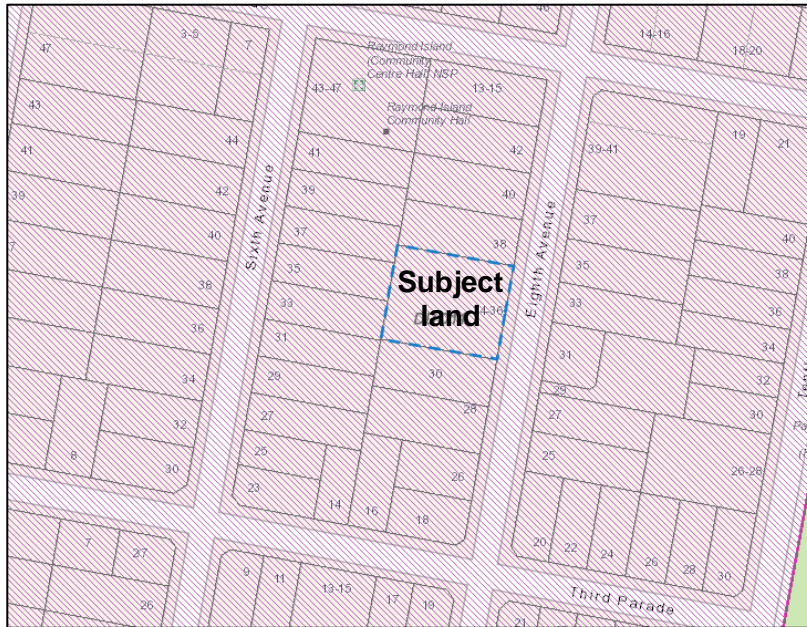
### Decision Guidelines

The proposed development meets the relevant decision guidelines:

- Strong policy support is found within the Municipal Planning Strategy and Planning Policy Framework.
- The relevant purposes of the zone are achieved.
- No overshadowing of existing rooftop energy systems on adjoining dwellings will occur.
- The proposed subdivision areas and lot dimensions will allow for appropriate spacing of buildings.
- The lots exceed 400 square metres and the combined dwelling footprint allows for the required garden area to be achieved.
- The proposed development responds well to the objectives and standards of Clause 55 and 56.

## 6.2 Design and Development Overlay 11

The whole of the subject land is contained within the Design and Development Overlay. Schedule 11 of the Overlay relates to *Residential Development in Coastal Settlements*.



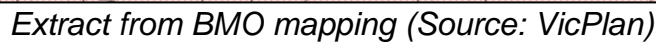
Planning scheme overlay mapping (Source: VicPlan)

The proposal responds well to the objectives and decision guidelines of the Schedule:

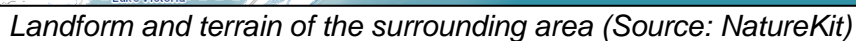
- The single storey height of the new dwelling and the detached form will not represent unusual or unacceptable visual bulk within the coastal neighbourhood setting of Raymond Island.
- Visual impacts on the natural landscape are minimised with the single storey scale of the dwelling and the building sitting below the prevailing tree canopy.
- Consistent with the surrounding built form, the new dwelling will be visually unobtrusive.
- The vegetated character of the area will be maintained as the new vehicle crossover can be sited to avoid roadside native vegetation.
- Given the land is contained within a Bushfire Management Overlay there will be the need to manage some vegetation for the purposes of establishing defendable space within property boundaries.
- Lightweight building materials and a colour palate similar to other dwellings within the area will be utilised.
- Fencing is not a feature of the area and none is proposed as part of the development, allowing for easy movement and passage of wildlife.
- The subdivision will provide for frontage widths to be maintained that are consistent with the widths of properties in the area.

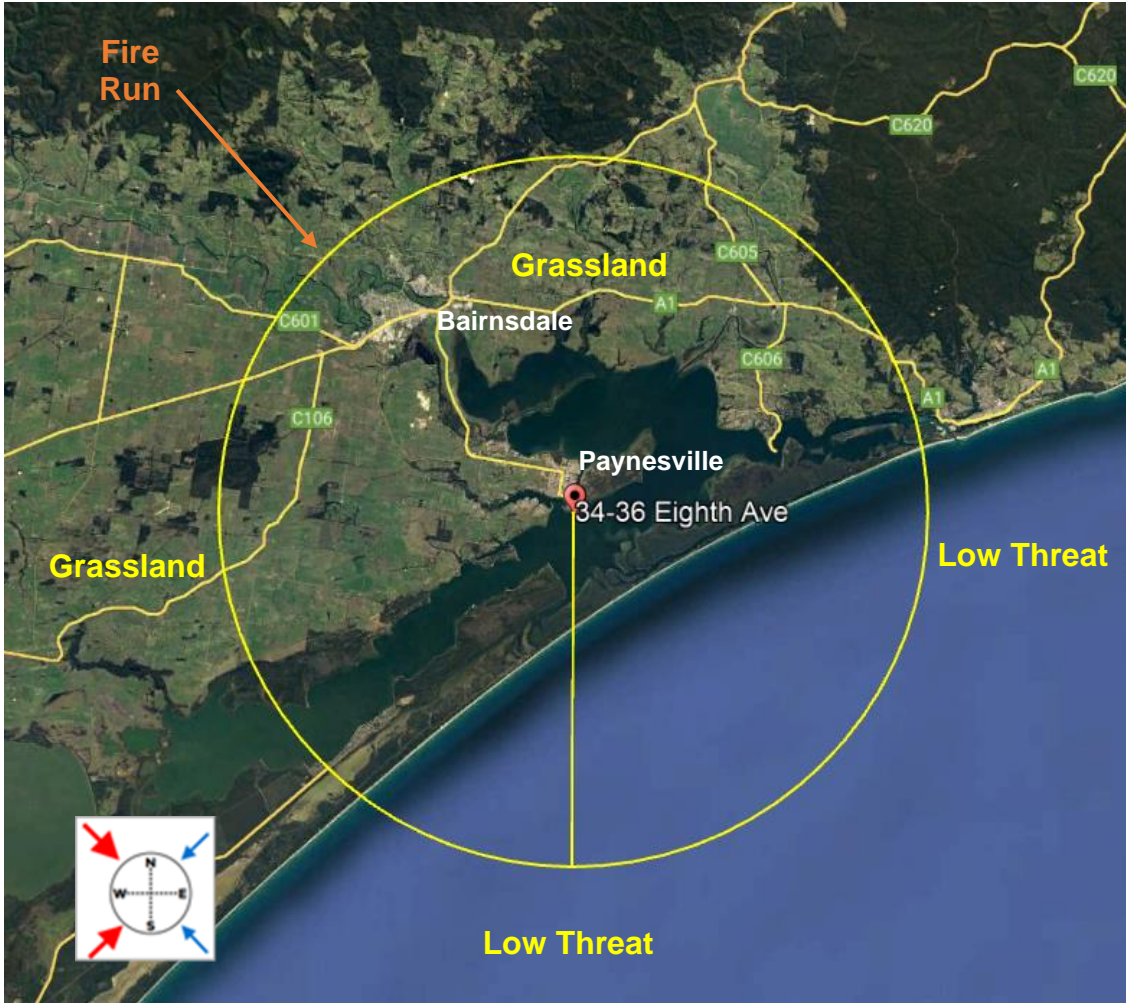


Eighth Avenue represents the boundary between Schedules 1 and 2 to the Bushfire Management Overlay, with land to the west included within Schedule 1 relating to *Eagle Point, Kalimna, Lakes Entrance, Lake Tyres Beach, Marlo, Raymond Island BAL – 12.5 Areas*.

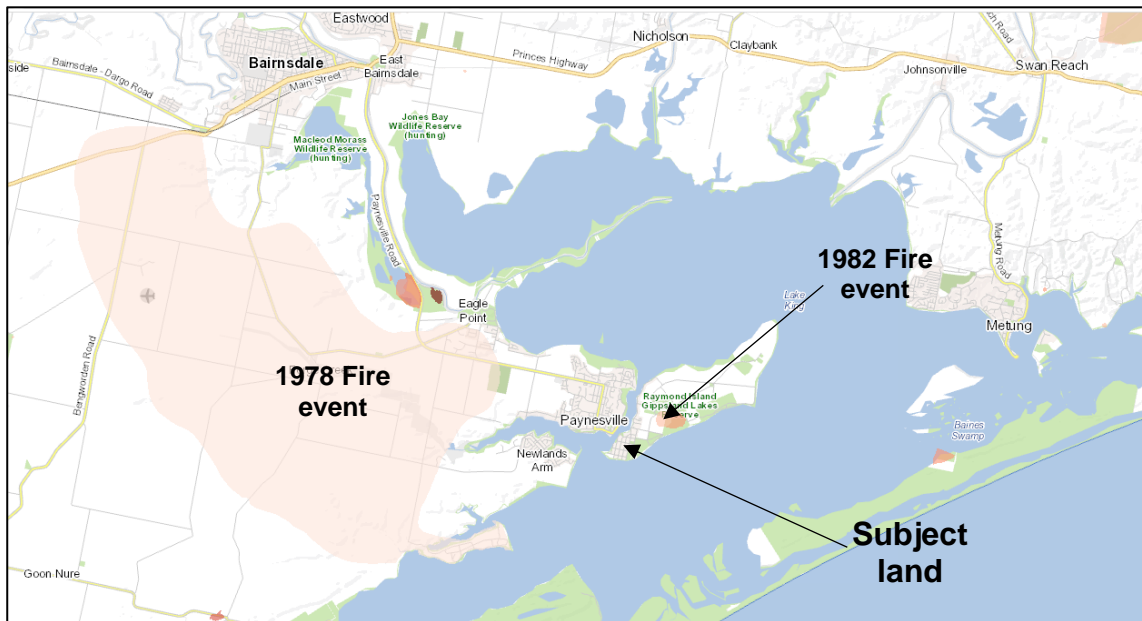


In accordance with Clause 44.06-3 the application is supported with a Bushfire Hazard Site Assessment, Bushfire Management Plan and Bushfire Management Statement.





*Bushfire Hazard Landscape Assessment at 20 kilometres  
(Source: Google Earth)*



*Bushfire history of the subject land (Source: Mapshare)*

The Bushfire Hazard Landscape Assessment reveals that the subject land is located within gentle terrain, has no recent fire history, is well located to allow residents to leave early during high fire danger days to places of less risk, being Paynesville and Bairnsdale.

The potential fire impacts would be from a more localised fire on the island as opposed to other areas within the Shire that may be threatened by large uninterrupted forest fires.

### CLAUSE 53.02-3 DWELLINGS IN EXISTING SETTLEMENTS – BUSHFIRE PROTECTION OBJECTIVE

#### Objective

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

#### Approved Measures

##### AM 1.1

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

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

#### Response:

**The proposed dwelling has been centrally positioned on the site, and a new vehicle crossover and driveway to be developed to the east of the property.**

**The dwelling will be located on relatively flat land and can be easily accessed from the public road network which assists emergency personal to provide active protection.**

**The proposed vehicle crossing and driveway provides occupants and emergency services vehicles easy and convenient access.**

**It is noted that the subject land is located within close proximity of the Raymond Island Fire Station/ Hall.**



Locational plan (Source: VicPlan)



**AM 1.2**

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

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or
- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all the following apply.
  - A private bushfire shelter (a Clause 10c building within the meaning of the Building Regulations 2006) is constructed on the same land as the dwelling.
  - A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

**Response:**

**Within the surrounding 150 metre assessment area all of the land is considered to be low-threat having regard for the residential context.**

**Table 1 to Clause 53.02-5 prescribes that defendable space be provided for 50 metres or to the property boundaries, whichever is the lesser for low-threat vegetation with minimum construction standard of BAL-12.5.**

**The defendable space is prescribed within the Bushfire Management Plan to the property boundaries having regard for the presence of the surrounding low threat vegetation and to maximise protection to the building. Providing defendable space to the property boundaries also ensures that the owners of the land have the ability to manage and maintain the area on an ongoing basis. Vegetation on site will be managed in accordance with requirements of Table 6 to Clause 53.02-5 as prescribed on the Bushfire Management Plan.**

**AM 1.3**

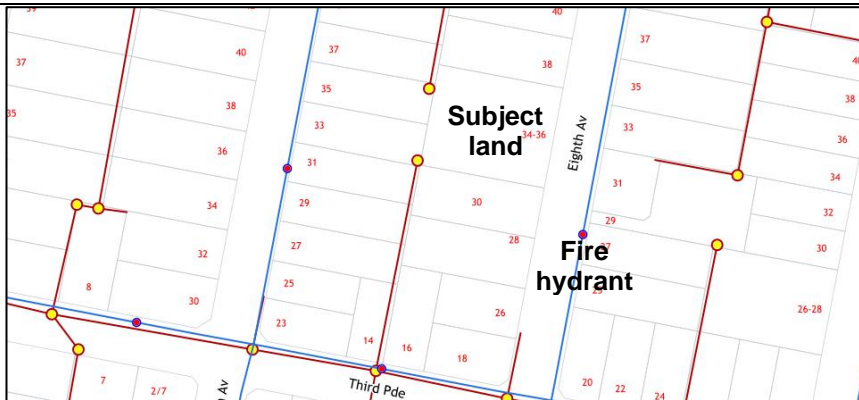
A building is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.
- Vehicle access that is designed and constructed as specified in Table 5 to Cl. 53.02-5.

**Response:**

**Given the site is above 1,000m<sup>2</sup> in area the accompanying Bushfire Management Plan prescribes the need for a static water supply of 10,000 litres.**

**However, we note a fire hydrant is located at the south-eastern area of Eighth Avenue close to the property. The placement of the dwelling centrally on the site ensures that the hydrant is within 120 metres of the western side (rear) of the building.**



A remote water supply outlet is provided within 4m of the driveway to enable access to the static water supply for dedicated firefighting purposes. The length of access is less than 30m in length, but given the allotment exceeds 1,000m<sup>2</sup> appropriate access for fire fighting vehicles is required in accordance with Table 5 to Clause 53.02-5.

#### CLAUSE 53.02-4.4 SUBDIVISION OBJECTIVES

##### Clause 53.02-4.4 Objective

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 Measures

###### AM 5.1

An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:

- The defensible space in accordance with Column A, B or C of Table 2 to Clause 53.02-5.
- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3

##### Response:

**N/A - The subject land is zoned General Residential Zone and AM 5.2 applies.**

###### AM 5.2

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

- Each lot satisfies the approved measure in **AM2.1**
- A building envelope for a single dwelling on each lot that complies with **AM 2.2** and provides defensible space in accordance with:
  - 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.

The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.

- 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 **AM 4.1**.

**Response:**

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

To the north, south and west of the subject land the fire threat is minimal given the modified surrounds of the urban area and the Lake surrounds. The predominant bushfire risk is from the east, however limited given the inability for long fire runs. The classifiable vegetation outside the 150m assessment area to the east is classified as scrub given the presence of large areas of wetland heath. The subject land could be impacted by ember attack from a localised fire.

Within the subject land, proposed lots 1 and 2 are well separated from the classified vegetation to the east by low threat vegetation ranging from 140m to the east and 170m to the north-east.

Given the low threat vegetation surrounding the subject land in all directions defendable space to each lot will be to the property boundaries of each allotment.

Vegetation management requirements in Table 6 would need to be implemented to maintain the defendable space.

Should a replacement dwelling on lot 1 in the future be considered it is expected that the new dwelling be constructed to a BAL-12.5 consistent with Schedule 1 to the Overlay.

The new dwelling to be developed on lot 2 is to be constructed to a BAL-12.5 standard given possible ember attack.

A static water supply of 10,000 litres on both lots will need to be provided. The length of access is less than 30m, but due to each proposed allotment exceeding 1001m<sup>2</sup>, fire authority vehicles must be able to get within 4m of the water supply outlet. The proposed design incorporates appropriate access.

**AM 5.3**

An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.

**Response:**

**N/A – Only two lots proposed.**

**AM 5.4**

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

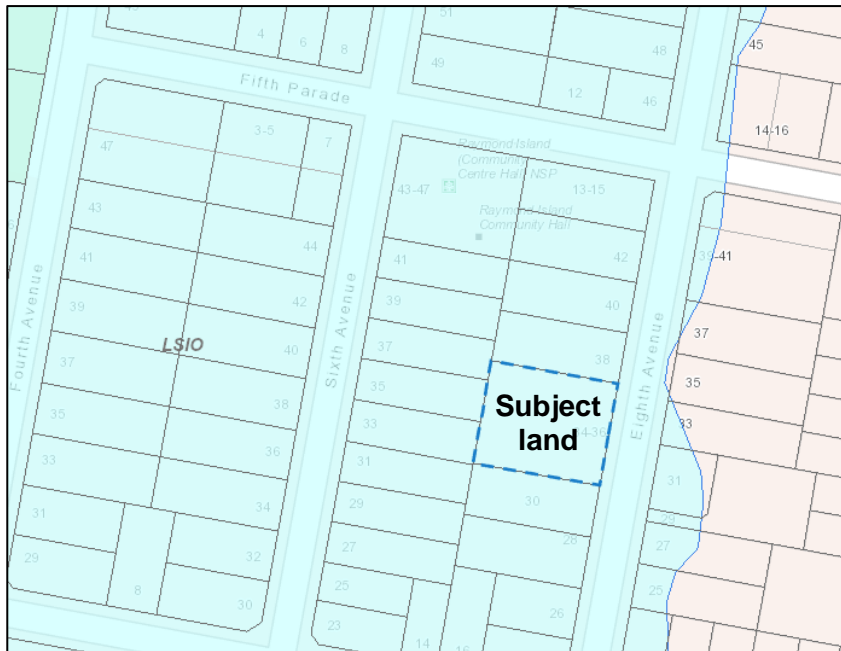
**Response:**

**No public open space or communal areas will be developed.**

The assessment against the requirements of Clause 53.02 Bushfire planning identifies that the risk to life and property can be mitigated, should a replacement dwelling on lot 1 be developed and for the new dwelling on lot 2.

## 6.4 Land Subject to Inundation Overlay

The subject land is included within the Land Subject to Inundation Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The proposed dwelling responds well to the decision guidelines contained in the Overlay. Previous advice from the EGCMA indicates levels on the site range from 1.9m AHD to 2.2m AHD, meaning the maximum depth of flooding in a 1% ARI event is 0.1m (10 centimetres). The proposed dwelling has been designed to avoid the risk from flooding with raised finished floor levels to a minimum of 2.5 metres AHD, which exceeds that of many existing dwellings on the Island.

Flood risk to life, health and safety is appropriately mitigated for Raymond Island. Reliance on the Raymond Island Ferry Service ensures the residents of Raymond Island must make the decision to leave early as the ferry ceases operation when Lake levels rise by 0.70 metres.

The type of flooding experienced by Raymond Island is inundation rather than fast flowing riverine flooding. Advanced warning for Lakeside communities occurs in advance of an event given communities such as Sale, Stratford and Bairnsdale are subject to flooding prior to Lakeside communities. Furthermore, flood gauges within the major river systems provide prior notice of an event and the BOM provides alerts using the emergency alert telephone warning system.

The subdivision of the land will lead to minor intensification within an area identified as land subject to inundation. The subdivision is reflective of existing lots in the area and achieves Council's planning policy of providing for expansion within the urban area rather than further urban sprawl.

## 7. Conclusion

The proposed two lot subdivision & development of a second dwelling at 34-36 Eighth Avenue, Raymond Island is considered to accord with all relevant provisions of the General Residential Zone, Design and Development Overlay 11, Bushfire Management Overlay 1 and Land Subject to Inundation Overlay of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.



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# BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF BAIRNSDALE  
TOWNSHIP OF RAYMOND ISLAND  
SECTION 13  
CROWN ALLOTMENT 3 (PART)  
  
LOT 15 ON LPI8507

BAL 12.5

NORTH

EAST

SOUTH

WEST

SLOPE

FLAT

FLAT

FLAT

FLAT

VEG TYPE

LOW  
THREAT

LOW  
THREAT

LOW  
THREAT

LOW  
THREAT

SEPARATION  
DISTANCES\*

50m/PB

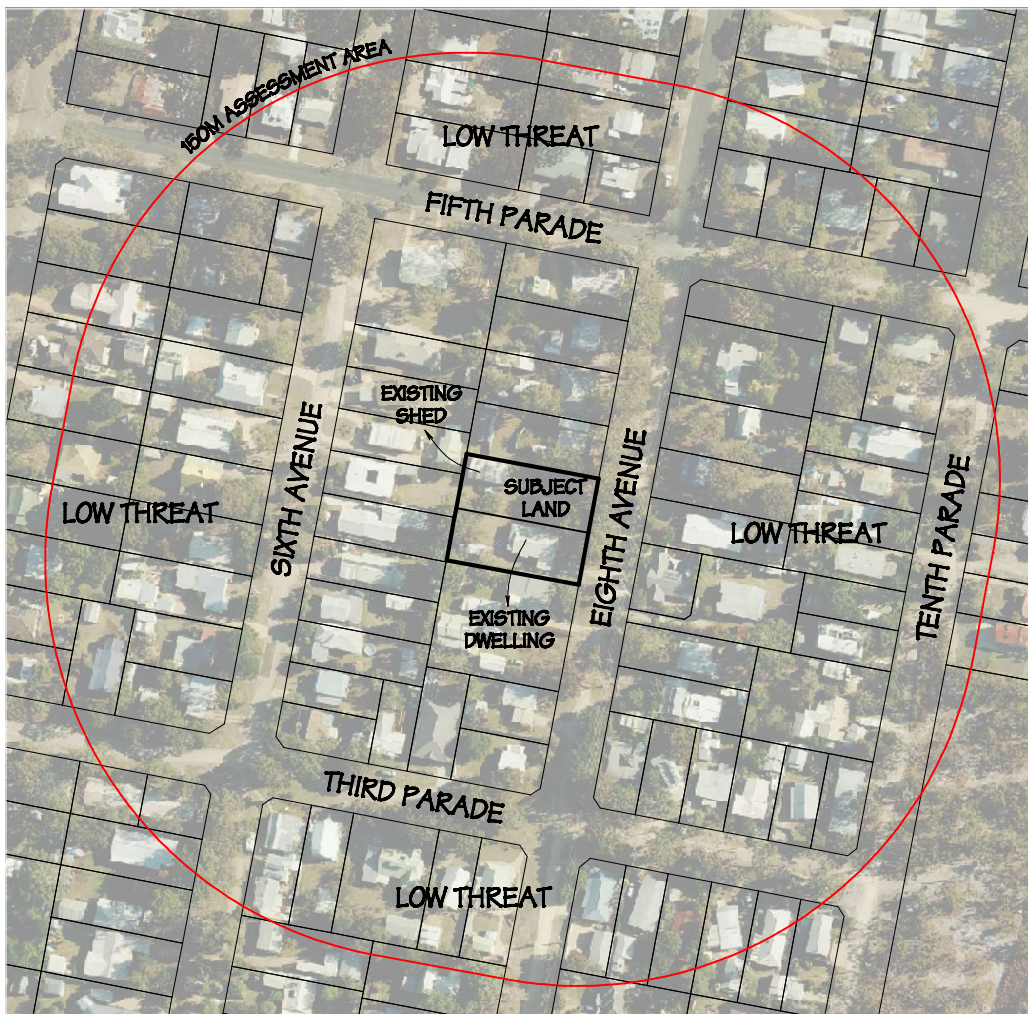
50m/PB

50m/PB

50m/PB

\*SEPARATION DISTANCES DERIVED FROM  
TABLE 2 COLUMN A CLAUSE 53.02-5

MGA2020 ZONE 55



**Crowthers & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
182 MACLEOD STREET, BAIRNSDALE, VIC., 3676  
P. (03) 5182 8011 E. [contact@growthersadler.com.au](mailto:contact@growthersadler.com.au)

FILENAME: Y:\20000-20999\20500-20599\20529 Mason-Jefferies\20529 BHSA V1.pro

**A. & J. MASON-JEFFERIES**

34-36 EIGHTH AVENUE, RAYMOND ISLAND

SCALE (SHEET SIZE A3)

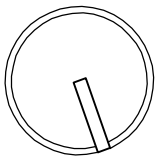
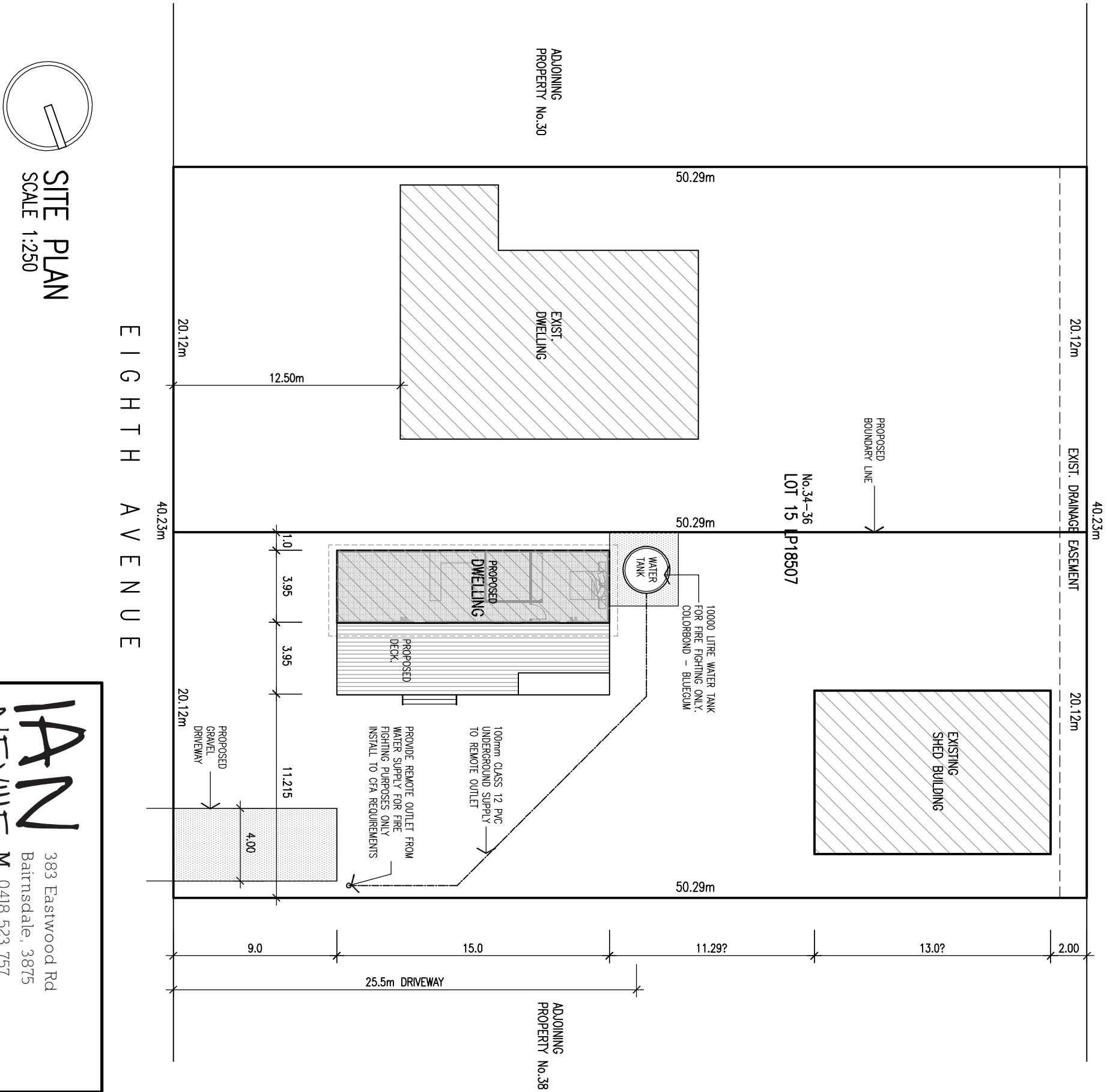
SURVEYORS REF.

1 : 2000

20529

VERSION 1 - 18/11/2023

Printed 6/12/2023



SITE PLAN  
SCALE 1:250

EIGHTH AVENUE

**IAN NEVILLE BUILDING DESIGN**

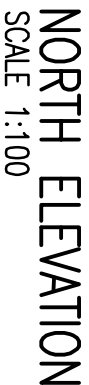
383 Eastwood Rd  
Bairnsdale, 3875  
M. 0418 523 757  
P. (03) 5152 2332  
E. ian.neville@inbd.com.au

PROJECT:			
PROPOSED DWELLING TO BE ERCTED AT No. 34-36 EIGHTH AVENUE, RAYMOND ISLAND			
CLIENT:			
A. & J. MASON-JEFFERIES			
DESIGN:	IJN.	DRAWN:	CAV.
CHECKED:		DATE:	SEPT ' 23
DP-40 1075			DWG.No: 23012-1.
			A3-SIZE

PLANNING.

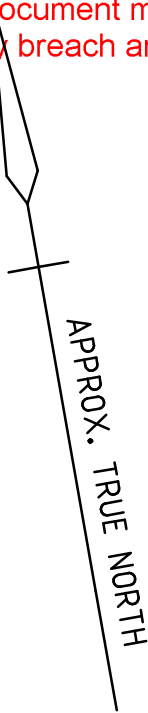


AREA OF PROPOSED LIVING .....	60.00m <sup>2</sup>
AREA OF DECK .....	60.00m <sup>2</sup>



PROJECT:			
PROPOSED DWELLING TO BE ERCTED AT NO. 34-36 EIGHTH AVENUE, RAYMOND ISLAND			
CLIENT:			
A. & J. MASON-JEFFERIES			
DESIGN:	I.J.N.	DRAWN:	C.A.V.
CHECKED:		DATE:	SEPT. '23
DP-AD 1075		DWG.No: 23012-2.	
A3-SIZE			

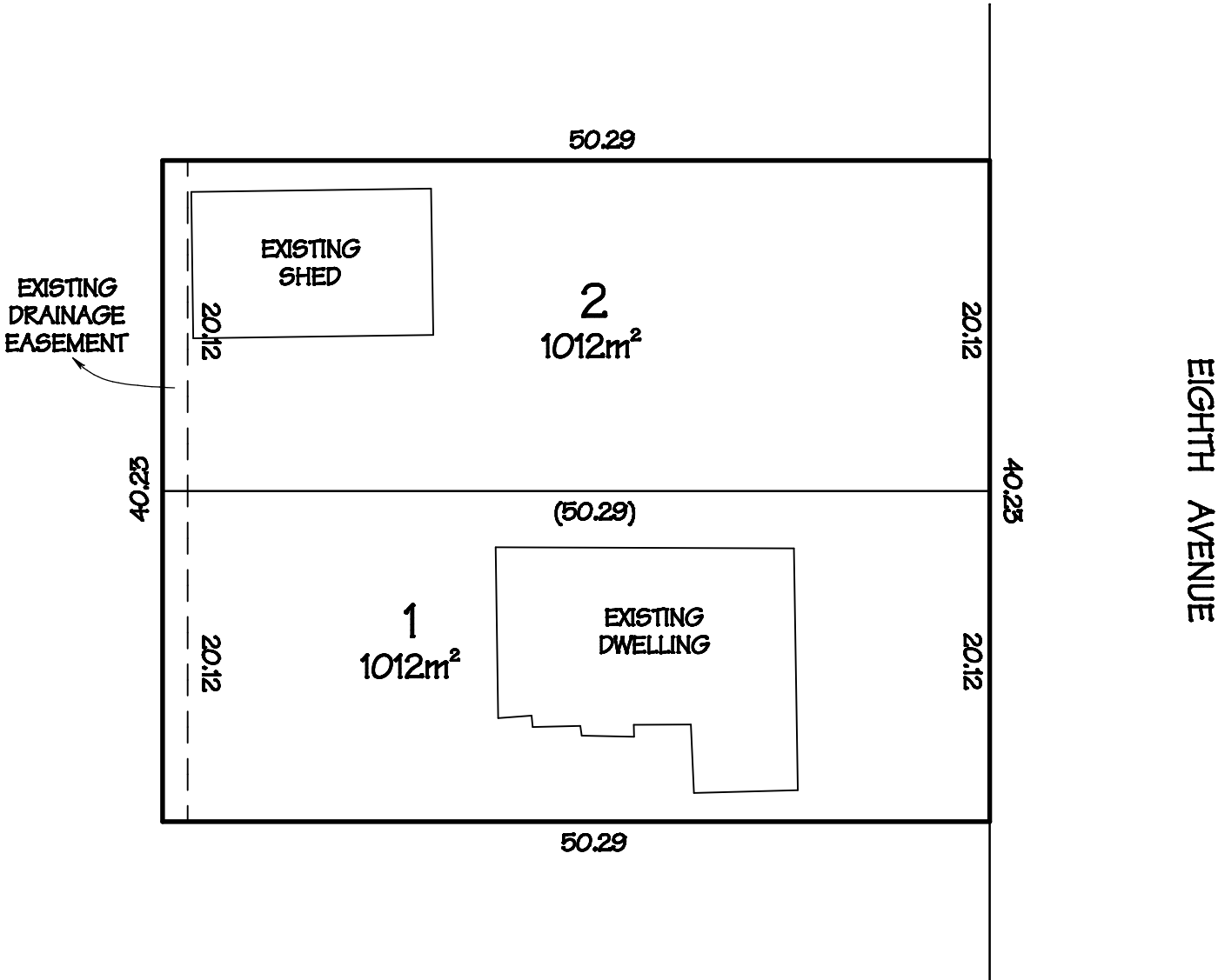




PROPOSED SUBDIVISION

PARISH OF BAIRNSDALE  
TOWNSHIP OF RAYMOND ISLAND  
SECTION 13  
CROWN ALLOTMENT 3 (PART)

LOT 15 ON LP18507



A. & J. MASON-JEFFERIES

34-36 EIGHTH AVENUE, RAYMOND ISLAND

**Crowther & Sadler** Pty.Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

152 MACLEOD STREET, BAIRNSDALE, VIC., 3875

P. (03) 5152 5011 E. [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

FILENAME: Y:\20000-20999\20500-20599\20529 Mason-Jefferies\20529 Prop V2.pro

NOTATIONS	
AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY	
SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 400	20529
	VERSION 2 - DRAWN 13/09/2023

VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED  
AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS;

- GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
- WITHIN 10m OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 3m OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
- INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5m<sup>2</sup> IN AREA AND MUST BE SEPARATED BY AT LEAST 5m.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5m.
- THERE MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

#### VEHICLE ACCESS

VEHICLE ACCESS TO THE DWELLING MUST BE PROVIDED FOR FIRE FIGHTING PURPOSES WHICH MEETS THE FOLLOWING REQUIREMENTS;

- MUST BE CONSTRUCTED SO THAT THEY ARE ACCESSIBLE IN ALL WEATHER CONDITIONS AND CAPABLE OF ACCOMMODATING A VEHICLE OF 15 TONNES FOR THE TRAFFICABLE WIDTH.
- HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5 METRES OF ALL-WEATHER CONSTRUCTION.
- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m.
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4%) (8.1°) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20%) (11.3°) FOR NO MORE THAN 50m.
- BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5m ON EACH SIDE AND 4m ABOVE THE ACCESSWAY.
- DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5%) (7.1°) ENTRY AND EXIT ANGLE.

#### CONSTRUCTION

THE CONSTRUCTION OF A DWELLING  
MUST BE DESIGNED & CONSTRUCTED  
TO A MINIMUM BUSHFIRE ATTACK LEVEL BAL-12.5  
IN ACCORDANCE WITH AS 3959-2018

MGA94 ZONE 55



**A. & J. MASON-JEFFERIES**  
34-36 EIGHTH AVENUE, RAYMOND ISLAND

**Crowther & Sadler Pty. Ltd.**

LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5152 5011 E. [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

FILENAME: Y:\20000-20999\20500-20599\20529 Mason-Jefferies\20529 BMP V1.pro

## BUSHFIRE MANAGEMENT PLAN

PARISH OF BAIRNSDALE  
TOWNSHIP OF RAYMOND ISLAND  
SECTION 13  
CROWN ALLOTMENT 3 (PART)  
  
LOT 15 ON LP18507

## SHEET 1 OF 2

PLAN REF.

**20529-BMP**

VERSION 1 - DRAWN 08/11/2023

SCALE (SHEET SIZE A3)

**1 : 400**



## WATER SUPPLY (WITH REMOTE OUTLET)

10,000 LITRES OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES MUST BE PROVIDED WHICH MEETS THE FOLLOWING REQUIREMENTS:

- THE LOCATION OF THE REMOTE OUTLET MUST BE WITHIN 4m OF THE DRIVEWAY (OR OTHER SUITABLE "HARDSTAND").

- THE STATIC WATER SUPPLY MUST BE STORED IN AN ABOVE GROUND TANK CONSTRUCTED OF CONCRETE OR METAL.

- THE STATIC WATER SUPPLY MUST INCLUDE A SEPARATE OUTLET FOR THE PRIVATE USE OF THE OWNER/OCCUPIER OF THE LAND THAT INCORPORATES A BALL OR GATE VALVE.

- THE TANK MUST BE LOCATED TO ACHIEVE GRAVITY FEED FROM THE WATER TANK SUPPLY TO THE REMOTE OUTLET.

- ALL WATER PIPES AND FITTINGS INCLUDING THE TANK OUTLET TO THE REMOTE OUTLET STAND PIPE MUST BE A MINIMUM PIPE SIZE OF 100mm (CLASS A COPPER OR CLASS 12 PVC) OR 125mm PN 12.5 HDPE.

- THE STATIC WATER SUPPLY MUST BE PROVIDED WITH A SEPARATE OUTLET FOR THE CFA (CFA OUTLET) THAT INCLUDES A 64mm CFA 3 THREAD PER INCH MALE COUPLING.

- A 65mm BRITISH STANDARD PIPE (BSP) BALL OR GATE VALVE MUST BE PROVIDED AT THE CFA OUTLET TO CONTROL THE FLOW OF WATER TO THE CFA COUPLING. ANY OTHER VALVES BETWEEN THE CFA OUTLET AND THE TANK MUST BE LOCKED IN THE OPEN POSITION.

THE CFA OUTLET MUST BE:

- EASILY ACCESSIBLE BY A FIRE-FIGHTER IN THE EVENT OF A BUSHFIRE.

- CLEAR OF ALL VEGETATION FOR A DISTANCE OF 1.5 METRES.

- SETBACK FROM FLAMMABLE OBJECTS (INCLUDING TIMBER FENCES AND TIMBER RETAINING WALLS) FOR A MINIMUM DISTANCE OF 1.5 METRES.

- ORIENTED HORIZONTALLY.

THE CENTRELINE OF THE CFA OUTLET MUST BE:

- A MINIMUM OF 300mm AND MAXIMUM 600mm IN HEIGHT ABOVE THE FINISHED GROUND LEVEL.

- LOCATED BELOW THE LEVEL OF THE OUTLET ON THE TANK.

- THE RISER FOR THE CFA OUTLET MUST BE SUPPORTED BY A GALVANISED STEEL POST AT LEAST 50mm X 50mm OR EQUIVALENT WHICH IS CONCRETED IN THE GROUND TO A DEPTH OF AT LEAST 450mm.

THE CFA OUTLET MUST BE EASILY IDENTIFIABLE FROM DWELLING OR SIGNAGE MUST BE PROVIDED THAT MEETS THE FOLLOWING REQUIREMENTS:

- HAS AN ARROW POINTING TO THE LOCATION OF THE FIRE AUTHORITY OUTLET.

- HAS DIMENSIONS OF NOT LESS THAN 310mm HIGH AND 400MM LONG.

- IS RED IN COLOUR, WITH A BLUE REFLECTIVE MARKER ATTACHED.

- IS LABELLED WITH A "W" THAT IS NOT LESS THAN 15cm HIGH AND 3cm THICK.

THE CFA OUTLET MUST INCLUDE A FADE-RESISTANT OR ENGRAVED SIGN THAT:

- IS TO BE FIXED TO THE POST SUPPORTING THE FIRE AUTHORITY OUTLET RISER.

- HAS A MINIMUM HEIGHT OF AT LEAST 1m FROM THE GROUND SURFACE LEVEL.

- INCLUDES THE WORDS "FIRE WATER TANK OUTLET" IN LETTERING THAT IS A MINIMUM OF 50mm IN HEIGHT AND WRITTEN IN A COLOUR CONTRASTING WITH THAT OF THE BACKGROUND.

- A BLUE REFLECTIVE DISC AT LEAST 50mm IN DIAMETER MUST BE ATTACHED TO THE POST HOLDING THE SIGN. THE BLUE REFLECTIVE DISK MUST BE LOCATED IMMEDIATELY BELOW THE SIGN.

- ALL BELOW-GROUND WATER PIPES MUST BE INSTALLED TO PROVIDE AT LEAST THE FOLLOWING COVER BELOW THE FINISHED SURFACE; 300mm FOR PIPES SUBJECT TO VEHICLE TRAFFIC; 75mm FOR PIPES UNDER DWELLINGS OR CONCRETE SLABS; AND 225mm FOR ALL OTHER LOCATIONS.



EXAMPLE OF CFA ONLY REMOTE OUTLET

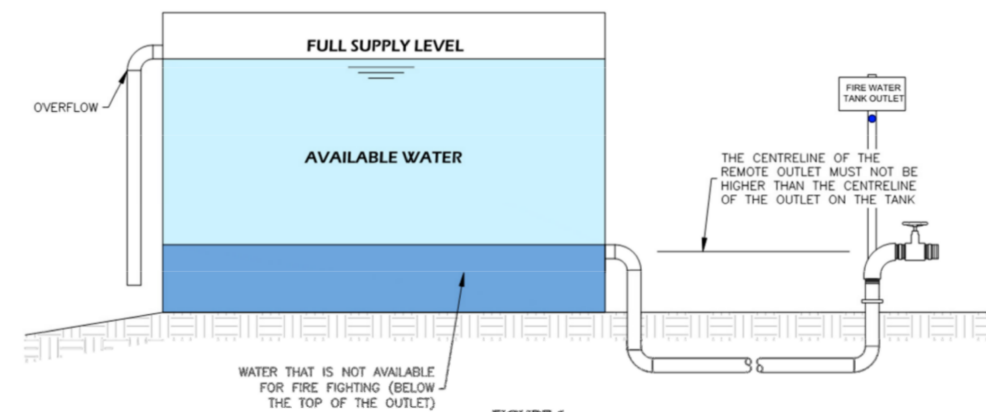


FIGURE 1

REMOTE OUTLET HEIGHT IN RELATION TO THE TANK OUTLET

A. & J. MASON-JEFFERIES  
34-36 EIGHTH AVENUE, RAYMOND ISLAND

**Crowther & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

152 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5152 5011 E. [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

FILENAME: Y:\20000-20999\20500-20599\20529 Mason-Jefferies\20529 BMP V1.pro

## BUSHFIRE MANAGEMENT PLAN

PARISH OF BAIRNSDALE  
TOWNSHIP OF RAYMOND ISLAND  
SECTION 13  
CROWN ALLOTMENT 3 (PART)

LOT 15 ON LP18507

PLAN REF.

**20529-BMP**  
VERSION 1 - DRAWN 08/11/2023

SCALE (SHEET SIZE A3)

1 : 400

SHEET 2 OF 2



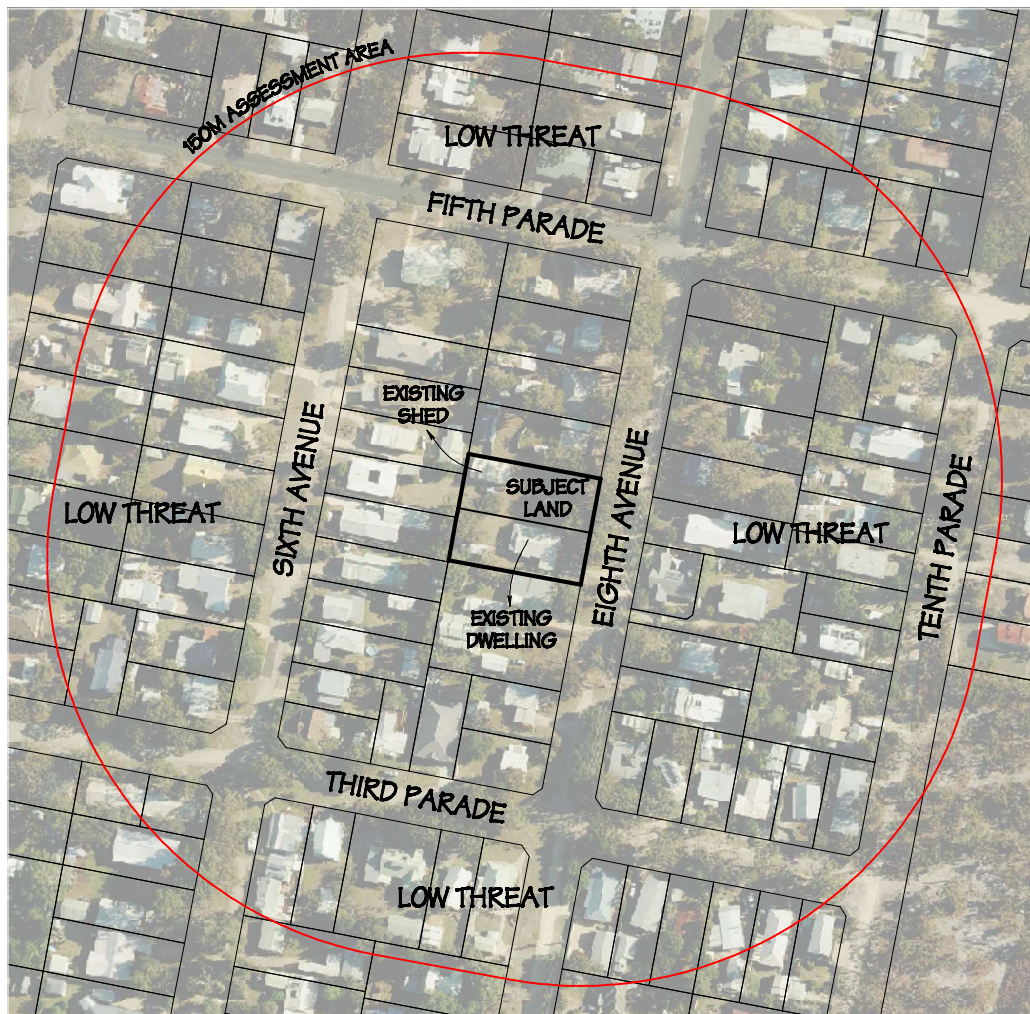
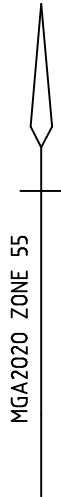
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# BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF BAIRNSDALE  
TOWNSHIP OF RAYMOND ISLAND  
SECTION 13  
CROWN ALLOTMENT 3 (PART)  
  
LOT 15 ON LPI8507

BAL 12.5	NORTH	EAST	SOUTH	WEST
SLOPE	FLAT	FLAT	FLAT	FLAT
VEG TYPE	LOW THREAT	LOW THREAT	LOW THREAT	LOW THREAT
SEPARATION DISTANCES*	50m/PB	50m/PB	50m/PB	50m/PB

\*SEPARATION DISTANCES DERIVED FROM  
TABLE 2 COLUMN A CLAUSE 53.02-5



**Crowthier & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
182 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5182 8011 E. [contact@growthierandradler.com.au](mailto:contact@growthierandradler.com.au)

**A. & J. MASON-JEFFERIES**

34-36 EIGHTH AVENUE, RAYMOND ISLAND

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 2000

20529

VERSION 1 - 18/11/2023

FILENAME: Y:\20000-20999\20500-20599\20529 Mason-Jefferies\20529 BHSA V1.pro

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