

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	158-174 Princes Highway LAKES ENTRANCE 3909 CA: 43, Lot: 2 PS: 333636
The application is for a permit to:	Use and development of a residential village
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
32.08-2	Use of the land for a residential village
32.08-7	Construct a building or construct or carry out works
43.02-2	Construct a building or carry out works
44.06-2	Construct a building or construct or carry out works
44.01-2	Construct a building or construct or carry out works
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2023.515.1

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.

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
---	---

If you object, the Responsible Authority will tell you its decision.

# East Gippsland Shire Council

273 Main Street (PO Box 1618)  
Bairnsdale VIC 3875  
Website [www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)  
Email [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)  
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Telephone: (03) 5153 9500  
Fax: (03) 5153 9576  
National Relay Service: 133 677  
ABN: 81 957 967 765

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## Planning Permit Application

### Applicant Details:

Name:							
Business trading name: (if applicable) DEVELOPMENT SOLUTIONS VICTORIA PTY LTD							
Email address: ADMIN@DEVSOLVIC.COM.AU							
Postal address: 48 BAILEY STREET BAIRNSDALE							
			Postcode	3	8	7	5
Phone number: Home:		Work: 03 5152 4858		Mobile:			

### Owners Details: (if not the applicant)

Name:							
Business trading name: (if applicable) CONTINENTAL LEISURE PTY LTD							
Email address: ADMIN@DEVSOLVIC.COM.AU							
Postal address: 48 BAILEY STREET BAIRNSDALE							
			Postcode	3	8	7	5
Phone number: Home:		Work: 03 5152 4858		Mobile:			

### Description of the Land:

Street number: 158-174		Street name: PRINCES HIGHWAY							
Town: LAKES ENTRANCE					Postcode	3	9	0	9
Legal Description:									
Lot Number: 2		<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input checked="" type="checkbox"/> Plan of Subdivision			Number: 333636U				
Crown Allotment Number: 43					Section Number:				
Parish/Township Name: TOWNSHIP OF CUNNINGHAME PARISH OF COLQUHOUN									
Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					Officers name:				
Your reference number: 23144									

#### Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)

# East Gippsland Shire Council

273 Main Street (PO Box 1618)  
 Bairnsdale VIC 3875  
 Website [www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)  
 Email [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)  
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Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Description of proposal:</b> Describe the use, development or other matter which needs a permit: USE AND DEVELOPMENT OF A RESIDENTIAL VILLAGE		
<b>Existing conditions:</b> Describe how the land is used and developed currently: VACANT LAND		
Estimated cost of development: Note: You may be required to verify this estimate	\$ 2,000,000	

If you need more space or have more information, please attach with this form.

Please make sure that:

- Form is filled in fully and signed
- The correct fee is paid or payment enclosed
- Attached any supporting information or documents
  - **Required** - Title (must have been generated within the past 30 days)
  - Covenants or Section 173 agreements
  - Site plan/floor - plan/elevations
  - Planning report
  - Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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**Declaration:**

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applicant signature:		
Name:	DEVELOPMENT SOLUTIONS VICTORIA PTY LTD	Date: <u>20</u> / <u>12</u> / <u>2023</u>

<b>Office Use Only:</b>	
Reference Number: AP/D/PP/_____	Method of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Credit Card <input type="checkbox"/> Eftpos
Amount Paid: \$_____	Receipt Number: _____ Receipt Date: ____/____/____

**Submitting your application:**

<b>Electronic</b>	Fax to 03 5153 9576 Email to <a href="mailto:planning@egipps.vic.gov.au">planning@egipps.vic.gov.au</a>	
<b>Mail</b>	Post the signed, completed form together with any applicable fees or copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.	
<b>In Person</b>	Bring the completed form and supporting documents to any of the following locations;	
	Service Centre Opening Hours: 8:30am to 5:00pm. Monday to Friday.	Bairnsdale Corporate Centre: 273 Main Street. Bairnsdale Service Centre: 24 Service Street. Bairnsdale Business Centre: 34 Pyke Street. Lakes Entrance Service Centre: 18 Mechanics Street. Omeo Service Centre: 179 Day Avenue. Orbost Service Centre: 1 Ruskin Street. Paynesville Service Centre: 55 The Esplanade.
	Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm	Mallacoota Service Centre: 70 Maurice Avenue

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

VOLUME 03401 FOLIO 151

Security no : 124110727554R  
Produced 23/11/2023 11:59 AM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 43 Township of Cunninghame Parish of Colquhoun.

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CONTINENTAL LEISURE PTY LTD  
3804  
AV282119S 31/01/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP354826H 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: 158-174 PRINCES HIGHWAY LAKES ENTRANCE VIC 3909

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

VOLUME 10177 FOLIO 170

Security no : 124110727553S  
Produced 23/11/2023 11:59 AM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 333636U.  
PARENT TITLES :  
Volume 03401 Folio 152 to Volume 03401 Folio 153  
Created by instrument PS333636U 01/07/1994

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CONTINENTAL LEISURE PTY LTD  
3804  
AV282119S 31/01/2022

**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 PS333636U 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: 158-174 PRINCES HIGHWAY LAKES ENTRANCE VIC 3909

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END



# Imaged Document Cover Sheet

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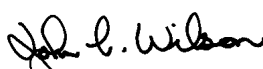
Document Type	<b>Plan</b>
Document Identification	<b>PS333636U</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>23/11/2023 12:10</b>

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<b>PLAN OF SUBDIVISION</b>		STAGE No. _____	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 333636 U</b>										
<b>LOCATION OF LAND</b> PARISH: COLQUHOUN TOWNSHIP: CUNNINGHAME SECTION: _____ CROWN ALLOTMENT: 44 & 46 CROWN PORTION: _____ LTO BASE RECORD: CHART 10 (24/2) TITLE REFERENCES: VOL 3401 FOL 152 & VOL 3401 FOL 153 LAST PLAN REFERENCE/S: POSTAL ADDRESS: 150 PRINCES HIGHWAY, (At time of subdivision) LAKES ENTRANCE, 3909 AMG Co-ordinates (of approx centre of land in plan) E 589 750 ZONE: 55 N 5808 400		<b>COUNCIL CERTIFICATION AND DOCUMENT</b> COUNCIL NAME: SHIRE OF TAMBO REF: 08/14/010/0295 1. This plan is certified under Section 6 of the Subdivision Act 1988. <del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 6: / /</del> 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 of the Subdivision Act 1988 <del>has</del> /has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage _____</del> Council Delegate _____ Council Seal _____ Date 20 / 4 / 94 <del>Re-certified under Section 11(7) of the Subdivision Act 1988.</del> Council Delegate _____ Council Seal _____ Date / /												
<b>VESTING OF ROADS AND/OR RESERVES</b>														
IDENTIFIER		COUNCIL/BODY/PERSON												
NIL		NIL												
<b>NOTATIONS</b>														
STAGING This <del>is</del> /is not a staged subdivision. <del>Planning permit No. _____</del>														
DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE														
SURVEY THIS PLAN <del>IS</del> /IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No. _____														
<b>EASEMENT INFORMATION</b>				<b>LTO USE ONLY</b>										
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT										
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">Easement Reference</th> <th style="width:30%;">Purpose</th> <th style="width:10%;">Width (Metres)</th> <th style="width:10%;">Origin</th> <th style="width:30%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of						RECEIVED <input checked="" type="checkbox"/>  DATE: 31 / 5 / 94
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of										
CROWTHER & SADLER PTY. LTD. Licensed Surveyors and Town Planners 152 Macleod Street, P.O. Box 722, BAIRNSDALE, 3875. Phone (051) 52 5011				<b>LTO USE ONLY</b> PLAN REGISTERED TIME 4:00pm DATE 1 / 7 / 94  Assistant Registrar of Titles SHEET 1 OF 2 SHEETS										
LICENSED SURVEYOR (PRINT) ... JON MARK BRODZIK ... SIGNATURE ..... DATE 29 / 3 / 94 REF 7632 VERSION		DATE 20 / 4 / 94 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3												



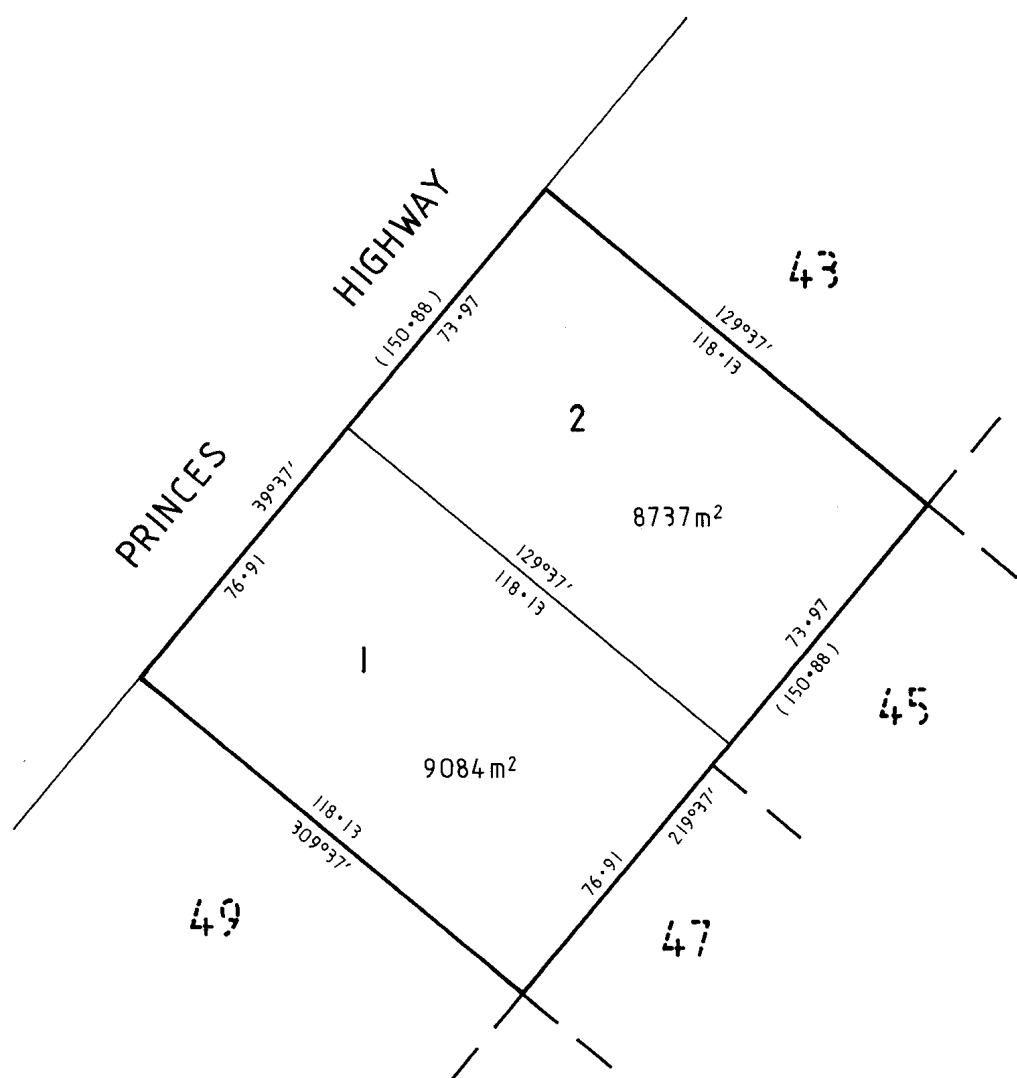
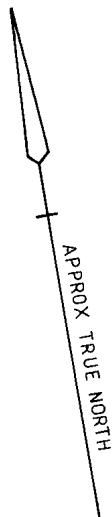
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# PLAN OF SUBDIVISION

STAGE No.

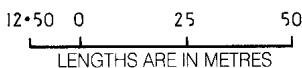
PLAN NUMBER

**PS 333636U**



## CROWTHER & SADLER PTY. LTD.

Licensed Surveyors and Town Planners  
152 Macleod Street, P.O. Box 722,  
BAIRNSDALE, 3875. Phone (051) 52 5011

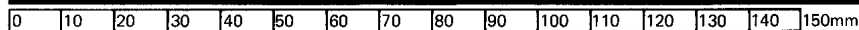


ORIGINAL  
SCALE SHEET  
1:1250 SIZE  
A3

LICENSED SURVEYOR (PRINT) **JON MARK BRODZIK**  
 SIGNATURE ..... DATE **29 / 3 / 94**  
 REF **7632** VERSION

SHEET 2 OF 2 SHEETS

DATE **20 / 4 / 94**  
COUNCIL DELEGATE SIGNATURE



DEC  
20  
23

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VICTORIA

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APPLICATION FOR PLANNING PERMIT

# USE AND DEVELOPMENT OF A RESIDENTIAL VILLAGE

158-174 PRINCES HIGHWAY, LAKES ENTRANCE  
RAMANDEEP DHALIWAL  
REF: 23144

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**APPENDIX**

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Clause 55 Assessment
D	Bushfire Management Assessment
E	Geotechnical Risk Assessment Waiver
F	Carparking Impact Assessment
G	Arboricultural Report
H	Native Vegetation Assessment
I	Stormwater and Drainage Plan

**DOCUMENT REVISION**

1	Draft Report	DAC	17/12/2023
2	Final Report	CMC	18/12/2023

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**1. INTRODUCTION**

Development Solutions Victoria Pty Ltd act on behalf of Ramandeep Dhailwal, the applicant for the planning permit application for the use and development of a residential village at 158-174 Princes Highway, Lakes Entrance.

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 seeking the use and development of 31 units, caretaker’s residence and associated facilities.

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.

<b>Address</b>	158-174 Princes Highway, Lakes Entrance
<b>Site Description</b>	Lot 2 on Plan of Subdivision 333636U Crown Allotment 43 Township of Cunninghame Parish of Colquhoun
<b>Title Particulars</b>	Vol 10177 Fol 170 Vol 03401 Fol 151
<b>Site Area</b>	1.82 hectares
<b>Proposal</b>	Use and Development of a Residential Village
<b>Planning Scheme</b>	East Gippsland Planning Scheme
<b>Zone</b>	General Residential Zone – Schedule 1
<b>Overlays</b>	Bushfire Management Overlay Design and Development Overlay – Schedule 13 Erosion Management Overlay
<b>Aboriginal Cultural Heritage</b>	Not identified as an area of Cultural Heritage Sensitivity
<b>Permit Triggers</b>	Clause 32.08 -2 General Residential Zone – Use Clause 32.08 -7 General Residential Zone – Permit Requirement Clause 44.06-2 Bushfire Management Overlay – Buildings and works Clause 43.02-2 Design and Development Overlay - Buildings and works Clause 44.01-2 Erosion Management Overlay - Buildings and works
<b>Notice</b>	Exempt from notice at Clause 44.01-7 and Clause 44.06-7
<b>Referrals</b>	CFA and EGCMA
<b>Work Authority Licence</b>	Not Applicable
<b>Planning Scheme requirements</b>	Municipal Planning Strategy – Clause 02 Settlement – Coastal settlements – Clause 02.03-1 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Bushfire Planning Clause 13.02-1S Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 Housing – Clause 16 General Residential Zone – 32.08 Bushfire Management Overlay 44.06 Design and Development Overlay – Clause 43.02 Erosion Management Overlay – Clause 44.01 Carparking – Clause 52.06 Bushfire Planning – Clause 53.02 Two or more dwellings on a lot – Clause 55 Decision guidelines – Clause 65

## 2. SITE CONTEXT

### Site

The subject site is located at 158-174 Princes Highway, Lakes Entrance. 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 rectangular in shape with a total area of approximately 1.82 hectares and is currently vacant land.

The site is undulating in nature and contains vegetation throughout. The boundaries of the site are not defined. Details of the site are depicted in the photographs provided below.

There is currently no formal access to the subject site. Access is proposed along the eastern boundary directly from Gold Ring Road. Gold Ring Road in this location is a gravel road with grassed shoulders, traversing in an east to west direction. The subject site adjoins the Princes Highway along the northwest boundary. Princes Highway in this location is a fully sealed bitumen road with concrete kerb and channel, traversing in a northeast to southwest direction.

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

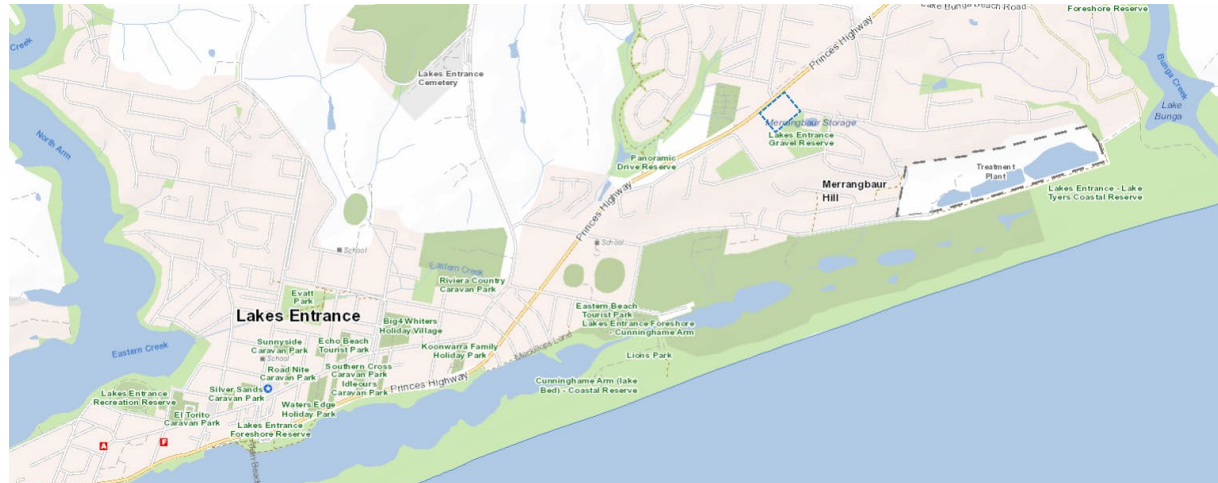


Figure 1 – Locality Plan – 158-174 Princes Highway, Lakes Entrance (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 158-174 Princes Highway, Lakes Entrance (source: mapshare.vic.gov.au)

## Surrounds

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

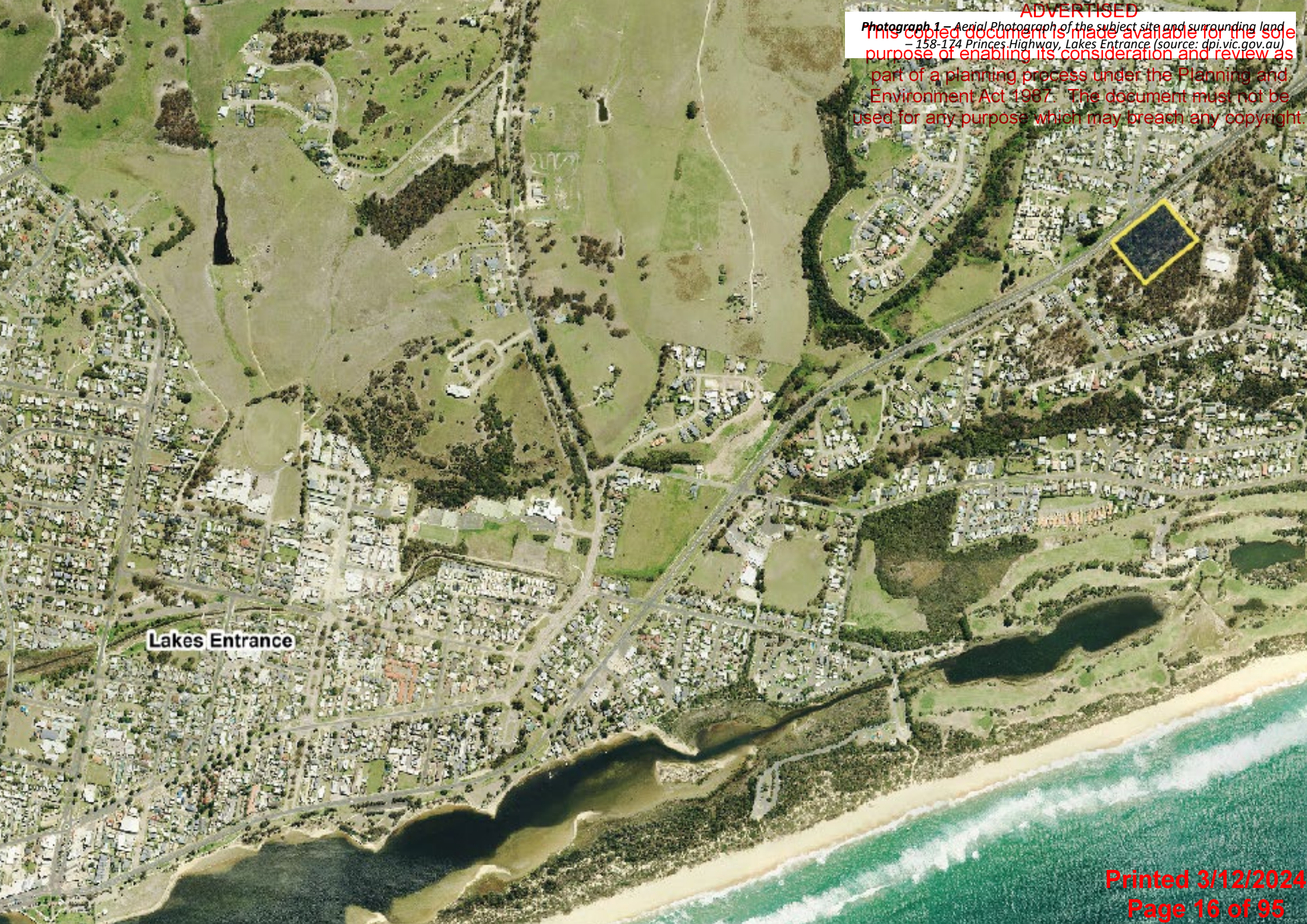
Adjoining the northern boundary is the Princes Highway and further land containing residential development, adjoining the eastern boundary is Gold Ring Road, Merrangbaur Water Storage facility and further residential land comprising established dwellings and associated facilities. Adjoining the southern and western boundaries is also existing residential land comprising dwellings and associated facilities.

Lakes Entrance is a coastal township located on the Princes Highway approximately 40 kilometres southeast of Bairnsdale. Lakes Entrance offers a range of community and commercial services and facilities. A larger suite of services and facilities is available further afield in Bairnsdale.

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



Photograph 1 - Aerial Photograph of the subject site and surrounding land  
- 158-174 Princes Highway, Lakes Entrance (source: dpi.vic.gov.au)  
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Lakes Entrance



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**Photograph 2** – Subject site at 158-174 Princes Highway, Lakes Entrance.



**Photograph 4** – Subject site facing southeast along northern boundary.



**Photograph 6** – Subject site facing west along the southeastern boundary.



**Photograph 3** – Proposed access to subject site facing southwest.



**Photograph 5** – Subject site facing northwest.



**Photograph 7** – Subject site facing east along the northwestern boundary.



**Photograph 8** – Neighbouring property adjoining the subject site along the northeastern boundary at 1 Gold Ring Road, Lakes Entrance.



**Photograph 10** – Neighbouring property adjoining the subject site along the eastern boundary at 20 Gold Ring Road, Lakes Entrance.



**Photograph 12** – Princes Highway facing north.



**Photograph 9** – Neighbouring property adjoining the subject site along the southwestern boundary at 148-156 Princes Highway, Lakes Entrance.



**Photograph 11** – Property directly opposite subject site at 173 Princes Highway, Lakes Entrance.



**Photograph 13** – Princes Highway facing south.

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**Photograph 14** – Gold Ring Road facing west.



**Photograph 15** – Gold Ring Road facing east.

### 3. THE PROPOSAL

This application seeks approval for the use and development of a residential village. The proposed development plans are contained in **Appendix B**.

The proposed residential village will occupy the entire site and will include 31 dwelling units, a caretaker's residence and associated facilities. The proposed dwellings will be single storey with some being slightly elevated to meet the constraints of the land as indicated on the proposed development plans.

The proposed dwellings will typically include two bedrooms, 1 bathroom and will have a total area of 60.77m<sup>2</sup>. Each dwelling will include a single carport that will have a total area of 21m<sup>2</sup>.

The overall height of the units will be varied and are detailed in the elevation plans contained in sheet 4 and 5 of the proposed development plans. The finished material of dwellings will be in an EPS (Expanded Polystyrene Sheet) panel for the cladding and Trimdeck roof sheeting for the roof. The proposed finished colours are to be confirmed.

The proposal will include a caretaker's residence that will be located in the southeast portion of the site. The caretaker's residence

will be approximately 63.93m<sup>2</sup> and be finished with the same materials as the dwellings. The proposal includes associated buildings such as an alfresco area, a laundry and visitor toilet. A site plan extracted from the plans is provided below and in **Appendix B**.

The proposed use of the site will be for a residential village and associated facilities including caretakers residence.

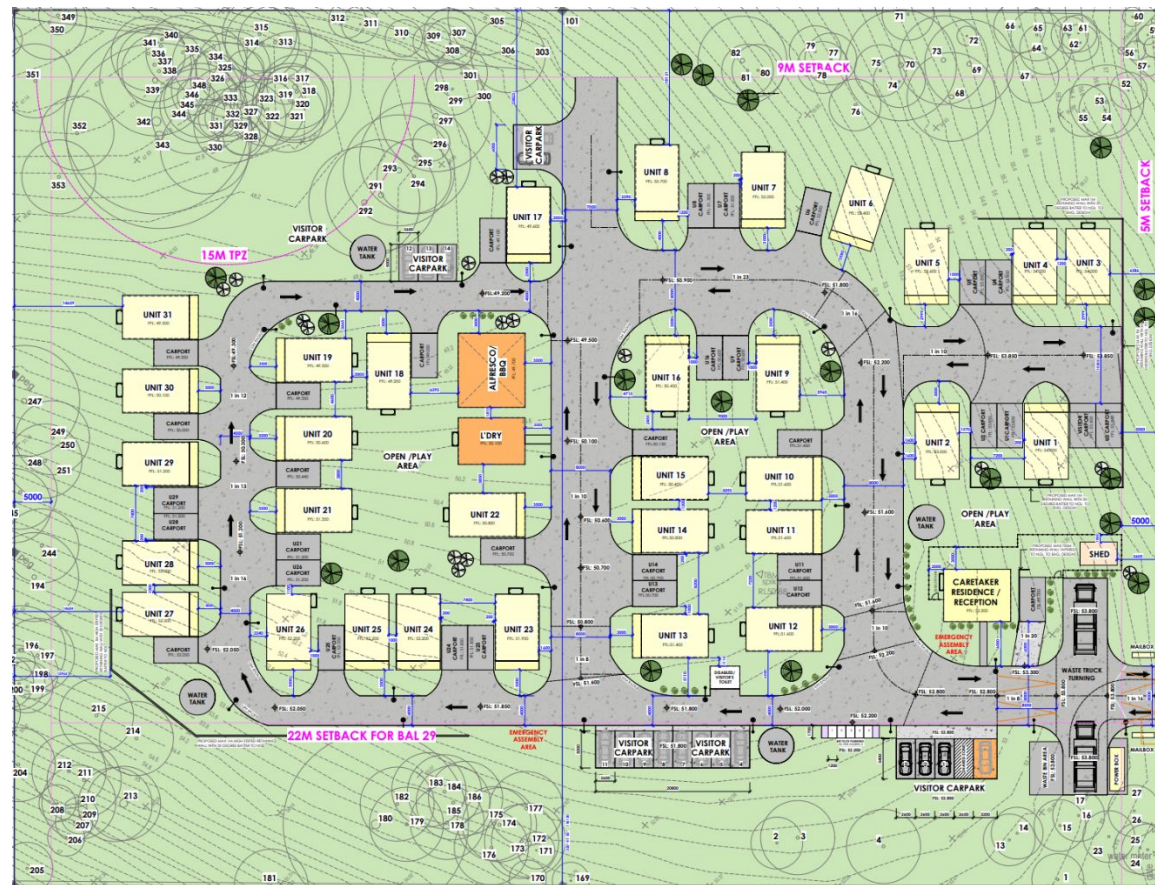


Figure 3– Site Plan – Hargraves Design Group

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**Access**

Vehicle access will be facilitated via a newly constructed double crossover provided along the eastern boundary, directly from Gold Road as detailed in the proposed development plans contained in **Appendix B**.

**Services**

All services are available to the allotment and are contained within the Princes Highway road reserve. Each dwelling, the caretaker’s residence and associated buildings will have services provided.

**Car parking**

Each dwelling will be provided with one car parking space within a single vehicle carport that will be accessed via the private internal road for a total of 32 car parking spaces. A total of 18 visitor car parking spaces will be provided including one disable complaint car parking space. The total number of car parking spaces provided is 50. A total of 5 bicycle parking spaces have been included in the proposal. A carparking assessment is contained in **Appendix F**.

**Vegetation removal**

The subject site contains a light to medium density vegetation cover with a total of 355 trees on the site as documented and detailed

in the Arboriculture report contained in **Appendix G**.

It is proposed to retain 27 trees in total with the remainder requiring removal. The exemptions of clause 52.12-5 apply to the proposed development as the site is within the Bushfire Management Overlay and the development is for dwellings. The removal of native vegetation for each dwelling will be exempt as the defensible space extends to the site boundary. As such a permit is not required for the removal of native vegetation. A native vegetation assessment is contained in **Appendix H**.

**Landscaping**

The proposal includes general landscaping throughout the proposed residential village as indicated on the proposed site plan contained in **Appendix B**. An extract from the plans is provided above in Figure 3.

**Earthworks**

Earthworks will be required to facilitate the proposed development, provision of services and the construction of the internal road. A Geotechnical Risk Assessment Waiver is contained in **Appendix E** that concludes with appropriate mitigation measures the risks associated with erosion can be reduced to an acceptable level. Retaining structures of

various heights will be required as indicated in the elevation plans contained in **Appendix B**.

**Bushfire**

A Bushfire Management Assessment is contained in **Appendix D** and concludes the proposed units will be required to be constructed to a BAL29 rating and all other buildings to a BAL12.5 rating. The proposal will be required to include a 2,500 litre water tank and to each dwelling and four 10,000 litre water tanks for Country Fire Authority purposes.

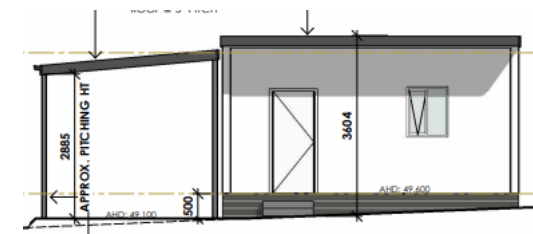


Figure 4– Elevation of Unit 17 – Hargraves Design Group

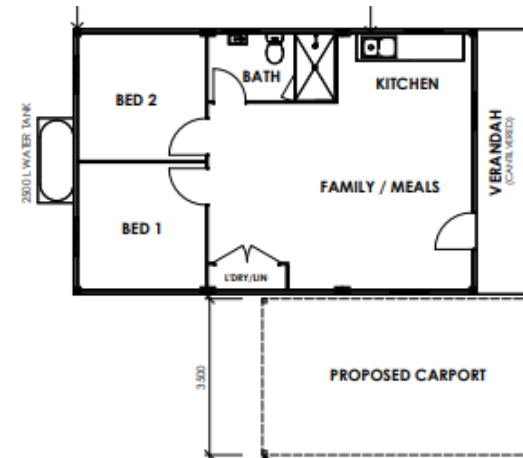


Figure 5– Typical 2 bedroom unit – Hargraves Design Group

#### 4. ZONES AND OVERLAYS

##### General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided to the right in **Figure 6**.

Clause 32.08-2 of the General Residential Zone provides a permit is required to use land for accommodation.

Clause 32.08-7 provides a permit is required to construct two or more dwellings on a lot. A

development must meet the requirements of Clause 55. The relevant standards of Clause 55 are addressed in **Appendix C**.

The relevant decision guidelines of the General Residential Zone are addressed in Section 5 of this submission.

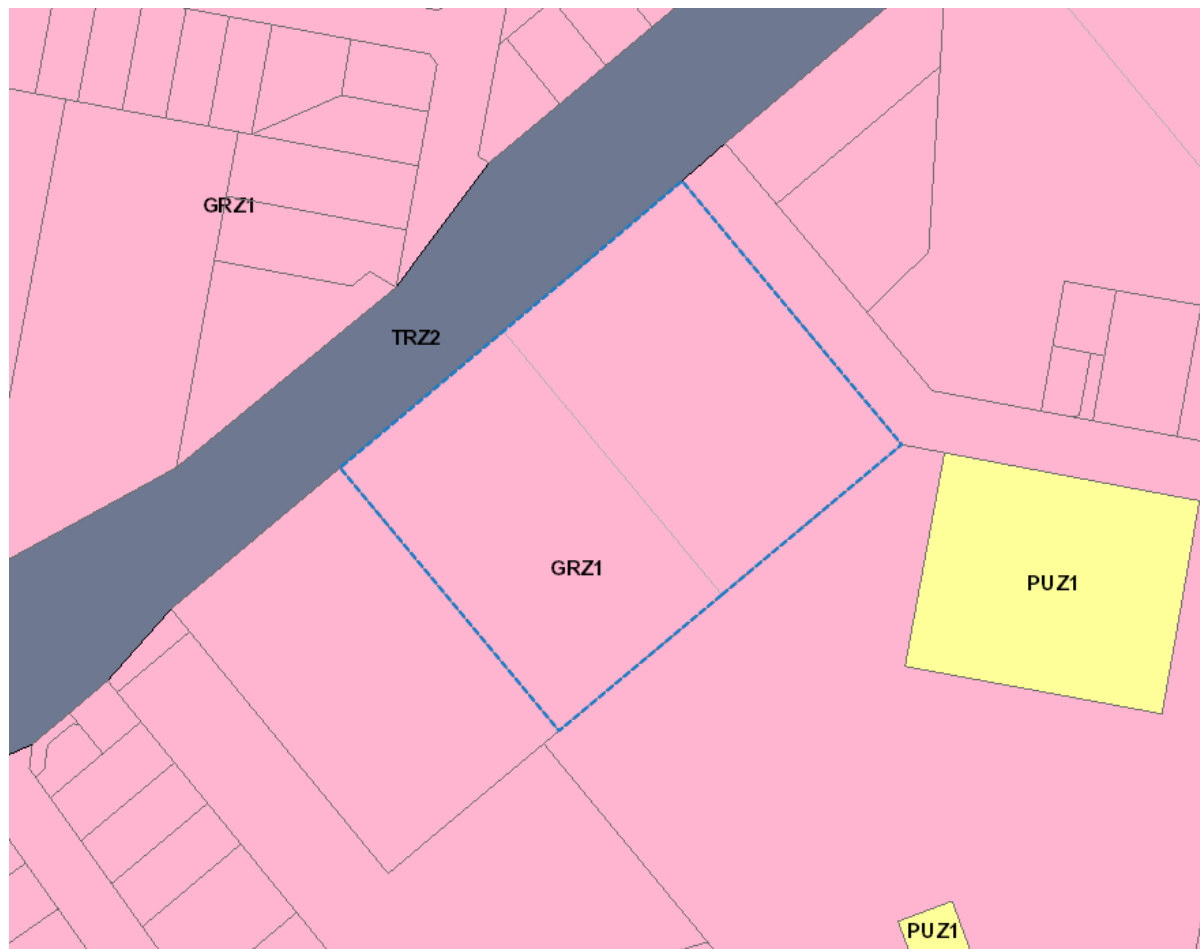


Figure 6 – Zoning Map – (source - mapshare.vic.gov.au)

## 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 7**.

Clause 44.06-2 provides a permit is required to construct a building or construct or carry out works associated with accommodation.

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

A schedule to this overlay must specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02. There is no schedule applicable to the subject site.

The proposed use and development of a residential village requires planning approval under the provisions of the Bushfire Management Overlay and Clause 53.02, as such the decision guidelines are addressed below in Section 5. A bushfire Management Report is contained in **Appendix D**.

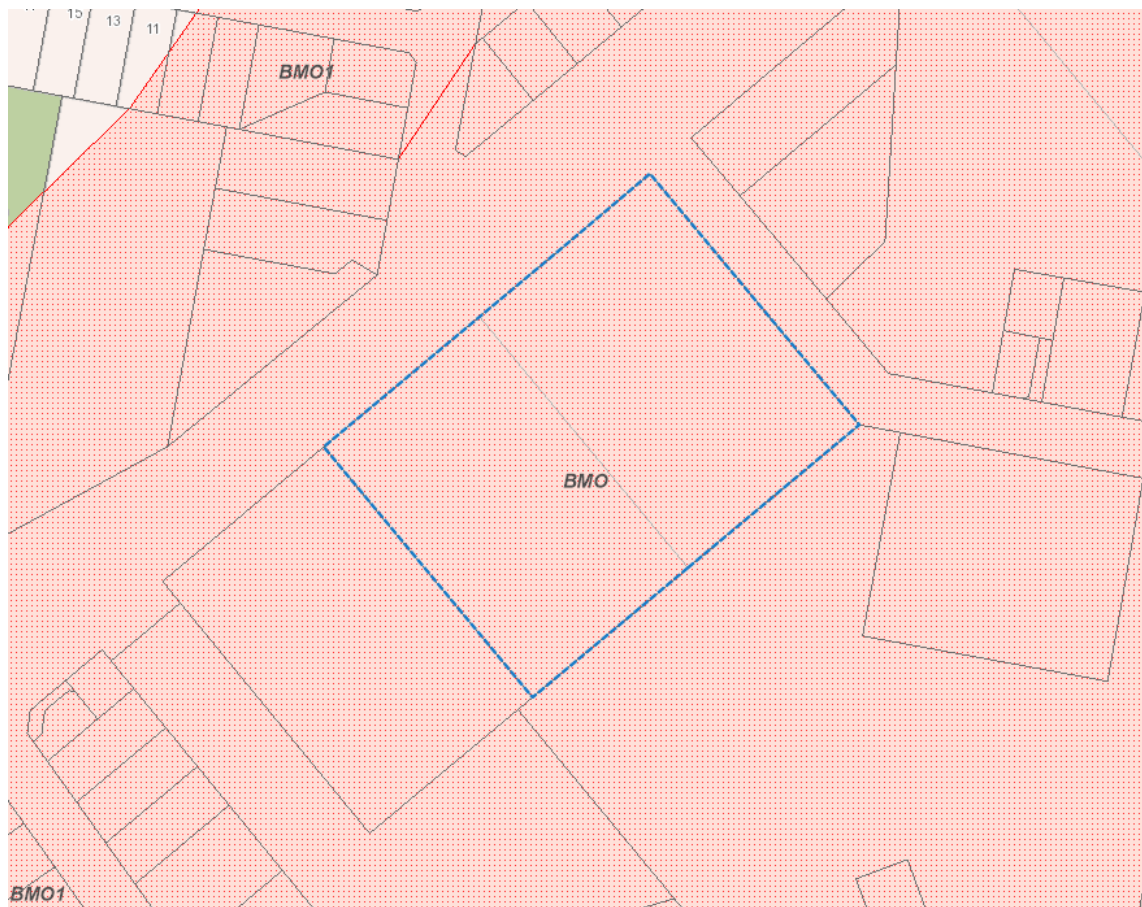


Figure 7 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

## Design and Development Overlay – Schedule 13

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 8**.

Clause 43.02-2 – Buildings and works provides a permit is required to construct a building or construct or carry out works. The relevant decision guidelines are addressed in Section 5 of this submission.

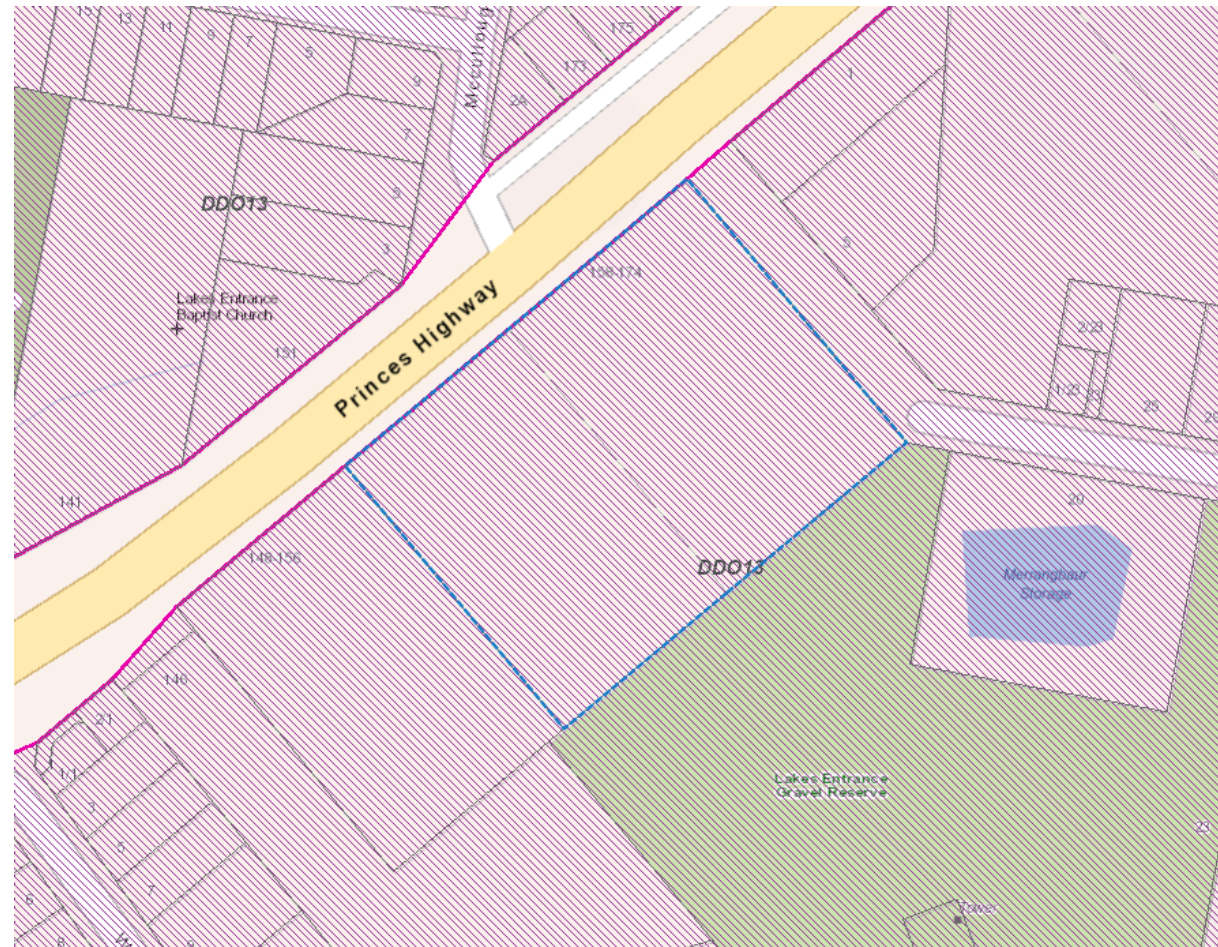


Figure 8 – Design and Development Overlay – (source - mapshare.vic.gov.au)



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## Design and Development Overlay – Schedule 13 continued:

Schedule 13 to the Design and Development Overlay relates to Residential Development in Coastal Settlements: Lakes Entrance and contains the following design objectives:

*“The following design objectives apply to all areas shown on Map 1 forming part of this clause, including the character areas.”*

### All areas

- *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 the public realm, 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 maintain the generally small mass of buildings in the landscape.*

### Eastern residential (area 11)

- *To protect existing vegetation on steep slopes.*
- *To ensure that new buildings on steep slopes are designed and sited to minimise impact on the topography and visual impact.*
- *To ensure that development on newly subdivided lots is designed to be sympathetic to the landscape, and to protect and enhance indigenous vegetation.*

The Schedule provides an application is required for the buildings and works as the proposed total footprint of buildings will exceed 300m<sup>2</sup> in area.

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

the surrounding waterways particularly given the topography of the area and the location being well setback from the coast.

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.

## Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

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

An extract of the Erosion Management Overlay Map is provided to the right in **Figure 9**.

Clause 44.01-2 of the Erosion Management Overlay provides no permit is required for the development of a dwelling, provided it is the only dwelling on the lot.

The proposal is seeking approval for the use and development of a residential village. The schedule does not provide any exemptions.

The Schedule to the Erosion Management Overlay requires a Geotechnical Risk Assessment or waiver be provided.

A Geotechnical Risk Assessment waiver is provided in **Appendix C**.



Figure 9 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

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## 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.

As such the use and development of a residential village in this location does not require the preparation of a Cultural Heritage Management Plan.

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**5. OTHER PLANNING PROVISIONS**

**CLAUSE 52.06 – CAR PARKING**

The purpose of the Car parking provisions at Clause 52.06 are:

- To ensure that car parking is provided in accordance with the Planning Policy Framework and Municipal Planning Strategy.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car use.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-1 applies to:

- A new use;

- An increase in the floor area or site area of an existing use; or
- An increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06-3 provides a permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

The application seeks approval for the use and development of a residential village.

The car parking calculations for residential village are provided below in Table 1:

The proposed residential village will have a total of 31 units, one caretaker’s residence and associated facilities.

The proposal includes 32 car parking spaces within individual single car carports, 18 visitor car parking spaces including one disable compliant and 5 bicycle spaces.

Car parking is addressed within the Carparking Impact Statement contained in **Appendix F**.

Use	Rate Column A	Rate Column B	Car parking measure Column C
Residential Village	1	1	To each one or two bedroom dwelling plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate bedrooms) plus
	1	0	For visitors to every five dwellings for developments of five or more dwellings.

**Table 1 – Car parking provisions**

## 6. 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 use and development 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 residential village that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing the residential village 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 Lakes Entrance as a growth area town with a focus on tourism. The proposed residential village will connect to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network.
- **Clause 13.04-25** requires consideration of erosion and landslip. The subject site and proposed use and development is within an area identified as being susceptible to erosion. The proposed earthworks associated with the development will exceed 1 metre in depth. All preventative measures will be undertaken during the construction phase of the proposed development to ensure no erosion hazards occur. A Geotechnical Risk Assessment Waiver is contained in **Appendix C**.
- The proposed use and development will contribute to economic development by providing for a high quality residential village that will offer accommodation for a range of community members including supporting local employment. **Clause 17** considers all sectors to be critical in achieving economic prosperity.
- The proposal is generally consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.
- The proposed use and development of a residential village has been designed to be respectful of the existing neighbourhood character of the area as much as possible given the constraints of the site. The proposal will provide for high quality residential village. The proposal will include 31 units, a caretaker's residence and associated facilities all well setback from the boundaries of the site with appropriate landscaping.
- The existing development in the area is varied with dwellings at a range of heights, styles and setbacks primarily due to the undulating nature of the area.
- Vehicle access will be provided via a double crossover along the eastern boundary that connects directly to Gold Ring Road as indicated on the proposed development plans and within the Carparking Impact Assessment contained in **Appendix F**, this assessment also contains a series of swept path diagrams, carpark spacing and passing diagrams.
- **Clauses 02.03-3, 13.01-1S** and **44.06** require consideration of bushfire hazards and implications as a result of any proposed development. A Bushfire Management Assessment is provided in **Appendix D** that concludes the proposed dwellings will need to be constructed to a BAL 29 rating and all other buildings constructed to a BAL 12.5 rating. Each of the 31 dwellings and the caretaker's residence will be required to have a 2,500 litre water tank and the proposal will be required to have an additional four 10,000 litre water tanks

positioned throughout the residential village. Defendable space will be required to be provided to the allotment boundaries. The proposed access has been designed to accommodate emergency service vehicles. The subject site does contain a medium density vegetation cover with a total of 355 trees assessed in the Arboriculture Report contained in **Appendix G**. It is proposed to retain 27 trees in total with the remainder requiring removal. The exemptions of clause 52.12-5 apply to the proposed development as the site is within the Bushfire Management Overlay and the development is dwellings. The removal of native vegetation for each dwelling will be exempt as the defendable space extends to the site boundary. As such a permit is not required for the removal of native vegetation. A native vegetation assessment is contained in **Appendix H**.

- Access to the site will be provided along the eastern boundary directly to Gold Ring Road.
- **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 use and development of a residential village will support economic development and provide for an increase in housing stock. The proposed dwellings will be located throughout the subject site and will have appropriate setbacks from each of the dwellings, the boundaries and adjoining road reserves.
- The subject site and proposed development is well setback from the waterways surrounding Lakes Entrance. The proposed development is unlikely to be visible from the water, particularly given the topography of the area, surrounding development and vegetation. The development may be visible from the adjoining Princes Highway, however will be softened by the exiting vegetation on the site and the undulating nature of the land.
- The proposed development is not expected to be visually obtrusive when viewed from the Princes Highway.
- The residential village is unlikely to be visually obtrusive and will be well integrated with the surrounding development and

environment, particularly given the proposed landscaping and the retention of 27 trees. The proposed colours will be low reflective and muted in toning.

- **Schedule 13** refers to residential development in coastal settlements and seeks to ensure that new development the height and bulk of new development respects the neighbourhood character.
- The application is seeking approval for the use and development of a residential village. The roof form of the proposed dwellings, caretakers residence and associated facilities will be below the prevailing tree canopy and the development is not considered to be of a height of bulk that is inconsistent with the existing neighbourhood character. General landscaping is proposed and an indication of the landscaping is contained in the development plans at **Appendix B**. Earthworks are required for the proposed development and will exceed 1 metre in depth. The proposal does also require the removal of native vegetation to facilitate the use and development of a residential village.
- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to

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- protect areas prone to erosion, landslip, other land degradation.
- The proposal requires earthworks that will exceed 1 metre in depth. Any disturbed ground will be appropriately stabilised and battered and be re grassed to prevent erosion.
  - Access is proposed via a double crossover along the eastern boundary directly from Gold Ring Road as indicated on the proposed development plans.
  - Some native vegetation is required to be removed to facilitate the proposed use and development. The vegetation removal is exempt under the provisions of close 52.12-5 as the site is within the BMO development is dwellings and the dwellings will require defensible space. The vegetation removal is unlikely to contribute or cause additional erosion hazards. All vegetation removal will be undertaken by a suitably qualified professional with erosion mitigation measures implemented.
  - The proposed development will be appropriately drained to the satisfaction of the responsible authority.
  - A Geotechnical Risk Assessment waiver is contained in **Appendix E** that concludes the proposal is unlikely to contribute or cause additional erosion hazards.
- This submission has addressed the relevant decision guidelines of **Clause 52.06** - Car Parking which seeks to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
  - The proposal includes a total of 31 dwellings, a caretaker's residence and associated facilities. Each of the proposed dwellings and the caretaker's residence will have one car parking space provided within a single car carport. There is additional visitor car parking scattered throughout the site with a total of 18 visitor carparks including 1 disable compliant space. The development will include 5 bicycle spaces.
  - Vehicle access to the subject site will be provided via a double crossover along the eastern boundary directly from Gold Ring Road as detailed in the Carparking Impact Assessment contained in **Appendix F**.
  - This submission has addressed the decision guidelines of **Clause 65**, and the proposed use and development of a residential village supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. Native vegetation is required to be removed and has been addressed within this submission.
- Vehicle and pedestrian access will be provided in the along the eastern boundary, directly from Gold Ring Road as detailed in the Carparking Impact Assessment contained in **Appendix F** and within the proposed development plans. The increased traffic as a result of the proposal is unlikely to generate any negative impact on the existing road network.
  - There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
  - This use and development is considered to be a significant economic benefit to the region and will generate additional employment opportunities in both the short term, during construction and the long term for the ongoing management of the residential village.
  - The proposal will provide for an alternative style of residential accommodation that is not uncommon for Lakes Entrance.

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## 7. CONCLUSION

This submission is in support of a planning permit application for the use and development of a residential village at 158-174 Princes Highway, Lakes Entrance.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development 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 General Residential Zone, Bushfire Management Overlay, Design and Development Overlay and the Erosion Management Overlay.
- The risks associated with bushfire and erosion can be reduced to an acceptable level.
- The design of the buildings are 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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## APPENDIX C

### Clause 55 Assessment

## CLAUSE 55 ASSESSMENT

### Clause 55 – Two or more dwellings on a Lot and residential buildings

Under the provisions of Clause 32.08-7 of the General Residential Zone, the following provisions of Clause 55 must be addressed as appropriate.

The purpose of Clause 55 is:

*“To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*

*To encourage residential development that provides reasonable standards of amenity for existing and new residents.*

*To encourage residential development that is responsive to the site and the neighbourhood.”*

Clause 55 provides the following requirements:

*A development:*

- Must meet all of the objectives of this clause that apply to the application.*
- Should meet all of the standards of this clause that apply to the application.*

*If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.*

*Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application.*

*For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):*

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.*

- *If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.*
- *If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.*

*The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.*

The table below addresses the relevant requirements of Clause 55.

Clause 55.01-1	Neighbourhood and site description
<b>Response:</b>	<p>There is no specific defined character in this location. The residential development in this location is varied and contains dwellings at various heights, styles and setbacks.</p> <p>The proposed use and development respects the existing neighbourhood character by designing the proposed residential village to be site responsive and of a height and scale consistent with the existing development surrounding the subject site and in the broader landscape. The subject site does not have formal access however access is proposed along the eastern boundary via a double crossover directly from Gold Ring Road.</p> <p>The proposal includes general landscaping throughout the proposed residential village as indicated on the proposed development plans. The proposed landscaping is not excessive due to the hazards associated with bushfire. The subject site is moderately vegetated, the existing vegetation will require removal to provide defendable space. The proposed residential village will cover 15.42% of the site and has been designed to be functional and site responsive.</p> <p>The specifics of the subject site and surrounding area are addressed within the submission including photographs, as well as the proposed development plans contained in <b>Appendix B</b>. The neighbourhood and site description, along with a design response, is contained in the development plans provided in <b>Appendix B</b>.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

<p><b>Clause 55.02-1 Neighbourhood character objective:</b></p>	<p><b>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</b> <b>To ensure that the design responds to the features of the site and the surrounding area.</b></p>
<p><b>Response:</b></p>	<p>The proposal will ensure minimal disturbance to the existing neighbourhood character, particularly given the design of the proposed residential village has taken into account existing surrounding development and the environment to create a visually pleasing residential village. The proposed design of the residential village has adequately responded to the existing features of the site and will result in minimal impact to the surrounding properties. The proposed residential village will be appropriately setback from the street frontage and will have sufficient private open space for each of the proposed units. In this location development generally does not front the Princes Highway, rather fronts the side roads or service roads. The development will be appropriately setback and will not be visually obtrusive. The proposed development is considered to be respectful of the existing development surrounding the site.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.02-2 Residential policy objective:</b></p>	<p><b>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</b> <b>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</b></p>
<p><b>Response:</b></p>	<p>The Municipal Planning Strategy and the Planning Policy Framework seek to ensure a range of dwellings types at a range of densities is provided to meet the needs of the community. There are several residential villages of this style in Lakes Entrance which respond to the demand for housing. The site is located a relatively short distance to the central business district of Lakes Entrance and has public transport within a short walking distance.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.02-3 Dwelling diversity objective:</b></p>	<p><b>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</b></p>
<p><b>Response:</b></p>	<p>The proposal includes 31 two bedroom dwellings, a two bedroom caretaker’s residence and associated facilities. The proposed residential village will contain modular units of the same size design and colour. In this instance given the design of the overall village, a consistent size of dwelling is considered appropriate.</p>

	<p>Anecdotal evidence suggests that two bedroom dwellings in this location is the predominant dwelling demand and consistency in design is considered appropriate in this instance.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.02-4 infrastructure objective:</b></p>	<p><b>To ensure development is provided with appropriate utility services and infrastructure.</b>  <b>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</b></p>
<p><b>Response:</b></p>	<p>Infrastructure and services are available to the site and are contained within the Princes Highway and Gold Ring road reserves. Available services include reticulated water, sewerage, electricity, telecommunications and a good quality road network. Each of the proposed dwellings, the caretaker 's residence and associated buildings will be connected to all available services.</p> <p>Preliminary investigations have determined that the proposed development will not exceed the capacity of these services. It is expected that the proposal will be referred to individual service authorities.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.02-5 Integration with the street objective:</b></p>	<p><b>To integrate the layout of development with the street.</b></p>
<p><b>Response:</b></p>	<p>The subject site adjoins the Princes Highway along the northern boundary and Gold Ring Road along the eastern boundary. The proposed residential village will be suitably setback from the adjoining road reserves and no access is proposed from the Princes Highway. Access will be provided along the eastern boundary directly from Gold Ring Road.</p> <p>The proposed development will integrate with the street network by providing one single access point for both vehicles and pedestrians with two dwellings having windows facing the street. This is not inconsistent with other developments throughout Gold Ring Road.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.03-1 Street setback objectives:</b></p>	<p><b>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</b></p>
<p><b>Response:</b></p>	<p>The proposed residential village will be setback approximately 9 metres from the northern boundary being the Princes Highway, 5 metres form the eastern boundary being Gold Ring Road, 22 metres from the southern boundary and 5 metres from the western boundary.</p>

	<p>Development in this location is varied and on this side of the street there is no existing development immediately adjoining that requires consistency. The vegetation and landscaping will complement the proposed setbacks and ensure that the development respects the existing neighbourhood character.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.03- 2 Building height objective:</b></p>	<p><b>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</b></p>
<p><b>Response:</b></p>	<p>The proposed dwellings will have various finished overall heights from natural ground level due to the undulating nature of the area however none of the proposed dwellings, caretakers residence or associated buildings will exceed the maximum building height.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.03-3 Site coverage objectives:</b></p>	<p><b>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</b></p>
<p><b>Response:</b></p>	<p>The subject site does not exceed the maximum site coverage of 60%. The total site coverage is 15.42%</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.03- 4 Permeability and stormwater management objective:</b></p>	<p><b>To reduce the impact of increased stormwater run-off on the drainage system.</b>  <b>To facilitate on-site stormwater infiltration.</b>  <b>To encourage stormwater management that maximises the retention and reuse of stormwater.</b></p>
<p><b>Response:</b></p>	<p>The proposal includes a drainage and stormwater management plan and is contained in <b>Appendix I</b>. The total permeable space is 66.47% as indicated on the proposed development plans site analysis.                  The proposal includes water tanks for each dwelling.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

<p><b>Clause 55.03- 5 Energy efficiency objectives:</b></p>	<p><b>To achieve and protect energy efficient dwellings, residential buildings and small second dwellings.</b>  <b>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</b></p>
<p><b>Response:</b></p>	<p>The proposed dwellings and caretakers residence have been oriented to achieve maximum solar energy by locating living areas to the north as much as practicable. The proposal is well setback from surrounding development and allotment boundaries.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.03- 6 Open space objectives:</b></p>	<p><b>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</b></p>
<p><b>Response:</b></p>	<p>The layout of the proposed residential village includes communal open space areas for the occupants of the site. There are no public open space areas provided on the site. The proposal includes multiple communal areas that are accessible and usable.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.03- 7 Safety objective:</b></p>	<p><b>To ensure the layout of development provides for the safety and security of residents and property.</b></p>
<p><b>Response:</b></p>	<p>The layout of the proposed residential village ensures safety and security of residents and property by locating the dwellings a suitable distance apart and locating the entry to face the internal road.                  Security measures will be provided at the entrance to the site.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.03- 8 Landscaping objectives:</b></p>	<p><b>To encourage development that respects the landscape character of the neighbourhood.</b>  <b>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</b>  <b>To provide appropriate landscaping.</b>  <b>To encourage the retention of mature vegetation on the site.</b></p>
<p><b>Response:</b></p>	<p>General landscaping is proposed throughout the subject site and has been designed to respect the existing environment and landscape character of the area whilst taking into account the elevated bushfire hazards associated with the site.</p> <p>Proposed landscaping is contained within the development plans.</p>

	<p>A total of 27 large mature trees are to be retained to complement the site whilst ensuring the bushfire risks are appropriately mitigated.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 55.03- 9 Access objective:</b>	<b>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</b>
<b>Response:</b>	<p>Access is proposed along the eastern boundary via a double crossover directly from Gold Ring Road. Access and the internal road details are contained within the Carparking Impact Assessment at <b>Appendix F</b> which also contains a series of swept paths for vehicle movement throughout the site.</p> <p>The design of the access is considered appropriate for the size and scale of the development.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 55.03- 10 Parking location objective:</b>	<b>To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.</b>
<b>Response:</b>	<p>The proposal includes 50 carparking spaces in total. One parking space is provided to each dwelling and the caretaker's residence and 18 visitor car parking spaces will be located throughout the site. The proposal includes the provision of 5 bicycle spaces. Carparking details are contained the Carparking Impact Assessment in <b>Appendix F</b>.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<b>Clause 55.04- 1 Side and rear setbacks objective:</b>	<b>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</b>
<b>Response:</b>	<p>The proposed residential village will be appropriately setback from the allotment boundaries which will ensure the proposal can integrate with the environment. The proposal will have a setback of 9 metres from the northern boundary, 5 metres from the eastern and western boundaries and 22 metres to the southern boundary. Appropriate levels of vegetation will be retained and the landscaping will complement the surrounding natural environment.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>



<p><b>Clause 55.04- 2 Walls on boundaries objective:</b></p>	<p><b>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</b></p>
<p><b>Response:</b></p>	<p>This application does not include any walls on boundaries.</p> <p><b>This clause is not relevant to the proposal.</b></p>
<p><b>Clause 55.04-3 Daylight to existing windows objectives:</b></p>	<p><b>To allow adequate daylight into existing habitable room windows.</b></p>
<p><b>Response:</b></p>	<p>The proposed residential village will be suitably setback to ensure there is no impact to existing surrounding dwellings. The proposed height of the dwellings and associated buildings will be varied due to the undulating nature of the area. Overall height details are contained in the elevation plans. The proposed dwellings, caretaker’s residence and associated buildings will all be single storey and will be appropriately spaces to ensure adequate daylight into windows.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.04- 4 North facing windows objectives:</b></p>	<p><b>To allow adequate solar access to existing north-facing habitable room windows.</b></p>
<p><b>Response:</b></p>	<p>There are no existing north facing windows within 3 metres of a boundary. The proposal will be well setback from the allotment boundaries.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.04-5 Overshadowing objective:</b></p>	<p><b>To ensure buildings do not significantly overshadow existing secluded private open space.</b></p>
<p><b>Response:</b></p>	<p>The proposed residential village will be suitably setback from the allotment boundaries to ensure no overshadowing of existing secluded private open space areas on adjoining allotments.</p>

	<p>There is no existing development in close proximity to the boundaries of the subject site that will be affected by the proposed development.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.04- 6 Overlooking objective:</b></p>	<p><b>To limit views into existing secluded private open space and habitable room windows.</b></p>
<p><b>Response:</b></p>	<p>The proposed residential village units will be single storey and will be suitably set back from the allotment boundaries which will ensure no overlooking into existing secluded private open space and habitable room windows will occur.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.04- 7 Internal views objective:</b></p>	<p><b>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</b></p>
<p><b>Response:</b></p>	<p>The proposal is seeking the development of a residential village that will be well setback from the boundaries. The proposed dwellings do not include secluded private open space areas however there are areas where private open space could be created. Communal open space areas scattered throughout the site.</p> <p>The distance between each of the proposed dwellings, in addition to the orientation ensure that there will be no direct views into habitable room windows.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.04- 8 Noise impacts objective:</b></p>	<p><b>To contain noise sources in developments that may affect existing dwellings or small second dwellings. To protect residents from external noise.</b></p>
	<p>The proposed residential village will be well set back from the boundaries of subject site which will ensure a buffer zone specifically from the northern boundary which adjoins the Princes Highway. Additionally, the proposal includes some general landscaping and the retention of 27 trees which will contribute to noise reduction.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

<p><b>Clause 55.05-1 Accessibility objective:</b></p>	<p><b>To encourage the consideration of the needs of people with limited mobility in the design of developments.</b></p>
	<p>The subject site is undulating in nature and as such the proposed dwellings will be finished with varied heights. There are some dwellings with level entry, ensuring accessibility.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.05-2 Dwelling entry objective:</b></p>	<p><b>To provide each dwelling or residential building with its own sense of identity</b></p>
	<p>Each proposed dwelling will include a single car carport and have an identifiable entrance that faces is the internal road.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.05-3 Daylight to new windows objective:</b></p>	<p><b>To allow adequate daylight into new habitable room windows.</b></p>
	<p>The proposed dwellings will have windows located to ensure sufficient daylight to habitable rooms.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.05- 4 Private open space objective:</b></p>	<p><b>To provide adequate private open space for the reasonable recreation and service needs of residents.</b></p>
	<p>The proposed residential village has been designed to include areas of communal open space as indicated on the proposed development plans. Each dwelling will contain a veranda that may be used for private open space. There are other areas surrounding each dwelling that can be used for private open space if required. Secluded private open space is not deemed necessary in this instance given the extensive communal facilities available.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

<p><b>Clause 55.05-5 Solar access to open space objective:</b></p>	<p><b>To allow solar access into the secluded private open space of new dwellings and residential buildings.</b></p>
	<p>The proposal is seeking approval for a residential village which includes communal open space areas throughout the site. The proposed dwellings do not include secluded private open space, however there is suitable solar access to all areas within the development.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.05- 6 Storage objective:</b></p>	<p><b>To provide adequate storage facilities for each dwelling.</b></p>
	<p>The application is seeking approval for the use and development of a residential village. The proposed caretaker’s residence includes a 3.1 metre by 5 metre shed suitable for storage as indicated on the proposed development plans. This style of development generally does not include individual storage areas, however there is suitable room surrounding each dwelling for additional storage to be provided if required.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.06-1 Design detail objective:</b></p>	<p><b>To encourage design detail that respects the existing or preferred neighbourhood character.</b></p>
	<p>There is no existing or preferred neighbourhood character of the area. The proposal has been designed to respect the existing surrounding development and the environment by locating the proposed dwellings throughout the site and including general landscaping and retaining some existing vegetation.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.06- 2 Front fence objective:</b></p>	<p><b>To encourage design detail that respects the existing or preferred neighbourhood character.</b></p>
	<p>The proposed residential village does not include any front fences to the proposed dwellings.</p> <p><b>This clause is not relevant to the proposal.</b></p>

<p><b>Clause 55.06 -3 Common property objective:</b></p>	<p><b>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.</b></p>
	<p>The proposal does not include any formal common property however does include communal areas. The communal areas located throughout the proposed residential village are practical attractive and easily maintainable.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>
<p><b>Clause 55.06- 4 Site service objective:</b></p>	<p><b>To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.</b></p>
	<p>All services are available to the site including articulated water, sewerage, electricity, telecommunications and a good quality road network. The existing services and infrastructure are located within the Princess Highway and Gold Ring Road reserve. Given the proposal is seeking the use and development of a residential village there will be opportunity for shared trenching of services to each of the proposed dwellings.</p> <p>It is anticipated that the application will be referred to each of the individual service providers for comment.</p> <p><b>The proposal meets the objectives and standards of this clause.</b></p>

Our Ref: 23144

26<sup>th</sup> August 2024

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

Dear Robert,

**Re: Application for Planning Permit No: 5.2023.515.1  
158-174 Princes Highway, Lakes Entrance  
Use and Development of a Residential Village**

We act on behalf of Ramandeep Dhaliwal the owner of the land at 158-174 Princes Highway, Lakes Entrance.

In response to your correspondence dated 30<sup>th</sup> January 2024, requesting further information in relation to the above application we offer:

#### **Potentially Contaminated Land**

Previous correspondence with Council regarding Potentially Contaminated Land has been addressed and determined not applicable to the site.

#### **Biodiversity and Native Vegetation Loss**

A revised Native Vegetation Assessment and an Arboricultural Assessment Report in response to native vegetation and biodiversity losses is attached. The proposed reduction in the number of dwellings in addition to strategically retaining the larger vegetation as permitted by the Bushfire Management Overlay provisions and the requirements relative to defendable space, results in less biodiversity and native vegetation loss.

#### **Structural Root Zones and Tree Protection Zones**

The revised plans ensure that there is no development that will impact the retained vegetation and as such no structural root zones and Tree Protection Zones are required to be shown on the plans. This is addressed in the Native Vegetation Assessment and Arboricultural Assessment Report.

#### **Carparking Impact and Traffic Impact Assessment**

A revised Carparking and Traffic Impact Assessment is provided. This revision has taken into account the reduction in the number of dwellings in addition to addressing the road network to the site being Gold Ring Road and Ocean View Parade.

The proposed access and internal road in addition to the surrounding road network is now considered to meet the requirements of the Country Fire Authority.

The applicant would welcome discussions with DTP and Council in relation to the opportunity to create an Access to a Transport Zone should this be a preferred option.

### **Consistency with Plans**

All of the proposed plans, reports and documentation have been revised to ensure consistency.

### **Design and Development Overlay**

The reduction in the number of dwellings from 31 to 21 and the reduced overall footprint of the development is considered to assist in addressing the requirements of the Design and Development Overlay – Schedule 13 as relative to this site.

Schedule 13 refers to Residential Development in Coastal Settlements – Lakes Entrance and seeks to ensure the bulk of new development is compatible with the neighbourhood setting and to protect the vegetated character of the landscape.

It is acknowledged that this site is prominent from the Princes Highway. The reduction in the number of dwellings and retaining a small amount of vegetation along the Princes Highway will reduce the visual prominence of the proposal.

All proposed buildings on the site will be well below the prevailing tree canopy and will be screened from the Princes Highway as much as possible given the bushfire protection requirements. The Princes Highway in this location has extensive development visibility. The development is both commercial and residential with many areas with limited vegetation screening. The proposal is not considered likely to be visually obtrusive or out of character to other development adjacent to the Princes Highway in Lakes Entrance.

### **Waste Management Plan**

A Waste Management Plan from O'Brien Traffic is provided which addresses the management of waste generated by the proposed use. It is concluded that adequate measures can be implemented to ensure waste is not an issue in the future.

### **Geotechnical Risk Assessment**

The Geotechnical Risk Assessment has been revised to include the roadworks. It is not considered necessary to formally amend the application particularly given the Erosion Management Overlay no longer applies to the subject site.

### **Landscape Plan**

Landscaping has now been included on the proposed plans. Given the bushfire requirements limited small scale landscaping is proposed.

### **Classification of land / buildings**

The proposed development will be classified as a residential village and each of the dwelling, whilst removable will not be registered. This application is not seeking approval for a caravan and camping park.

### **Stormwater Plans**

Revised Stormwater Management Plans are attached. These plans have been revised to respond to the reduction in the size of the development and to note the legal point of discharge.

We trust that this information is sufficient to enable the application to proceed.

Should you require any further information or wish to discuss any element of the above further, please do not hesitate to contact our office on 03 5152 4858.

Regards



**Courtney Campbell**  
Development Solutions Victoria





**Treed** *environments*

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## **BUSHFIRE MANAGEMENT ASSESSMENT**

**158-174 PRINCES HIGHWAY**

**LAKES ENTRANCE**

**RESIDENTIAL VILLAGE**

**(21 DWELLINGS, CARETAKERS RESIDENCE AND ASSOCIATED BUILDINGS)**

Prepared on behalf of

Ramandeep Dhaliawal

August 2024

## Summary of Conclusions

The permit application is for the use and development of a Residential Village on the property.

The application has been assessed under Pathway 2 or Clause 53.02-3 of the planning scheme.

The footprint of the dwellings is shown on the Bushfire Management Statement.

**Residential village** Land, in one ownership, containing a number of dwellings, used to provide permanent accommodation and which includes communal, recreation, or medical facilities for residents of the village.

<b>Version</b>	<b>Date</b>	<b>Details</b>
<b>0</b>	<b>September 2022</b>	<b>Date of assessment</b>
<b>1</b>	<b>May 2023</b>	<b>Client version</b>
<b>2</b>	<b>October 2023</b>	<b>Planning version</b>
<b>3</b>	<b>May 2024</b>	<b>Revised plan</b>
<b>4</b>	<b>August 2024</b>	<b>Revised plan</b>

## Information to clients:

This bushfire management assessment and the included bushfire management statement have been prepared to inform the planning permit application for the subject property. The information contained in this report is dependent on:

- Site and adjoining conditions on the date of assessment. Changes to site or adjoining management may affect the assessed construction level or BAL rating.
- Development plans prepared by others. Changes to development plans including location may affect the development requirements.
- Vegetation on or adjoining the site has been assessed in accordance with section 2 of AS 3959 – 2009 (including amendments 1, 2 & 3) with clarification as required by reference to Country Fire Authority Land Use Planning FSG LUP 0003 Assessing vegetation in a Bushfire Management Overlay
- Construction level has been determined based on the vegetation assessment and slope under the assessed vegetation having regard to Table 2 and Table 3 of clause 53.02 of the planning scheme. As the site is within a Bushfire Management Overlay the construction level cannot be determined under AS 3959 and a separate BAL assessment will not be required for the issue of a building permit.

*Please Note: The construction standard of buildings and the management of the surrounding area as discussed in this document do not guarantee survival of the buildings or the occupants. You are strongly encouraged to develop and practice a bushfire survival plan. Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at <https://www.cfa.vic.gov.au/plan-prepare/fire-ready-kit> or through your local CFA office.*

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# 1 Introduction and BMO requirements

The subject property is covered by a Bushfire Management Overlay (BMO) under the Planning Scheme and a permit is required under this overlay for certain developments or subdivision of the land. The site zone and overlay provisions and property details are shown in section 2.

The purpose of this report is to enable informed decisions to be made concerning bushfire implications regarding the proposed development of the site having regard to The BMO (Clause 44.06) and Bushfire Planning (Clause 53.02) of the planning scheme.

Bushfire Planning sets out several Objectives and Approved or Alternate measures that will meet the objectives. An application will need to meet various objectives depending on the pathway set out below.

## 1.1 Application Pathways

An application under the BMO must be assessed under Clause 53.02-1 unless the application meets all the requirements specified in an applicable schedule to that clause.

Clause 53.02-1 Application sets out two pathways for meeting objectives.

### 1.1.1 Pathway 1 Clause 53.02-3

This pathway applies to development of a single dwelling on an existing lot zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone, or Rural Living Zone. Clause 53.02-3 Dwellings in existing settlements applies. Objectives may only be met by Approved Measures (AM).

### 1.1.2 Pathway 2 Clause 53.02-4

This pathway applies to all other building and works applications including applications that do not meet all the approved measures under clause 53.02-3. This pathway has two alternatives. A development application must meet objectives of clauses 53.02-4.1 to 4.3 both inclusive. A subdivision application must meet the objectives of Clause 53.02-4.4. This clause cross references to other provisions in clause 53.02-4.

Development must meet all the relevant objectives. Objectives may be met by Approved Measures (AM), Alternative Measures (AltM) or, if appropriate, Unspecified Alternative Measures (UAltM).

## 1.2 Application requirements

Application requirements vary depending on the pathway of an individual application. A Bushfire hazard site assessment and a Bushfire management statement are required for a Pathway One application. A Bushfire hazard site assessment, a Bushfire hazard Landscape assessment and a Bushfire management statement are required for a Pathway Two application.

### 1.2.1 Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment (BHSA) provides information on the vegetation type and slope of land under the vegetation. Vegetation is classified in accordance with AS 3959:2009 Construction of buildings in bushfire prone areas. CFA Fire Services Guideline Land Use Planning FSG LUP 0003 Assessing vegetation in a Bushfire Management Overlay provides additional guidance on classifying vegetation. Assessment is required within 150 m of development. Slope under classified vegetation is recorded in 5-degree ranges.

### 1.2.2 Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment (BHLA) provides information on bushfire hazards in the surrounding landscape. Landscape assessment characterises the landscape into one of 4 broader bushfire landscape categories.

### 1.2.3 Bushfire Management Statement

The Bushfire Management Statement (BMS) shows how the proposed development has responded to the bushfire hazard site and landscape assessment (if required) and documents how approved measures and justifies any alternate measures that have been applied in the proposed development and shows how the proposed development responds to the decision guidelines.

## 2 Property description and planning controls

### 2.1 Property location and details

Address	158-174 Princes Highway Lakes Entrance
Directory	Vicroads 687 N2
Description	Lot 2 PS 333636 Lot 43 PP5218
Municipality	East Gippsland Shire Council
Site area	1.8 hectares

### 2.2 Planning controls

From planning property report DECCA (2023)

Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone & Schedule 1
Overlays and other controls	Bushfire Management Overlay (No schedule) Design & Development Overlay (Schedule 13) Clause 52.17 Native vegetation Clause 52.12 Bushfire exemptions

### 2.3 Bushfire Assessment

Proposed development	Residential Village of 21 dwellings, caretakers residence and associated buildings
Assessment pathway	Clause 53.02-4
Assessment by	Jeff Latter
Assessment date	September 2022 & 2023



### **3 Bushfire Hazard Site Assessment**

A BHSA documents the bushfire hazard on or within 150 metres of a development site by assessing and categorising vegetation types and slopes under classified vegetation in accordance with AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia 2009).

#### **3.1 Bushfire Hazard Site Assessment Plan**

Vegetation on and within 150 metres of the site was classified in accordance with AS 3959-2009. The classified areas of vegetation are shown on Map 1 and described in the following table. Section 7 provides photographic records.

#### **3.2 Slope**

The slope under the classified vegetation is relative to the development site.

#### **3.3 Bushfire Hazard Site Assessment Table**

The following Table shows the vegetation and slope surrounding the proposed development.

Direction	NORTH	EAST	SOUTH	WEST
<b>Classified Vegetation within the 150 m assessment area</b>	Low Threat <input checked="" type="checkbox"/>	Low Threat <input checked="" type="checkbox"/>	Low Threat <input type="checkbox"/>	Low Threat <input checked="" type="checkbox"/>
	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input checked="" type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input checked="" 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 checked="" type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>
<b>Slope under classified vegetation (DS = Down Slope)</b>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>
	0 to 5° DS <input type="checkbox"/>	0 to 5° DS <input type="checkbox"/>	0 to 5° DS <input type="checkbox"/>	0 to 5° DS <input checked="" type="checkbox"/>
	5 to 10° DS <input type="checkbox"/>	5 to 10° DS <input checked="" type="checkbox"/>	5 to 10° DS <input type="checkbox"/>	5 to 10° DS <input type="checkbox"/>
	10 to 15° DS <input type="checkbox"/>	10 to 15° DS <input type="checkbox"/>	10 to 15° DS <input type="checkbox"/>	10 to 15° DS <input type="checkbox"/>
	15 to 20° DS <input type="checkbox"/>	15 to 20° DS <input type="checkbox"/>	15 to 20° DS <input type="checkbox"/>	15 to 20° DS <input type="checkbox"/>
	>20° DS <input type="checkbox"/>	>20° DS <input type="checkbox"/>	>20° DS <input type="checkbox"/>	>20° DS <input type="checkbox"/>
<b>Distance (m) to Classified Vegetation</b>	Low adjoining	Low adjoining Grassland 20 m	Forest adjoining (other than 3m wide access)	Low and Modified Forest adjoining

## 4 Bushfire Hazard Landscape Assessment

A BHLA describes the bushfire hazard in the vicinity of, but greater than 150 metres from, the proposed development and considers the Regional Bushfire Planning Assessment.

### 4.1 Regional Bushfire Planning Assessment

The Regional Bushfire Planning Assessment: Gippsland Region (DPCD, 2012) provides the following area description for the East Gippsland and Lakes Entrance:

“East Gippsland Shire is about 21 000 square kilometres, and has a population of approximately 44,300. The vast majority of the land in East Gippsland is public land, comprising state and national parks. Although East Gippsland covers a vast land mass of Victoria, settlement in the municipality is constrained by the topography and the dominance of state and national parks. East Gippsland Shire contains large areas of heavily forested land in the mountainous region of the Great Dividing Range located in the north and east of the municipality. The mountainous landscapes are intersected by sparsely populated valleys, which have been largely cleared of vegetation and are used for grazing. The vast majority of East Gippsland’s residents have settled in the south west of the municipality, particularly around Bairnsdale and Lakes Entrance. In this area there are a number of small isolated communities that are separated by vast areas of forest and in some instances contain single access roads. The large stands of forests along the Great Dividing Range, and heavily vegetated coastal foreshore and foothill areas result in bushfire hazard being spread across much of the municipality. It is also recognised that a number of seasonal settlements such as camping spots are located in the East Gippsland Shire, which vary in size throughout the year. Vast areas of the municipality do not contain settlements due to the topography associated with the Great Dividing Range.

#### 6.1 Coastal areas

The coastal areas of the municipality include a number of large towns such as Lakes Entrance, Lake Tyers, Mallacoota and Marlo which are popular holiday destinations. The municipality also includes the Gippsland Lakes Coastal Park, which is a popular tourist destination located in a bushfire hazard area. Several settlements along the coastline have interfaces to bushfire hazard areas. Current planning strategies propose to extend several of the major coastal settlements into bushfire hazard areas. Some coastal towns have an undeveloped supply of rural living zoned land that interfaces with bushland.”

The Lakes Entrance Area has not been recently impacted by bushfire. The subject site is at the eastern end of the current residential area and a fire run of about 3 km from the east is possible. The central business area of Lakes Entrance is not a Bushfire Prone Area and will provide a readily accessible and inherently safer area.

## 4.2 Broader Landscape types

The locality matches Broader Landscape Type One, as per Technical Guide Planning Permit Applications Bushfire Management Overlay DELWP (2017)

### 4.2.1 Broader Landscape Type 1

There is little vegetation beyond 150 metres of the site (except grasslands and low threat vegetation).

- Extreme bushfire behaviour is not possible.
- The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property.
- Immediate access is available to a place that provides shelter from bushfire.

### 4.2.2 Broader Landscape Type 2

The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.

- Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.
- Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.

The Locality is a Low to Moderate bushfire risk area. The standard bushfire requirements of Defendable Space and Construction Level should provide protection suitable to the risk and additional safety measures are not required.

Ember attack and spot fires should be anticipated prior to the main fire impacting the site.

The Bushfire Hazard Landscape Assessment plan is attached as Map 2.

## 5 Bushfire Management Statement

The permit application is for construction of a residential village. The proposed development has been assessed as Pathway Two as discussed on page 6. This bushfire management statement shows how the development responds to the bushfire hazard site assessment and applies the objectives and approved measures in Clause 53.02 – 4.1 to 4.3.

### 5.1 Approved measure AM 2.1 Landscape

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

The landscape scale risk is acceptable because:

- The development site is clear of bushfire hazards as far as practical and alternative positioning on the property did not offer significantly lower risk.
- Dwellings are to be constructed at BAL 29. Defendable space will comprise defendable space for Forest upslope managed in accordance with Table 6 to Clause 53.02. Bushfire protection measures commensurate with the risk level will be implemented on site.
- Ancillary buildings are to be constructed at BAL 12.5 and will have 48 m of defendable space located on the site.
- The defendable space is located on the site.

### 5.2 Approved measure AM 2.2 Siting

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

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

The proposed residential; village comprises multiple dwellings across part of the site. Access to and from Gold Ring Road is proposed. Internal access roads will provide emergency service vehicle access to each dwelling.

### 5.3 Approved measure AM 2.3 Design

*A building is designed to reduce the accumulation of debris and entry of embers.*

Each dwelling has been designed to minimise the accumulation of debris and entry of embers.

## 5.4 Approved measure AM 3.1

*A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:*

- *Table 2 Column A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or*
- *If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.*

*The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.*

Each dwelling will be constructed to BAL 29 and will have defendable space equal to or exceeding the requirement of Table 2 to Clause 53.02. Defendable space is shown on Map 3 – Bushfire Management Plan.

The defendable space will be managed in accordance with Table 6 to Clause 53.02-5 other than for the management of a copse of 6 mature indigenous trees on the western corner of the site. The following UAltM 3.1 has been prepared to outline the values of the trees and why the fire protection outcome is acceptable.

## 5.5 Unspecified alternative measure UAltM 3.1

*A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:*

- *Table 2 Column A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or*
- *If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.*

*The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.*

Defendable space will include the all the land on the site. This will be managed in two zones.

**Defendable Space**, outlined with solid purple line on BMP, and Additional Defendable Space to the western end of the site. The Defendable Space will be managed to the requirements of *Table 6 to Clause 53.02-5 OTHER THAN* the copse of 6 large mature indigenous trees (Trees 317, 322, 330, 339, 342 & 343 respectively) towards the western corner of the site. The closest of the 6 trees to be retained (Tree 317) is approximately 25 metres from dwelling #17 (closest dwelling to the trees). These trees are large trees as defined by the ecological vegetation class and have hollows that play an important role to indigenous fauna. This UAltM is proposes to amend the standard condition to enable these 6 trees to be retained without the 5 m canopy separation. All other defendable space conditions will apply.

Additional Defendable Space will comprise the balance of the site. The additional Defendable Space is to be managed to the following requirements. All other requirements of *Table 6 to Clause 53.02-5* will NOT apply:

- *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.*

The western corner of the site is classified as Forest or Modified and adjoins the Princes Highway (classified Low) and a large residential property 148 – 156 Princes Highway which is a well-maintained property and classified as Low. Clause 53.02-4 is the defendable space and construction objective. This clause has the objective that Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings. With the current offsite management (Princes Hwy and 148-156) and the proposed management of the site and construction at BAL 29 there is negligible risk of flame contact or radiant heat affecting dwelling 21 or other dwellings. The construction standard of BAL 29 will protect the dwellings from affect of ember attack from more distant fires.

The proposed removal of the 5m canopy separation requirement for the 6 trees will provide for the retention of these uncommon large trees with associated hollows without posing additional risk to the adjoining dwellings.

## 5.6 Approved measure AM 3.2

*A building used for accommodation (other than a dwelling or dependent person's unit), a childcare centre, an education centre, a hospital, leisure and recreation or a place of assembly is:  
Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.  
Constructed to a bushfire attack level of BAL 12.5.*

Proposed community facility buildings may fall into this category. These buildings are positioned such that these may be constructed at BAL 12.5 and have 48 metres of defendable space or to the site boundary.

## 5.7 Alternative Measure 3.3

*Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.*

Defendable space is within the site boundary other than Gold Rings Road to the east and Princes Highway to the north. It is reasonable to believe that the maintenance of Gold Rings Road and Princes Highway will continue.

## 5.8 Alternative Measure 3.4

*Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.*

Not applicable

## 5.9 Alternative Measure 3.5

*A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:*

*The lot has access to urban, township or other areas where:*

*Protection can be provided from the impact of extreme bushfire behaviour.*

*Fuel is managed in a minimum fuel condition.*

*There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat.*

*Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.*

*The dwelling is constructed to a bushfire attack level of BAL FZ.*

*This alternative measure only applies where the requirements of AM 3.1 cannot be met.*

Not Applicable

## 5.10 Alternative Measure 3.6

*A building used for accommodation (other than a dwelling or dependent person's unit), childcare centre, education centre, hospital, leisure and recreation or place of assembly may provide defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that:*

*An integrated approach to risk management has been adopted that considers:*

*The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.*

*The intended frequency and nature of occupation.*

*The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.*

*Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.*

Not applicable



## 5.11 Approved measure AM 4.1

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

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

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

Each dwelling will have a static water storage with a minimum of 2,500-litres capacity dedicated for fire protection. The water storage to each dwelling may include water stored for other purposes providing the required amount is only available for fire fighting purposes. In addition to the static water storage at each dwelling, three other static water storages each with a minimum of 10,000 litre capacity dedicated to fire protection will be provided on the site. The storage will be fitted with standard CFA coupling and the outlet will be within 4 metres of the access. The water storage may include water stored for other purposes providing a minimum of 30,000 litres across the three 10,000 litre and accessible storages is only available for fire fighting purposes generally consistent with AM 4.1 below.

Each dwelling will be provided with access as specified in Table 5 to clause 53.02-5. The southern access road will provide access for fire protection and management between the Residential Village and the Forest on the adjoining reserve to the south generally consistent with Approved Measure 5.3 that would apply for a residential subdivision of greater than 10 lots. AM 5.3 states “*An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.*”

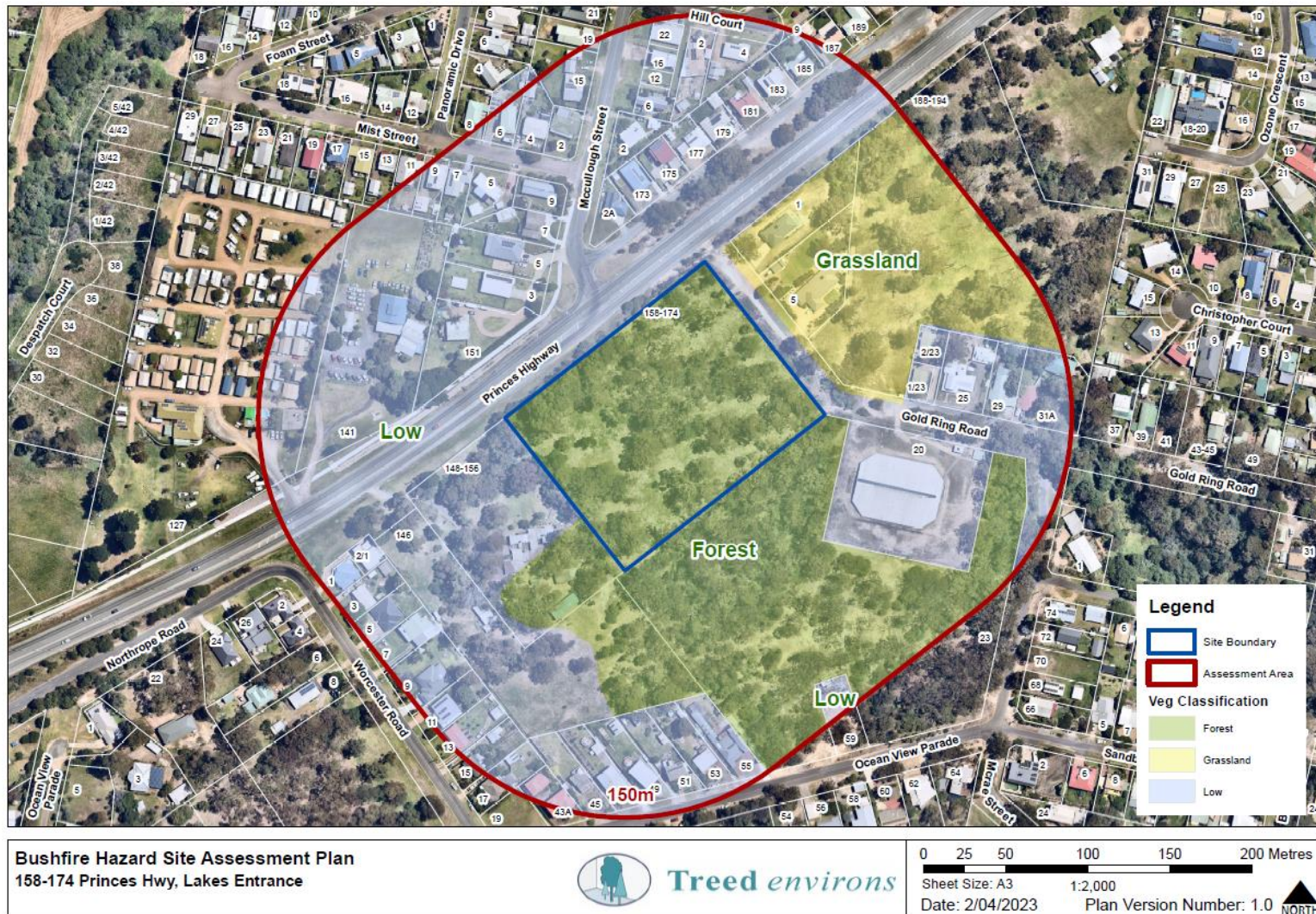
## 5.12 Approved measure AM 4.2

*A building used for accommodation (other than a dwelling or dependent person's unit), childcare centre, education centre, hospital, leisure and recreation or place of assembly is provided with:*

- *A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres.*
- *Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.*
- *An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.*
- *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.*

Refer to AM 4.1 above.

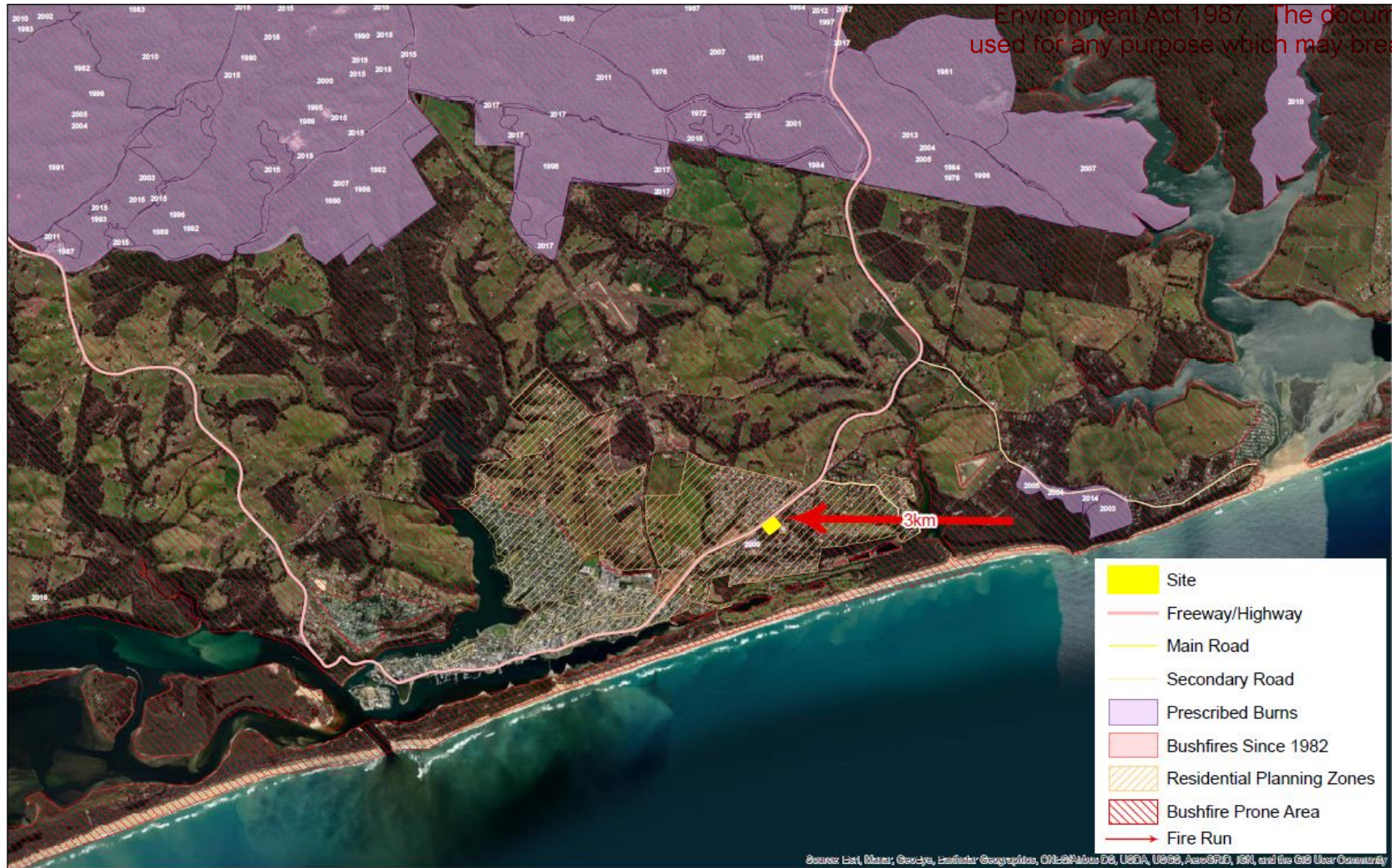
# 6 Site Plans



**Map 1: Bushfire Hazard Site Assessment Plan with aerial photograph**

Blue Line is Site boundary, Red line is 150 m assessment area  
Green toned is Forest or modified Forest. Yellow toned is Grassland. Grey toned is Low.

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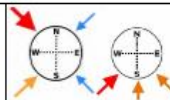


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNL/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Bushfire Hazard Landscape Assessment Plan**  
158-174 Princes Hwy, Lakes Entrance



Treed *environs*



0 0.75 1.5 3 Km

Sheet Size: A3 1:40,000

Date: 15/04/2023 Plan Version Number: 1

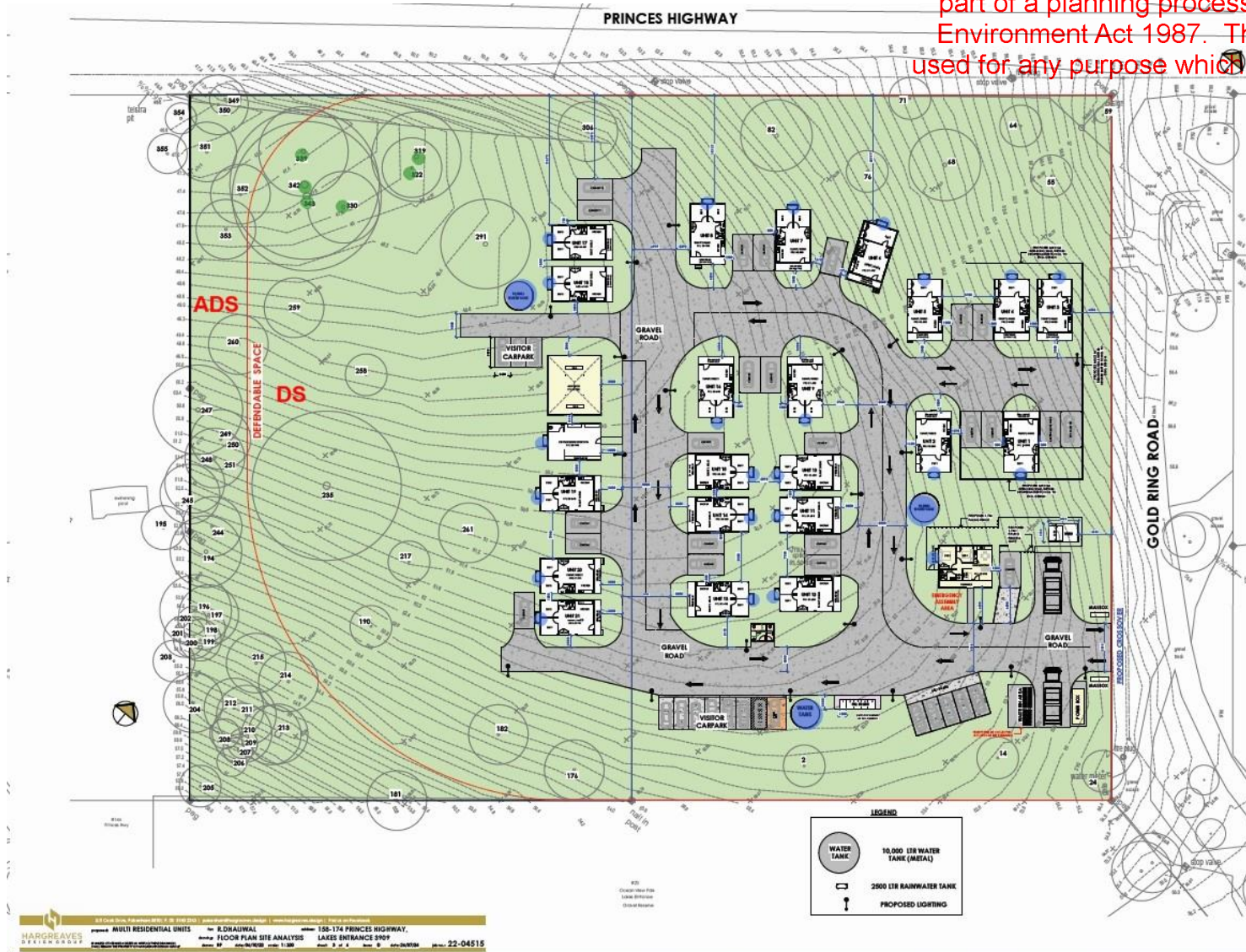


**Map 2: Bushfire Hazard Landscape Assessment Plan**

Red hatched is Bushfire Prone Areas. Yellow hatched is Residential Zoned areas.

The area from about 1.5 km west of the site is outside the Bushfire Prone Areas

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### Map 3: Bushfire Management Plan

- Green dots 6 mature trees to be retained
- Blue dots min 10,000 litre water storage with CFA coupling
- Blue rectangles min 2,500 litre water storage with resident tap
- Grey toned access to CFA requirement

## Schedule to Bushfire Management Plan

### Construction standard

*Each dwelling must be constructed to a minimum Bushfire Attack Level of 29 (BAL-29). Other buildings must be constructed to a minimum bushfire attack level of 12.5 (BAL 12.5)*

### Defendable space to site boundary

*The defendable space, comprising the whole of the land on the site must be managed in accordance with the following requirements:*

- *Grass must be short cropped and maintained during the declared fire danger period.*
- *All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.*

*The defendable space within the purple boundary (site boundary of 48 metres from ancillary buildings) is to be managed in accordance with the following requirements in addition to the general requirements above.*

- *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 other than the 6 mature trees (numbered 317, 322, 330, 339, 342 & 343), on the western corner of the site. These trees are to be retained without providing canopy separation. Shrub and ground layer vegetation management will apply.*
- *There must be a clearance of at least 2 metres between the lowest tree branches and ground level.*

### Water storage

*Provide 2,500 litres of water to each dwelling and provide three 10,000 litres effective water supply for fire fighting purposes which meets the following requirements:*

- *Be stored in an above ground water tank constructed of concrete or metal.*
- *Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal Including a separate outlet for occupant use.*
- *Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.*
- *Be located within 60 metres of the outer edge of the approved building.*
- *The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.*
- *Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).*
- *Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)*

### Access (Grey toned)

*Access to each dwelling and the three 10,000 litre water supply outlet must meet the following requirements:*

- *Curves must have a minimum inner radius of 10m.*
- *The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.*
- *Have a minimum trafficable width of 3.5m of all weather construction, Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.*
- *Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.*
- *Incorporate a turning area for fire fighting vehicles close to the building by one of the following:*
- *A turning circle with a minimum radius of eight metres OR A driveway encircling the dwelling OR The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle incorporate passing bays at least every 200m which must be at least 20m long and have a minimum trafficable width of 6m*

## 7 References

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DELWP (2020) Clause 53.02 Bushfire Planning. Viewed online [http://planningschemes.dpcd.vic.gov.au/schemes/vpps/53\\_02.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/vpps/53_02.pdf)

DELWP (2023) Planning property report. Viewed online <http://services.land.vic.gov.au/maps/pmo.jsp>

Standards Australia (2009) AS 3959-2009 Construction of buildings in bushfire-prone areas, Standards Australia, North Sydney, New South Wales.

CFA Country Fire Authority

DELWP Former Department of Environment Land Water and Planning

DPCD Former Department of Planning and Community Development

## 8 Photographic record



Adjoining reservoir



Access along boundary of reserve



Access to SE corner of site and access along boundary of reserve



Site



Site



Site



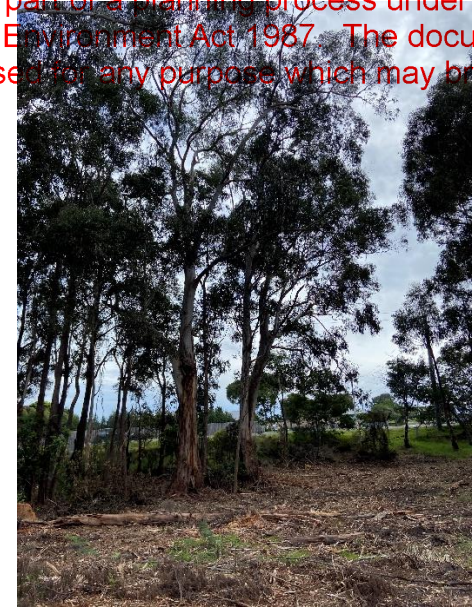
Gold Rings Road and Princes Hwy



Princes Hwy



Communications tower on adjoining reserve



Mature trees NW corner of site



Mature trees NW corner of site



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# 158 - 174 Princes Highway, Lakes Entrance

## Car Parking Impact Assessment Report

Client: R. DHALIWAL

Prepared by

**Evan Boloutis**  
**EB Traffic Solutions Pty Ltd**  
B.Eng (Civil), MEng Sc (Traffic), MBA

**Email: [evan@ebtraffic.com.au](mailto:evan@ebtraffic.com.au)**  
**Web: [www.ebtraffic.com.au](http://www.ebtraffic.com.au)**  
**Mobile: 0408 395 729**

9 May 2024  
Rev B

## 1. INTRODUCTION

### 1.1 Purpose of this report

This report sets out an assessment of the parking implications of the proposed development, with specific consideration of the following:

- the existing conditions and a description of the proposal;
- an assessment of the development's car and bicycle parking requirements;
- adequacy of the on-site car parking supply to accommodate the statutory car parking requirements of the East Gippsland Shire Planning Scheme;
- adequacy of the on-site car park layout; and
- an assessment of the impact of the proposed development.

### 1.2 Referenced documents

This report has been based upon a number of sources. These include:

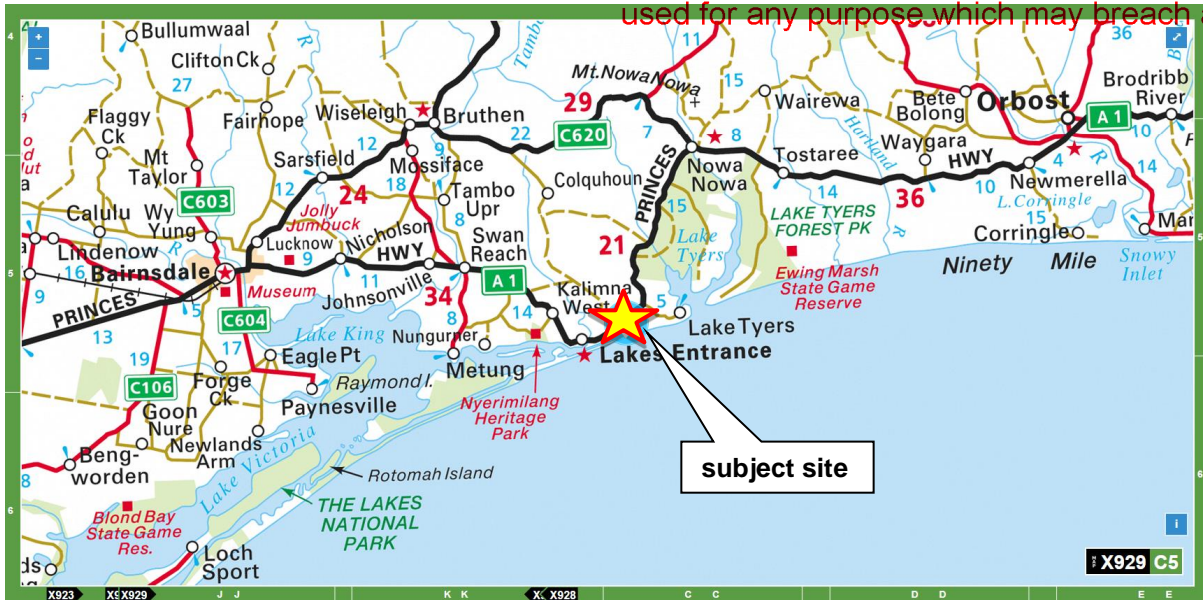
- Site observations and discussions with the applicant;
- Melways maps, Nearmap online and Google maps;
- AutoTURN computer software for the swept path analysis;
- RTA Guide for Traffic Generating Developments (Vers 2.2, 2002);
- Australian Standards AS 2890.1:2004, AS 2890.6:2009 and AS 2890.2:2018;
- Traffic count surveys were undertaken by Trans Traffic Surveys between Wednesday 7 February 2024 and Wednesday 14 February 2024 (inclusive);
- East Gippsland Planning Scheme and Public Transport Victoria and Bike Paths web site; and
- Layout plans by Hargreaves Design Group, Job. 22-04515, Sheets 1-6, Issue C, dated 12 April 2024.

## 2. EXISTING CONDITIONS

### 2.1 Location and Land use

The subject site is located on the south side of Princes Highway, and on the west side Gold Rings Road.

The location of the subject site is shown in **Figure 2.1**.



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**Figure 2.1: Location of the subject site**

The site is currently vacant and features light to medium density vegetation. The surrounding area is typically comprised of residential dwellings and situated in a neighbourhood area.

The nature of the site and surrounding area is shown in **Figure 2.2**.



Source: nearmap (imagery taken 8<sup>th</sup> January 2023)

**Figure 2.2: Nature of the subject site and surrounds**

## 2.2 Road Network

Princes Highway contains an undivided cross section with one lane inbound to Lakes Entrance, and two lanes outbound. The road also comprises of a cycling lane in each direction. The default speed limit is 90 km/hr in this portion of the road, however, reduces to 60 km/hr upon approaching the section of road abutting Golf Links Road.

Photos showing the cross section of Princes Highway looking to the north and south are shown in **Figures 2.3** and **2.4**, respectively.



Source: google maps

**Figure 2.3: Princes Highway looking north**



Source: google maps

**Figure 2.4: Princes Highway looking south**

Further, field measurements have recorded the width of Gold Ring Road/Ocean View Parade between the site and Sandbar drive.

The field measurements indicated the widths of the roadway varied between 3.5 m and 4.4 m, as shown in **Figure 2.5**.

Ocean View Parade, west of Sandbar Drive has a carriageway width of 8.2 m and can accommodate two-way traffic flows.



Source: google maps

**Figure 2.5: Road widths along Gold Ring Road/Ocean View Parade**

2.3 Traffic Volumes

To establish the existing traffic volumes along Gold Roing Road/Ocean View Parade, traffic count surveys were undertaken by Trans Traffic Surveys between Wednesday 7 February 2024 and Wednesday 14 February 2024 (inclusive). The traffic surveys specifically recorded the traffic volumes on Ocean View Parade immediately north of Sandbar Drive.

The results of the surveys, which are summarised in **Attachment A**, indicate that:

- during the weekday survey period, there was an average of 93 vehicles per day with 48 vehicles travelling north bound and 45 vehicles travelling south bound;
- during the 7 day survey period (weekdays and weekend), there was an average of 98 vehicles per day with 48 vehicles travelling north bound and 50 vehicles travelling south bound; and
- During the weekday period, there was a peak hourly traffic flow of 17 vehicles per hour recorded between 8-9 am, 14 vehicles per hour during a midday period between 1 pm - 2 pm and 10 vehicles per hour recorded during the later afternoon peak hour (varying between 2 pm and 6 pm).

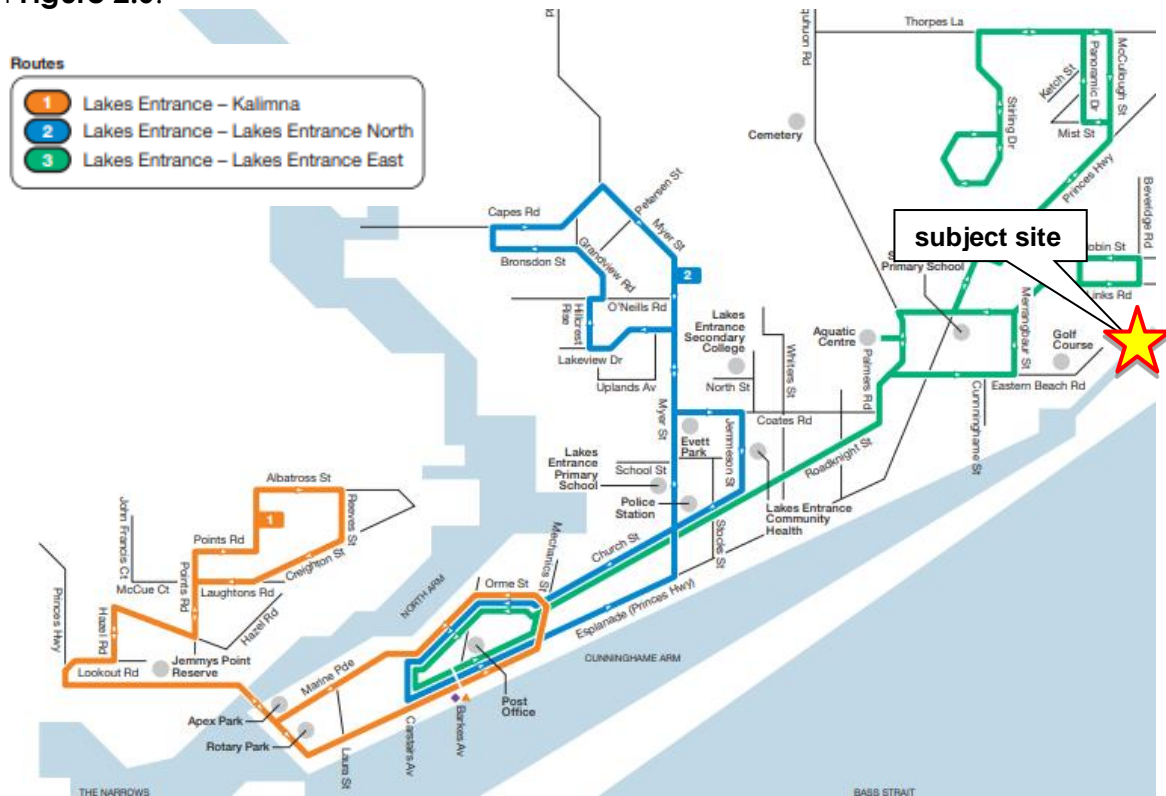
2.4 Sustainable Transport

2.4.1 Public Transport

The subject site is well serviced by public transport services with a bus route operating in close proximity to the site.

Bus service 3 operates between Lakes Entrance and Lakes Entrance East between hours 10 am and 5.28 pm on weekdays respectively.

The public transport modes operating in close proximity to the subject site are shown in **Figure 2.6**.



Source: PTV Melbourne

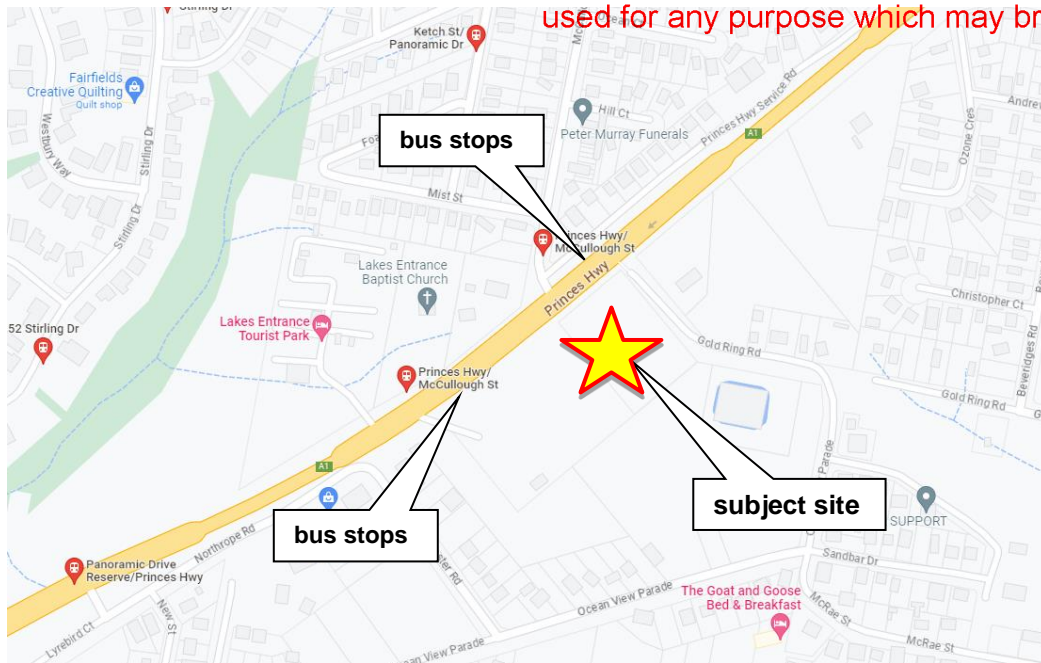
**Figure 2.6: Lakes Entrance Public Transport map**

An assessment of the timetables of the bus service indicate that the service operates during the weekday time periods.

Bus stops are located along Princes Highway in close proximity to the site as shown in **Figure 2.7**.

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Broadlogic Solutions



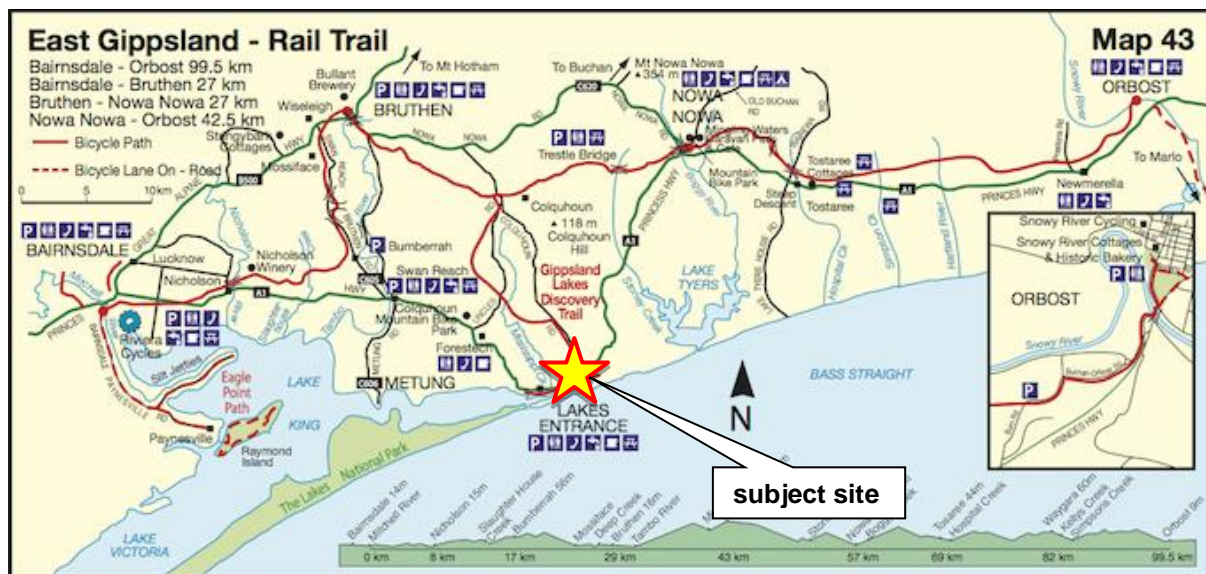
Source: google maps

Figure 2.7: Location of nearby bus stops

### 2.3.2 Bicycle Paths and Infrastructure

The East Gippsland Shire municipality is well serviced by an extensive network of on- and off-road bicycle network linking the municipality with the surrounding municipalities.

The bicycle network within and adjacent to the site is shown in an extract from the bikepaths web site in **Figure 2.8**.



Source: Extract from bikepaths.com.au

Figure 2.8: Bicycle routes in the vicinity of the subject site

### 3. THE PROPOSAL

It is proposed to construct a 22-unit residential accommodation complex, comprising of the following breakdown of dwelling types:

- 6 x one-bedroom dwellings;
- 15 x two bedroom dwellings; and
- caretaker's residence/reception.

In addition, it is proposed to provide communal areas, an alfresco, laundry, and visitor carparking.

Access to the site is to be facilitated via a double crossover to Gold Ring Road along the site's eastern boundary.

A total of 22 spaces are provided for the 22 dwellings, that is one space per unit and managers residence and 16 spaces for visitors, inclusive of a disabled bay.

Visitors are required to park in dedicated visitor parking bays within the site and are conveniently distributed throughout the site.

The layout of the site proposes to concentrate the accommodation in a central part of the site and boasts large open space areas around the periphery of the site.

Further, the applicant has advised that the development will comprise of conventional dwellings and not be geared to tourist accommodation.

The layout plan of the development site is shown in **Attachment B**.

### 4. CAR PARKING

#### 4.1 Statutory Car Parking Requirements

The statutory requirements for car parking are set out in Clause 52.06 of the East Gippsland Planning Scheme, with parking rates stipulated in the table to Clause 52.06-5.

Therefore, for the proposed dwellings, the Column A rates for the proposed residential development are summarised as:

- *One space to each one or two bedroom dwelling, plus*
- *Two spaces to each three bedroom dwelling; plus*
- *One space for visitors to every 5 dwellings for developments of five or more dwellings.*

The proposal will consist of the following building types and their corresponding sizes;

- 7 x one-bedroom dwellings;
- 15 x two bedroom dwellings; and
- 1 two-bedroom caretaker's residence.



An assessment of the statutory parking requirements for the proposal indicates a total statutory car parking requirement of 26 spaces (22 occupier spaces and 4 visitor spaces).

The provision of 38 on-site spaces (22 occupier spaces and 16 visitor spaces, inclusive of a disabled bay) exceeds the development's statutory parking requirement of 26 spaces.

## 4.2 Statutory Bicycle Parking Requirements

Clause 52.34 of the East Gippsland Planning Scheme seeks to encourage cycling as a mode of transport with the provision of secure, accessible and convenient bicycle parking spaces.

The statutory bicycle parking requirements are set out in Clause 52.34 of the East Gippsland Planning Scheme.

Given that the residential dwellings are less than four storeys in height, there are no bicycle parking requirements associated with the proposed dwellings.

## 4.3 Car Park Layout

### 4.3.1 Dimensions of car accommodation

Spaces for the dwelling occupiers are provided within single car ports with a width of 3.5 m and a length of 6 m.

The visitor spaces comprise of a car port provided at a width of 3.5 m and length of 6 m and conventional spaces provided at a width of 2.6 m and a length varying between 5 m and 5.4 m.

The adjacent aisles correspondingly vary between 4 m and 9 m in the central areas, with access via Gold Rings Road respectively via a double width crossover.

To comply with the East Gippsland Planning Scheme, it is recommended that the accessway abutting the west side of the alfresco /BBQ area be increased to a width of 6.4 m.

The dimensions of the car parking bays satisfy the requirements of Clause 52.06-9 (design standard 2) of the East Gippsland Planning Scheme.

A disabled bay be provided at a width of 3.2 m with the adjacent shared/manoeuvring space provided at a width of 2.6 m and a length of 5.4 m.

To comply with Clause 52.06-9 (design standard 2) of the East Gippsland Planning Scheme and Clause 2.4 of the Australian Standard, AS 2890.6 (2009), it is recommended that a bollard is located centrally within the shared space at an offset distance of 800 m from the edge of the accessway.

#### 4.3.1 Width of access

Clause 52.06-9 of the East Gippsland Planning Scheme (design standard 1) states that:

*"Accessways must provide a passing area at the entrance at least 6.1 m metres wide and 7 metres long if the accessway serves ten or more car parking spaces (not applies here) and is either more than 50 metres long (applies here) or to a road in a Road Zone (not applies here)."*

On the basis of the above, a passing area is required to be provided at the entrance to the car park.

Reference to the layout plans indicate that a width of 8 m has been provided at the car park access which allows for convenient B85 / B99 passing at junctions, which accords with AS 2890.1:2004.

Further the internal roadways vary in width between 6.1 m and 8 m for the circulating roadways which satisfy the requirements of Clause 52.06-9 of the East Gippsland Planning Scheme.

#### 4.3.2 Access to/from car accommodation spaces

The ability for a motorist to safely access the on-site spaces was assessed with the use of the AutoTURN computer software for a B85 vehicle.

The analysis indicates that occupiers are able to safely access the parking spaces and then exit from the car spaces into the adjacent accessway to then exit from the car park in a forward manner.

Further, an assessment was undertaken to examine the ability for opposing motorists to safely pass each other at the entrance to the car parking area. The assessment indicates that two motorists can safely pass each other at the entrance to the car parking area.

#### 4.3.3 Gradients along accessway

The gradients along the accessways comply with Clause 52.06-9 (design standard 3) of the East Gippsland Shire Planning Scheme and Australian Standards AS 2890.1:2004 and AS 2890.2:2018.

#### 4.3.4 Height clearance

To accord with the requirements of Clause 52.06-9 (design standard 1) of the East Gippsland Planning Scheme, the height clearance within the car port structures is required to be a minimum of 2.1 m.

#### 4.3.5 Sight lines for exiting motorists

Clause 52.06-9 (design standard 1) of the East Gippsland Planning Scheme specifies that the development is required to:

*"Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height."*

To maintain clear available sight lines between an exiting motorist and pedestrians walking along the adjacent footpath, it is recommended that no obstructions greater than 900 mm in height be placed within the sight line triangles on either side of the accessway along the title boundary.

## 5. OTHER

### 5.1 Accessibility for commercial vehicles

An assessment was undertaken to examine the ability for refuse and emergency vehicles to enter the site in a forward manner, circulate around the proposed accessways to then exit from the development site in a forward manner.

### 5.2 Refuse Truck

It is understood that Council's refuse truck will service the refuse bins within the development site and that council's refuse truck has a length of 8.8 m which has been adopted as a basis for the assessment.

An assessment was undertaken to examine the ability for an 8.8 m Refuse Truck to be able to enter the proposed development, manoeuvre on site, to then exit from the site in a forward manner.

The ability for a refuse truck to safely enter and exit the site was assessed with the use of the AutoTURN computer software for an 8.8 m MRV refuse truck, as shown in **Attachment C**.

The analysis indicates that an 8.8 m MRV Refuse Truck to be able to safely enter the proposed development, manoeuvre on site, to then exit from the site in a forward manner to Gold Ring Road.

### 5.3 Ambulance

An assessment was undertaken to examine the ability for a 6.9 m Ambulance to be able to enter the proposed development, manoeuvre on site, to then exit from the site in a forward manner.

The ability for an ambulance to safely enter and exit the site was assessed with the use of the AutoTURN computer software, as shown in **Attachment C**.

The analysis indicates that a 6.9 m long ambulance is able to enter the proposed development, manoeuvre on site, to then exit from the site in a forward manner to Gold Ring Road.

#### 5.4 Fire Truck

Reference to the CFA's, Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones (2006) indicates that a fire truck up to 7.7 m long would typically be used in residential areas.

Notwithstanding the above, information provided by the applicant indicates that the assessment is required to be undertaken on the basis of a fire appliance within a length of approximately 8.5 m.

On this basis, an assessment was undertaken to examine the ability for an 8.5 m long fire truck to be able to enter the proposed development, manoeuvre on site, to then exit from the site in a forward manner.

The ability for a fire truck to safely enter and exit the site was assessed with the use of the AutoTURN computer software, as shown in **Attachment C**.

The analysis indicates that an 8.5 m long fire truck can enter the proposed development, manoeuvre on site, to then exit from the site in a forward manner to Gold Ring Road.

## 6. TRAFFIC IMPACT

The impact of the proposed development can be assessed having regard to the anticipated number of vehicle movements likely to be generated at the development access during the commuter peak periods.

The proposed development is conservatively expected to generate an average of 4 vehicle trips per dwelling per day (and up to 0.4 vehicle trips per dwelling during the weekday peak hours) for a one bedroom dwelling and an average of 5 vehicle trips per dwelling per day (and up to 0.5 vehicle trips per dwelling during the weekday peak hours) for a one bedroom dwelling, as set out in the RTA Guide for Traffic Generating Developments (Vers 2.2, 2002).

On this basis, it is anticipated that the residential development will generate the around 10 vehicle movements during the am and pm peak hours.

The directional distribution of these movements is based upon surveys undertaken by consultants which indicate that during the am peak hour, 80 % of traffic will exit the site and 20 % will enter and during the pm peak hour, 30 % of traffic will exit the site and 70 % will enter.

The total vehicle movements anticipated to be generated by the proposed development is summarised as:

	IN	OUT
<b>AM PEAK</b>	2	8
<b>PM PEAK</b>	7	3

Reference to the Australian Standard, AS 2890.1:2004, Clause 3.2.2, can be used to assess the suitability of Gold Ring Road/Ocean View Parade to safely accommodate two-way movements generated to and from the proposed development.

The clause specifically states that:

*“As a guide, 30 or more movements in a peak hour (in and out combined, would usually require provision for two vehicles to pass on the driveway, i.e a minimum width of 5.5 m. On long driveways passing opportunities should be provided at least every 30 m.”*

Superimposing the additional traffic anticipated to be generated by the proposed development (10 vehicle movements per hour) upon the peak hour weekday traffic flows (17 vehicles per hour) indicates that the existing carriageway can accommodate the total traffic flows without the need for passing bays.

The level of traffic anticipated to be generated at the car park access is considered minimal which will not represent any adverse impact on the surrounding road network.

## 7. CONCLUSIONS AND RECOMMENDATIONS

Having regard to the above, it is considered that:

- An assessment of the statutory parking requirements for the proposed development indicates a statutory car parking requirement of 26 spaces (22 occupier spaces and 4 visitor spaces);
- The provision of 38 on-site spaces (22 occupier spaces and 16 visitor spaces, inclusive of a disabled bay) exceeds the development's statutory parking requirement of 26 spaces; and
- The proposed development is anticipated to generate a minimal number of vehicle movements which will not represent any adverse impact on the surrounding road network.

Further it is recommended that:

- the accessway abutting the west side of the alfresco /BBQ area be increased to a width of 6.4 m;
- a bollard is located centrally within the shared space at an offset distance of 800 m from the edge of the accessway; and
- the height clearance within the car port structures is required to be a minimum of 2.1 m.

Evan Boloutis  
**Director**  
**EB Traffic Solutions Pty Ltd**

B.Eng (Civil), MEng Sc (Traffic), MBA

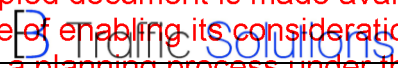
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**ATTACHMENT A**

**RESULTS OF TRAFFIC VOLUME SURVEYS**

<b>AUTOMATIC COUNT SUMMARY</b>				
<b>Street Name :</b>	Ocean View Pde	<b>Location :</b>	North of Sandbar Dr	
<b>Suburb :</b>	Lake Entrance	<b>Start Date :</b>	00:00 Wed 07/February/2024	
<b>Machine ID:</b>	ME65AZR9	<b>Finish Date :</b>	00:00 Wed 14/February/2024	
<b>Site ID:</b>	18385	<b>Speed Zone :</b>	50 km/h	
<b>Prepared By :</b>	Vo Son Binh	<b>Email:</b>	<a href="mailto:binh@trafficsurvey.com.au">binh@trafficsurvey.com.au</a>	
GPS information		<b>Direction of Travel</b>		
Lat 37° 52' 0.84 South		<b>Both directions</b>	<b>Northbound</b>	<b>Southbound</b>
Long 148° 1' 29.45 East				
<b>Traffic Volume : (Vehicles/Day)</b>	Weekdays Average	93	48	45
	7 Day Average	98	48	50
<b>Weekday</b>	AM 08:00	11	4	7
<b>Peak hour starts</b>	PM 12:00	7	4	3
<b>Speeds : (Km/Hr)</b>	85th Percentile	29.4	31.7	28.1
	Average	27.4	29.4	26.1
<b>Classification % :</b>	Light Vehicles up to 5.5m	95.9%	96.0%	95.8%

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Site Ocean View Pde

Direction Both directions

[Back to Site Summary Page](#)

Day Date	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	7 days		Weekday		Weekend	
	12/02/2024	13/02/2024	7/02/2024	8/02/2024	9/02/2024	10/02/2024	11/02/2024	Total	Average	Total	Average	Total	Average
AM Peak	08:00	11:00	11:00	08:00	08:00	10:00	01:00	N/A	08:00	N/A	08:00	N/A	10:00
PM Peak	18:00	16:00	12:00	17:00	13:00	17:00	12:00	N/A	17:00	N/A	12:00	N/A	17:00
00:00	0	0	0	0	2	0	5	7	1	2	0	5	3
01:00	0	0	0	0	0	0	7	7	1	0	0	7	4
02:00	0	0	0	0	0	0	2	2	0	0	0	2	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	1	1	2	1	2	0	0	7	1	7	1	0	0
06:00	5	1	6	1	1	0	0	14	2	14	3	0	0
07:00	4	6	5	2	3	2	3	25	4	20	4	5	3
08:00	17	7	11	11	10	5	4	65	9	56	11	9	5
09:00	9	6	6	2	5	1	5	34	5	28	6	6	3
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21:00	3	0	3	1	1	10	2	20	3	8	2	12	6
22:00	3	4	0	0	2	2	0	11	2	9	2	2	1
23:00	0	1	0	0	0	3	0	4	1	1	0	3	2
<b>Total</b>	<b>106</b>	<b>88</b>	<b>117</b>	<b>75</b>	<b>97</b>	<b>114</b>	<b>93</b>	<b>690</b>	<b>100</b>	<b>483</b>	<b>97</b>	<b>207</b>	<b>110</b>
<b>% Heavy</b>	<b>10.38%</b>	<b>2.27%</b>	<b>5.13%</b>	<b>5.33%</b>	<b>2.06%</b>	<b>0.00%</b>	<b>2.15%</b>	<b>3.91%</b>		<b>5.18%</b>		<b>0.97%</b>	



ADVERTISED

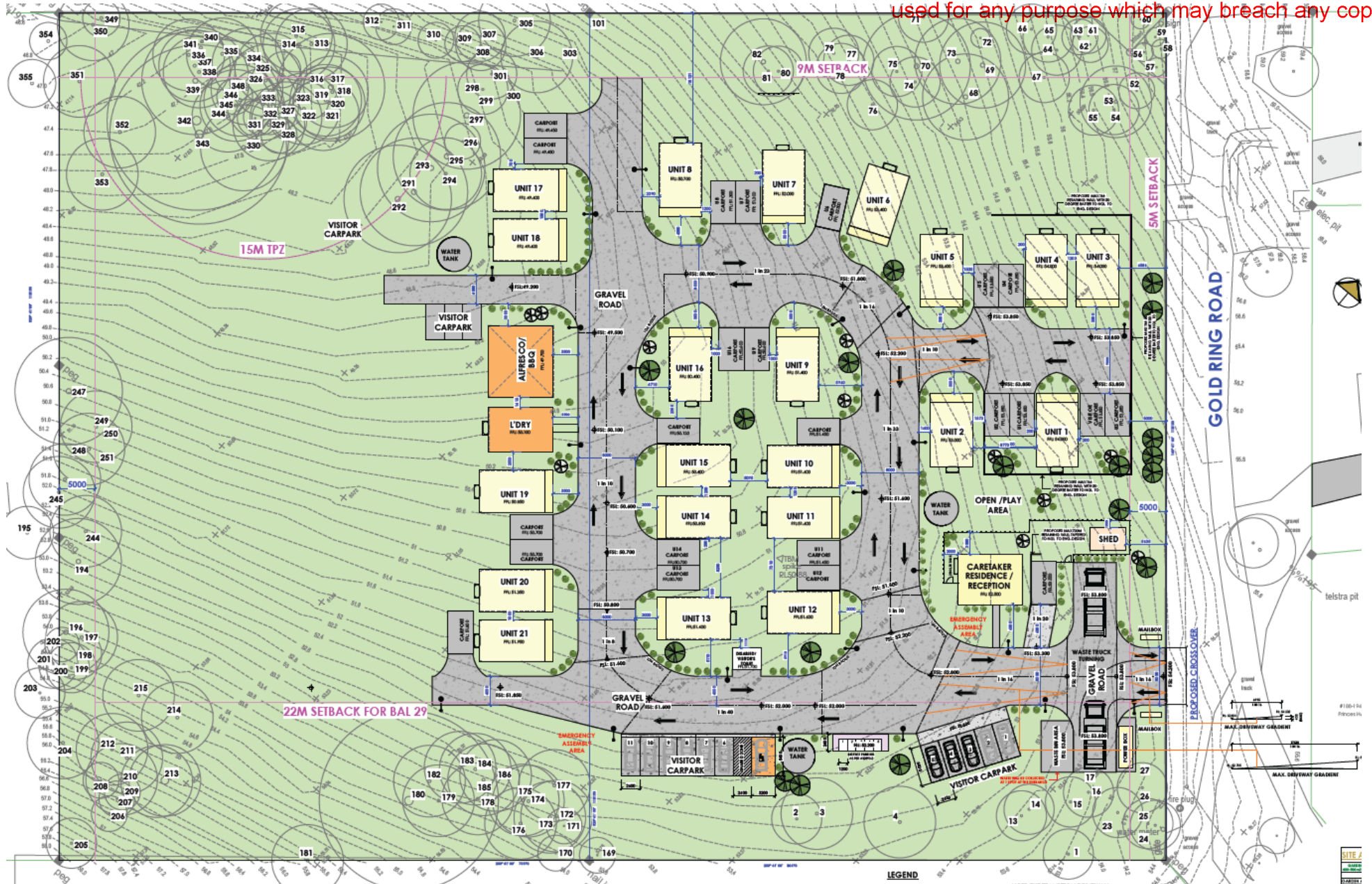
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**ATTACHMENT B**

**DEVELOPMENT LAYOUT PLAN**

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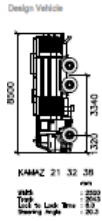
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**ATTACHMENT C**

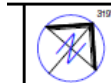
**SWEPT PATH ANALYSIS (COMMERCIAL VEHICLES)**

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KAMAZ 21 32 28  
max  
Trig to Lck. Wht  
Maxing height




108 - 174 Princes Highway, Lakes Entrance  
Scale 1:200 @ A1  
Sweep Path Analysis  
Site prepared by EB Traffic Solutions Pty Ltd  
Date: 21/04/2024  
Sheet 01




A1.01  
21/04/2024

B Traffic Solutions  
Design Vehicle



8830

420	3800
8-AUTO	mm
Wt	1100
Wt to Lnd Trn	100
Decking Hgt	1.15



158 - T14 Princes Highway, Lakes Entrance  
Scale: 1:200 @ A1  
Sweep Path Analysis  
Plan prepared by EB Traffic Solutions Pty Ltd  
Date: 21/04/2024  
Sheet 02



A1.02  
21/04/2024

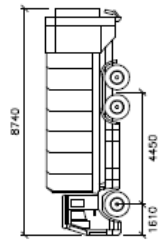
A3.03

21/04/2024

gravel track

fire plug

EB Traffic Solutions  
Design Vehicle



REFUSE 3AXLE mm  
Width : 2500  
Track : 2500  
Lock to Lock Time : 6.0

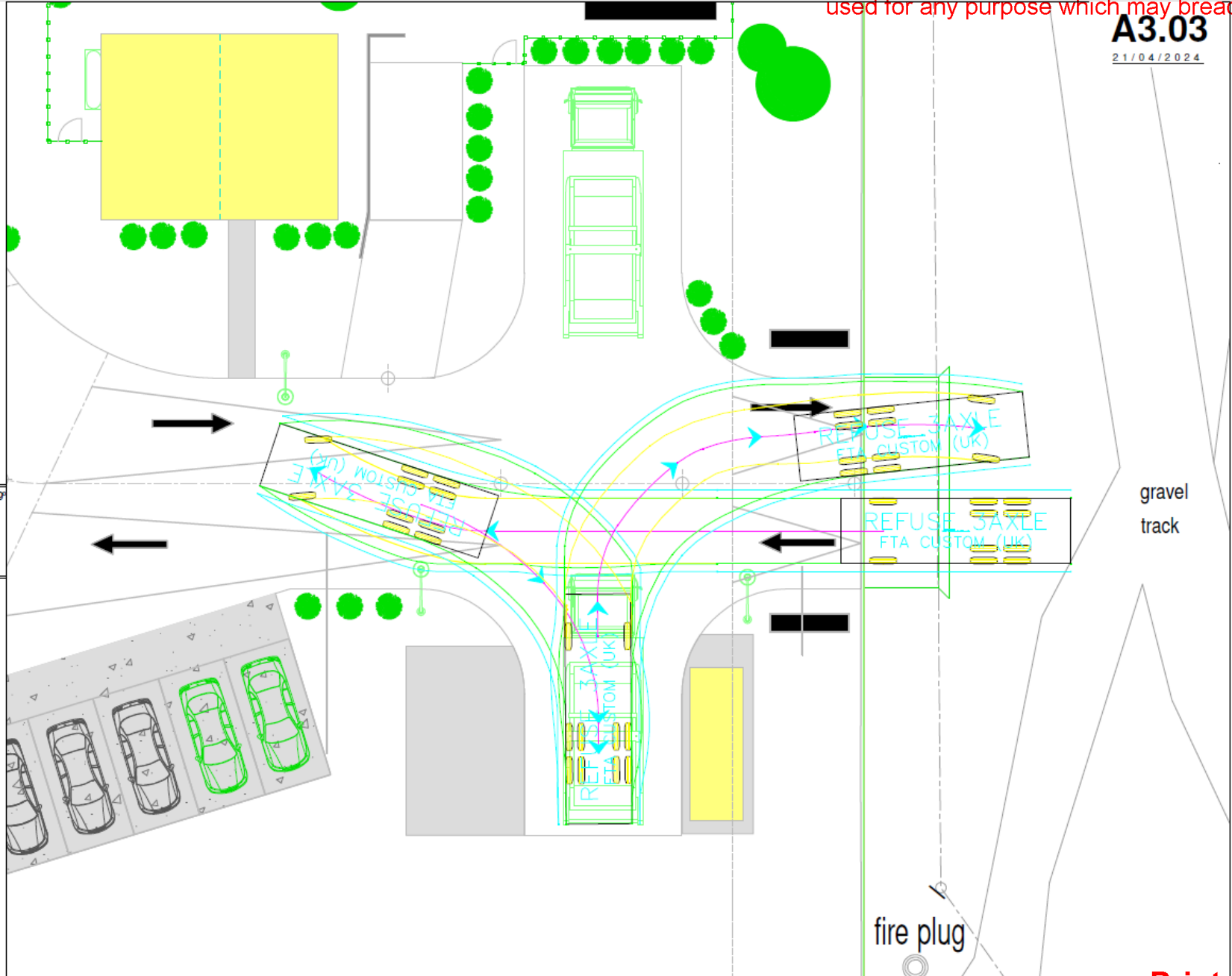


158 - 174 Princes Highway, Lakes Entrance

Scale 1:125 @ A3

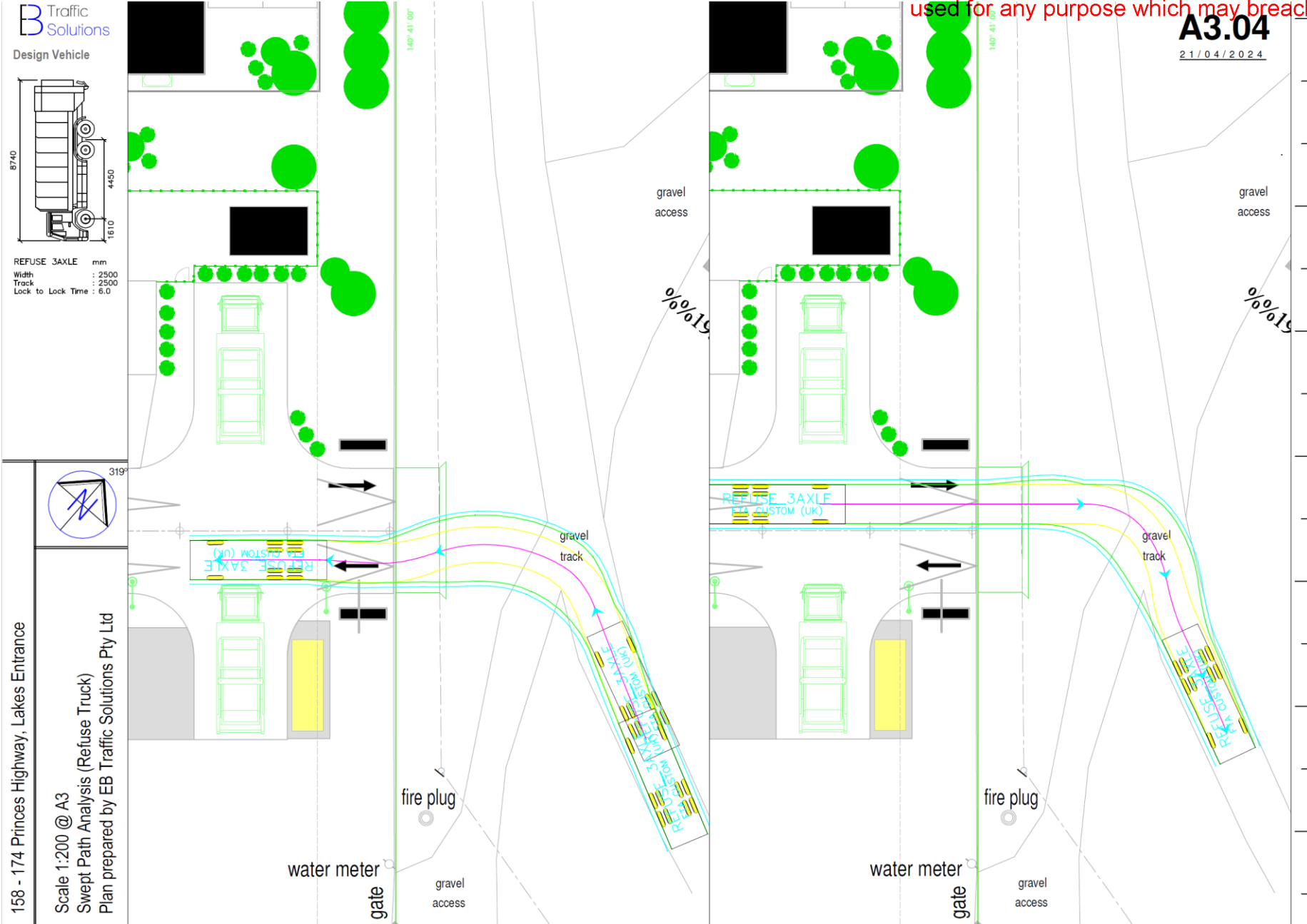
Swept Path Analysis (Refuse Truck)

Plan prepared by EB Traffic Solutions Pty Ltd



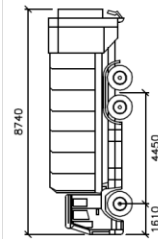
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21/04/2024

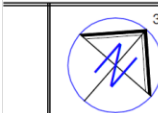


B Traffic Solutions

Design Vehicle



REFUSE\_3AXLE mm  
 Width : 2500  
 Track : 2500  
 Lock to Lock Time : 6.0



158 - 174 Princes Highway, Lakes Entrance

Scale 1:200 @ A3

Swept Path Analysis (Refuse Truck)  
Plan prepared by EB Traffic Solutions Pty Ltd