

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	78 Rivermouth Road EAGLE POINT 3878 Lot: 1 LP: 41886
The application is for a permit to:	Development of replacement dwelling
The applicant for the permit is:	R B Thomas & A L McGoldrick
The application reference number is:	5.2024.329.1

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

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

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

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



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

Page 1 of 1

VOLUME 08187 FOLIO 503

Security no : 124118194095L
Produced 12/09/2024 11:36 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 041886.
PARENT TITLE Volume 03104 Folio 639
Created by instrument A527119 13/05/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RODNEY BERTRAM THOMAS
AU634986R 29/07/2021

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP041886 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY028363B	CONVERT AN ECT TO A PCT	Completed	23/05/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 78 RIVERMOUTH ROAD EAGLE POINT VIC 3878

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP041886
Number of Pages (excluding this cover sheet)	2
Document Assembled	12/09/2024 11:36

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LP 41886

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PLAN OF SUBDIVISION
OF CROWN ALLOTMENT 2 SECTION B

LP 41886
EDITION 2
PLAN MAY BE LODGED
12-2-58

AT EAGLE POINT

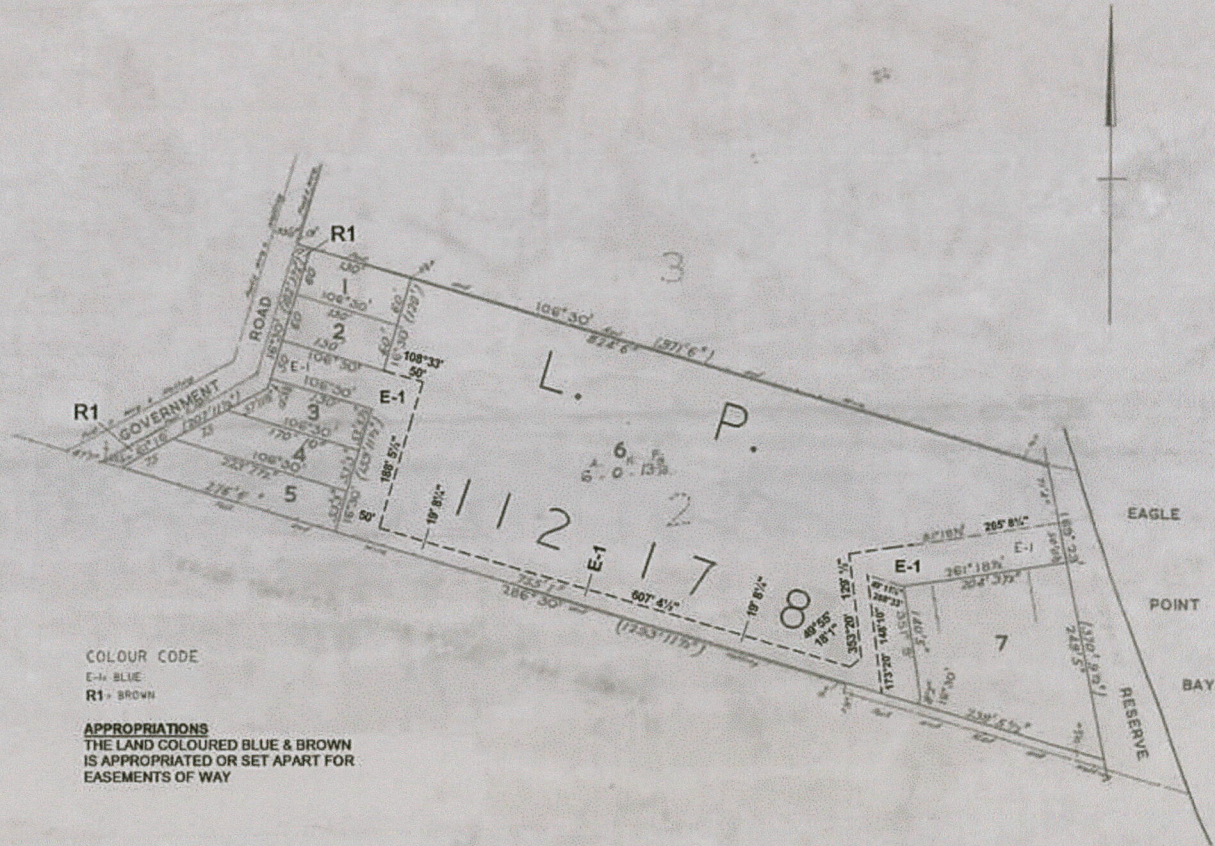
PARISH OF BAIRNSDALE

COUNTY OF TANJIL

DEPTH LIMITATION: 50 FEET

VOL. 3104 FOL. 639

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES



COLOUR CODE
E-1 BLUE
R1 BROWN

APPROPRIATIONS
THE LAND COLOURED BLUE & BROWN
IS APPROPRIATED OR SET APART FOR
EASEMENTS OF WAY

41886

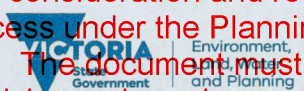
41886

LP 41886

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

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80

LP 41886



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 12 September 2024 11:37 AM

PROPERTY DETAILS

Address: **78 RIVERMOUTH ROAD EAGLE POINT 3878**

Lot and Plan Number: **Lot 1 LP41886**

Standard Parcel Identifier (SPI): **1\LP41886**

Local Government Area (Council): **EAST GIPPSLAND** www.eastgippsland.vic.gov.au

Council Property Number: **570**

Planning Scheme: **East Gippsland** [Planning Scheme - East Gippsland](#)

Directory Reference: **Vicroads 84 C8**

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **East Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND EAST**

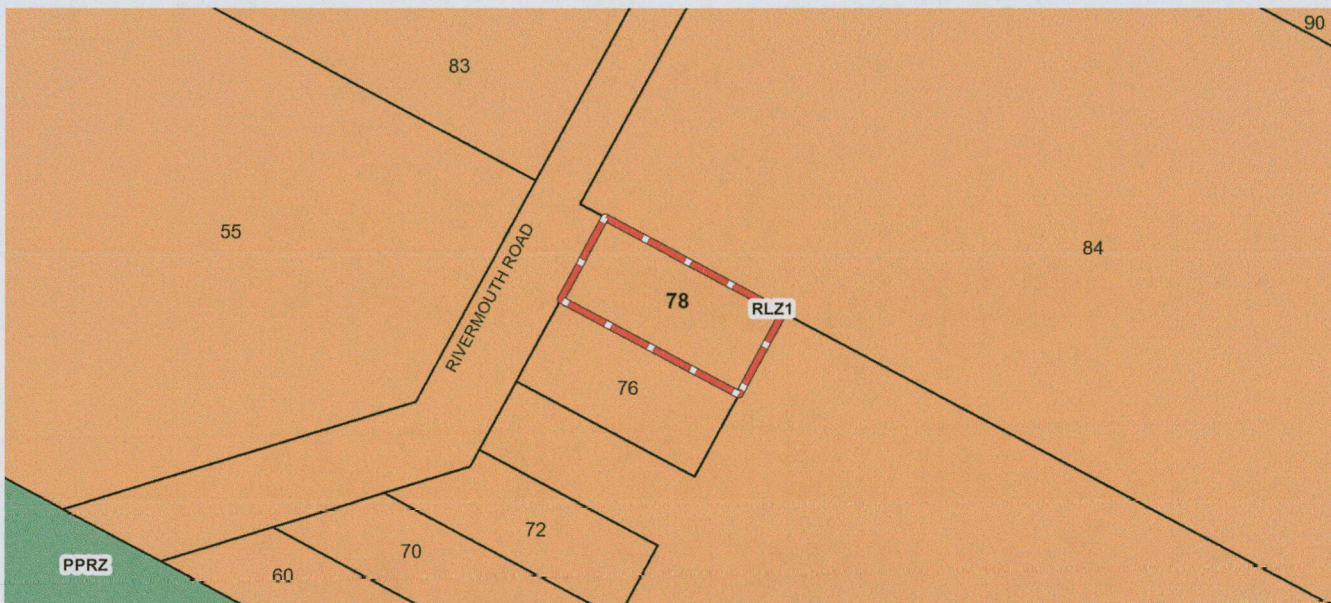
OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

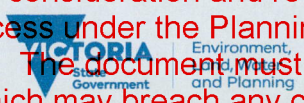
Planning Zones

RURAL LIVING ZONE (RLZ)
RURAL LIVING ZONE - SCHEDULE 1 (RLZ1)



PPRZ - Public Park and Recreation **RLZ - Rural Living**

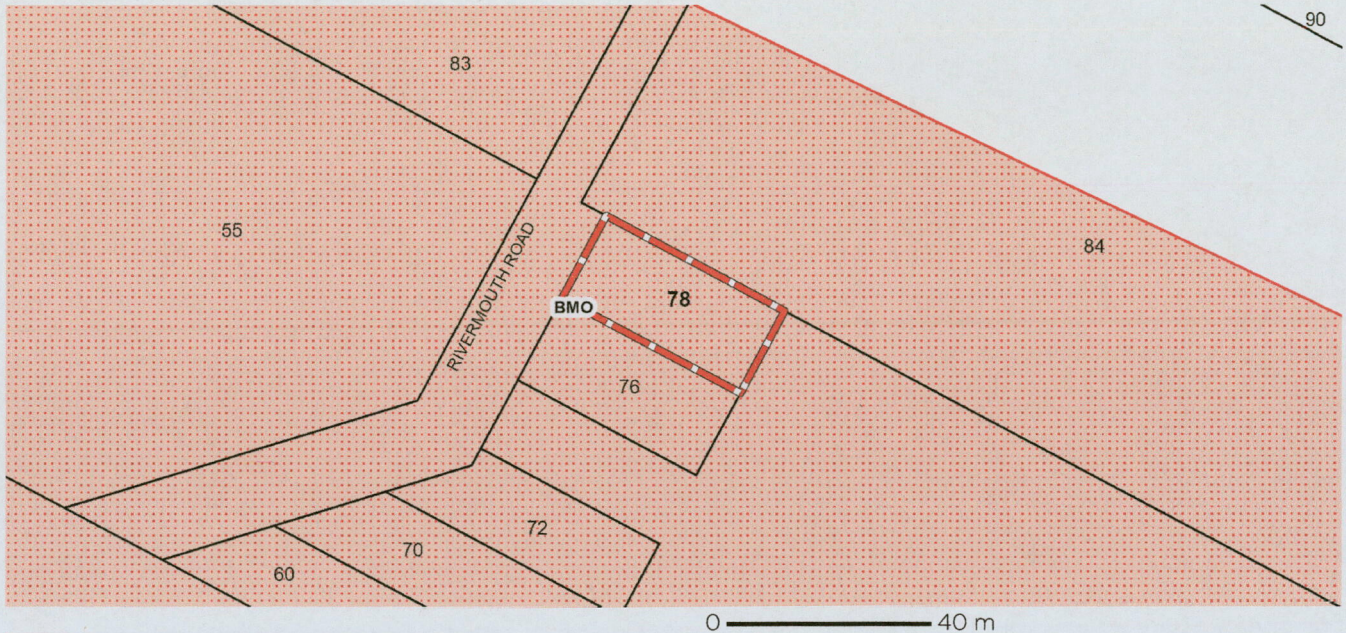
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.



PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

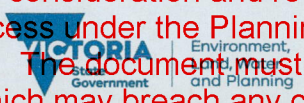
SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2 (SLO2)



SLO - Significant Landscape Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend



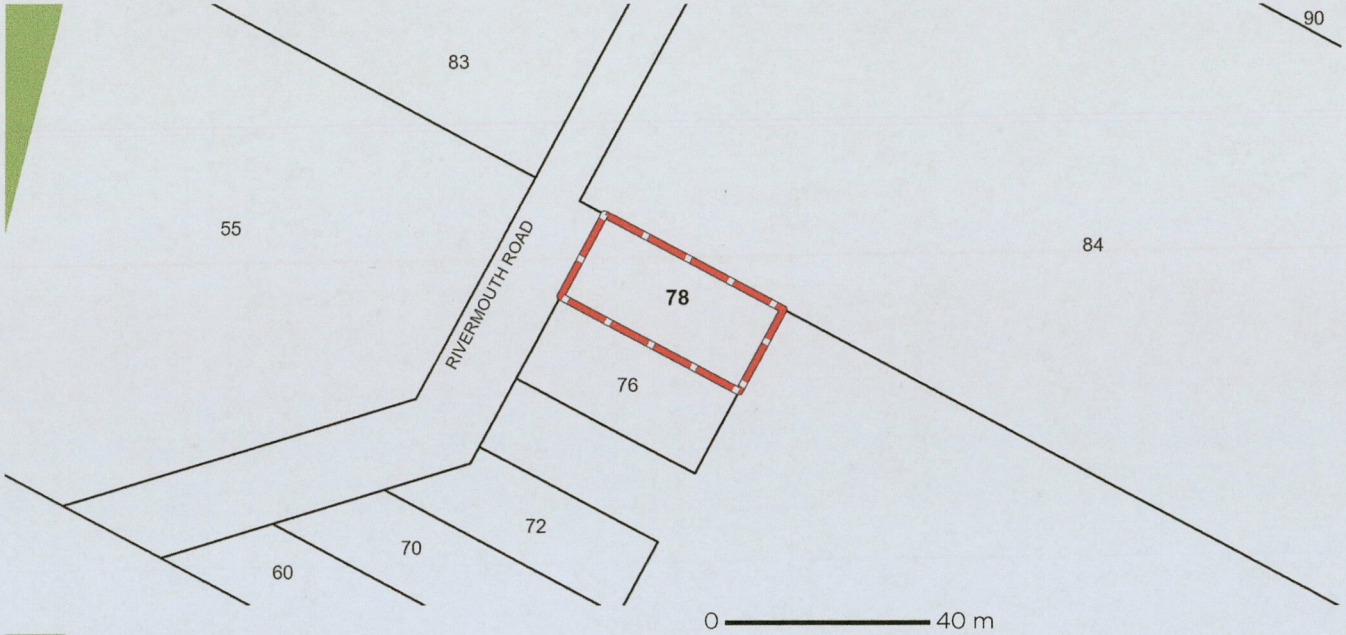
PLANNING PROPERTY REPORT

Planning Overlays

OTHER OVERLAYS

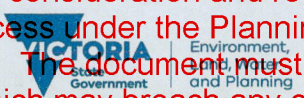
Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO - Environmental Significance Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend



PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 11 September 2024.

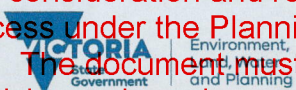
A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>



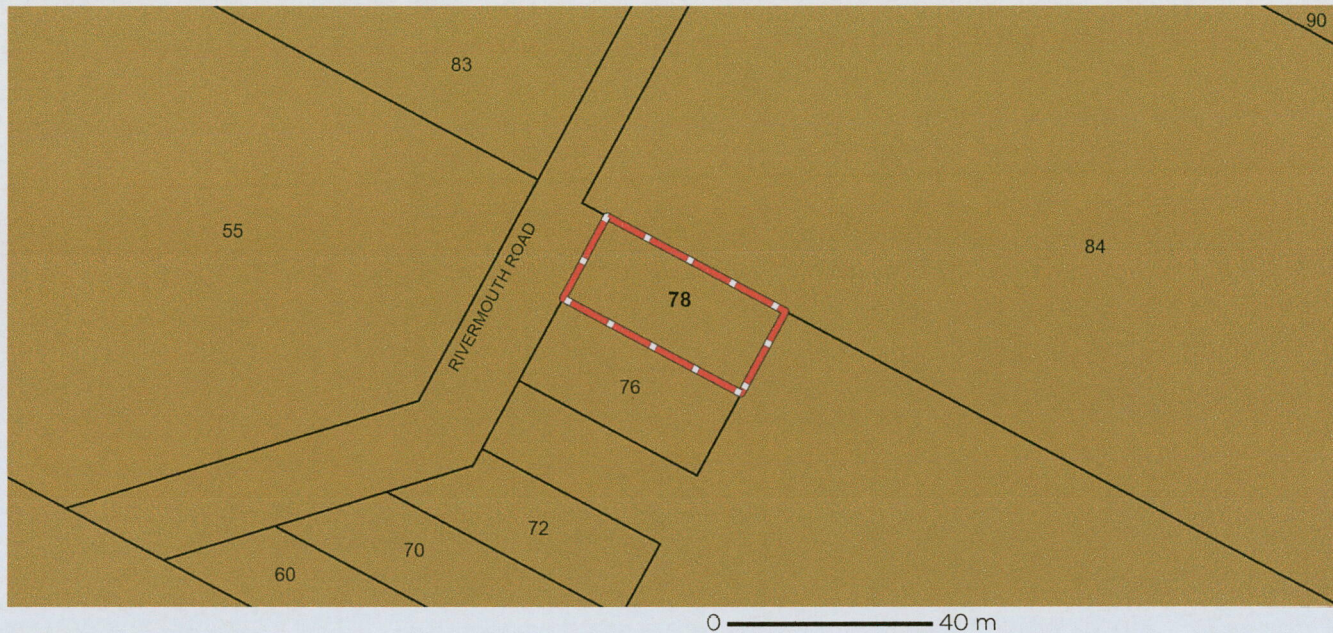
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32A of the Sale of Land 1962 (Vic).



EAST GIPPSLAND
CATCHMENT
MANAGEMENT
AUTHORITY

OFFICIAL

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EGCMA Ref: EGCMA-F-2024-00148
Document No: 1
Date: 4 July 2024

Rodney Thomas

Dear Rodney,

Application Number (CMA Ref): EGCMA-F-2024-00148

Property: **Street:** 78 Rivermouth Road Eagle Point Vic 3878
Cadastral: Lot 1 LP41886, Parish of Bairnsdale

Thank you for your enquiry received at the East Gippsland Catchment Management Authority ('the Authority') on 24 June 2024. The Authority understands you require flood advice for an extension to the existing dwelling.

The 1% Annual Exceedance Probability (AEP) flood level (commonly known as the 1 in 100 year flood) under current climatic conditions is 2.0 metres Australian Height Datum (AHD) as shown in Figures 1 and 2.

Under future climatic conditions this level increases to 2.8 metres AHD as shown in Figure 1.

The applicable 1% AEP flood level for this property is 2.0 metres AHD.

The Authority notes that the draft plans submitted with the request for flood advice indicate the dwelling extension would increase the ground floor level by an area greater than 20 m².

The Victorian Planning Provision Planning Practice Note *PPN11: Applying for a Planning Permit Under the Flood Provisions* allows an extension to an existing dwelling of less than 20 m² to be constructed at the existing floor level. To ensure protection of the building and its contents, the floor level of an extension greater than 20 m² must be constructed at or above the applicable Nominal Flood Protection Level (NFPL).

Should a planning permit be sought for a dwelling extension greater than 20 m² (as shown on the submitted plans), the Authority would be **unlikely to object** to the proposal subject but not limited to the following conditions:

1. The finished floor level of the extension must be a minimum of 2.5 metres AHD. This is referred to as the NFPL.

East Gippsland statutory function matters are managed in partnership with West Gippsland CMA.
Call 1300 094 262 | Email planning@wgcma.vic.gov.au | Website www.egcma.com.au

We acknowledge the Traditional Owners of Country throughout East Gippsland and pay our respects to them, their Culture and their Elders past, present and future.

Printed 7/10/2024
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2. Stumps rather than fill must be used to raise the finished floor level of the extension up to the NFPL if required. If the sub-floor is to be enclosed, it must have sufficient openings to allow for the free passage of floodwaters underneath the building.
3. Water resistant building materials that minimise the physical effects of flooding on the building structure and its contents must be used for foundations, footings, floor and walls up to the NFPL of 2.5 metres AHD.

Should a planning permit be sought for a dwelling extension less than 20 m², the Authority would be **unlikely to object** to the proposal subject but not limited to the following conditions:

1. The finished floor level of the extension must be at or above the existing finished floor level.
2. Water resistant building materials that minimise the physical effects of flooding on the building structure and its contents must be used for foundations, footings, floor and walls up to the NFPL of 2.5 metres AHD.
3. Before the development commences, the owner/operator/applicant must enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* and pay the reasonable costs of the preparation, execution and registration of the Section 173 agreement. The agreement must state that:

Any future extensions to the dwelling must have a finished floor level of at least 0.3 metres above the applicable 1% AEP flood level. No further extensions at existing floor level are permitted.

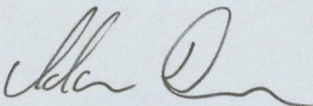
Please note: The Authority has provided this advice as preliminary information only which has been based on the information you have provided. Any flood level advice provided is based on the most accurate information currently available and may change if new information becomes available.

The Authority can provide further information regarding any proposed development of the property in response to a planning permit application referred by the East Gippsland Shire Council in accordance with the *Planning and Environment Act 1987*.

Please refer to the attached **explanatory report** for further detail.

Should you have any queries, please do not hesitate to contact Erin Marslen on 1300 094 262 or email planning@wgcm.vic.gov.au. To assist the Authority in handling any enquiries please quote **EGCMA-F-2024-00148** in your correspondence with us.

Yours sincerely,



Adam Dunn
Gippsland Floodplain Officer

Cc: East Gippsland Shire Council

The information contained in this correspondence is subject to the disclaimers and definitions attached.

EXPLANATORY REPORT



Figure 1 – Designated waterways and 1% AEP flood extent

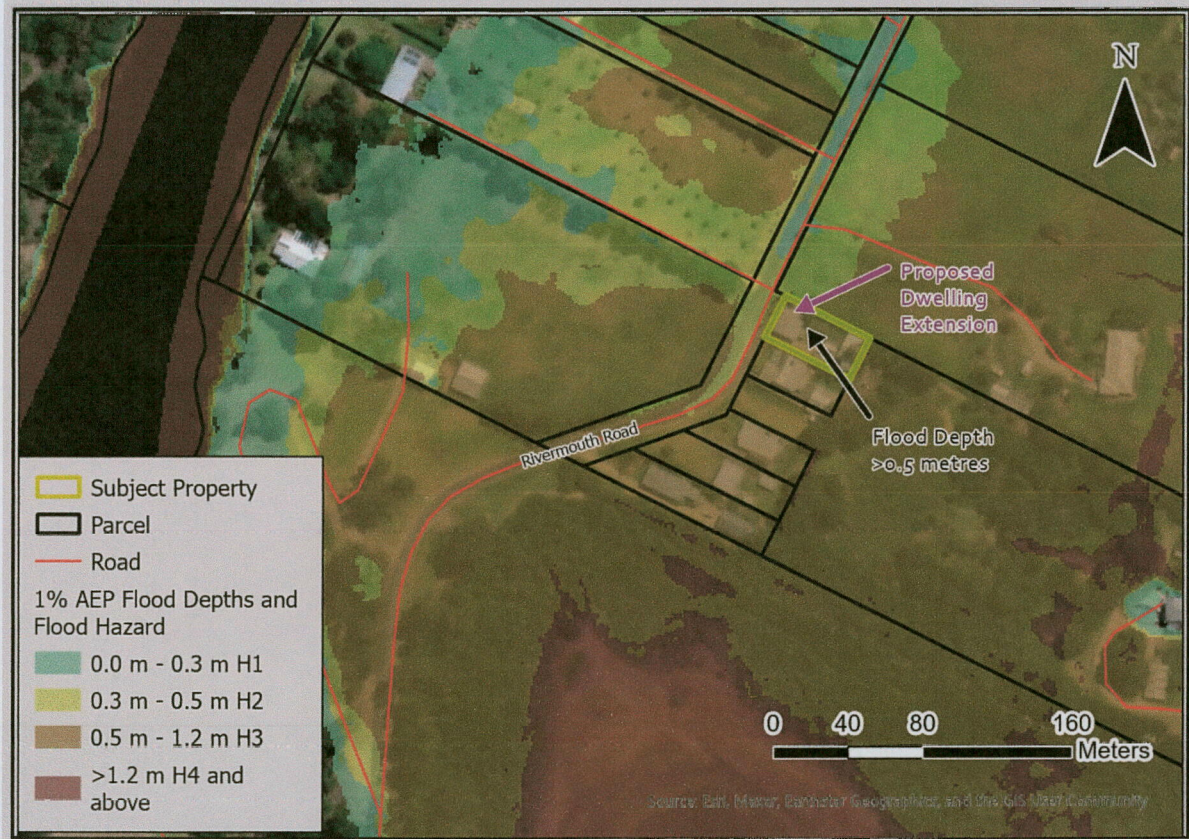


Figure 2 – 1% AEP flood extent and flood depth (current conditions)

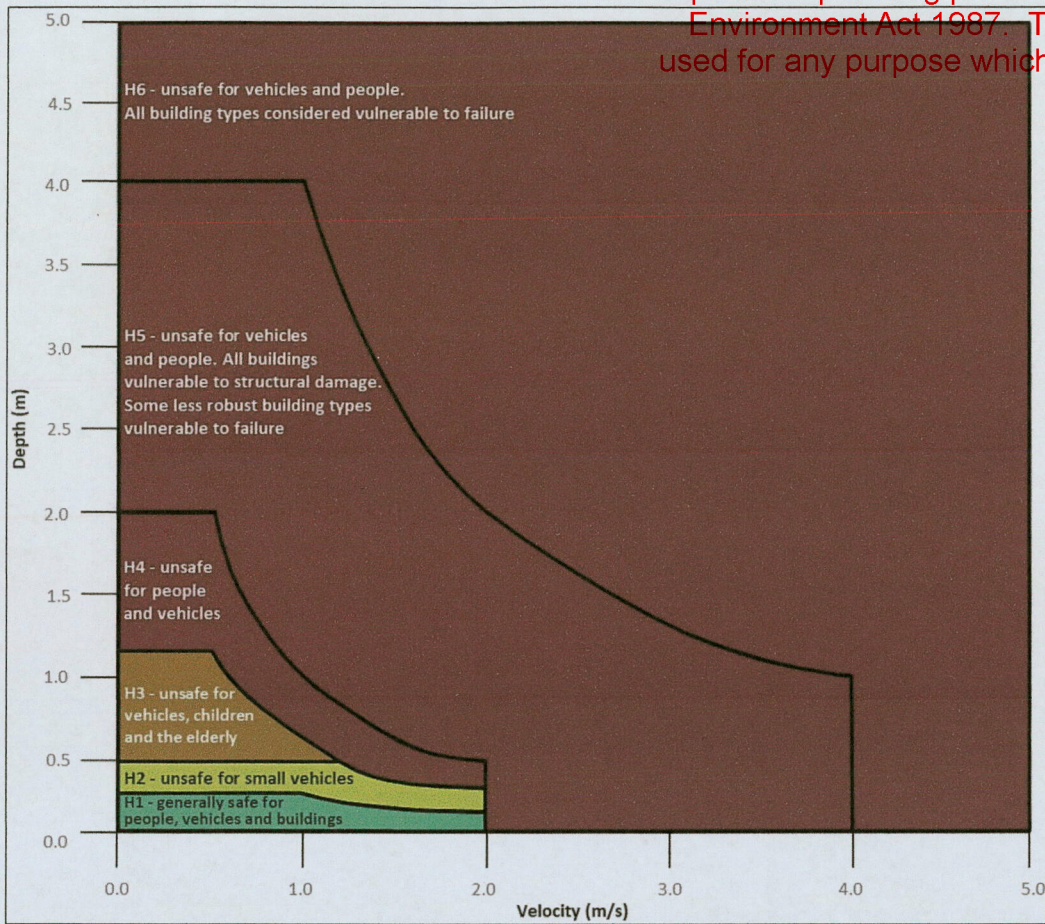


Figure 3 – General flood hazard vulnerability curve (AIDR, 2017)

Table 1 – Flood Data

	Current conditions	2100 conditions
1% AEP flood level – property	2.0 m AHD	2.8 m AHD
Lowest land elevation – property	1.1 m AHD	
Highest land elevation – property	1.5 m AHD	
Lowest land elevation – road (evacuation route)	1.3 m AHD	
FLOOD DEPTH		
Minimum depth of flooding on property	0.5 m	1.3 m
Maximum depth of flooding on property	0.9 m	1.7 m
Percentage of property flooded	100%	100%
Maximum flood depth on road (evacuation route)	0.7 m	1.5 m
FLOOD VELOCITY		
Maximum flow velocity for the purposes of the Building Code of Australia (Construction of Buildings in Flood Hazard Areas)	Unknown	Unknown
HAZARD ASSESSMENT (See Figure 3 above for definition of hazard categories)		
Hazard category – property	H2 - H3	H4
Hazard category – road	H3	H4

1% AEP Flood Level Determination

Floods are classified by the frequency at which they are likely to occur. In Victoria, all proposals for development on floodplains are assessed against a flood that, on average, will occur once every 100 years. A flood of this size has a 1% chance of occurring in any given year and is known as either the 100 year Average Recurrence Interval (ARI) flood or the 1% Annual Exceedance Probability (AEP) flood.

Please note that the 1% AEP flood is the minimum standard for planning in Victoria and is not the largest flood that could occur. There is always a possibility that a flood larger in height and extent than the 1% AEP flood may occur in the future.

Flood levels for the 1% AEP flood event have been declared for this area under the *Water Act 1989*. The declared 1% AEP flood level for this location is 2.0 metres AHD, which was obtained from the *Gippsland Lakes Flood Level Modelling Project (2004)*.

Victorian Government policy requires that coastal communities plan for mean sea level rise of not less than 0.8 metres by the year 2100.

The 1% AEP flood level for Eagle Point is likely to increase by 0.8 metres to 2.8 metres AHD by 2100.

The *Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise* (DSE, 2012) outlines the Victorian Government response to the likely impacts of possible sea level rise. The Guidelines include policy direction allowing agreement between councils and Catchment Management Authorities on appropriate flood level for anticipated sea level rise.

In April 2017, the East Gippsland Shire Council adopted version 4 of the *Coastal Inundation and Erosion Planning Policy*. The Policy adopts the existing 1% AEP flood level as the benchmark flood level against which to assess infill development.

The applicable 1% AEP flood level for this property is 2.0 metres AHD.

The Authority holds no information in relation to the arrangement and capacity of stormwater drainage infrastructure in the area and recommends that you contact Council for more information.

Flood Hazard Assessment

The Authority notes that the proposal for an extension to the existing dwelling is unlikely to increase the existing flood risk subject to the implementation of the conditions listed in the cover letter.

In accordance with Authority policy where flood depth during a 1% AEP flood event is likely to exceed 0.5 metres over a property or 0.8 metres over the vehicle egress route from the property, a proposal that seeks to intensify development through the creation of additional lots or dwellings at a property is not supported as it would expose additional people and property to the flood hazard. Table 1 demonstrates that the above criteria are **not met**.

The Authority notes that limited details of the proposed first floor extension have been provided. If the proposed first floor extension includes what can be defined in planning terms as an additional dwelling, this would be deemed as intensification and would not be supported.

Floor Levels and Freeboard

Freeboard refers to a height above a defined flood level and is typically used to provide a factor of safety to compensate for effects such as wave action and to provide protection from flooding which is marginally above the defined flood level. As a minimum, freeboard levels should be 0.3 metres above the 1% AEP flood level.

The Authority will include an additional freeboard allowance of 0.2 metres to allow for uncertainty around sea level rise. The Nominal Flood Protection Level for this development will be the existing 1% AEP flood level plus the existing freeboard allowance of 0.3 metres plus an additional freeboard allowance for sea level rise of 0.2 metres.

Decision Guidelines

The East Gippsland Catchment Management Authority assesses all applications against the following national, state, and local policies, guidelines, and practice notes:

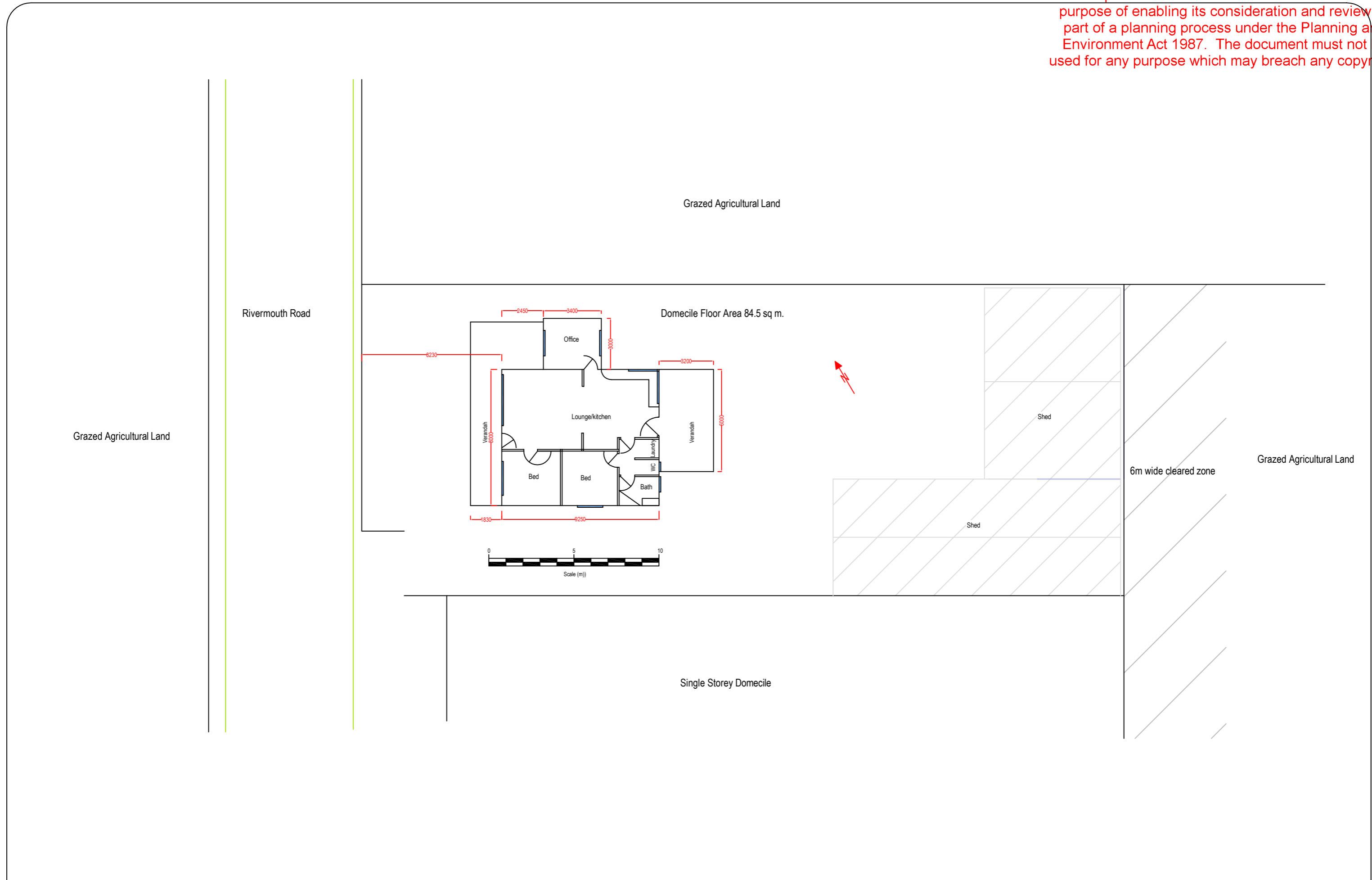
1. [Australian Disaster Resilience Guideline 7-3 Flood Hazard](#) (AIDR, 2017)
2. [Victorian Floodplain Management Strategy](#) (Victoria State Government, 2016)
3. [Council Planning Schemes](#) including the:
 - i. Planning Policy Framework
 - ii. Local Planning Policy Framework
 - iii. Relevant Zones and Overlays
4. [Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise](#) (DSE, 2012)
5. [PPN11: Applying for a Planning Permit under the Flood Provisions](#) (DELWP, 2015)
6. [East Gippsland Waterway Strategy](#) (EGCMA, 2014-2022)
7. [East Gippsland Regional Catchment Strategy](#) (EGCMA, 2022)
8. [East Gippsland Floodplain Management Strategy](#) (EGCMA, 2017)

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' or 'proposed development location(s)' and 'parcel(s)' that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for, or makes no warranty regarding, the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **AHD** as Australian Height Datum is the adopted national height datum that generally relates to height above mean sea level. The elevation is in metres.
5. **ARI** as Average Recurrence Interval is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as, or larger than, the design flood event. For example, floods with a discharge as large as, or larger than, the 100 year ARI flood will occur on average once every 100 years.
6. **Nominal Flood Protection Level** is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.
7. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
8. This letter has been prepared for the sole use by the party to whom it is addressed, and no responsibility is accepted by the Authority regarding any third-party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
9. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.
10. Please note that land levels provided by the Authority are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.

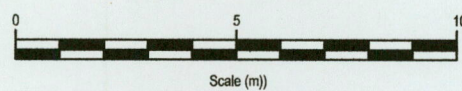
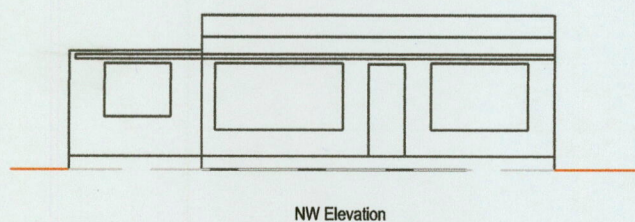
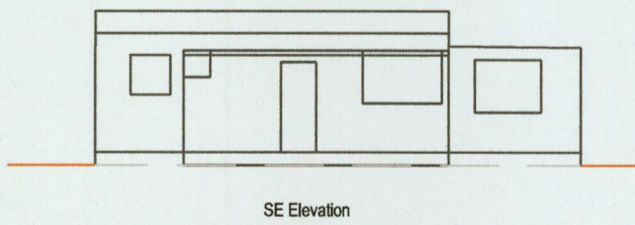
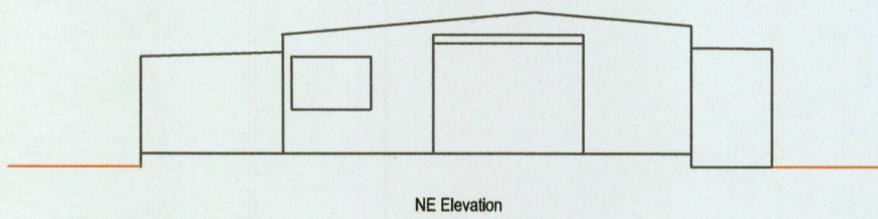
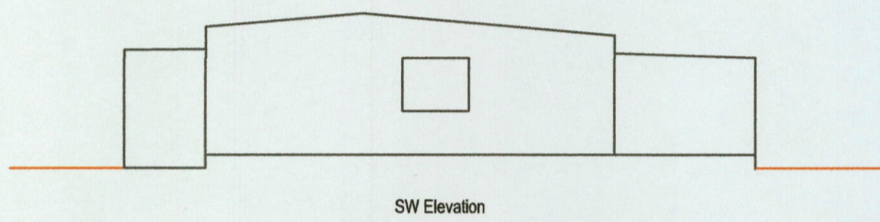
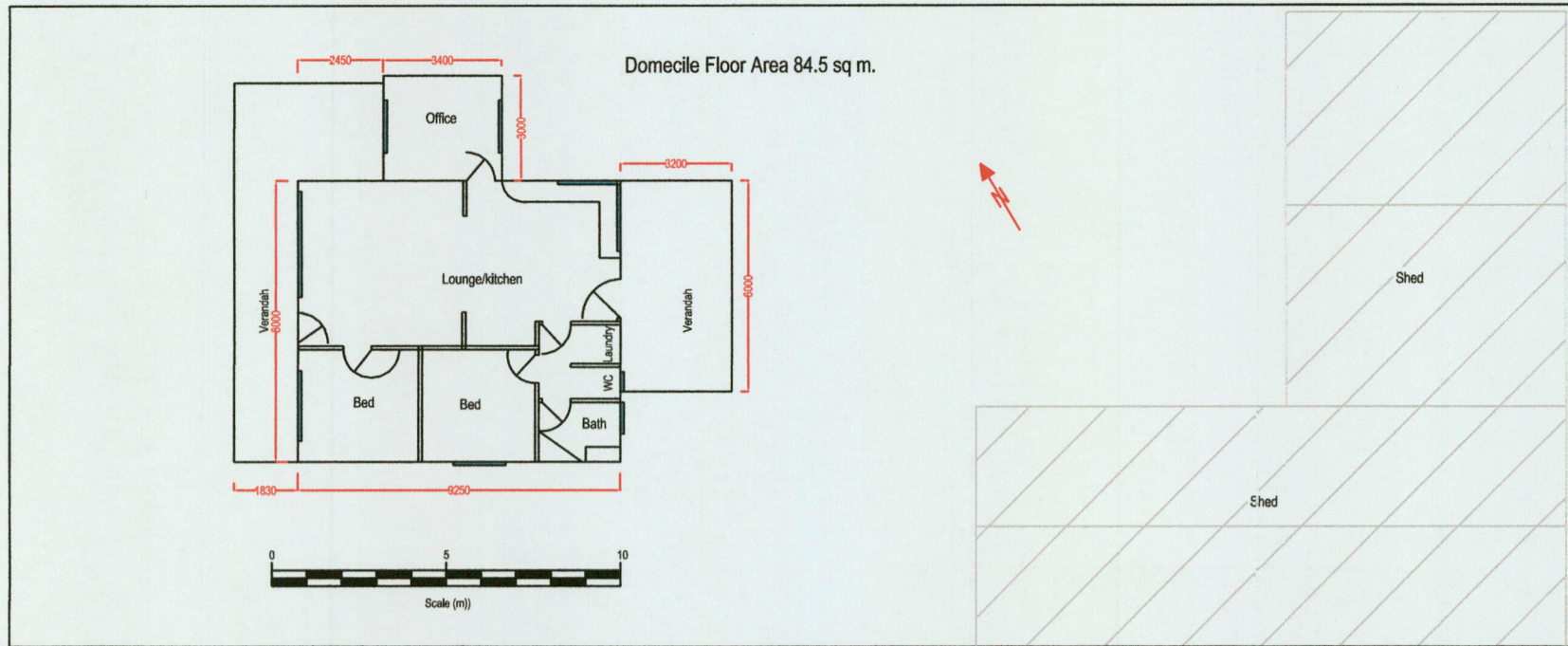


Alison L McGoldrick (0429 108 555)
 and
Rod B Thomas (0419 305 379)

78 Rivermouth Road, Eagle Point - Existing

SCALE	1:200	DRAWING No.	
DRAWN	R.B.T.	A3 - RRPP001	
DATE	240924	REV	B

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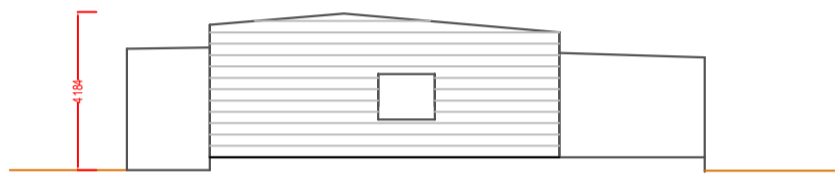
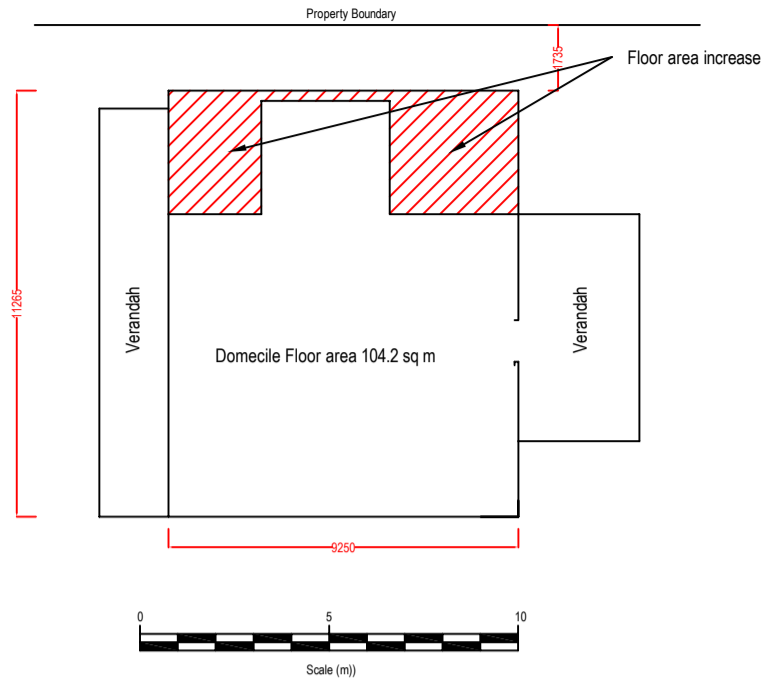
Alison L McGoldrick (0429 108 555)
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78 Rivermouth Road, Eagle Point
Existing

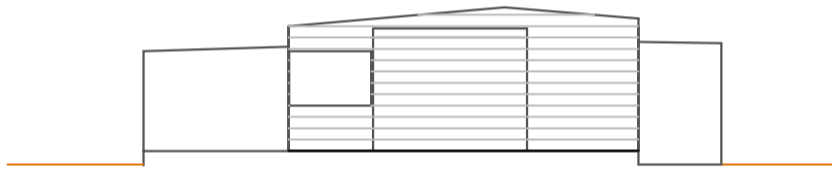
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DATE	260824	REV	A
		Dwg 1 of 3	

PROPOSED ALTERATION

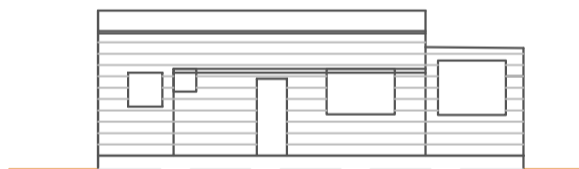
1. Domicile floor area increased by 19.7 sqm in line with CMA condition.
2. Second storey to be added over domicile floor area to provide adequate room for household use.
3. Engineering calculations would be made to check the load capability of the existing structure. If inadequate, steel supports would be included in the existing walls to hold the upper storey steel framing.
4. All materials and finishes will be chosen to blend and be sympathetic with the coastal nature of the area.
5. Ground floor to be clad in James Hardie Linea Fibre cement cladding painted Murobond SAM Regal.
6. The upper floor to be clad in Shou Sugi Ban cladding colour charred timber by Hurfords.



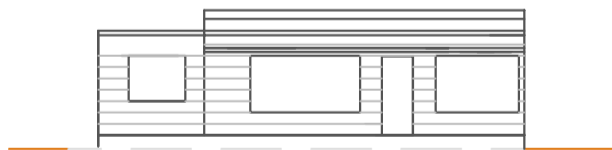
SW Elevation



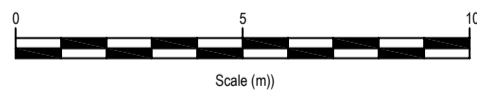
NE Elevation



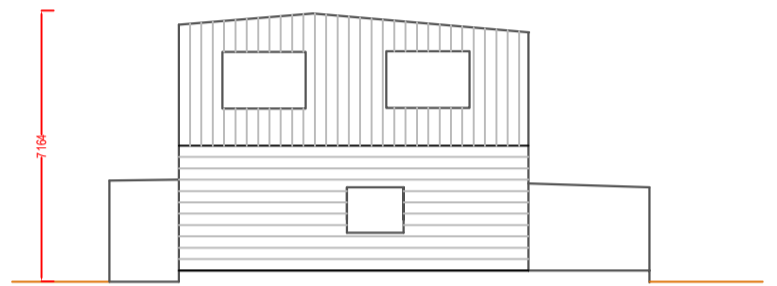
SE Elevation



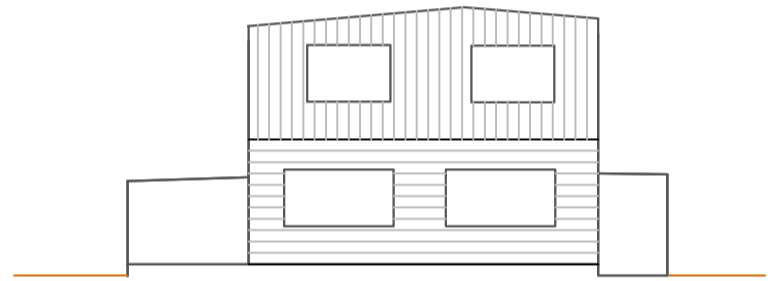
NW Elevation



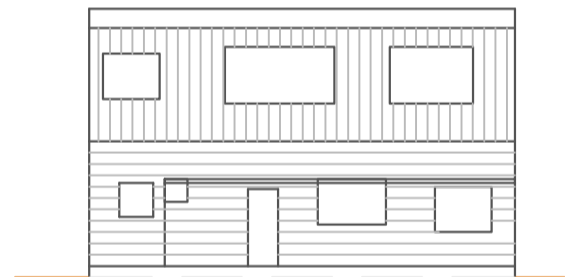
Existing



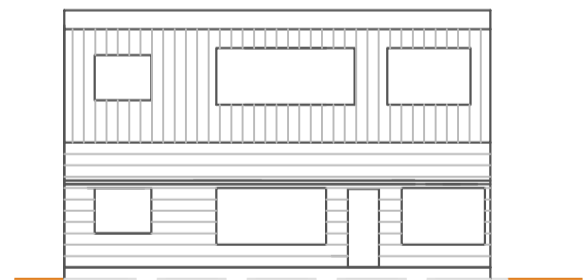
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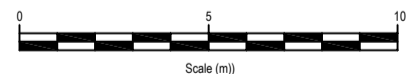
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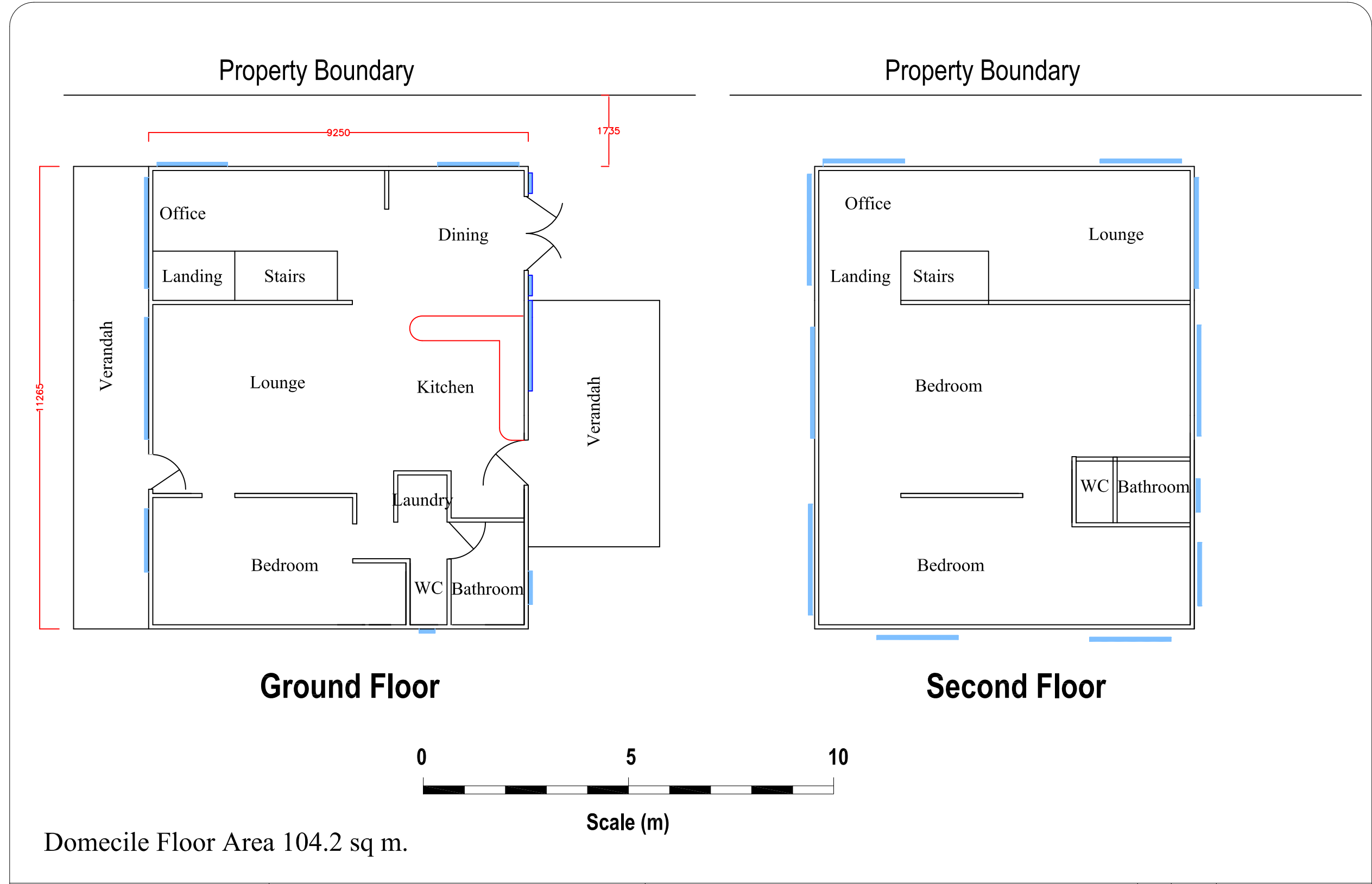
SE Elevation



NW Elevation



Proposed



Domecile Floor Area 104.2 sq m.

A McGoldrick & R Thomas
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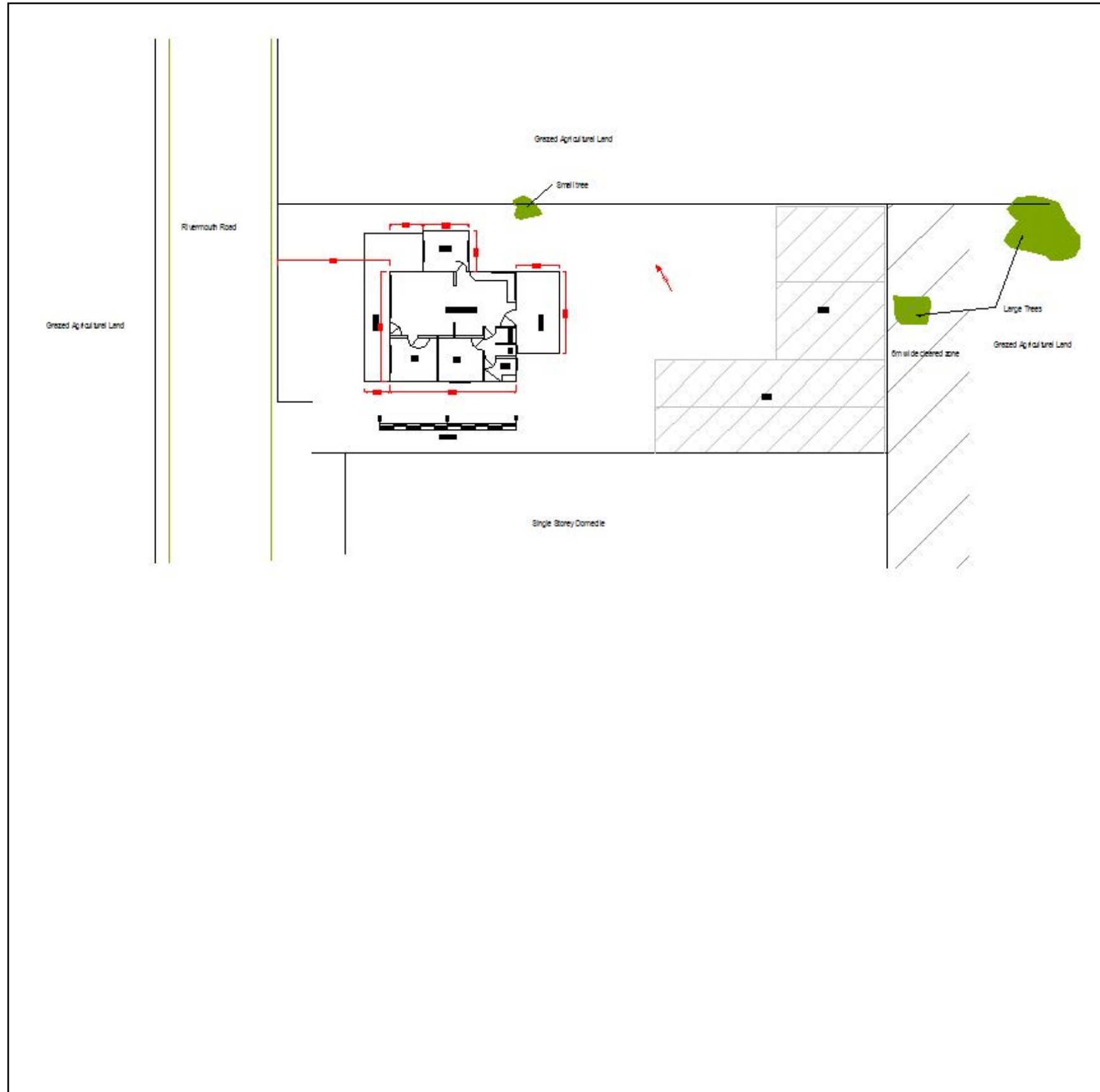
78 Rivermouth Road

Proposed floor layout

SCALE	1:100	DRAWING No.	
DRAWN	R.B.T.	A3- RRPP003	
DATE	280824	REV	A Dwg 3 of 3

Bushfire Management Plan –

Bushfire Protection Measures



Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

a) Defendable Space

Defendable space is provided for a distance of 30 metres around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

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

b) Construction Standard

The dwelling must comply to a minimum Bushfire Attack Level of BAL –

c) Water Supply

The following requirements apply:

- An effective capacity of
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- 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).

d) Access

Access Required: No

Yes The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes No

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, 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.

Length of driveway is greater than 200 metres: Yes No

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

Prepared by:

Version:

Date: