

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	12 Conran Court MARLO 3888 Lot: 68 PS: 529312
The application is for a permit to:	Buildings and Works for an Outbuilding and Removal of Native Vegetation
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2023.509.1

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.

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.

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

Page 1 of 1

VOLUME 10904 FOLIO 215

Security no : 124110998930S
Produced 04/12/2023 04:07 PM

LAND DESCRIPTION

Lot 68 on Plan of Subdivision 529312G.
PARENT TITLE Volume 10811 Folio 000
Created by instrument PS529312G 06/10/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS529312G 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: 12 CONRAN COURT MARLO VIC 3888

ADMINISTRATIVE NOTICES

DOCUMENT END



Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	2
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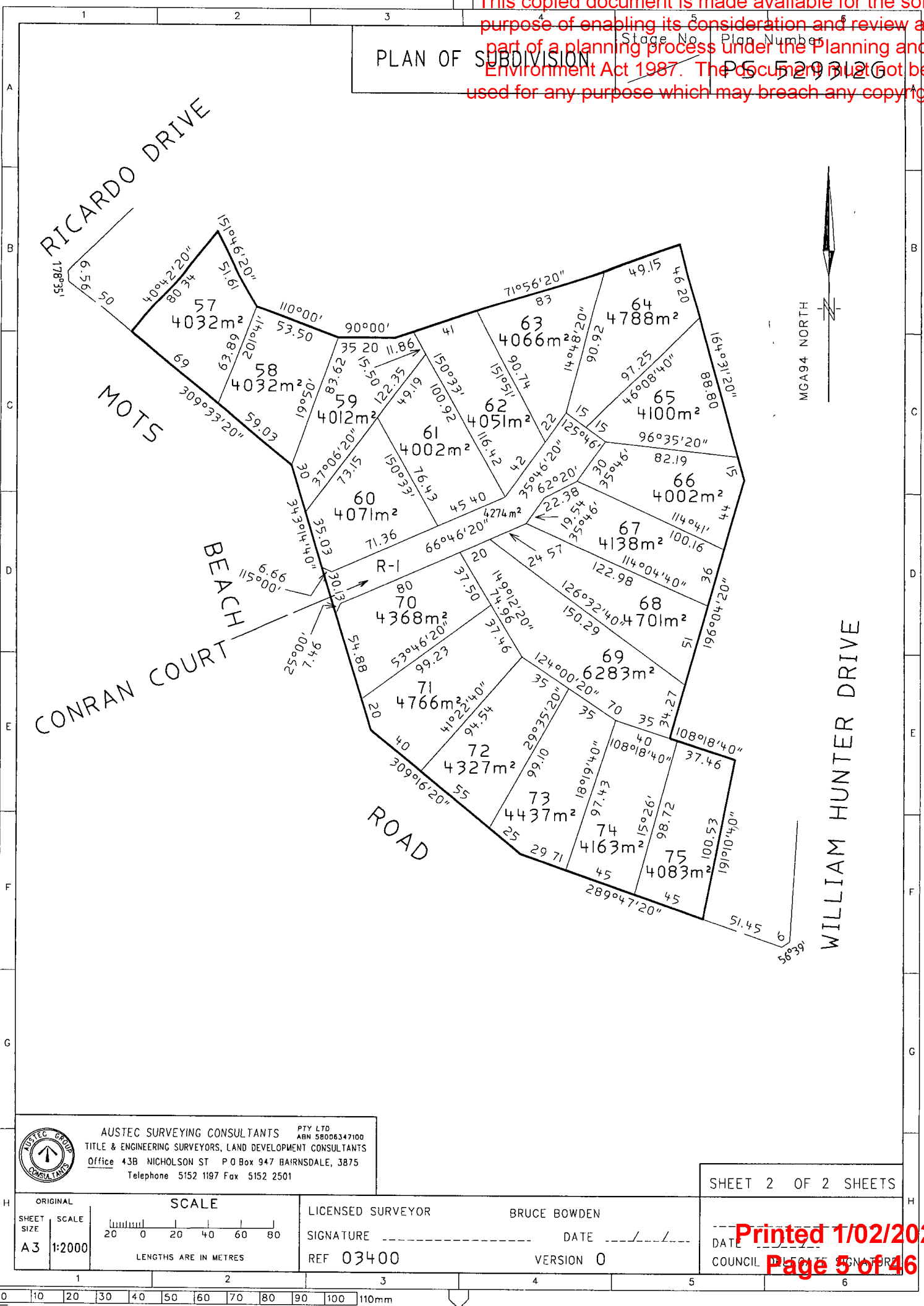
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PLAN OF SUBDIVISION					Stage No.	LTO use only	Plan Number
Location of Land PARISH OF ORBOST EAST SECTION: C PART OF CROWN ALLOTMENT 48A TOWNSHIP OF MARLO SECTION: 7 CROWN ALLOTMENT: 5C LTO base record: D.C.M.B. Title References: V.10811 F000 Last Plan Reference: LOT A PS 523953X Postal Address: MOTS BEACH AVENUE MARLO, 3888 MGA94 Co-ordinates: E 636 493 (Of approx. centre of plan) N 5816 297 Zone 55					Council Certification and Endorsement Council Name: EAST GIPPSLAND SHIRE Ref: 44/2005/CRT 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date 16 / 08 / 2005		
Vesting of Roads or Reserves							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; padding: 5px;">Identifier</th> <th style="width: 50%; padding: 5px;">Council/Body/Person</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">R-1 CONRAN COURT</td> <td style="padding: 5px;">EAST GIPPSLAND SHIRE</td> </tr> </tbody> </table>		Identifier	Council/Body/Person	R-1 CONRAN COURT			
Identifier	Council/Body/Person						
R-1 CONRAN COURT	EAST GIPPSLAND SHIRE						
Notations							
Depth Limitation: CA 48A (PARISH OF ORBOST EAST) & CA 5C (TOWNSHIP OF MARLO): 15 METRES BELOW THE SURFACE NOTE: LOTS 1-56 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN					Staging This is /is not a staged subdivision Planning Permit No JT/726/2003/P Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). / In proclaimed Survey Area no. /		
Easement Information					LTO use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 30 / 9 / 05		
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
R-1	WAY, DRAINAGE, SEWERAGE, ELECTRICITY SUPPLY AND TELEPHONE SUPPLY	SEE PLAN	THIS PLAN	LAND IN THIS PLAN.	LTO use only PLAN REGISTERED TIME 4:40 PM DATE 6 / 10 / 05  Assistant Registrar of Titles Sheet 1 of 2 Sheets		
 AUSTEC SURVEYING CONSULTANTS PTY LTD ABN 58006347100 TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS Office: 43B NICHOLSON STREET P O Box 947 BAIRNSDALE, 3875. Telephone 5152 1197 Fax 5152 2501					LICENSED SURVEYOR BRUCE BOWDEN SIGNATURE _____ DATE 18 / 02 / 05 REF 03400 VERSION 0		
					DATE 16 / 08 / 2005 COUNCIL DELEGATE SIGNATURE _____ Original sheet size 3		

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PLAN OF SUBDIVISION

Stage No. 5
Plan Number PS 529312G



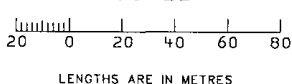
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Telephone 5152 1187 Fax 5152 2501

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ORIGINAL

SCALE

SHEET SIZE
A3
SCALE
1:2000



LICENSED SURVEYOR

BRUCE BOWDEN

SIGNATURE

DATE

REF 03400

VERSION 0

SHEET 2 OF 2 SHEETS

DATE
COUNCIL

Printed 1/02/2024
Page 5 of 46

DEC
20
23

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT OF AN OUTBUILDING AND REMOVAL OF VEGETATION

12 CONRAN COURT, MARLO
NEIL RICHARDS
REF: 23128

CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	10
4	Zones and Overlays	11
5	Planning Assessment	16
6	Conclusion	18

APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Bushfire Management Report
D	NVIM Report
E	Offset Report

DOCUMENT REVISION

1	Draft Report	DAC	13/12/2023
2	Final Report	CMC	17/12/2023

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Neil Richards, the owner of land and the applicant for the planning permit application for the development of an outbuilding and removal of vegetation at 12 Conran Court, Marlo.

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	12 Conran Court, Marlo
Site Description	Lot 68 on Plan of Subdivision 529312G
Title Particulars	Vol 10904 Fol 215
Site Area	4,701m ²
Proposal	Development of an Outbuilding and Removal of Vegetation
Planning Scheme	East Gippsland Planning Scheme
Zone	Low Density Residential Zone
Overlays	Bushfire Management Overlay Design and Development Overlay – Schedule 11
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 44.06-2 Bushfire Management Overlay - Buildings and Works Clause 53.02 Bushfire Planning Clause 43.02-2 Design and Development Overlay - Buildings and Works Clause 52.17 -1 Native Vegetation
Notice	Exempt from notice at 44.06-7
Referrals	CFA and DEECA
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 Bushfire planning Clause 13.02-15 Built environment and heritage – Clause 15 Bushfire Management Overlay – Clause 44.06 Design and Development Overlay - Clause 43.02 Bushfire Planning – Clause 53.02 Native Vegetation – Clause 52.17 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 12 Conran Court, Marlo. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is irregular in shape with a total area of approximately 4,701m² and contains an existing dwelling.

The site is relatively flat in nature and contains scattered vegetation throughout. Details of the site are depicted in the photographs provided below.

Informal access to the subject site is existing along the northwestern boundary via a dirt track directly from Conran Court. Conran Court is a bitumen sealed road with rollover kerb and channel traversing in a northeast to southwest direction.

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



Figure 1 – Locality Plan – 12 Conran Court, Marlo (source: mapshare.vic.gov.au)

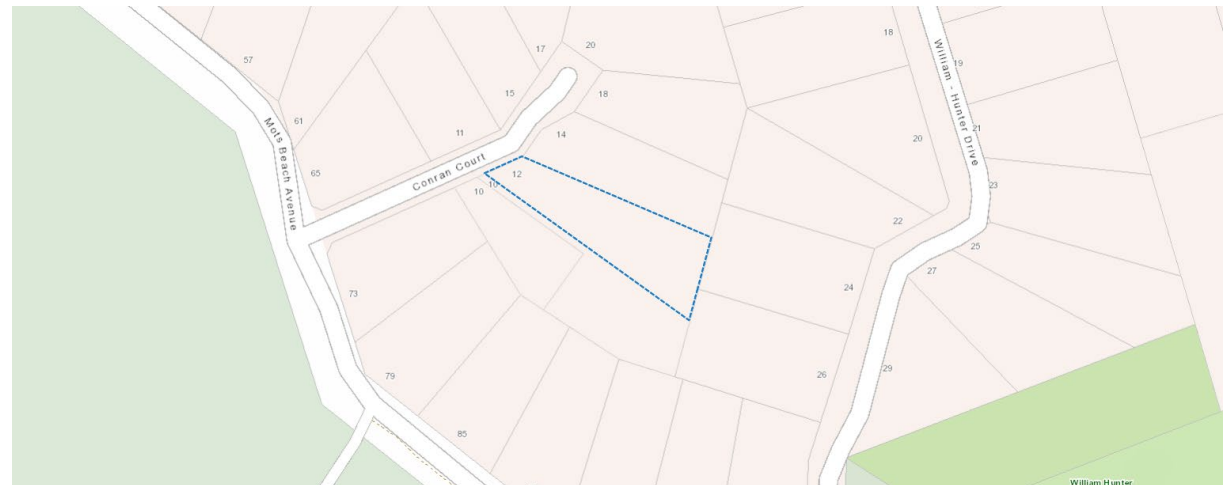


Figure 2 – Locality Plan – 12 Conran Court, Marlo (source: mapshare.vic.gov.au)

Surrounds

The land in this locality is predominantly low density residential and public land.

Adjoining the northern boundary of the subject site is an existing dwelling and associated facilities, adjoining the eastern and southern boundaries comprises vacant lots and adjoining the western boundary of the subject site comprises further residential development and Conran Court.

Marlo is a small seaside holiday village located south of Orbost in the eastern area of the East Gippsland Shire. Marlo has limited community and commercial facilities and services; however, a larger suite of services is available in Orbost and further afield to Lakes Entrance and Bairnsdale.

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



Photograph 1 – Aerial Photograph of the subject site and surrounding land
 – 12 Conran Court, Marlo (source: dpi.vic.gov.au)

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Photograph 2 – Subject site at 12 Conran Court, Marlo



Photograph 4 – Existing dwelling on subject site facing north.



Photograph 6 – Subject site facing southeast showing proposed outbuilding location.



Photograph 3 – Existing access to subject site.



Photograph 5 – Existing barbeque area on subject site facing south.



Photograph 7 – Subject site facing northwest showing proposed outbuilding location.



Photograph 8 – Subject site facing northwest along the eastern boundary.



Photograph 10 – Neighbouring property adjoining the northern boundary at 14 Conran Court, Marlo.



Photograph 12 – Conran Court facing northeast.



Photograph 9 – Neighbouring property adjoining the southern boundary at 10 Conran Court, Marlo.



Photograph 11 – Property directly opposite subject site at 11 Conran Court, Marlo



Photograph 13 – Conran Court facing southwest.

3. THE PROPOSAL

This application seeks approval for development an outbuilding and the removal of vegetation. The proposed development plans are contained in **Appendix B**.

The proposed outbuilding will be located in the southern corner of the subject site with a setback of 125.8 metres to the northwestern boundary being Conran Court, 36.9 metres to the eastern boundary, 4.4 metres to the southeast boundary and 1.5 metres to the southwest boundary. The proposed outbuilding will be approximately 41.5 metres south of the existing dwelling.

The proposed outbuilding will have a total building footprint of 119m². The outbuilding will be approximately 7 metres wide and 17 metres long and will include 3 roller doors and 2 personal access doors.

The proposed colour of the outbuilding will be Colorbond colour Ocean Blue as indicated to the right.

The proposed outbuilding will be used to provide storage associated with the existing dwelling and maintenance of the site. An elevation extract from the development plans is provided to the right.

Vehicle access to the site is existing via a grassed track along the northern boundary directly from Conran Court.

Drainage from the proposed outbuilding will be directed to the legal point of discharge to the satisfaction of the responsible authority.

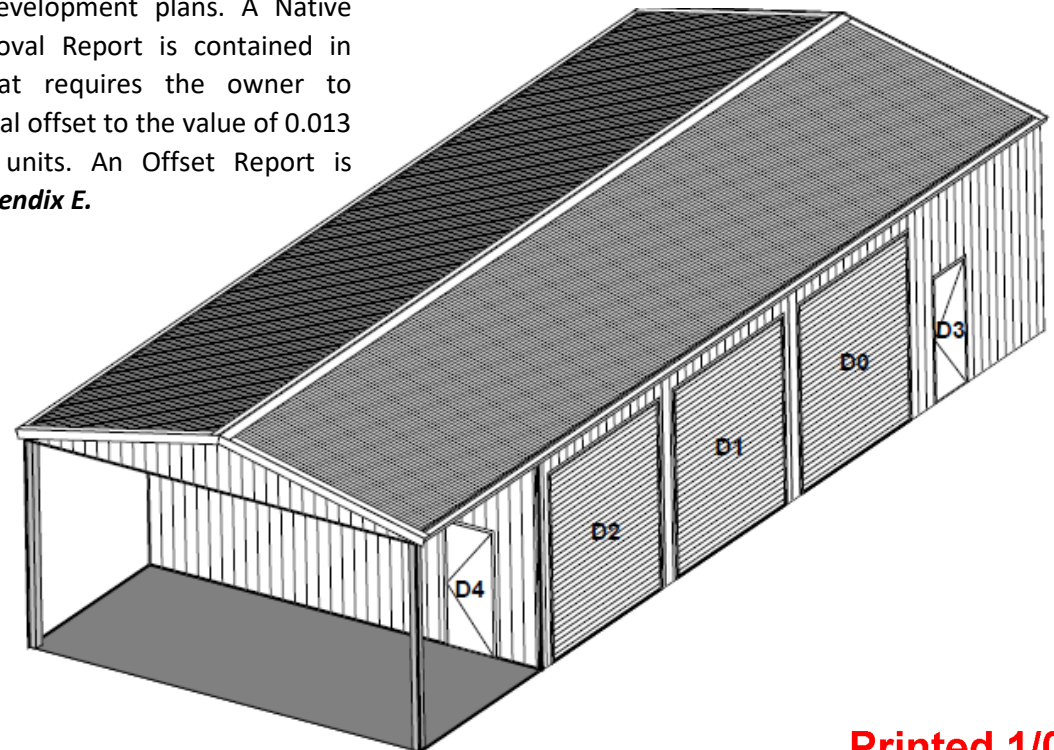
No earthworks exceeding 1 metre in depth are required for this proposal.

Vegetation removal

The proposed outbuilding will require the removal of 2 large gum trees as indicated on the proposed development plans. A Native Vegetation Removal Report is contained in **Appendix D** that requires the owner to purchase a general offset to the value of 0.013 general habitat units. An Offset Report is contained in **Appendix E**.

A Bushfire Management Report is contained in **Appendix C** that concludes the proposed outbuilding will require defendable space to 10 metres around the building or to the property boundary.

Deep Ocean®



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 32.03-4 provides a permit is required for an outbuilding which has dimensions greater than those specified in a schedule to this zone.

The schedule does not provide any dimensions and as such a permit is not required under the provisions of the Low Density Residential Zone, as such this is not addressed further.

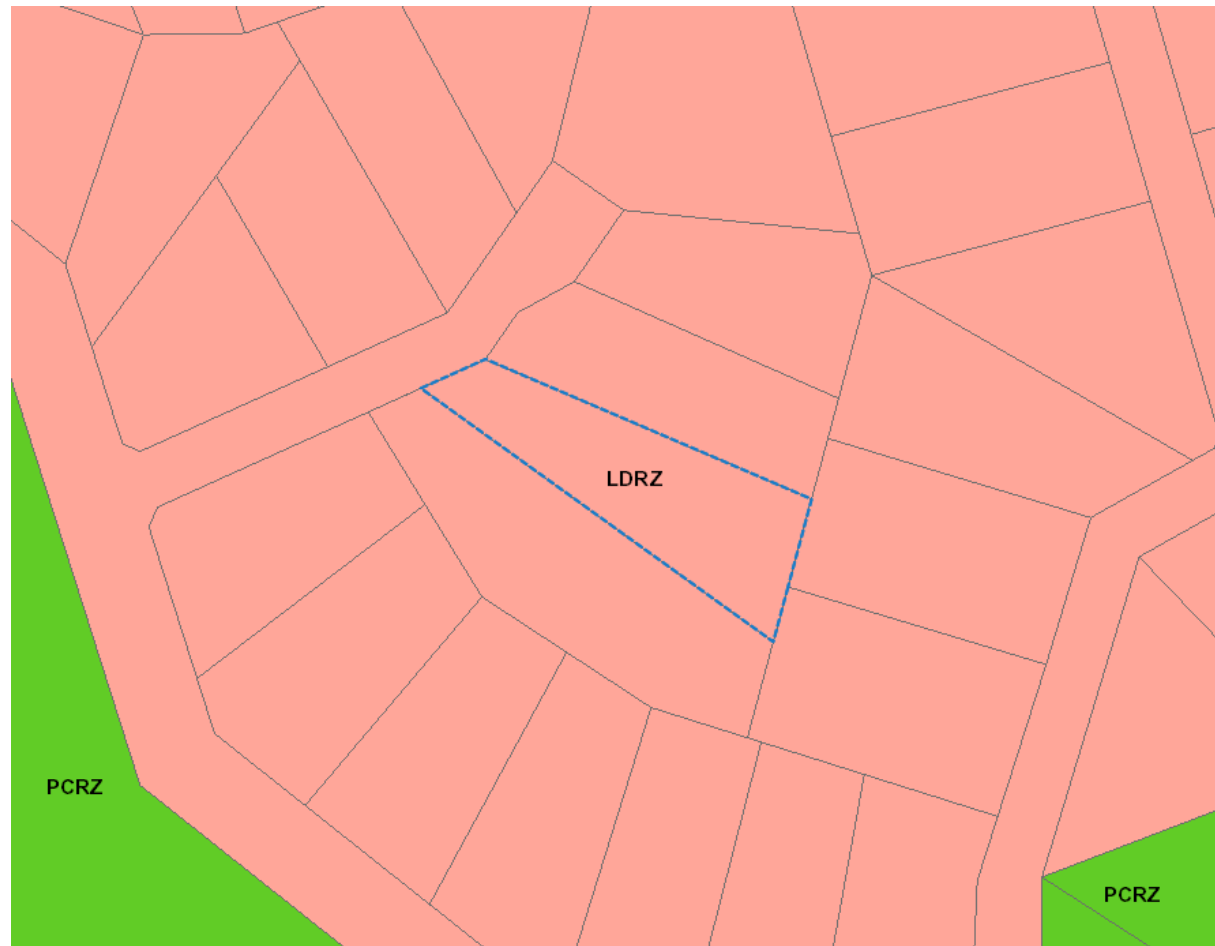


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

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 construct a building or construct or carry out works, the outbuilding exceeds 100 square metres, is not used for accommodation and is ancillary to a dwelling.

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. As such a permit is required under the provisions of the Bushfire Management Overlay and Clause 53.02. The relevant decision guidelines are addressed below in Section 5 and a Bushfire Management Report is contained in **Appendix C**.

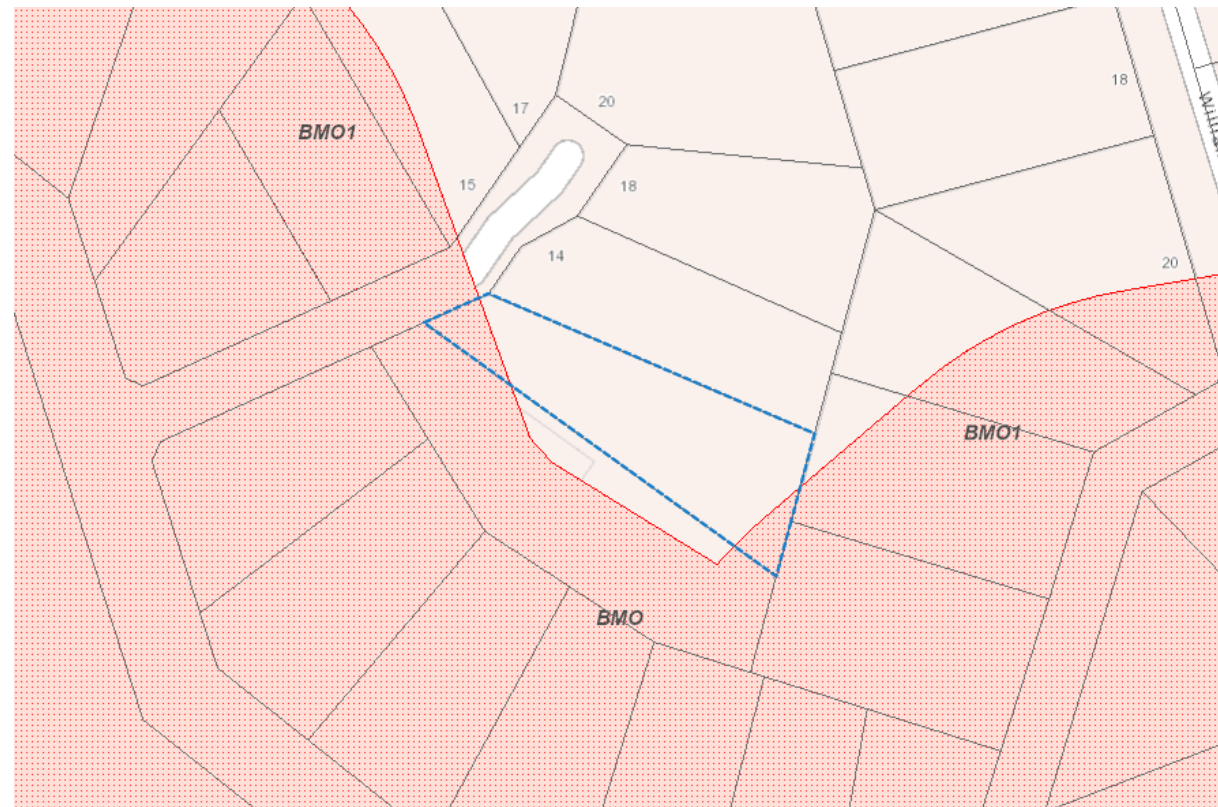


Figure 5 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

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 43.02-2 provides a permit is required to construct a building or construct or carry out works, this does not apply if a schedule to this overlay specifically states that a permit is not required.

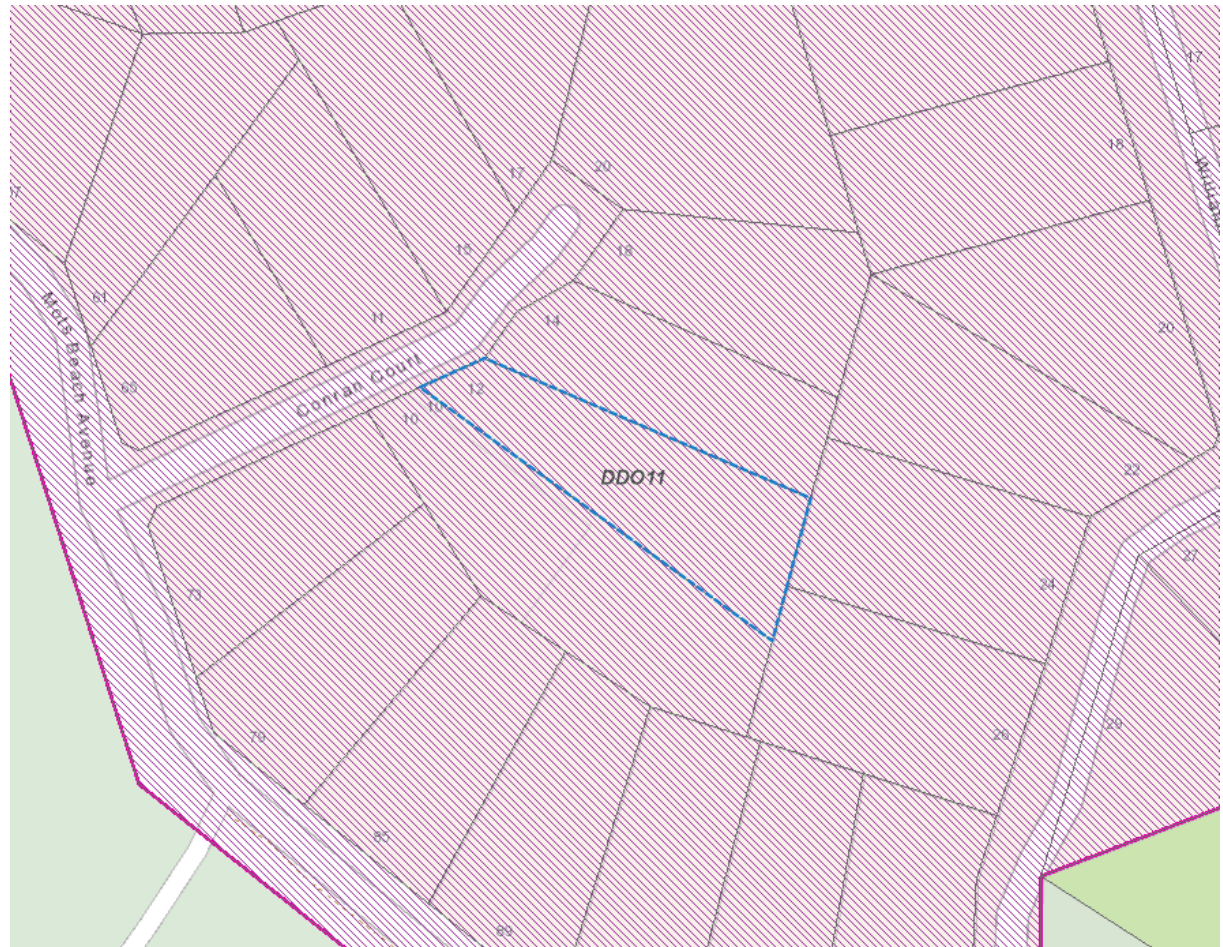


Figure 6 – Design and Development Overlay – (source - mapshare.vic.gov.au)

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 provides an application is required for the buildings and works as the proposed total footprint of buildings will exceed 300m² in area. The existing buildings are a total of 185m² and the proposed outbuilding is 119m² resulting in the total building area being 304m².

The proposed outbuilding is unlikely to be visually obtrusive and has been designed to meet the constraints of the land, taking into consideration the slope. It is unlikely that the proposal will be visible from the surrounding

waterways particularly given the topography of the area.

The application requirements identified in the schedule are provided within this submission and in the proposed development plans. The relevant decision guidelines are addressed below in Section 5.

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The development of an outbuilding is an exempt activity under the provisions of the *Aboriginal Heritage Act 2006* and as such a Cultural Heritage Management Plan is not required.

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 development and removal of vegetation 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 for an appropriate outbuilding that can be respectful of the existing and surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the proposed outbuilding 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 Marlo as a coastal settlement. Marlo is identified as a seaside holiday town looking out towards the river and ocean. The subject site is connected to all available services and infrastructure including reticulated water, electricity,

telecommunications and a good quality road network.

- **Clauses 02.03-3, 13.01-15 and 44.06** require consideration of bushfire hazards and implications as a result of any proposed development. A Bushfire Management Plan is provided in **Appendix C**.
- The proposed outbuilding has been designed to ensure all approved measures are included. The outbuilding will require defensible space for a distance of 10 metres around the building or to the allotment boundaries. Two large gum trees will be required to be removed. Access to the site is existing along the northwestern boundary directly from Conran Court. The separation distance between the proposed outbuilding and existing dwelling will be 41.5 metres.
- **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 outbuilding will be an appropriate development that will be used for storage normal to a dwelling and for the safe keeping of equipment associated with the maintenance of the site. The proposed outbuilding and vegetation removal will be located in the southern corner of the subject site and will have appropriate setbacks from the boundaries.

- The proposed development is unlikely to be visible from the water particularly given the topography of the area and surrounding vegetation.
- The proposed colour of the outbuilding has been selected to ensure the development is not visually obtrusive and will be well integrated with the surrounding development and environment. The proposed colour is low reflective and muted in toning.
- The area contains areas of scattered vegetation, dwellings and associated buildings of various styles and heights.
- **Schedule 11** refers to residential development in coastal settlements. The proposed development is considered to be consistent with development surrounding the site and the location has been selected to ensure minimal vegetation removal whilst protecting the existing streetscape.

- The roof form of the proposed development will be below the prevailing tree canopy. No additional planting is proposed particularly given the elevated bushfire hazards associated with the subject site. No earthworks are required for the proposed development that will exceed 1 metre in depth. The proposal does require the removal of two gum trees to facilitate the development however this is not expected to result in an erosion hazard. All vegetation removal will be undertaken by suitably qualified professionals to ensure as minimal ground disturbance as possible and to ensure no erosion occurs as a result.
- The proposal is generally consistent with the decision guidelines of **Clause 52.17** which seeks to ensure no net loss to biodiversity as a result of native vegetation removal.
- Two large gum trees are required to be removed to facilitate the proposed outbuilding as indicated on the proposed development plans.
- A NVIM Report is provided in **Appendix D** and concludes the owner will be required to purchase a general offset to the value of 0.013 general habitat units. An Offset Report is contained in **Appendix E**.
- Vehicle access is existing along the northwestern boundary directly from Conran Court and will remain unchanged.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposed outbuilding and removal of vegetation 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 requires the removal of two large gum trees to the north and east of the proposed outbuilding.
- There is not expected to be an increase in traffic as a result of the proposal and is unlikely to generate any negative impact on the existing road network.
- The site is identified as being susceptible to bushfire hazards. The location of the proposed development and removal of vegetation will be partly in the area affected by the Bushfire Management Overlay. A Bushfire Management Plan is contained in **Appendix C** that concludes the proposal can incorporate all approved bushfire protection measures and the risks can be reduced to an acceptable level.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

6. CONCLUSION

This submission is in support of a planning permit application for the development of an outbuilding and the removal of vegetation at 12 Conran Court, Marlo.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development and removal of vegetation 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 Bushfire Management Overlay and the Design and Development Overlay.
- The risks associated with bushfire can be reduced to an acceptable level.
- The design and colour of the outbuilding is complementary to the existing surrounding development and is consistent with the character of the area.

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

Development Solutions Victoria

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Native Vegetation Removal Report

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NVRR ID: 319_20231123_ZD5

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report **is not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 23/11/2023

Local Government Area: EAST GIPPSLAND SHIRE

Registered Aboriginal Party:

Coordinates: 148.55119, -37.79098

Address: 12 CONRAN COURT MARLO 3888

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.079	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.000
		Extent of proposed removal - Scattered Trees (ha)	0.079
No. Large Trees proposed to be removed	1	No. Large Patch Trees	0
		No. Large Scattered Trees	1
No. Small Scattered Trees	1		



Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.021 General Habitat Units
Minimum strategic biodiversity value score ²	0.592
Large Trees	1
Vicinity	East Gippsland CMA or EAST GIPPSLAND SHIRE LGA

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

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required. Page 2



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The subject site is flat and contains scattered vegetation. There is heavy unmanaged vegetation to the east of the site which ranges in size, species and densities. there is no evidence of any erosion on the site or surrounding.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The location of the proposed outbuilding has been sited in the area where the minimal amount of vegetation removal will be required. There are no area on the site that would require less vegetation removal.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

The subject site is partially affected by the bushfire management overlay, the proposed shed will partially be located within the bushfire management overlay. No additional vegetation removal will be required to create defendable space.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by a Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

A third party offset is available and a quote is attached to the application with this report.

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines.

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

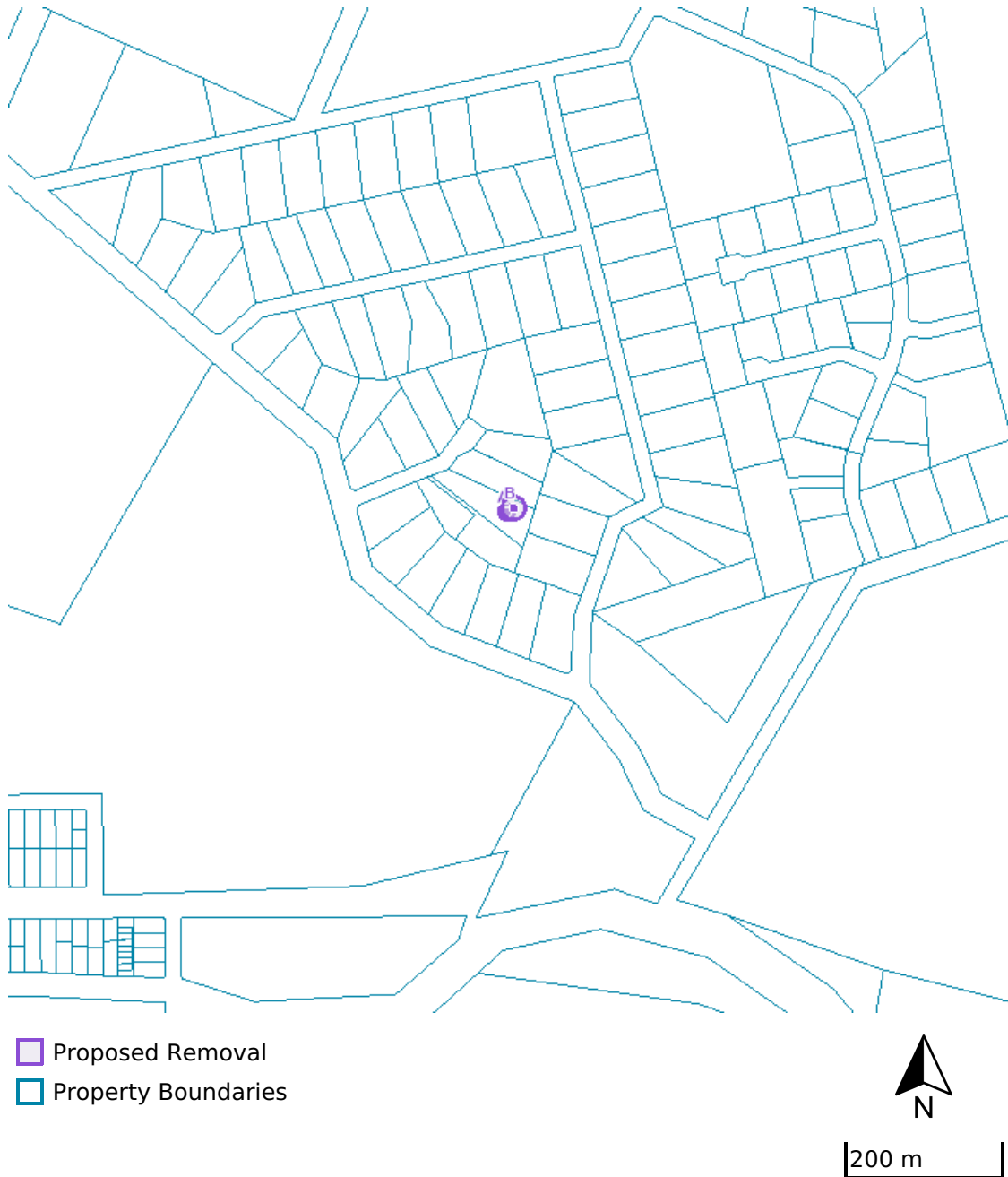
The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

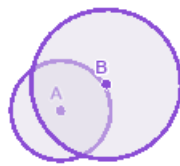
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	46	EGL_0014	Least Concern	-	0.200	0.031	0.009	0.740	0.002
B	Scattered Tree	73	EGL_0014	Least Concern	1	0.200	0.070	0.070	0.740	0.018

Appendix 2: Images of mapped native vegetation

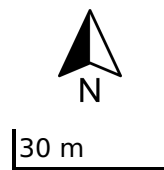
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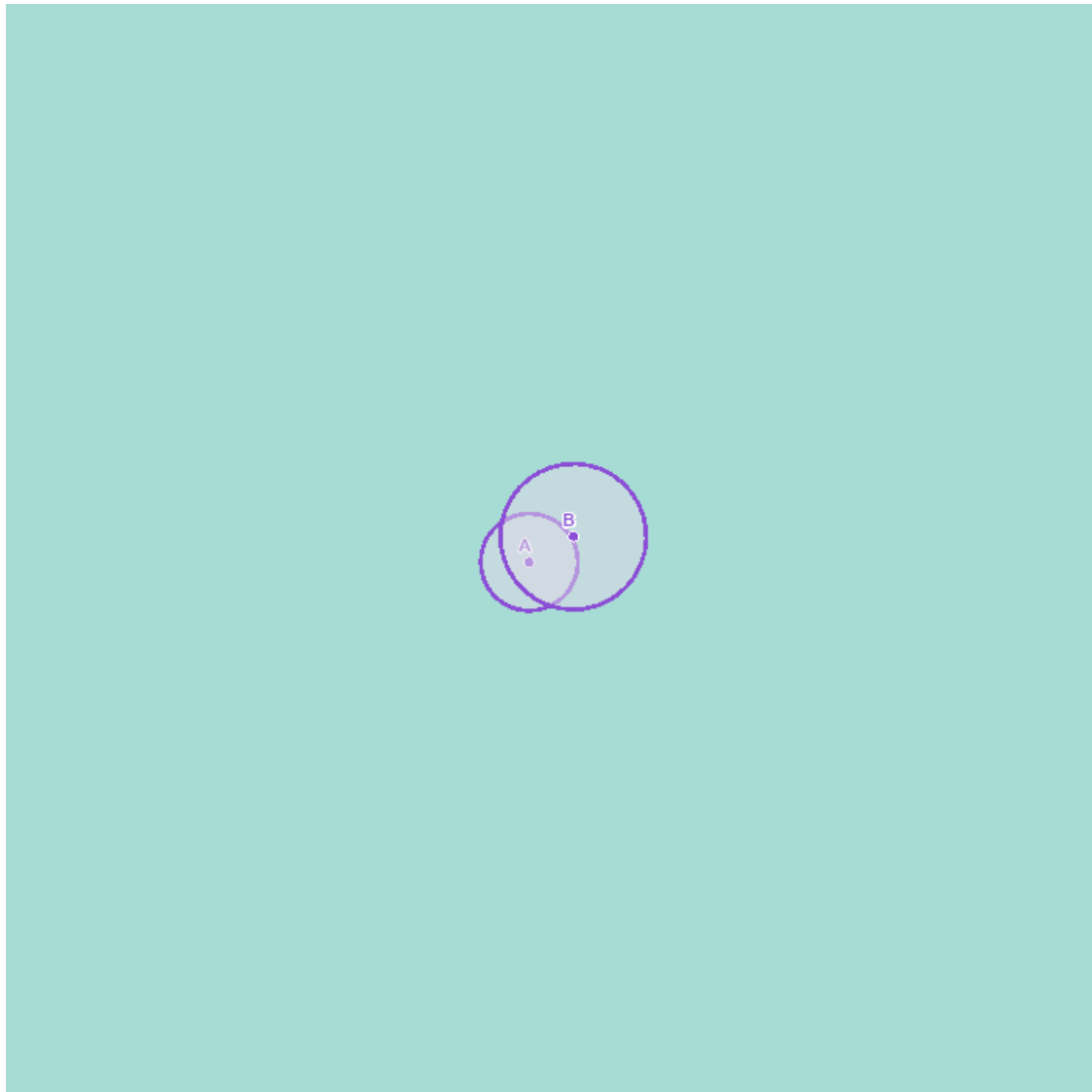
2. Aerial photograph showing mapped native vegetation





Proposed Removal





3. Location Risk Map

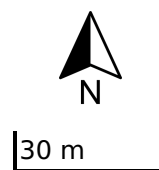


 Proposed Removal

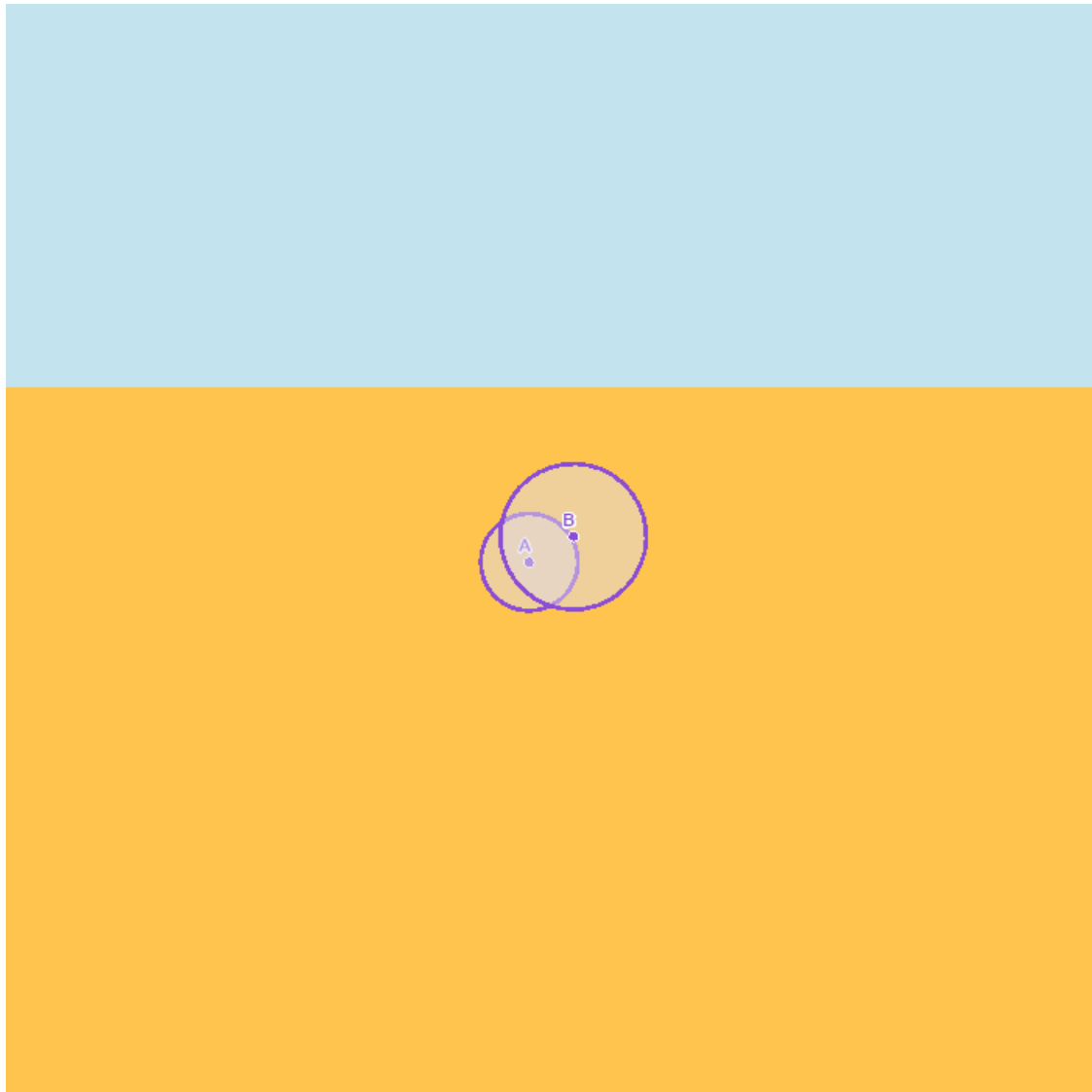
 Location 1


 Location 2


 Location 3





4. Strategic Biodiversity Value Score Map





 Proposed Removal

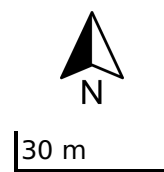
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 0.61 - 0.80

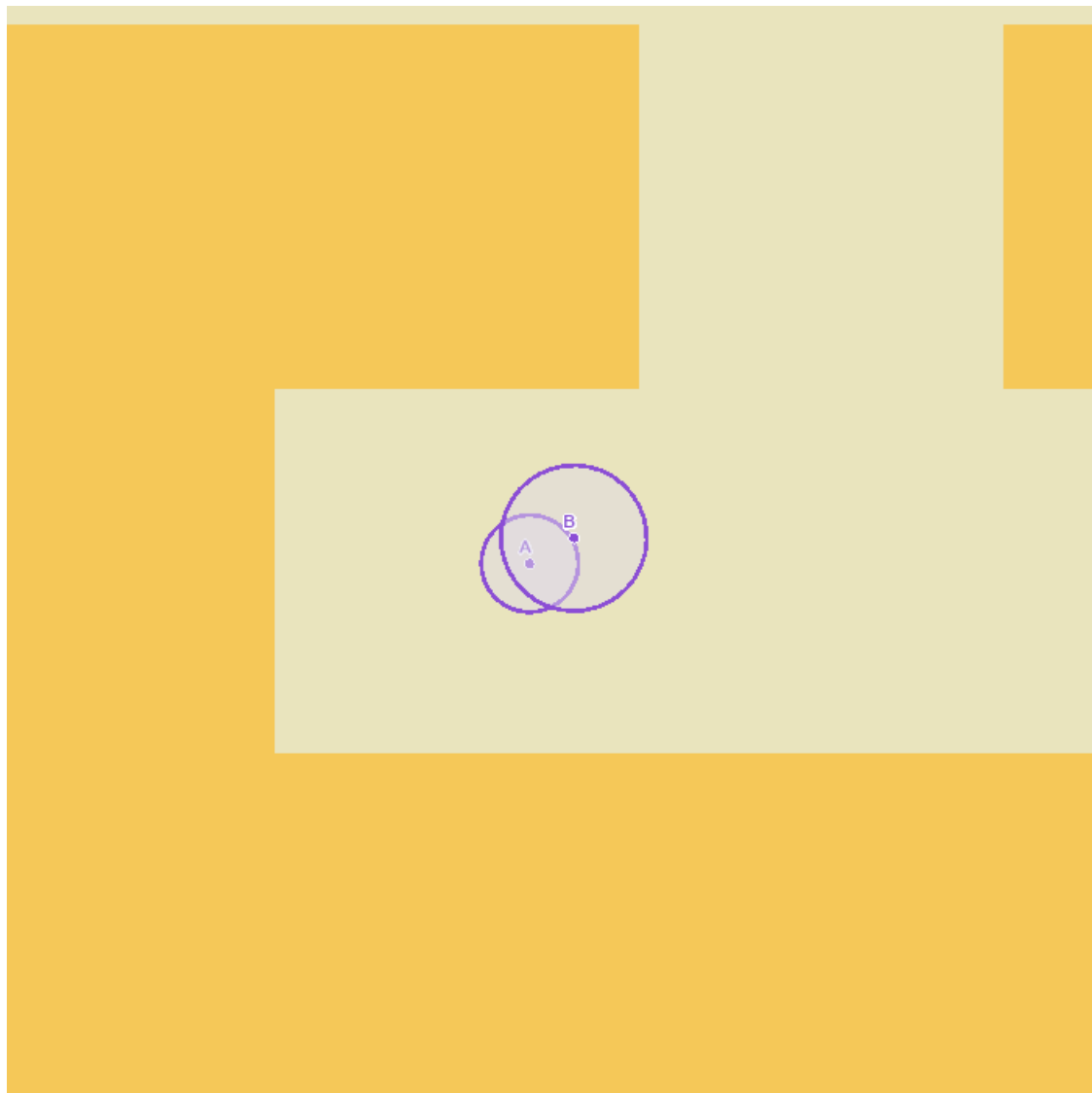
 0.41 - 0.60

 0.21 - 0.40

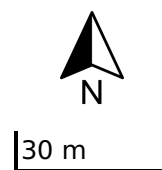
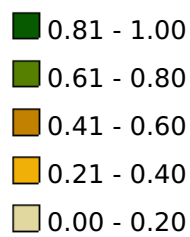
 0.00 - 0.20



5. Condition Score Map



Proposed Removal



6. Endangered EVCs

Not Applicable

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Our reference: VLQ-9938

Your reference: 12 Conran Court,
Marlo

24 November 2023

Sophie Dilks

Development Solutions Victoria
sophie@devsolvic.com.au

Dear Sophie

RE: Quotation for the supply of native vegetation credits

Vegetation Link is an accredited offset provider with the Department of Energy, Environment and Climate Action (DEECA). We offer a specialised brokerage service to enable permit holders and developers to identify suitable native vegetation credits to meet their planning permit offset requirements.

Based on the information you have provided; I understand you require the following native vegetation offset:

Offset type	Vicinity	General habitat units (GHU)	Min. strategic biodiversity value (SBV)	Large trees
General	Est Gippsland CMA	0.021	0.592	1

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the option quoted below¹. This quotation is valid for 14 days, subject to credit availability.

3-Party CTA pathway - offset site located in the East Gippsland Shire area (approx. 3-6 week turnaround from acceptance of quote)

Native Vegetation Credit Fees – Invoiced by DEECA	
Cost of native vegetation credits (ex. GST)	\$3,058.00
Broker Fee – Invoiced by Vegetation Link	
Cost of broker fee (ex. GST)	\$1,250.00
Total Credit Trade Fees	
Subtotal Cost (ex. GST)	\$4,308.00
Total GST applicable	\$430.80
Total Cost (inc. GST)	\$4,738.80

¹ Note that the broker fee includes the NVOR transfer and allocation fees when an allocation is done at the time of purchase.

If you would like to purchase credits, let us know that you accept the quote and return the attached **purchaser details form** by email. Upon receipt of the form, we will begin the trade process. Further details of the process for credit allocation are in the FAQ below.

Should you have any queries, please do not hesitate to contact us on 1300 VEG LINK (1300 834 546) or email offsets@vegetationlink.com.au.

Sincerely,



Lucas Rotteveel
Biodiversity Offset Broker

FAQs

What is a third party offset?

A third-party offset is an offset site owned by another landowner who manages and protects native vegetation on their land. Landowners who establish these offset sites are required to:

- Enter into a Landowner Agreement for the specified offset site. A landowner agreement is in perpetuity and is binding upon the current and future landowners of the site. It permanently restricts use of the site for many purposes.
- Implement a detailed 10-year Management Plan endorsed by the DEECA Native Vegetation Offset Register to manage and improve the biodiversity values of the site.

How is the price of native vegetation offset credit (GHUs, GBEUs etc.) determined?

Landowners who own offset sites set their own price for native vegetation credits. They determine the price based on numerous factors. This includes but not limited to site establishment, the cost to manage the site in perpetuity (e.g., maintain fencing, control pest species), foregone use cost, and administrative costs. Depending on how the site is registered, the credit fee may be paid to either DEECA or directly to the landowner.

Further information about the work some of our landowners are doing can be found on the [Vegetation Link website](#).

What is the process after I accept the quote?

After you accept the quote and return the purchaser table, the following steps will be undertaken:

1. We will set up a contract between the parties involved and send the contract out for signing by all parties.
2. Once the contract is signed by all parties, invoices will be issued for the fees listed in the quotation. We will send you two invoices, one for our transaction fee invoiced by Vegetation Link and one for the credit fee, usually to be paid to DEECA or the landowner. We recommend providing remittances for your payments.
3. Once payments are received, Vegetation Link will send you an allocated credit extract from the Native Vegetation Offset Register and your executed contract as evidence that you have purchased the offset.

How long will the process take? When will I get my credits?

Generally, the process from quote acceptance to having evidence of allocated credits takes between 2-6 weeks. This is dependent on a range of factors including the type of landholder agreement, contract types and organisational workflows. We work as quickly as possible to get your credits to you within this time period.

We note that you **cannot** remove vegetation until you have been given permission by the Responsible Authority (usually the council that has issued your permit).

What happens if I don't have a permit yet?

When people are buying credits before a permit is issued, the following three options are most common:

- You can pay for the offsets before the planning permit is available, and then the offsets are allocated to the permit when it is available. This will incur an additional \$50 fee from DEECA. When considering this option, it is important to realise that your estimated offset requirements may be different than the actual permit requirements.
- You can wait for the planning permit to be approved first and then request a quote to meet the requirements in your permit. Should credits be available, you can then start the offset purchase process. We then use the planning permit number for allocating the credits. Allocating credits to the permit is evidence that you have purchased your offset.
- You can request a quote to confirm availability and to get an idea of the cost of offsetting before you apply for a permit. Once you receive the planning permit you can request an updated quote. It is at this point that you can then go through the offset purchase process.

We cannot guarantee credit availability until a) contracts are executed, or b) credits have been held via a pending trade lodged with DEECA Native Vegetation Offset Register.

We cannot guarantee price until a) a quote has been accepted within 14 days, and b) a Credit Trading Agreement is signed within 21 days, and c) the invoice for the credits is paid within 28 days of the date the invoice is issued.

If I sign the contract, does that mean I MUST pay for the credits?

Yes, you have entered into a contract agreeing to pay for the offset credits therein and are required to pay for those credits. The credits must be paid for within 28 days of the date of the invoice.

Can you hold the credits for me, as I want to pay later?

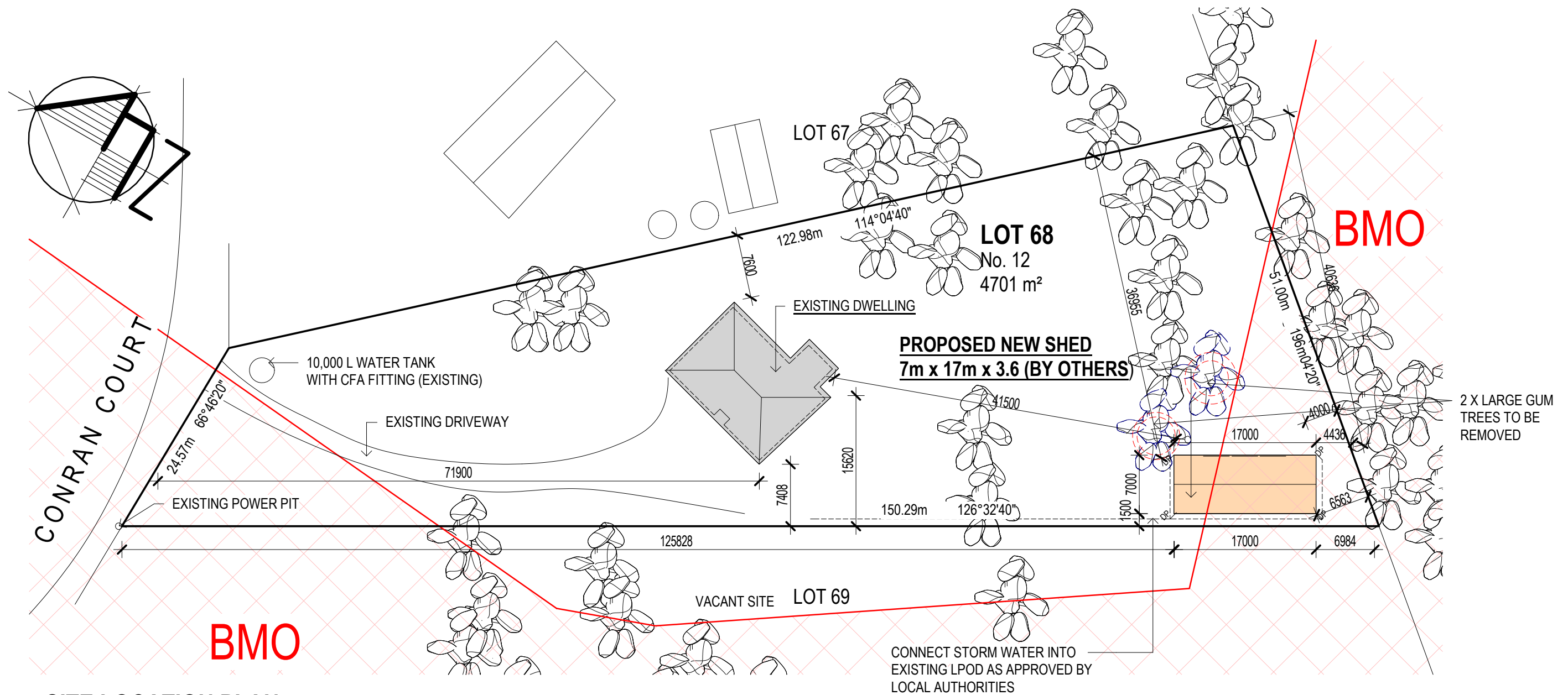
We are unable to hold credits for later payment. Please also see 'What happens if I don't have a permit yet?' above.

For further information, see [our website](#), the [DEECA website](#) or call us any time on 1300 834 546.

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PROPERTY REPORT:**ADDRESS:** 12 CONRAN COURT MARLO 3888**LOT:** Lot 68 PS529312**COUNCIL:** EAST GIPPSLAND**COUNCIL PROPERTY No.:** 97937**PLANNING ZONE:** LOW DENSITY RESIDENTIAL ZONE (LDRZ)**PLANNING OVERLAYS****BUSHFIRE MANAGEMENT OVERLAY (BMO)****DESIGN AND DEVELOPMENT OVERLAY (DDO)****NOTE:**

- ALL DOWN PIPES TO BE CONNECTED FROM GUTTERS TO LEGAL POINT OF DISCHARGE
- ALL NEW FRAMING TO COMPLY WITH AS 1684 AND THE BUILDING CODE OF AUSTRALIA 2016(CLASS 1-10 BUILDINGS)
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS, SETBACK, LEVELS AND SPECIFICATIONS AND ALL RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE BUILDER FOR CLARIFICATION. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW / AND OR EXISTING STRUCTURES DURING THE WORKS.
- BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR DEMOLITION / CONSTRUCTION WORKS.

**SITE LOCATION PLAN**

SCALE 1:500

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"DO NOT SCALE DRAWINGS" USE FIGURED DIMENSIONS. REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE

AREA:	m²	Issue	Amendment	Date				
SITE AREA:		-	-	-				
HOUSE AREA:		-	-	-				
GARAGE AREA:		-	-	-				
ALFRESCO / VERANDA:		-	-	-				
PORCH AREA:		-	-	-				
OTHER AREA:		-	-	-				

 A1 BUILDING DESIGN AND DRAFTING P.O. Box 911 Bairnsdale Victoria 3875 Mob.: 0438 560 215		Date:	NOVEMBER 2023	Title:		SITE PLAN		
		A3 Scale:	1 : 500	Client:		DEVELOPMENT SOLUTIONS VICTORIA		
		Designed:	Designer	Project:		NEW SHED TO 12 (LOT 68) CONRAN COURT, MARLO		
		Drawn:	MEAGHAN GAMBLE DPAD2468	Job No:		17896	Revision:	-
		Plot Date:	17/11/2023 2:27:07 PM	Drawing No:		A01		
		Client Approval Signature:		Date:				



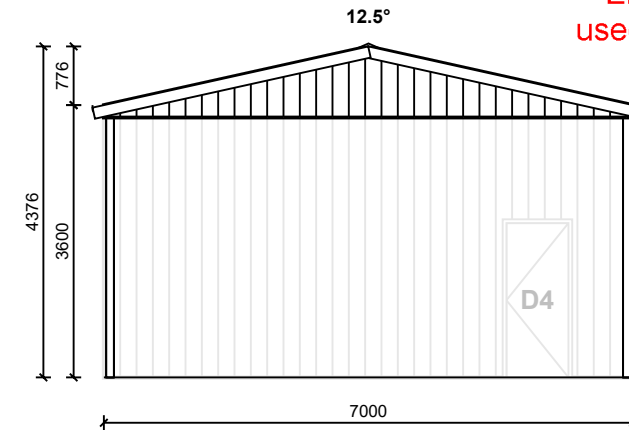
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D3-4	PA DOOR	2040	820	COLORBOND® DEEP OCEAN PERSONAL ACCESS DOOR
W7	WINDOW	790	1505	COLORBOND® WINDOW

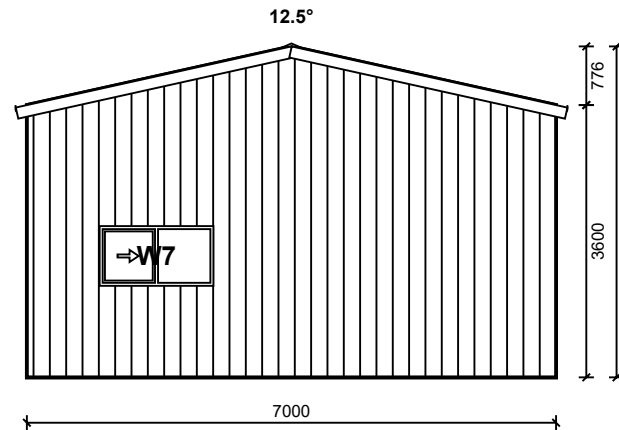
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1. FRONT ELEVATION
SCALE 1:100



3. REAR ELEVATION
SCALE 1:100

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE				
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D3-4	PA DOOR	2040	820	COLORBOND® DEEP OCEAN PERSONAL ACCESS DOOR
W7	WINDOW	790	1505	COLORBOND® WINDOW

Gippsland Sheds

226 Reynolds Rd
Metung, 3904
P: 0417 014 352
F:



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client
Richards Neil Neil
project
Proposed Garaport: Enduro
Marlo, VIC, 3888

Drawing Name: End Elevation

Project Number: AMR - 10545B - 1

Drawing Number: 13/12/2022

Date: 13/12/2022

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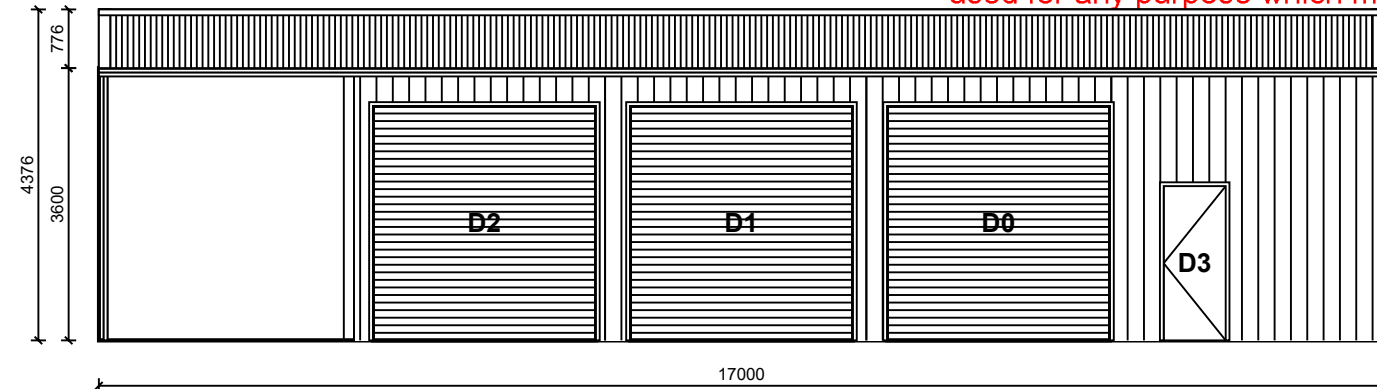
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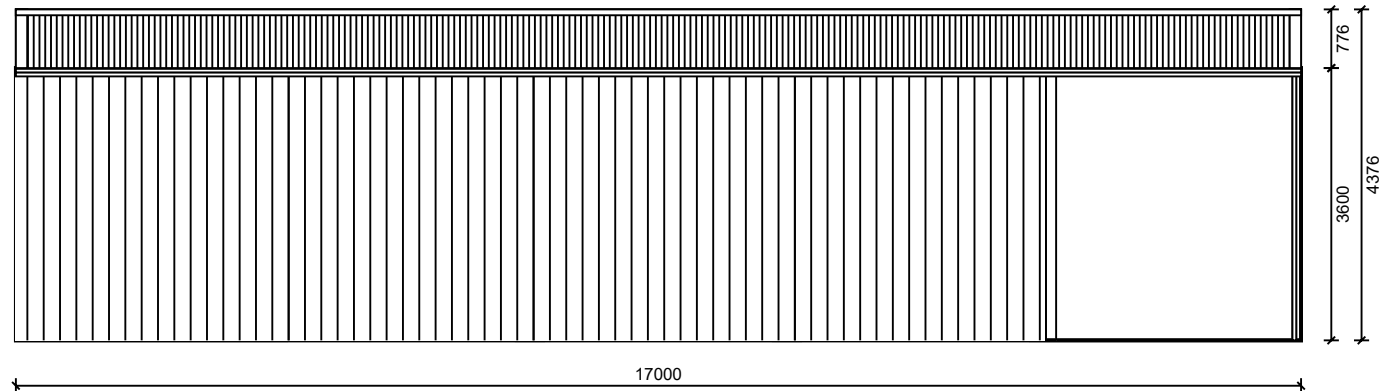
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2. RIGHT ELEVATION
SCALE 1:100



4. LEFT ELEVATION
SCALE 1:100

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D3-4	PA DOOR	2040	820	COLORBOND® DEEP OCEAN PERSONAL ACCESS DOOR
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client: Richards Neil Neil
project: Proposed Garaport: Enduro
Marlo, VIC, 3888

Drawing Name: Side Elevation

Project Number: AMR - 10545B - 1

Drawn: 13/12/2023

All Dimensions In Millimetres U.N.

Scale: 1:100

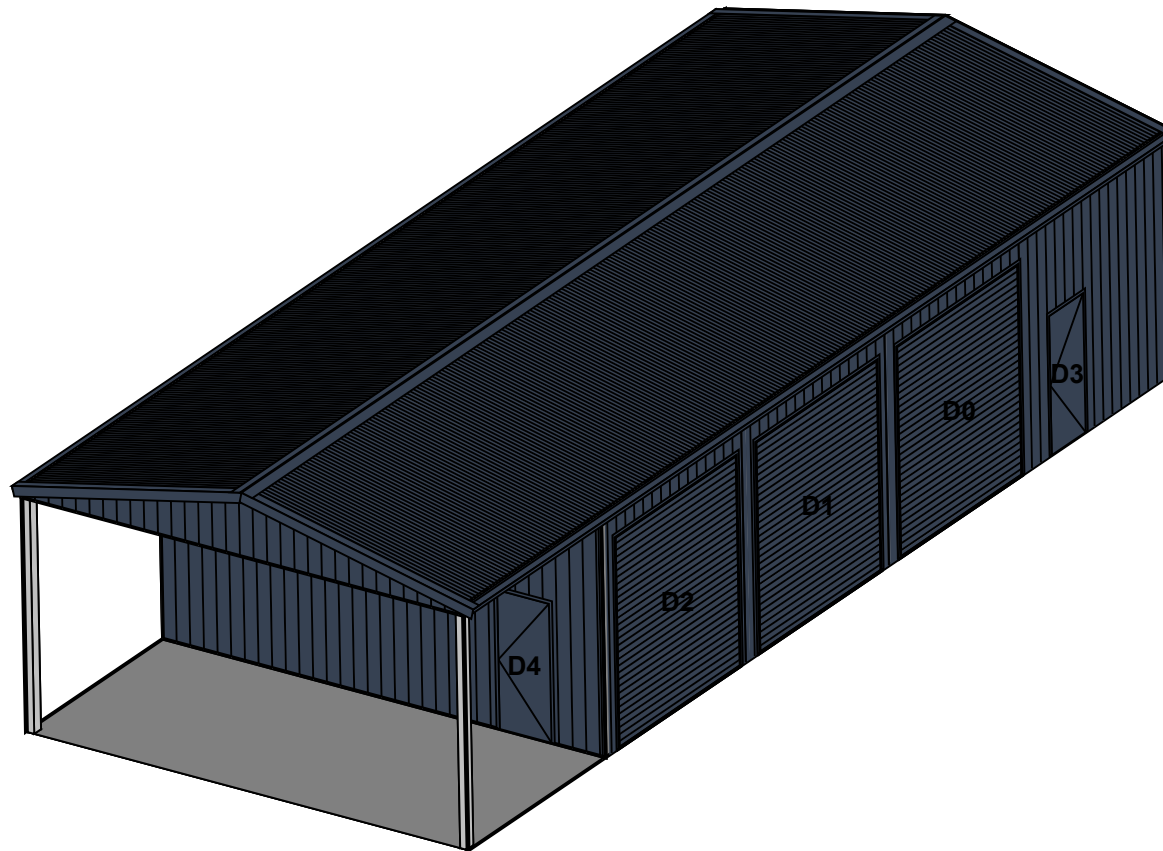
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FRONT RIGHT ELEVATION
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- COLORBOND® DEEP OCEAN CUSTOM BARGE FLASHING
- COLORBOND® DEEP OCEAN QUAD 115 EAVE GUTTER
- WHITE UPVC 90D DOWNPIPE
- COLORBOND® DEEP OCEAN 0.47 TCT KPANEL WALL CLADDING
- COLORBOND® DEEP OCEAN CORNER FLASHING

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client: Richards Neil Neil
project: Proposed Garaport: Enduro
Marlo, VIC, 3888

Drawing Name: ISO
Project Number: AMR - 10545B - 1
Drawing Number: 13/12/2023
Date: 13/12/2023
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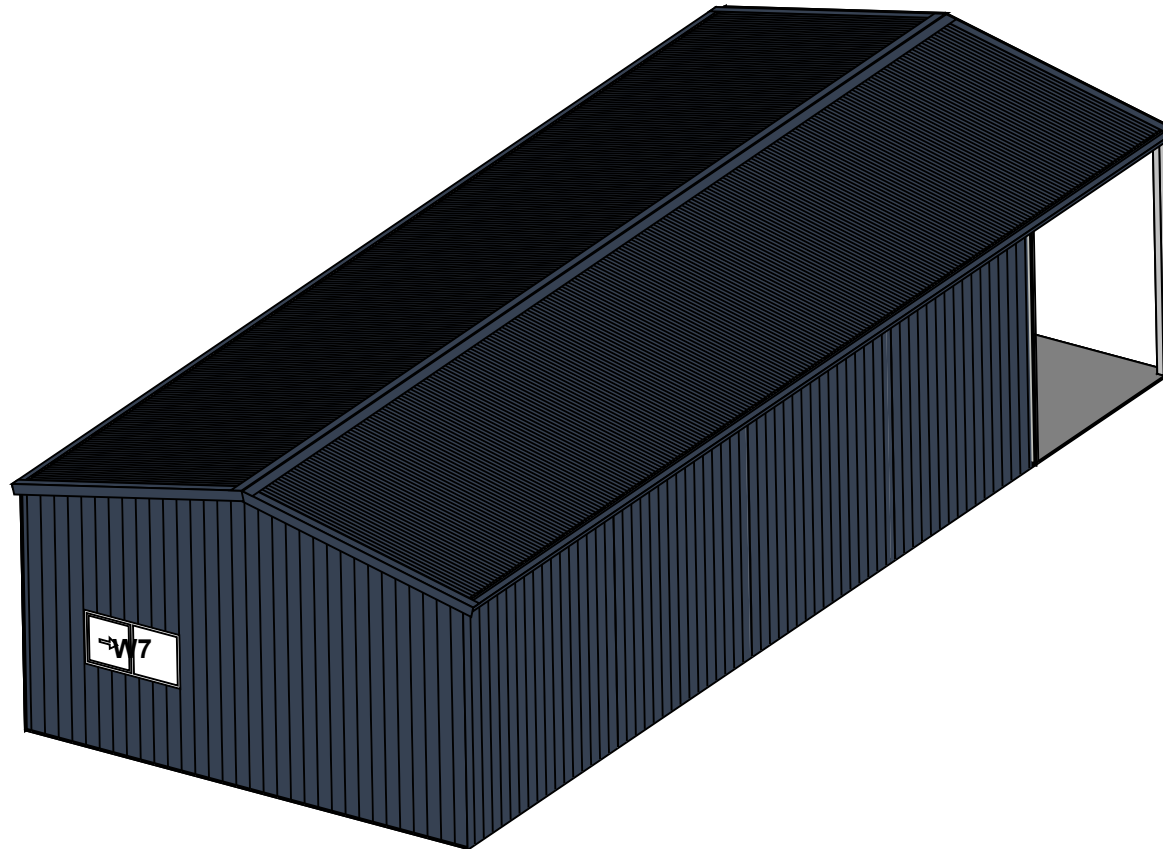
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D3-4	PA DOOR	2040	820	COLORBOND® DEEP OCEAN PERSONAL ACCESS DOOR
W7	WINDOW	790	1505	COLORBOND® WINDOW

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REAR LEFT ELEVATION
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- COLORBOND® DEEP OCEAN CUSTOM BARGE FLASHING
- COLORBOND® DEEP OCEAN QUAD 115 EAVE GUTTER
- WHITE UPVC 90D DOWNPIPE
- COLORBOND® DEEP OCEAN 0.47 TCT KPANEL WALL CLADDING
- COLORBOND® DEEP OCEAN CORNER FLASHING

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

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F:



client: Richards Neil Neil
project: Proposed Garaport: Enduro
Marlo, VIC, 3888

Drawing Name: ISO
Project Number: AMR - 10545B - 1
Drawing Number: 13/12/2022
Date: 13/12/2022
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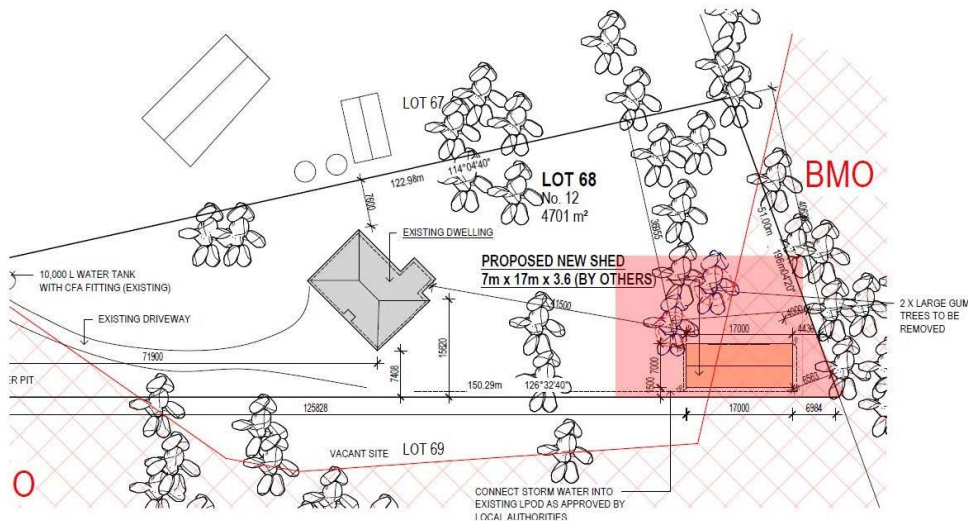
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Page 45 of 46

Outbuildings Bushfire Management Plan – 12 Conran Court, Marlo



Prepared By: Courtney Campbell

Version: V.1.

Date: 23/11/2023

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

Bushfire Protection Measures

a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

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

b) Construction Requirement



Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.



Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 52.47

Table 7 Outbuilding construction requirement

Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- i. Doorways – by FRL -/60/30 self-closing fire doors
- ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- iii. Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.