

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	138 Gold Ring Road LAKE BUNGA 3909 Lot: 81 PS: 636911
The application is for a permit to:	Buildings and Works for a Dwelling
The applicant for the permit is:	Lake Tyers Beach Design
The application reference number is:	5.2024.190.1

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 3

VOLUME 11370 FOLIO 518

Security no : 124114923416W
Produced 13/05/2024 04:02 PM

LAND DESCRIPTION

Lot 81 on Plan of Subdivision 636911K.
PARENT TITLE Volume 11279 Folio 003
Created by instrument PS636911K Stage 2 20/08/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AU242872S 16/04/2021

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AH848417D 21/03/2011

DIAGRAM LOCATION

SEE PS636911K 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: 138 GOLD RING ROAD LAKE BUNGA VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 10/07/2023

DOCUMENT END



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Document Type	Plan
Document Identification	PS636911K
Number of Pages (excluding this cover sheet)	6
Document Assembled	13/05/2024 16:02

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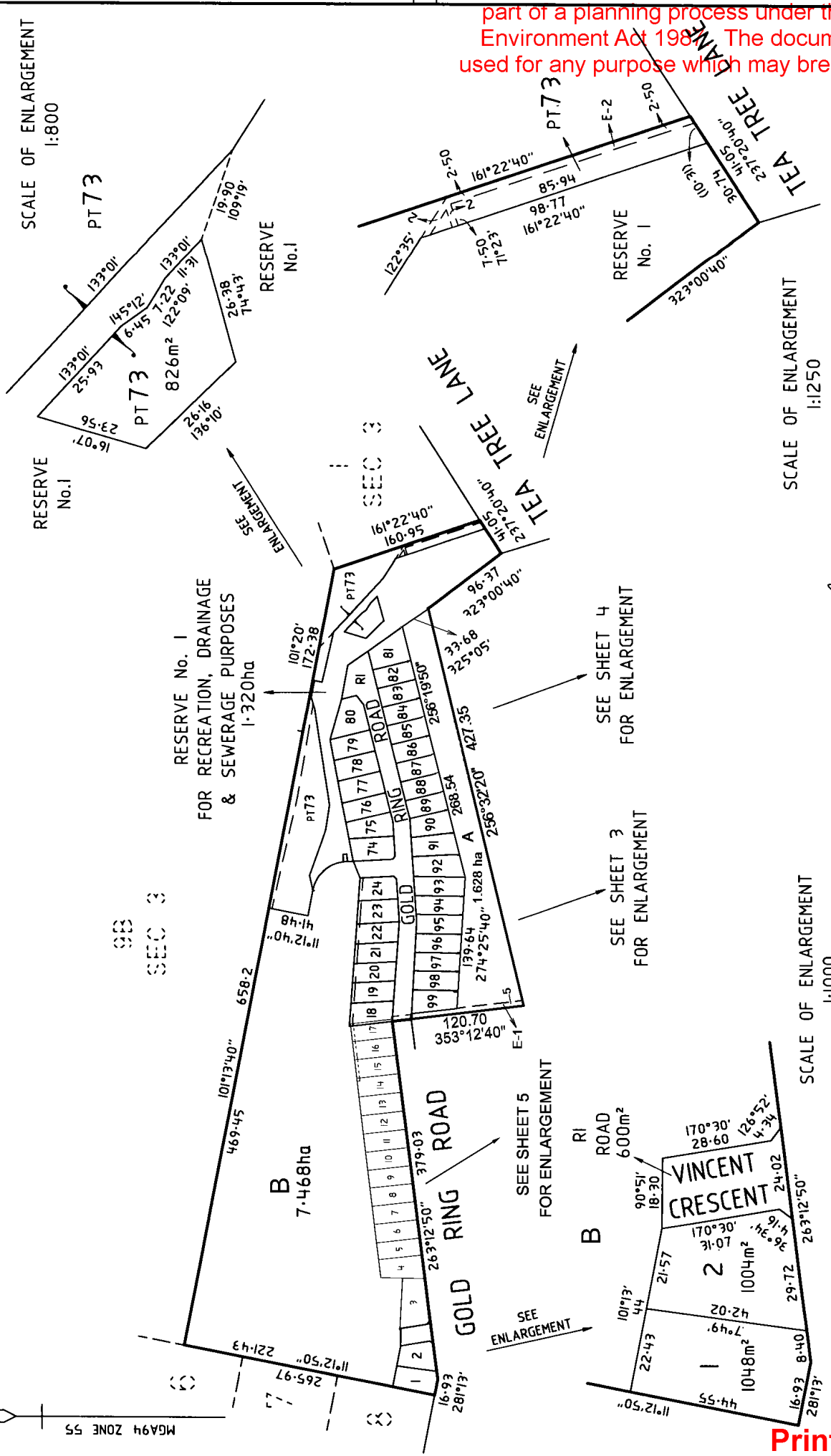
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PLAN OF SUBDIVISION				STAGE No. 1 LR USE ONLY EDITION 4 Plan Number PS636911K
LOCATION OF LAND				COUNCIL CERTIFICATION AND ENDORSEMENT
PARISH: COLQUHOUN TOWNSHIP: CUNNINGHAME SECTION: 3 CROWN ALLOTMENT: 8 (PART) CROWN PORTION: — TITLE REFERENCES: VOL 9293 FOL 853 LAST PLAN REFERENCE: LOT 1 - LP125133 POSTAL ADDRESS: 105 GOLD RING ROAD, (At time of subdivision) LAKES ENTRANCE, 3909 MGA 94 CO-ORDINATES: E 591 000 (Of approx. centre of land in plan) N 5808 620 ZONE: 55				COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 46/2010/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 18 / 11 / 2010 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 <u>26 / 05 / 2011</u> Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate <i>Ann Hillier</i> Council seal Date <u>26 / 05 / 2011</u>
VESTING OF ROADS AND/OR RESERVES				NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1	EAST GIPPSLAND SHIRE COUNCIL			
RESERVE No. 1	EAST GIPPSLAND SHIRE COUNCIL			
RESERVE No. 2	SPI ELECTRICITY PTY LTD			STAGING This is / is not a staged subdivision Planning Permit No 106/2009/P DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE LOTS 25 to 72 (B.I.) HAVE BEEN OMITTED FROM THIS PLAN. SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 125
EASEMENT INFORMATION				LR USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	5	C/E R463625Q	TAMBO WATER BOARD
E-2	SEWERAGE	SEE DIAG	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY
E-3	DRAINAGE & SEWERAGE	3	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
				DATE 7 / 06 / 2011
				THIS IS A LAND VICTORIA COMPILED PLAN
				FOR DETAILS SEE MODIFICATION TABLE HEREIN
				SHEET 1 OF 5 SHEETS
Crowther & Sadler Pty.Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5162 5011		LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>Michael Joseph Sadler</i> DATE 25 / 5 / 2011. REF 13974 VERSION 2		DATE <u>26 / 05 / 2011</u> COUNCIL DELEGATE SIGNATURE <i>Ann Hillier</i> ORIGINAL SHEET SIZE A3

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PLAN OF SUBDIVISION
STAGE No.
PLAN NUMBER
PS 63691IK



SHEET 2
 DATE 18/07/2012
 COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR
 SIGNATURE
 REF 13991
 VERSION 6
 LICENSED SURVEYOR MICHAEL JOSEPH SADLER
 SIGNATURE
 DATE 15/3/2012

ORIGINAL SCALE 1:4000
 SHEET SIZE A3
 LENGTHS ARE IN METRES

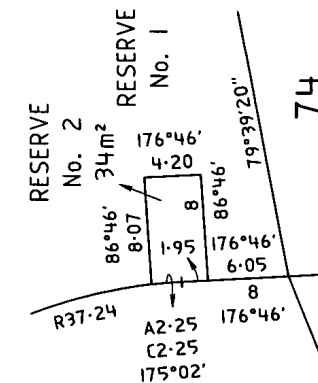
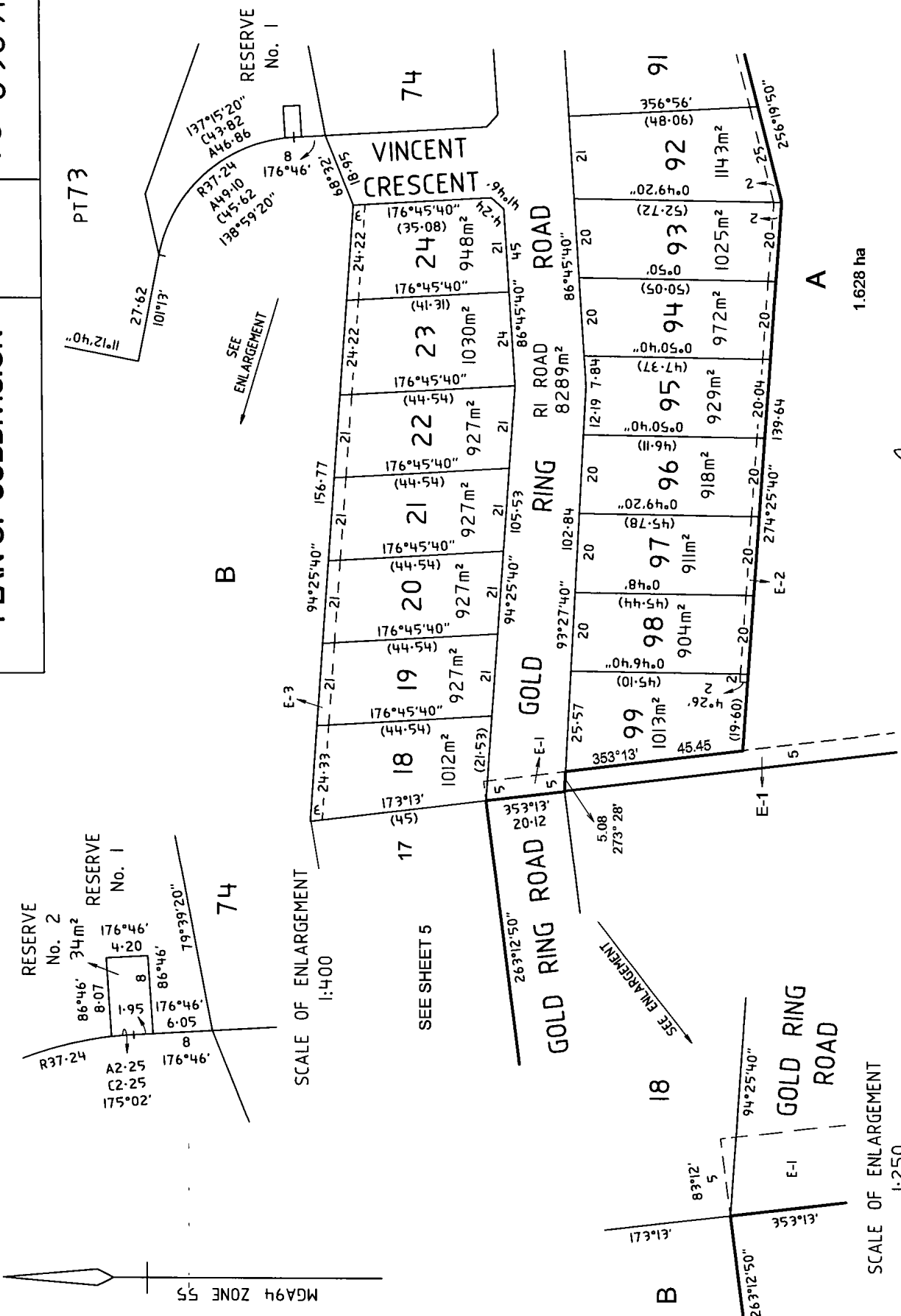
SCALE OF ENLARGEMENT 1:1000
 SCALE 0 40 80 120 160 200
 LENGTHS ARE IN METRES

growtner & Sadler Pty Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 10 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 5152 5011

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PLAN OF SUBDIVISION

STAGE No. _____ PLAN NUMBER **PS 636911K**



MGA94 ZONE 55

SHEET 3

DATE 18/07/2012

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR SIGNATURE: *Michael Joseph Sadler*

DATE 15/3/2012

VERSION 6

REF 13991

ORIGINAL SCALE SHEET SIZE A3

SCALE 1:1000

LENGTHS ARE IN METRES

SCALE 10 0 10 20 30 40 50

Crowthorne & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

82 MACLEOD STREET, BAIRDSDALE, VIC., 3875

TELEPHONE (03) 5152 5011

SCALE OF ENLARGEMENT 1:250

A 1.628 ha

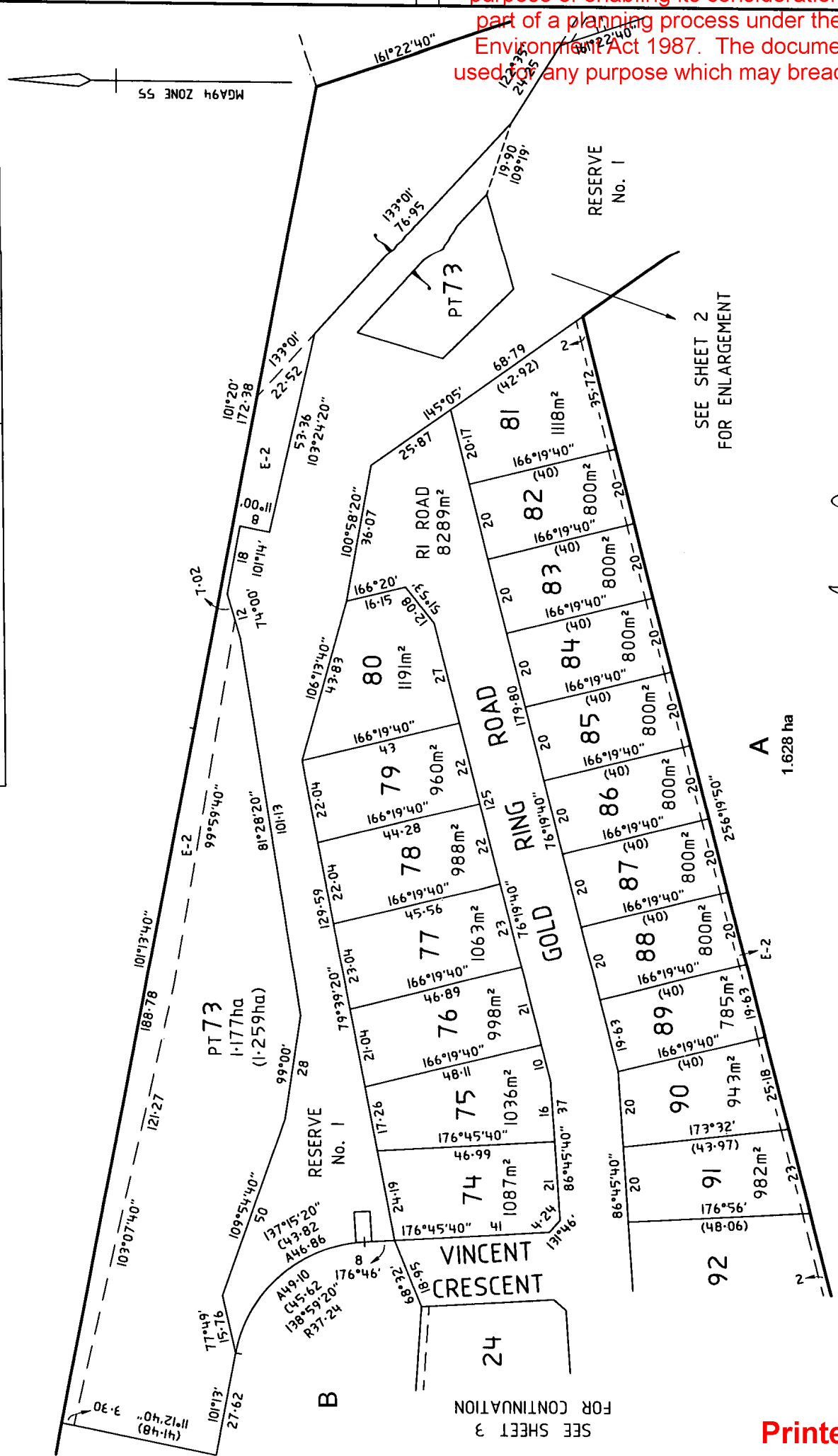
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 63691IK



SHEET 4
 DATE 18/07/2012
 COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR
 SIGNATURE
 REF 13991
 VERSION 6
 DATE 15/3/2012

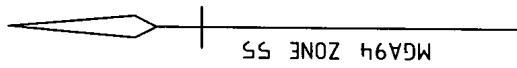
ORIGINAL SCALE 1:1000
 SHEET SIZE A3
 SCALE 10 0 10 20 30 40 50
 LENGTHS ARE IN METRES

Growthner & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
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 TELEPHONE (03) 5152 5011

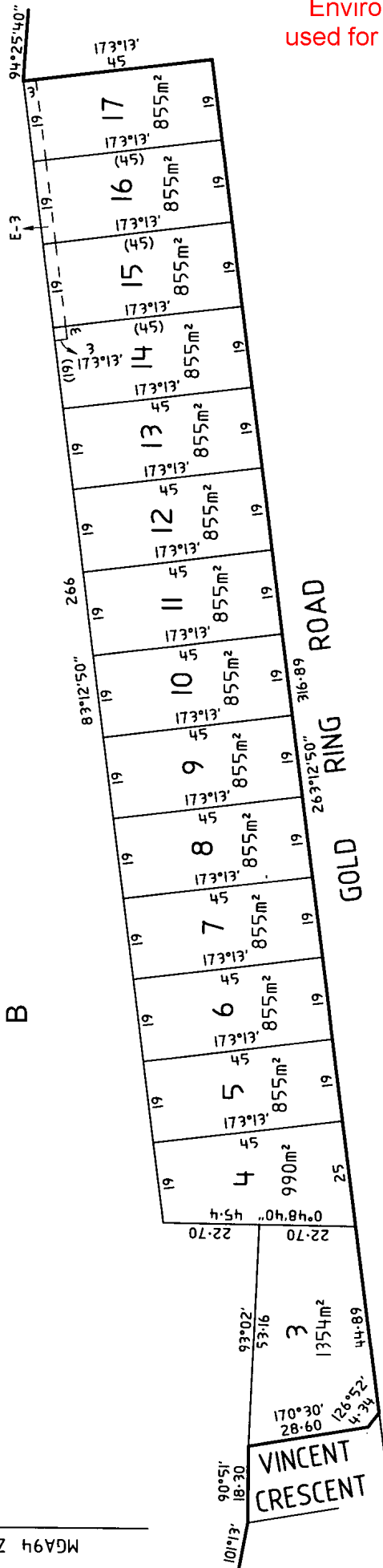
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PLAN OF SUBDIVISION

STAGE No. PLAN NUMBER

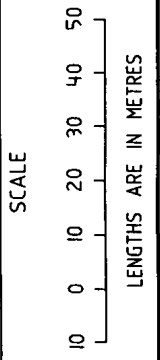


B



Original SCALE 1:1000 SHEET SIZE A3	LICENSED SURVEYOR <i>Michael Joseph Sadler</i> SIGNATURE REF 13992	LICENSED SURVEYOR MICHAEL JOSEPH SADLER	SHEET 5
		DATE 15/3/2012	DATE 18/07/2012 COUNCIL DELEGATE SIGNATURE

Rowthorn & Sadler Pty.Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
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 TELEPHONE (03) 5162 5011



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS636911K

MASTER PLAN (STAGE 1) REGISTERED DATE 17/6/11 TIME 6:02pm

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 1 & 2, 18 TO 24 (B.I.), 73 TO 99 (B.I.), S3, RES. 1 & 2 & ROAD R1	STAGE PLAN	PS636911K/S2	20/8/12	2	R. W. G.
LOT S3	LOTS 3-17 (B.I.) & LOT S4	STAGE PLAN	PS636911K/S3	23/10/12	3	MC36
LOT S4	LOT B	STAGE PLAN	PS636911K/S4	16/12/22	4	TL



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Document Identification	AH848417D
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AH848417D
21/03/2011 10:52:173



Registers and more
Victorian Land Registry.

Application by a Responsible Authority for the making of a recording of an agreement

Section 181(1) Planning & Environment Act 1987

Lodged by:
Name: Hibbert & Hodges
Phone: 5155 2377
Address: DX 90904 Lake Entrance
(P O Box 217 Lakes Entrance 3909)
Ref: 10/09354
Customer Code 12948M

The authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

**Land: Lots 53 to 65 (inclusive) and Lots 73 to 81 (inclusive) on the plan attached to the Agreement
being part of the land in Volume 9293 Folio 853.**

Authority:
East Gippsland Shire Council of 273 Main Street, Bairnsdale, 3875

Section and Act under which agreement made:
Section 173 Planning & Environment Act 1987

A copy of the agreement is attached to this application.

Signed for the Authority: *[Signature]*

Name of Officer: ARON HOLLOW

Date: 21/12/2010

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Date 20 / 12 / 2010

**Agreement under Section 173
of the Planning and Environment Act 1987**
Subject Land: 105 Gold Ring Road, Lakes Entrance 3909

EAST GIPPSLAND SHIRE COUNCIL
and

**DOMENICO BERLINGERI, FRANK BERLINGERI, PLACIDO PETER BERLINGERI,
SAMUEL BERLINGERI and BENEDETTO LAMANNA**

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Agreement under Section 173 of the Planning and Environment Act 1987

DATE 20/12/2010

AH848417D



BETWEEN

EAST GIPPSLAND SHIRE COUNCIL
of Corporate Centre, 273 Main Street, Bairnsdale

(Council)

AND

DOMENICO BERLINGERI, FRANK BERLINGERI, PLACIDO PETER BERLINGERI, SAMUEL BERLINGERI and BENEDETTO LAMANNA all of Myer Street, Lakes Entrance

(Owner)

RECITALS

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. On 13 January, 2010 Council issued Planning Permit No. 106/2009/P (**Planning Permit**) allowing the Subject Land to be subdivided into 100 lots and removal of vegetation in accordance with the Endorsed Plan. Condition 48 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.
- D. Condition 48 of the Planning Permit provides that:

Before the issue of a Statement of Compliance the owner of the land must enter into an agreement with the responsible authority in accordance with Section 173 of the Planning & Environment Act 1987, which will provide that:

- (a) All fences abutting Shire Reserves are maintained at a similar height and style by each respective lot owner and that no gate or access, other than a pedestrian gate not exceeding 1 metre in width, is allowed between the lot and the Shire Reserve.

This agreement must be prepared by the owner. The cost of the preparation, review and registration on the title of the agreement in accordance with Section 181 of the Planning and Environment Act 1987 to the satisfaction of the responsible authority must be borne by the owner of the land.

- E. As at the date of this Agreement, the Subject Land is not encumbered by a Mortgage or other property interest.
- F. The parties enter into this Agreement:
 - F.1 to give effect to the requirements of the Planning Permit; and

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F.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

THE PARTIES AGREE

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Endorsed Plan means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit. A copy of the Endorsed Plan is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

lot means a lot on the Endorsed Plan.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement as appropriate.

Planning Scheme means the East Gippsland Planning Scheme and any other planning scheme that applies to the Subject Land.

Reserve means the lots identified as "Reserve" or the like on the Endorsed Plan.

Subject Land means part of the land situated at 105 Gold Ring Road, Lakes Entrance being part of the land referred to in Certificate of Title Volume 9293 Folio 853 and more particularly being lots 53 to 65 (inclusive) and 73 to 81 (inclusive) and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

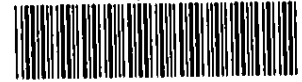
2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.

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- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. SPECIFIC OBLIGATIONS OF THE OWNER

The Owner covenants and agrees that:-

- 3.1 any fence on the Subject Land which abuts a Reserve must be maintained at a similar height and style by the Owner of each respective lot; and
- 3.2 between any lot and a Reserve, except a pedestrian gate not exceeding one (1) metre in width, no gate or access is permitted.

4. FURTHER OBLIGATIONS OF THE OWNER

4.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

4.2 Further actions

The Owner further covenants and agrees that:

- 4.2.1 the Owner will do all things necessary to give effect to this Agreement;
- 4.2.2 the Owner will make application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary for this to be done including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.3 Council's Costs to be Paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, reviewing, finalisation, engrossment,



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execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.

5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed pursuant to the Planning Permit.

6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 7.2 execute a deed agreeing to be bound by the terms of this Agreement.

8. GENERAL MATTERS

8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 8.1.1 by delivering it personally to that party;
- 8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 8.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notice

A notice or other communication is deemed served:

- 8.2.1 if delivered, on the next following business day;
- 8.2.2 if posted, on the expiration of 7 business days after the date of posting; or

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21/03/2011 \$105.20 173



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8.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

8.3 No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

8.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.

AH848417D

21/03/2011 \$105.20 173



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The Common Seal of the East Gippsland Shire Council was hereunto affixed on the 20th day of December 2000 in the presence of:



[Signature]
.....

Chief Executive

[Signature]
.....

Witness

SIGNED SEALED AND DELIVERED by the)
said DOMENICO BERLINGERI in the)
presence of:)

[Signature]
..... (witness)

[Signature]
.....
Domenico Berlingeri

SIGNED SEALED AND DELIVERED by the)
said FRANK BERLINGERI in the presence)
of:)

[Signature]
..... (witness)

[Signature]
.....
Frank Berlingeri

SIGNED SEALED AND DELIVERED by the)
said PLACIDO PETER BERLINGERI in the)
presence of:)

[Signature]
..... (witness)

[Signature]
.....
Placido Peter Berlingeri

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SIGNED SEALED AND DELIVERED by the)
said **SAMUEL BERLINGERI** in the presence)
of:)

x Berlingeri) Jan
Samuel Berlingeri)

[Signature] (witness)

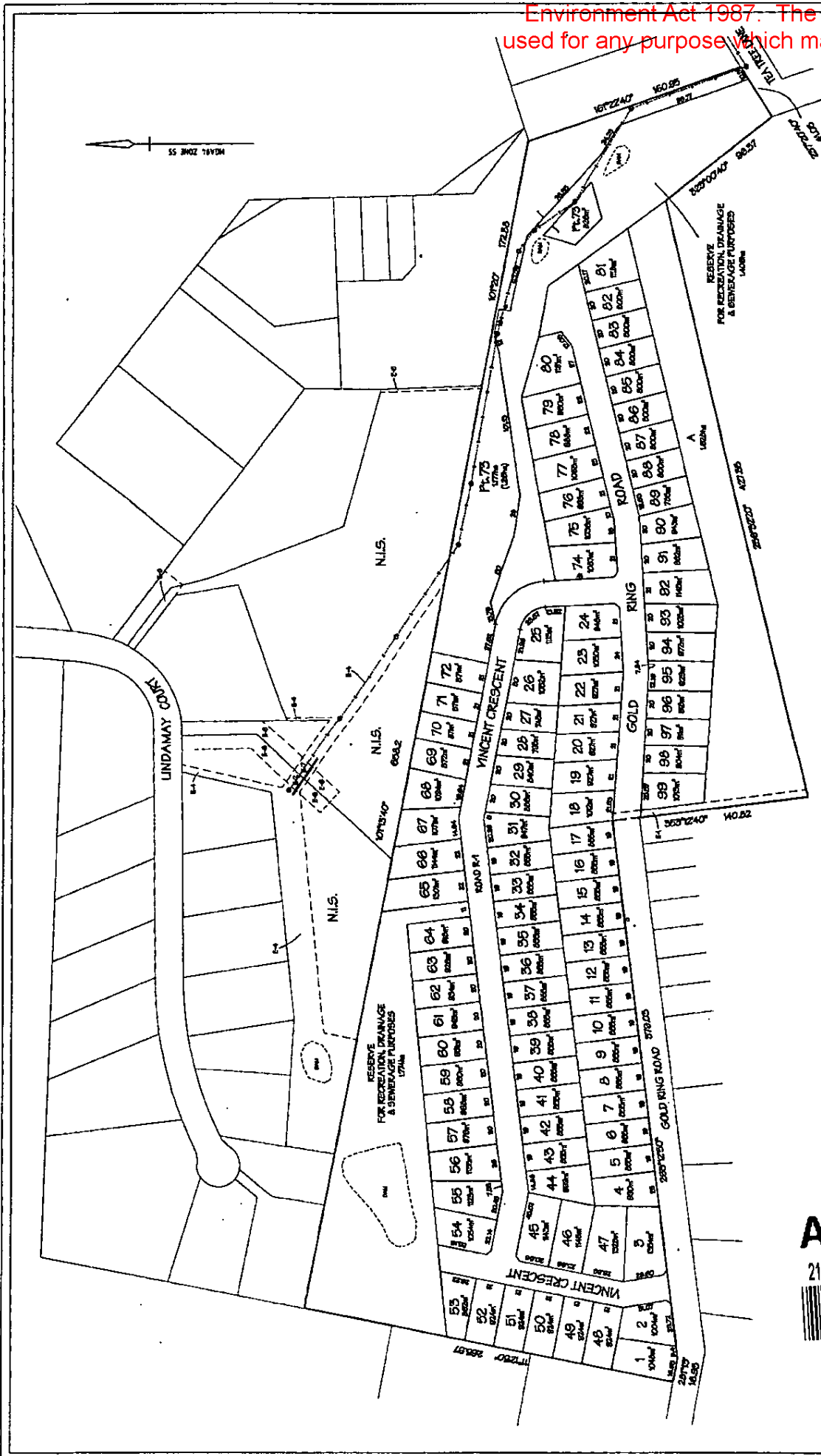
SIGNED SEALED AND DELIVERED by the)
said **BENEDETTO LAMANNA** in the)
presence of:)

x B. Lamanna) Benny
Benedetto Lamanna)

[Signature] (witness)


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NOTATIONS		PROPOSED SUBDIVISION	
RE-ESTABLISHMENT DATA VIDE P50-60004H	RE-ESTABLISHMENT DATA VIDE P50-60004H	PARISH OF COLLETON TOWNSHIP OF CARRINGSHAMPE	
HEIGHTS AND TO AND - DATUM VIDE PM 122 (PLANS 4740W)	HEIGHTS AND TO AND - DATUM VIDE PM 122 (PLANS 4740W)	LOT 1 ON P50/25193 C/T VOL 4248 FOL 833	
CONTOUR INTERVAL: 0.5M	CONTOUR INTERVAL: 0.5M	LOTS 15, 16 & 14 ON P50/44417P	
DATE OF SURVEY: 31/12/2008	DATE OF SURVEY: 31/12/2008	FRANK BERLINGERI SOLD RING ROAD, LAKES ENTRANCE	
Odwin & Sober PLLE LAND SURVEYORS & CIVIL ENGINEERS 100/102 RING ROAD, LAKES ENTRANCE MURDOCH WA 6150	REVISION NO: 15215 SCALE: 1:1250	Legend of Features <ul style="list-style-type: none"> Boundary Watercourse Structure Proposed Structure Other 	
E-1 SEWERAGE BASIN/RYT E-2, E-3, E-4 DRAINAGE BASIN/RYT E-5, E-6, E-7, E-8 CARBONADOY LANE/RYT DAM CONTOURS OBTAINED BY FIELD SURVEY			

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Hell Residence

138 Gold ring road – Lake Bunga.
Proposed Residence.

Planning Report -

Planning Application Proposal: Buildings & Works - Proposed Single Dwelling & Associated Carport.

Property Details: 138 Gold Ring Road – LAKE BUNGA (Lot 81 PS 636911)

Zone: GRZ1 (General Residential 1 Zone)

Overlay DDO13 – Design Development overlay

EMO – Erosion Management Overlay (Les than 1m cut/fill)
Aboriginal Cultural Heritage Sensitivity – (Exemption for a Single Dwelling)

BMO – Refer to attached Bushfire management plans and statement.

32.08 General Residential Zone

32.08 – 2 Table of uses – The Proposed Dwelling is a Section 1 Use – No Permit Required.

32.08 – 3 Subdivision – Not Applicable

32.08 – 4 Construction or extension of a dwelling or residential building

Minimum Garden area requirement –

Allotment Size – 1118 Sqm. (Above 650 Sqm – requires 35% garden area)

Proposed Building Area total including Proposed Outdoor Areas and Driveway = 362.5 Sqm
(= 67.5 % remainder)

32.08 – 5 Construction and extension of one dwelling on a lot

No Permit Required – to construct or carry out works normal to a dwelling.

32.08 – 6 Two or more dwellings on a lot – Not Applicable

32.08 – 7 Requirements of Clause 54 and Clause 55 –

32.08 – 8 Residential aged care facility – Not Applicable

32.08 – 9 Buildings and works associated with a section 2 use – Not Applicable

32.08 – 10 Maximum Building height - The proposed Dwelling is less than the maximum 11m height specified, and will consist of a single level.

32.08 – 11 Application requirements – Refer to attached drawings.

Areas Of Aboriginal Cultural Heritage Sensitivity – There is an exemption for use as a single Dwelling – Permit Not Required

Hell Residence

138 Gold ring road – Lake Bunga.
Proposed Residence.

In response to the *Design Development Overlay* (DDO13) for Proposed Buildings and Works, a Single Dwelling at the above-mentioned address.

Schedule 13 to The Design and Development Overlay

1.0 Design Objectives –

It is believed that the proposed Single Dwelling addresses criteria within the Design Objectives outlined.

The Proposed Dwelling is a Modern design with steep roof pitch and uses dark metal claddings and large glazed areas to blend in with coastal vegetation at the rear of the allotment and achieve a Coastal Style Architecture in keeping with the Lake Bunga Coastal Area.

The design and orientation along the allotment makes effective use of the site to capture ocean and lower coastal scrubland views. The site is positioned a large distance beyond the coastal reserve area to remain mostly undetectable from the lower beach area. The site is mostly screened from the lower coast area by existing vegetation within the adjacent Water treatment plant area.

The floor level has been positioned low adjacent the west side boundary to avoid excessive cut, to make use of existing fall towards the southeast rear corner of the allotment. This positioning makes effective use of the sloping site to reduce overall building height when viewed from the street, whilst allowing the Ground Floor level to take advantage of Coastal views. Access for the Dwelling is directly off the Gold Ring road roadway, without requiring a lengthy steep driveway.

The gable roof area with raised ceiling height combined with use of large glazed area allows natural light into the living area and bedroom spaces. The dwelling positioned angled away from the Western side boundary will be sympathetic to the adjoining property to allow access to North natural light whilst utilizing the natural cross fall within the site.

The Dwelling has been designed as a simple rectangular shape using dark cladding and roof materials to reduce visual bulk when viewed from distant coastal areas or surrounding allotments. Expansive glass to the living area will provide a transparent look for the home from the rear coastal area, with open deck wrapping around the home to provide gradual increase of height for the building.

The allotment is positioned low along the natural embankment and is screened by an established tree canopy leading up to the site within the adjacent Public Use Zone. The development is visually integrated into the site when viewed from the lower beach area or walking tracks.

2.0

3.0 Permit Requirement –

Lake Bunga Beach –

- Permit is required to construct a building greater than 7.5m from Natural Surface.
- Permit required for Building works with a Footprint exceeding 300sqm.
- Permit required on a part of an allotment greater than 15% Gradient.

Hell Residence

138 Gold ring road – Lake Bunga.
Proposed Residence.

Building Height - Permit required to construct a building exceeding the scheduled 7.5m within the Lake Bunga Area.

The maximum Building height for the Proposed Dwelling is 8.4m from Natural Surface. – Permit Required.

(This maximum Roof height is located at the front of the property away from the rear coastal side boundary – Refer to North Elevation. The steep roof angle greatly reduces in height towards the side boundaries and is 6.9m from natural surface adjacent the rear Southern boundary. The site is subject to approx. 5m of cross fall from the west to eastern side boundary. The building is positioned on the higher part of allotment to satisfy Bushfire defendable space requirements.)

Total Building Footprint – Permit required to for Building works with a Footprint exceeding scheduled 300sqm.

The Total building Footprint of the Dwelling including Decks and the associated Carport totals 314.5 sqm.

Slope Of Land – Permit required for Building works on a site Greater Than 15 percent.

The Allotment has fall towards the side eastern boundary. The gradient is less than the scheduled 15% gradient.

3.0 Subdivision –

Not Applicable

4.0 Application requirements –

Refer to attached Floor Plans & Elevations for dimensions relating to Heights, offsets and existing contours.

There is no vegetation required to be removed.

Colours and material selection are located on the drawings associated with the elevations.

Planting would include use of native shrubs and grasses – refer to layout plan.

The proposed Dwelling situated low within existing screen vegetation will not likely be visible from the coastal area or impact the 90 mile beach area. The site is set beyond an existing coastal reserve and Water treatment plant to the South and screened from the lakes Entrance Township by a natural point located West of the site.

Drawings to indicate neighbouring allotments and offsets from boundaries have been attached. These drawings and associated photos within this report provide a neighborhood description.

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Hell Residence

138 Gold ring road – Lake Bunga.

Proposed Residence.



Photo Above - Photo viewed from Gold Ring road looking South onto the Proposed Building Site



Photo Above - Photo viewed from the Wes neighboring property looking East towards coastal views.

Hell Residence

138 Gold ring road – Lake Bunga.
Proposed Residence.



Photo Above - Photo viewed from the side beach access track looking North towards the Gold Ring roadway area.

5.0 Decision Guidelines –

It is believed that the proposal addresses the Design Objectives within the schedule to the Overlay. The Building form would be mostly undetectable from the lower coastal area when viewed from the beach area.

The design uses a basic roof form & staggered building elements including open deck areas combined with coastal style claddings and large glazed areas to ensure building bulk is not created. The Dwelling setback from the street beyond a proposed carport at the end of a court will ensure the streetscape is not affected and will provide minimal visual impact to the roadway or distant coastal areas.

Vegetation will not be required to be removed for the construction of the proposed Dwelling. Planting of Native vegetation & landscape works would form part of the proposal, once the footprint is established, both landscaping and planting around deck areas will further reduce the effective building height when viewed from the lower street or reserve area.

The open deck areas leading up to the steep roof pitch will provide staggered built form and reduce the effective height of the Dwelling when viewed from the street. Various Building elements and the use of claddings on the staggered built forms will also reduce bulk by giving the appearance of smaller building portions combined.

The use of dark lightweight claddings for the Residence will provide the Coastal Style architecture desired, and further aid to reduce building bulk when viewed from the roadway or lower reserve area.

A Colorbond Roof sheeting colour 'Monument' is proposed, as it will be less visible through the existing vegetation, although not likely visible from the lower beach area.

The site location beyond a large reserve area with its vegetation combined with the dark roof colour will ensure glare/reflectivity are not of concern to the distant coastal area.

The open Living space with access to an Outdoor area will take advantage of coastal views, with the remainder bedrooms and utility spaces located near to the street.

The Proposed carport and driveway space will ensure vehicular/boat storage is located off the street and eliminates the need for a large scale shed within the lot.

Bushfire Management Statement

PATHWAY 1 APPLICATION

Construction of a single dwelling in the Bushfire Management Overlay

Property Address: 138 Goldring Road – LAKE BUNGA
Applicant/Owner Name: A & I. Hell – C/O Lake Tyers Beach Design
Date: 13/06/2024

Prepared by:
Name: Ashley Carroll - LTBDesign
Address: 27 Gully Road – Lake Tyers Beach – Vic 3909
Telephone: 0438 321 559
Email: Ashley@ltbeachdesign.com

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 52.47 – Planning for Bushfire.

The statement contains two components:

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia). Photographs or other techniques maybe used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 52.47.

Application Details

Municipality:	East Gippsland Shire
Title description:	Lot 81 – PS 636911
Overlays:	BMO, DDO13, EMO
Zoning:	GRZ1 – General Residential

Site Description

Site shape:	Rectangular
Site Dimensions:	20m X 40m Approx.
Site Area:	1118 Sqm
Existing use and siting of buildings and works on and near the land:	Existing Vacant residential Allotment within a residential development area. Excludable low threat vegetation adjacent West Boundary. Modified Vegetation adjacent Rear Southern boundary and Side Eastern boundary
Existing vehicle arrangements:	Existing Sealed roadway access via Gold Ring Road. (Approx 1.2km to Princes highway)
Location of nearest fire hydrant:	Located west of front boundary (Approx 50m)
Any other features of the site relevant to bushfire considerations:	Down slope adjacent the rear boundary with Modified vegetation within 150m. Existing Vegetation within a PUZone (Water treatment plant area) and East side Residential allotment is modified.

Refer to Attachment 1 for a scaled plan that shows the following:

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

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Bushfire Hazard Assessment

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

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>
	Modified <input checked="" type="checkbox"/>	Modified <input checked="" type="checkbox"/>	Modified <input checked="" type="checkbox"/>	Modified <input type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>
	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE
	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>
	>5 to 10° <input checked="" type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input checked="" type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input checked="" type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	
Distance (m) to Classifiable Vegetation	17m	21.0m	10.0m	N/A

52.47-1 Dwellings in Existing Settlements – Bushfire Protection Objective

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

Approved Measure (AM) 1.1 - Siting

Requirement

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

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

The Dwelling is located near to the roadway and Western side boundary away from the downslope fire threat areas. Defendable Space is available within the site and the Modified area to the South & East. Low threat vegetation is adjacent the Western boundary.

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

Sited with a 7m Offset – Access is available from Gold Ring road (sealed roadway and existing concrete cross over).

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

Access is available to the site from Gold Ring Road

Any other comments

The Building has been sited near to the street and West side boundary set back from vegetation adjacent the Eastern and Southern boundaries.

Dot Point 3 within Table 1 for Defendable Space 'All Slopes / Modified Vegetation' has been adopted.

(It is believed that vegetation within 150m has been modified, the adjacent Sewer treatment plant has a settlement pond and surrounding vegetation maintained within the 150m. The Eastern side vegetation is within a Residential Zoned allotment, it has undertorey removed and walking tracks/cleared areas within 150m)

Has Approved Measure (AM) 1.1 been fully met? Yes No

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

Requirement:

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E of and Table 6 to Clause 52.47-3. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The building will be provided with defendable space in accordance with **Column C**. The defendable space distance required is **50m (or to boundary)** metres.

Table 6 of Clause 52.47-3 - Defendable space management requirements:

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
<ul style="list-style-type: none"> • Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. • Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of the building. • The canopy of trees must be separated by at least 5 metres. • There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	<p>X</p>

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

Yes **No** **X** if no, provide an explanation

Defendable space is provided for 50m or to the Property boundary as per Dot Point 3 for Table 1.

Low threat Vegetation is adjacent Western Residential Allotment

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 52.47-3. The building will be constructed to **BAL 29**

OR

- The next lower bushfire attack level that corresponds to the defensible space provided in accordance with Table 1 to Clause 52.47-3. The building will be constructed to where both of the following will apply:
 - A private bushfire shelter (a Class 10c building within the meaning of the Building regulations 2006) is constructed on the same land as the dwelling.
 - A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

Any other comments

Defendable space is available in within the site and adjacent Modified allotments which include manged areas within 150m.

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

Approved Measure (AM) 1.3 – Water Supply and Access

Water Supply Requirement

The building is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 52.47-3.

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

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

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

<p>Confirm Static Water Supply meets the following requirements</p>	<ul style="list-style-type: none"> X Is stored in an above ground water tank constructed of concrete or metal X All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. X Include a separate outlet for occupant use <p>The following additional requirements apply when 10,000 litres of static water is required:</p> <ul style="list-style-type: none"> X Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided. X Be located within 60 metres of the outer edge of the approved building X The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed X Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting) X Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
--	--

Additional Information:

A hydrant point is located west of the front boundary within the road reserve, approx. 50m distance. A remote outlet is proposed from the Tank to be located within 4m of the driveway area. – refer to plan.

Has Approved Measure (AM) 1.3 (Water Supply) been fully met?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
---	-----	-------------------------------------	----	--------------------------

Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.47-3

Column A	Column B
Length of access is less than 30 metres	X There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> All weather construction A load limit of at least 15 tonnes Provide a minimum trafficable width of 3.5 metres Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically Curves must have a minimum inner radius of 10 metres The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
Length of access is greater than 100 metres	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	<ul style="list-style-type: none"> <input type="checkbox"/> Passing bays must be provided at least every 200 metres. <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Additional Information:

Access to the Dwelling is available via Gold Ring Road.

Has Approved Measure (AM) 1.3 (Access) been fully met? Yes **X** No

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Attachment 2 – Site Photos

Refer to Attached Photo's

Attachment 1 – Bushfire Site Hazard Plan

Refer to Attached Drawing

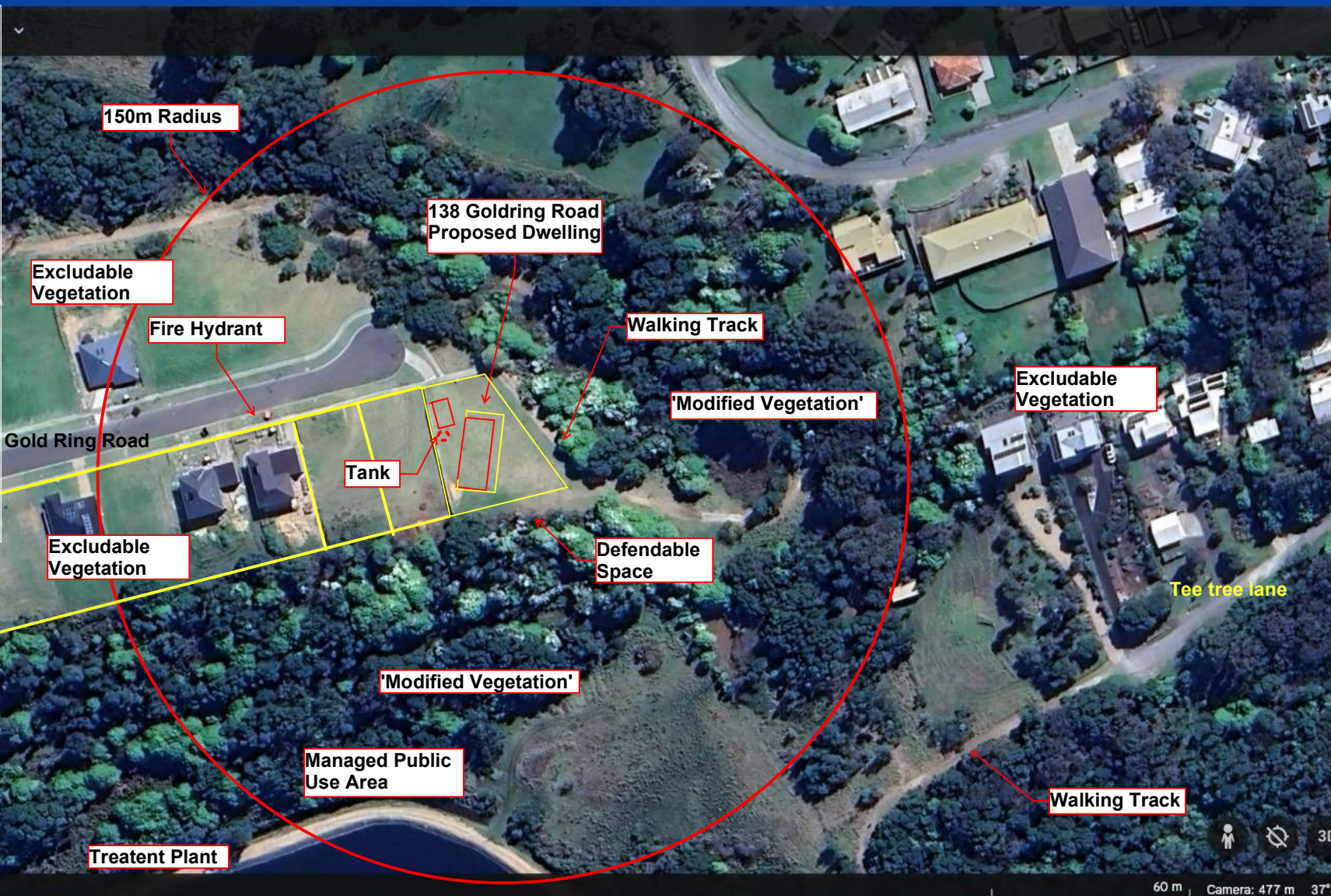
Attachment 3 – Bushfire Management Plan

Refer to Attached Drawing & associated notes.

Vegetation Assessment - 138 Gold Ring Road LAKE BUNGA

NOTES -

- The Site is located within a General Residential Zone
- In Accordance with AS 3959 the Proposed Dwelling Location is Deemed to be BAL29.
- The Threat Vegetation is Deemed to be 'Modified' located approx 21m from the Dwelling at its closest point.
- The Proposed Dwelling will be Constructed to a BAL 29 level.
- Defendable Space available within the site and within surrounding Low threat vegetation, and Modified areas.
- The Gold Ring road is a Sealed roadway that provides safe evacuation away from the fire threat at the subject site.
- A Fire Hydrant is located within the shared roadway area (Approx 50m from site)
- In the event of Fire refuge is available at the Lakes Entrance community hall approximately 4km.



Hell Residence

138 Gold Ring Road – Lake Bunga.
Proposed Dwelling – Attachment 2 Photo's.



Photo Above - Photo viewed from the end of Gold Ring Road looking South onto the Proposed building Site.



Photo Above - Photo viewed from the West side boundary of Allotment looking East across the proposed building site – Modified vegetation on the adjacent residential zoned allotment beyond.

Hell Residence

138 Gold Ring Road – Lake Bunga.

Proposed Dwelling – Attachment 2 Photo's

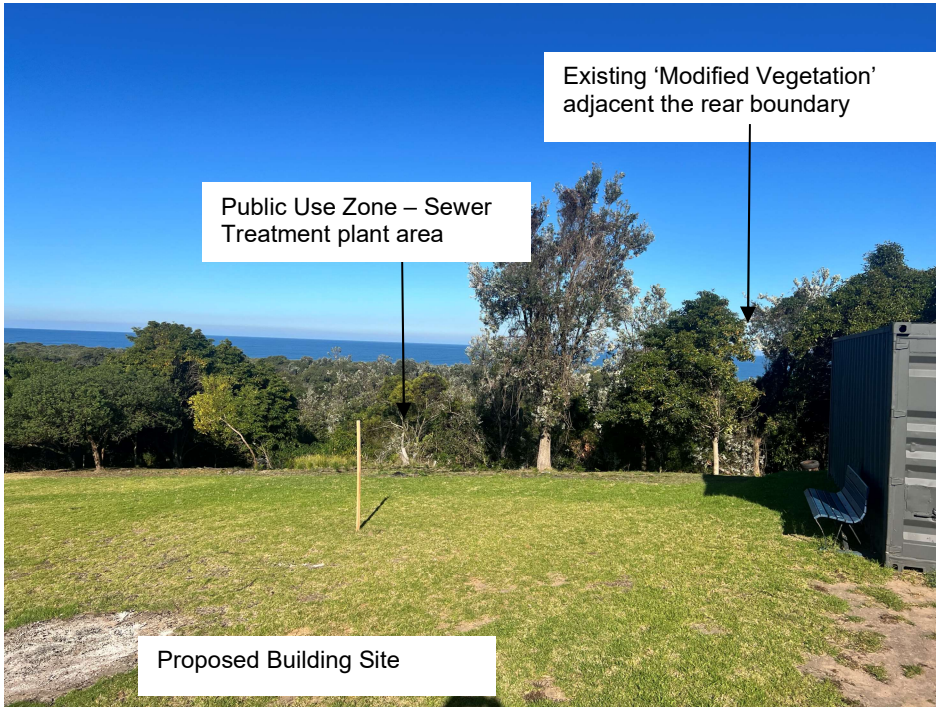


Photo Above - Photo viewed from the Center of the Site looking South onto the adjacent Sewer Treatment plant area with modified vegetation within 150m.



Photo Above - Photo viewed along East side boundary looking North towards Goldring Road. A beach access track and cleared area exist adjacent the side boundary.

Hell Residence

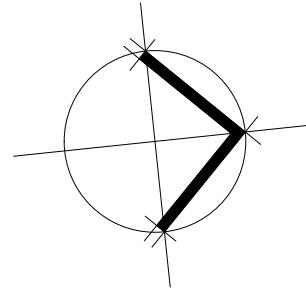
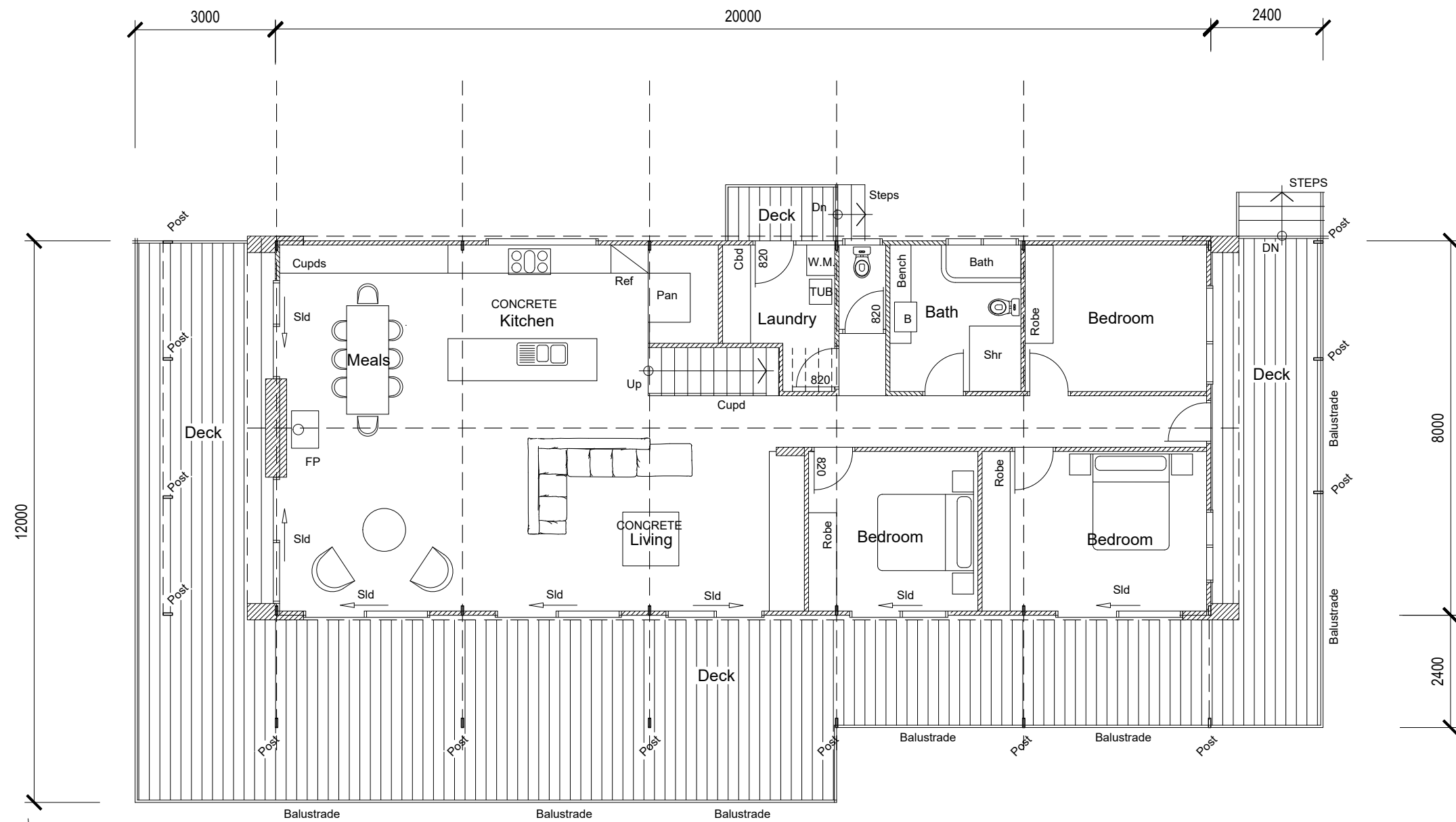
138 Gold Ring Road – Lake Bunga.
Proposed Dwelling – Attachment 2 Photo's.



Photo Above - Photo viewed along rear Southern boundary from the adjacent allotment. Picture indicates a cleared area adjacent the rear boundary for defendable space.



Photo Above - Photo viewed along Gold ring road on approach to the Site. Fire plug is located approx. 50m from the site.



Site / Floor Plan.

AREAS -

Proposed Residence - 163.0 sqm

Proposed Outdoor/Covered Area - 126.0 sqm

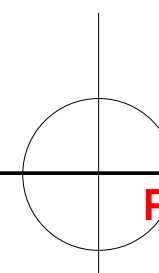
Proposed Carport - 25.5 sqm

Total Footprint - 314.5 sqm

Hell Residence - gold ring road - lake bunga

L a k e T y e r s B e a c h

D e s i g n .
Ph: 0 4 3 8 3 2 1 5 5 9



tp 1. **1**

138 Gold Ring Road - LAKE BUNGA BEACH.

Construction Standard -

Building will be designed and constructed to a minimum Bushfire Attack Level of BAL - 29

Defendable Space -

Defendable space to the property boundary where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements -

- Grasses 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 meters of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimeters in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sqm. In area and must be separated by at least 5 meters.
- Tree's must not overhang or touch any elements of the building.
- The canopy of tree's must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

Water Supply - (with remote outlet)

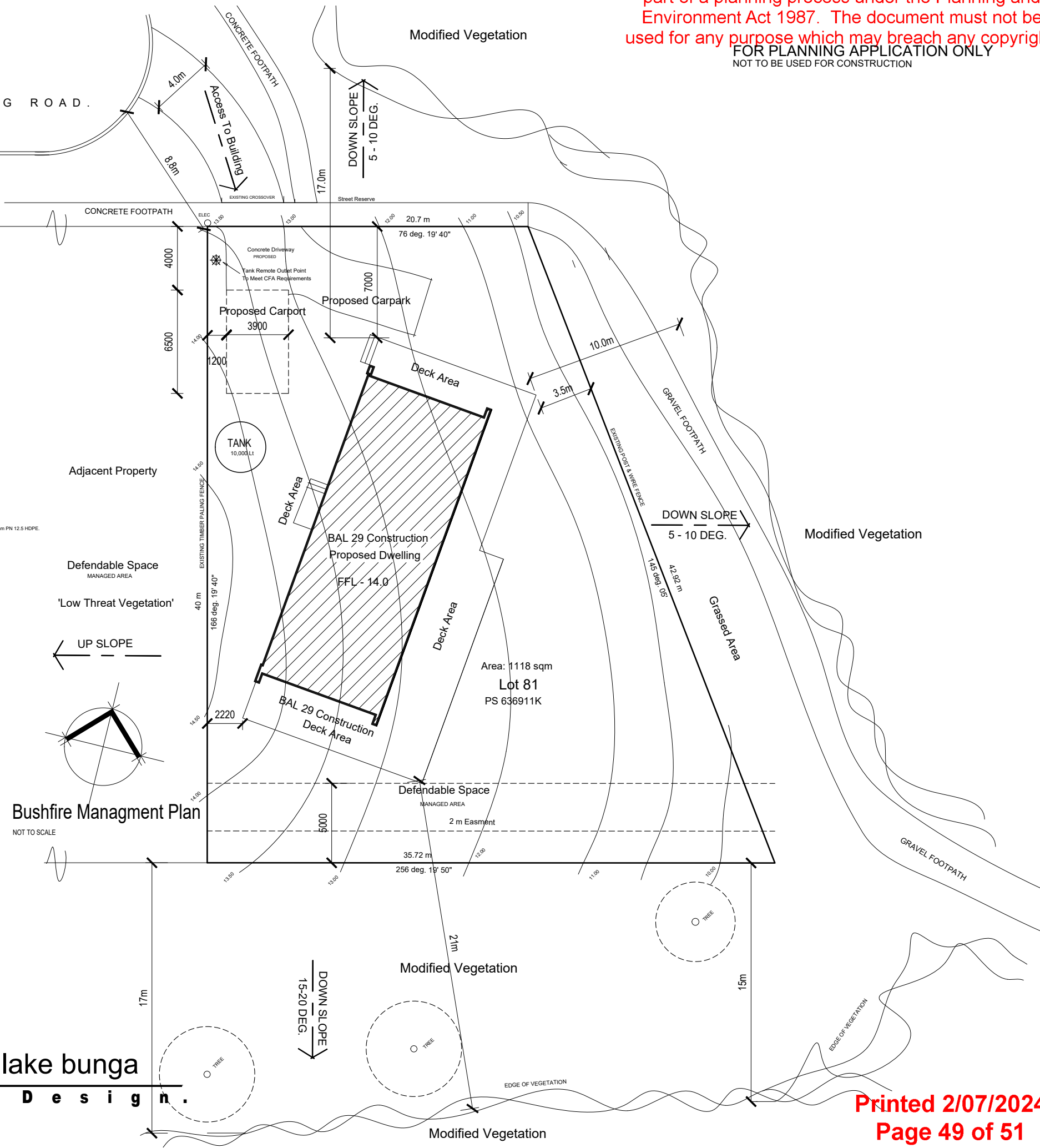
- A 10,000 Litre water tank available on site for fire fighting purposes meeting the following requirements -
- The location of the remote outlet must be within 4m of the driveway (or other suitable hardstand)
- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must include a separate outlet for 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 80 millimetres (Class A Copper or Class 12 PVC) or 90mm PN 12.5 HDPE.
- The static water supply must be provided with a separate outlet for the CFA (CFA outlet) that includes a 54 mm CFA 3 thread per inch male coupling.
- A 65 mm 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 meters.
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 meters
 - Orientated 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 150mm high and 30mm thick.
- The CFA outlet must include a fade-resistant or engraved sign that:
 - Is 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 disk 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 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.

Access -

- Access for fire fighting purposes must be provided which meets the following requirements:
 - The Access Driveway must be All-Weather Construction
 - Have a load limit of at least 15 tonnes
 - Curves must have a minimum inner radius of 10 meters
 - The average grade must be no more than 1 in 7 with a maximum grade of no more than 1 in 5 meters
 - Provide a minimum trafficable width of 3.5m
 - Be clear of encroachments for at least .5m meters on each side and at least 4m meters vertically
 - Dips must have no more than a 1 in 8 entry and exit level



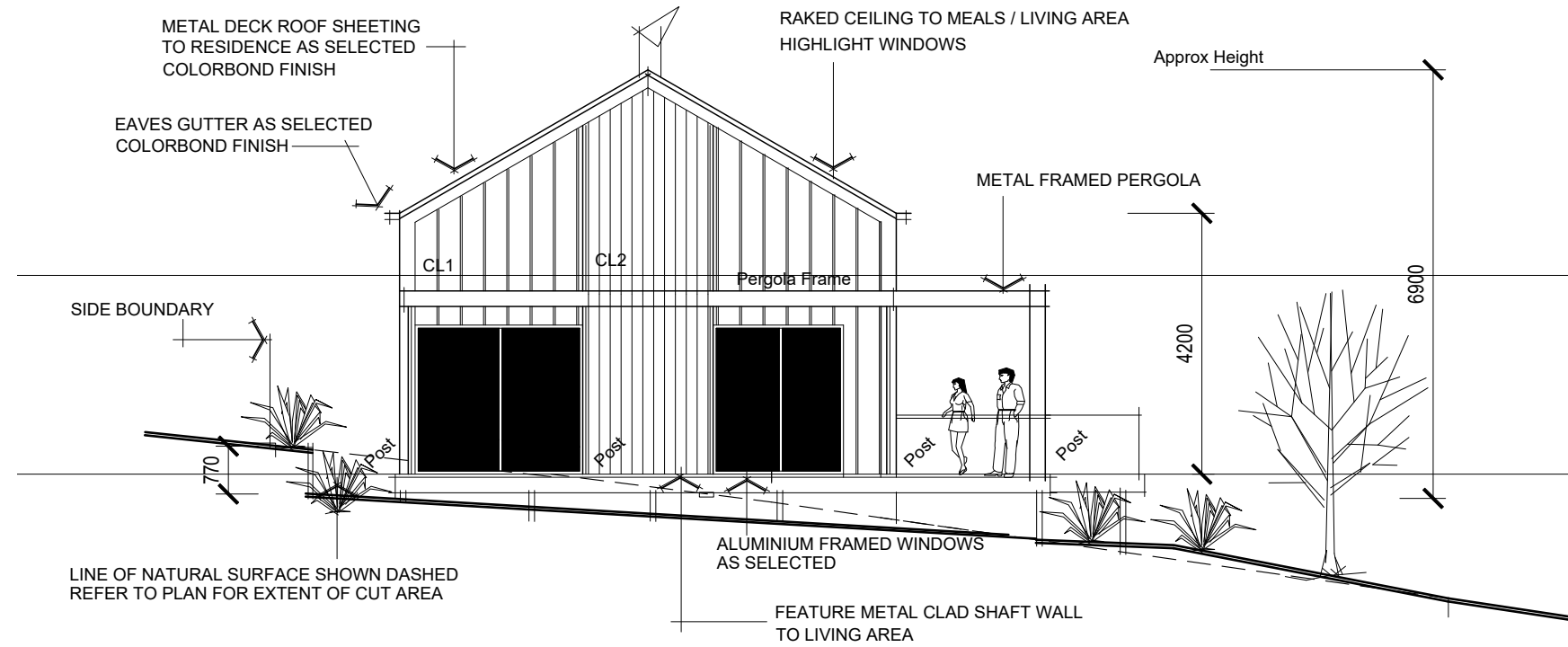
Bushfire Management Plan

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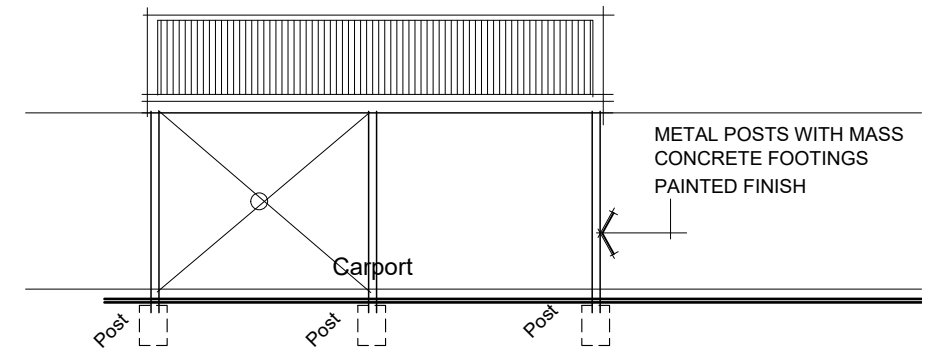
Hell Residence - gold ring road - lake bunga

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South Elevation.

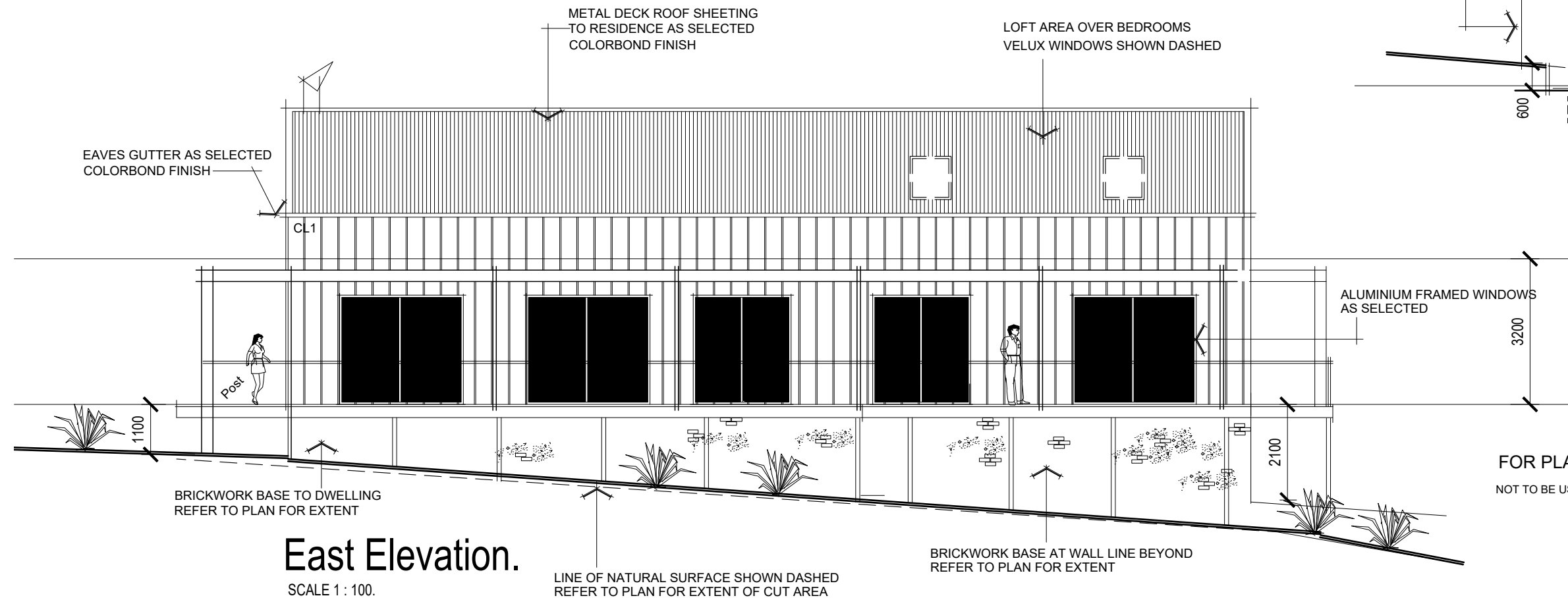
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Carport

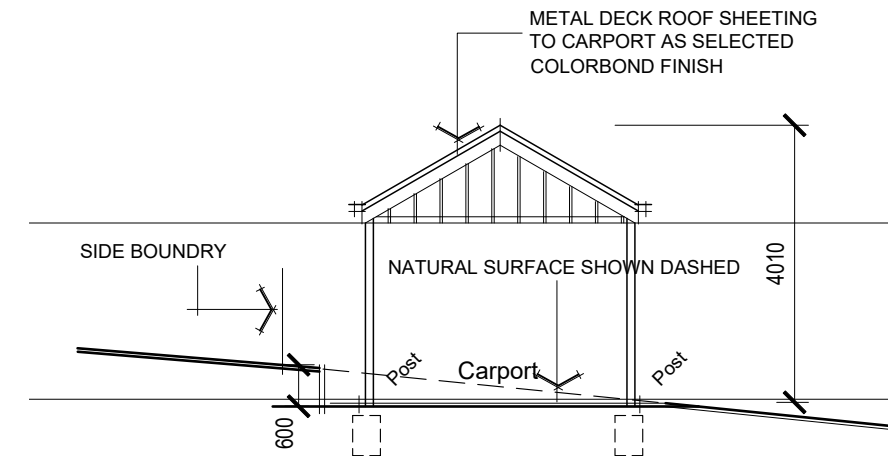
East Elevation.

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East Elevation.

SCALE 1 : 100.



Carport

South Elevation.

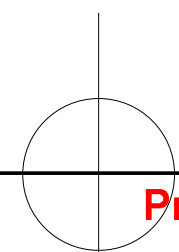
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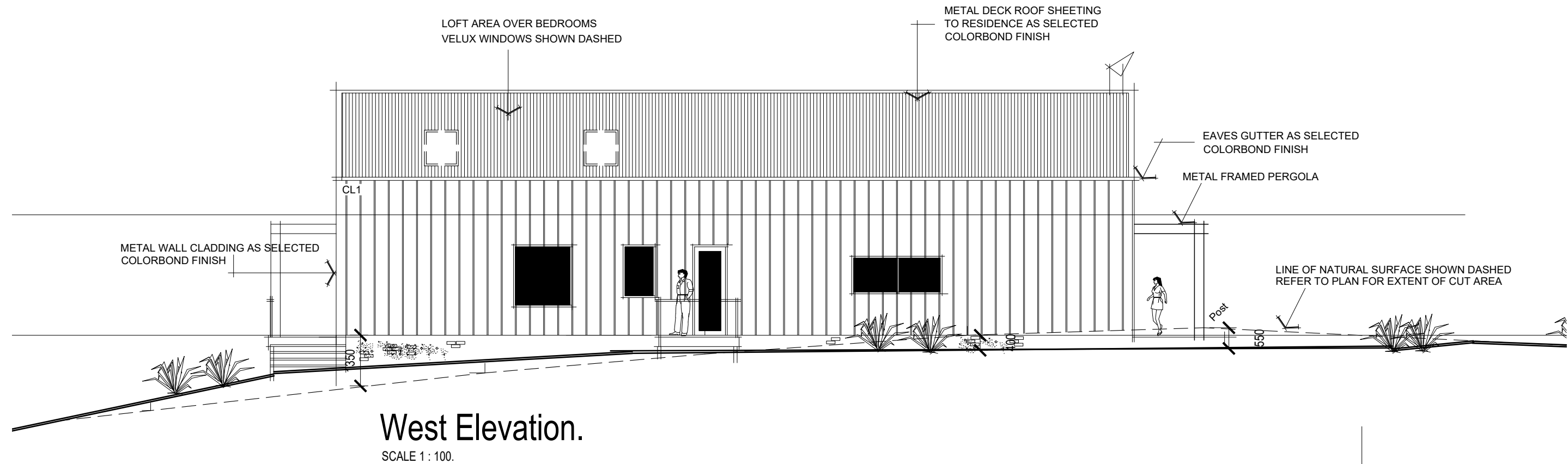
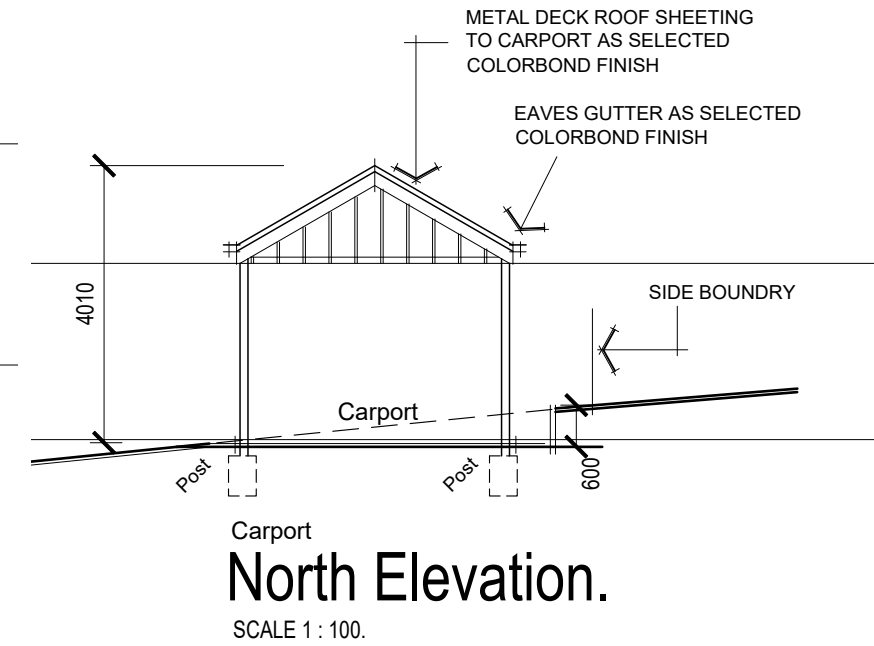
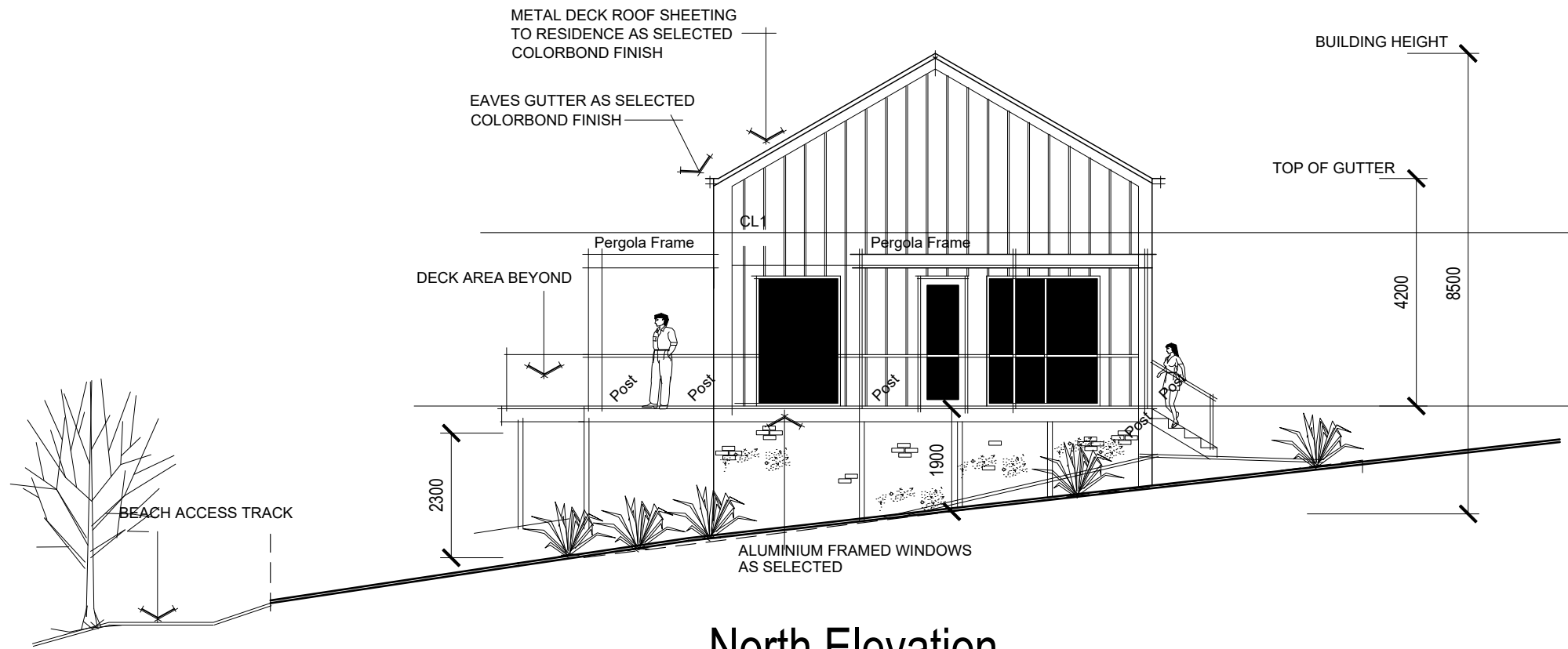
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