

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	4655 Princes Highway GENOA VIC 3891 CA: PART 18
The application is for a permit to:	Buildings and Works associated with Outdoor Recreation and Alteration of access to a Transport Zone 2
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-4 (FZ)	Construct a building within nominated setbacks
43.02-2 (DDO)	Construct a building or construct or carry out works
44.06-2 (BMO)	Construct a building or construct or carry out works
52.29-2	Create or alter access to a road in a Transport Zone 2
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2025.143.1

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>
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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 8500  
Fax: (03) 5153 9576  
National Relay Service: 133 677  
ABN: 81 957 967 765

## Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

### Applicant Details:

Applicant name:	
Business trading name (if applicable): DEVELOPMENT SOLUTIONS VICTORIA PTY LTD	
Email address: ADMIN@DEVSOLVIC.COM.AU	
Postal address: 48 BAILEY STREET, BAIRNSDALE VIC	
	Postcode: 3875
Preferred Phone number: 03 5152 4858	Secondary number:

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

Owner name: MINISTER ADMINISTERING THE EDUCATION AND TRAINING REFORM ACT 2006 (SCHOOLS)	
Business trading name (if applicable):	
Postal address: 48 BAILEY STREET, BAIRNSDALE	
	Postcode: 3875

### Description of the Land:

Street number: 4655	Street name: PRINCES HIGHWAY
Town: GENOA	Postcode 3891

### AND/OR

Lot Number: 3	Plan Number: 831206U
Other Legal Description:	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor.  
If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

### Declaration in relation to Title Restrictions:

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

### Existing conditions:

Describe how the land is currently used and developed:

VACANT LAND



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## Description of proposal:

Describe the use, development or other matter which needs a permit:

BUILDINGS AND WORKS ASSOCIATED WITH OUTDOOR RECREATION AND ALTERATION  
OF ACCESS TO A TRANSPORT ZONE 2

Estimated cost of development: \$ 930,000

Note: You may be required to verify this estimate

Has there been a pre-application meeting: ☐ Yes ☒ No Officer name:

Your application reference number: 24083

## Application requirements and supporting documents

### Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

### Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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

## Payment of Application Fees

This application has an associated cost to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations 2016*. An invoice will be generated once the application has been assessed to confirm it is complete.

Invoice Recipient (Payer): DEVELOPMENT SOLUTIONS VICTORIA PTY LTD

Address 48 BAILEY STREET, BAIRNSDALE VIC

Postcode: 3875

Email Address: [ADMIN@DEVSOLVIC.COM.AU](mailto:ADMIN@DEVSOLVIC.COM.AU) Phone Number: 03 5152 4858

## Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au). You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

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ABN: 81 957 967 765

## Declarations:

- ☒ I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) 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.
- ☒ In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary.
- ☒ I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature	
Name: COURNTEY CAMPBELL	Date: 07 / 05 / 2025

## Submitting your application:

Electronic	Complete electronically on our website Email to <a href="mailto:planning@egipps.vic.gov.au">planning@egipps.vic.gov.au</a>	
Mail	Post the signed, completed form together with copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.	
In Person	Bring the completed form and supporting documents to any of the following locations:  Service Centre Opening Hours: 9.00am to 5:00pm. Monday to Friday.  Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm	Bairnsdale Corporate Centre: 273 Main 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: 70 Maurice Avenue



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

Page 1 of 3

VOLUME 07184 FOLIO 628

Security no : 124123586306M  
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### LAND DESCRIPTION

Lot 1 on Title Plan 535520B.  
PARENT TITLE Volume 06824 Folio 705  
Created by instrument 2172864 27/10/1948

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MINISTER ADMINISTERING THE EDUCATION AND TRAINING REFORM ACT 2006 (SCHOOLS)  
of LEVEL 2 2 TREASURY PLACE EAST MELBOURNE VIC 3002  
AL056755M 05/05/2014

### 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 TP535520B 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: 4655 PRINCES HIGHWAY GENOA VIC 3891

### ADMINISTRATIVE NOTICES

NIL

eCT Control 00244T DEPARTMENT OF EDUCATION AND TRAINING  
Effective from 13/05/2014

DOCUMENT END



# Imaged Document Cover Sheet

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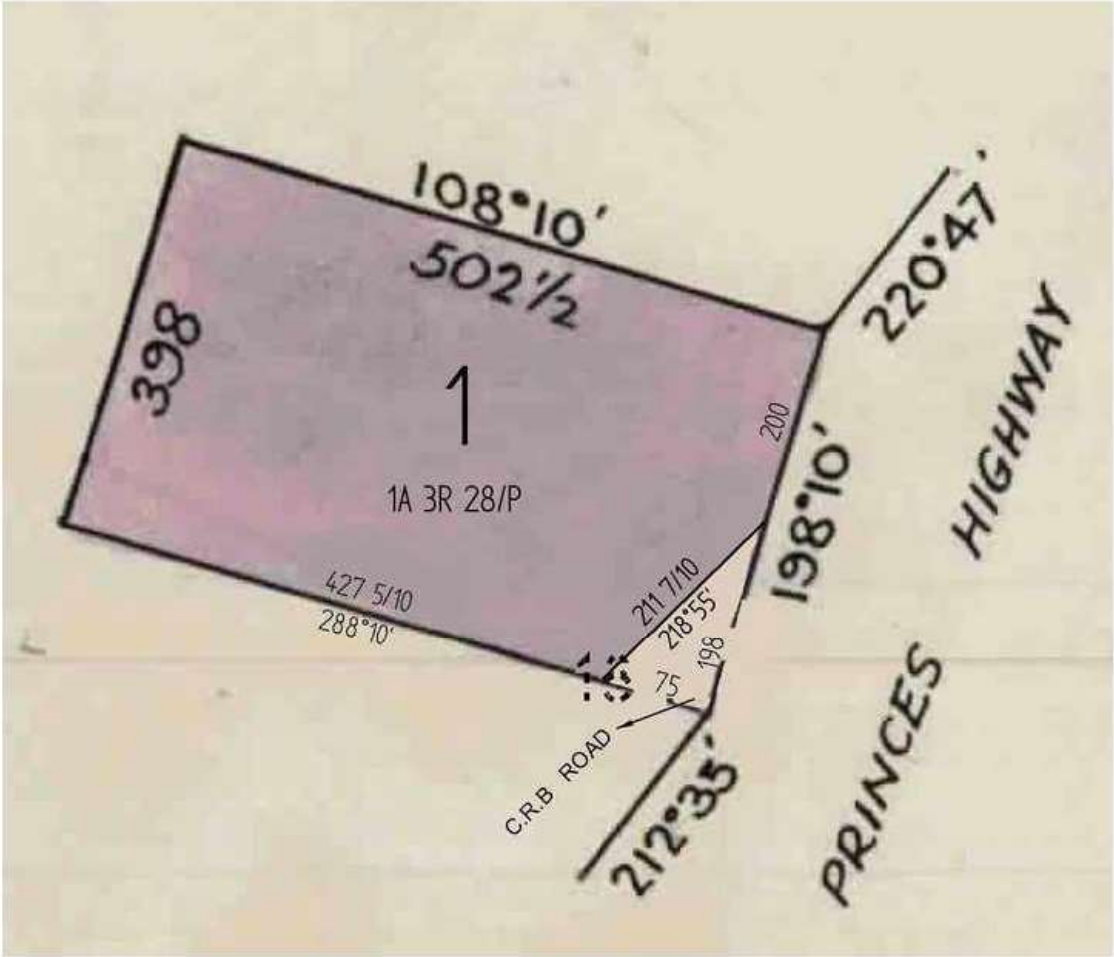
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TITLE PLAN		EDITION 1	TP 535520B						
<b>Location of Land</b>  Parish: MARAMINGO Township: Section: Crown Allotment: 18(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 7184 FOL 628 Depth Limitation: 50 FEET		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/06/2000 VERIFIED: SO'C							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 18 (PT)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 18 (PT)	
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WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 18 (PT)									
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							



COR25163374

Eleni McIlroy  
Director

Dear Ms McIlroy

Thank you for your correspondence of 16 May 2025 requesting landlord approval to undertake works at 4655 Princess Highway, Genoa, in accordance with clause 11.3 of the lease form the Minister for Education.

Based on a review of the information provided, I confirm:

1. The Victorian School Building Authority (VSBA) on behalf of the Minister is satisfied the proposed structures align with the Department of Education's policies and guidelines.
2. The VSBA has reviewed the proposed scope of works, including the construction of an equipment shed, toilet block, and picnic shelter. Based on the submitted documentation, all components of the proposal are approved for construction.

If you would like further information, you may contact Ms Tania Benbow, Manager – Land Regeneration, VSBA, Department of Education,

Yours sincerely

**Adam Binns**  
Acting Director, Property Branch  
Victorian School Building Authority  
14/07/2025

18 September 2024

# LAND CAPABILITY ASSESSMENT

**PROPOSED DEVELOPMENT**  
**4655 PRINCES HIGHWAY,**  
**GENOA, VICTORIA, 3891**



**Prepared for:**

Development Solutions Victoria,  
Bairnsdale, VIC, 3875

**Report Number: 24232**

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Figure 1: Site Plan

Figure 2: Site Photos

Figure 3: Site Photos

## Appendices

### Appendix A

Reports of Boreholes

Water balance calculations

### Appendix B

Limitations



## SUMMARY

### Location:

Address: 4655 Princes Highway, Genoa, VIC, 3891

SPI: 1\TP535520

### Land Features:

Slope of land: 1-2°

Aspect: Northerly

Evaporation: 1540mm (Genoa – Water Outlook)

Distance to surface water: 30m from Scrubby Creek

Flooding: > 1in 100 years

Rainfall: 960mm (Genoa Station No. 84122)

### Key Acronyms:

Soil texture (limiting layer): sand

Permeability: 1.5 mm/day

### Treatment System:

Primary treatment

### Land Application system:

Absorption trenches

### Design Loading rate (DLR):

Absorption Trenches: 20 mm/day

### Land Application Area minimum size

Design Flow Rate	Absorption Trenches
200 L/day	1No. 20m Trench

### Site Constraints:

Sand, Soil Drainage, Waterway

### Special Conditions / Mitigation Measures:

**Soil Drainage:** Locate Trenches across the north/northwest part of the site within the Alluvium soils.

**Sand:** Adopt conservative loading rates for sizing of absorption trenches.

**Waterway:** Locate Land Application Area a minimum 60m from Scrubby Creek

### Key Buffer Distances:

Site boundaries and buildings:

1.5m downslope; 3.0m upslope

Waterway (potable):

100m

Waterway (non-potable):

30m

### Management:

Desludging primary tank: every **3 years**

## 1.0 INTRODUCTION

Development Solutions Victoria has engaged DBM Geotech Consulting Pty Ltd (DBM Geotech) to undertake a Land Capability Assessment for the proposed toilet block at History Park, 4655 Princes Highway, Genoa. The field investigation and report have been undertaken and prepared by suitability experienced consultants.

This report will accompany an application for a Septic Tank Permit to Install submitted to East Gippsland Shire Council for an onsite wastewater management system 4655 Princes Highway, Genoa. The report provides information about the site and soil conditions. It also provides a Land Capability Assessment (LCA) for the site and includes a conceptual design for a suitable onsite wastewater management system, including recommendations for monitoring and management requirements.

## 2.0 DESCRIPTION OF THE DEVELOPMENT

The site is a small rural allotment of 1.92 Acres. We understand that the proposed development will be constructed in the eastern and northeast section of the site and comprise a picnic area, toilets, vegetated spaces and a shed. The site slopes down to the northwest at a slope of between 1° and 2° in this location. The site has a moderate to steep slope of about 15 degrees covered in dense vegetation across the northwest part side of the site. The closest water body is a creek situated outside the north property boundary.

**Site Address:** 1\TP535520; 4655 Princes Highway, Genoa.

**Council Area:** East Gippsland Shire Council

**Zoning:** FZ – Farming Zone

**Domestic Water Supply:** Tank water

**Anticipated Wastewater Load:** 200 L/day based on 35 guests per day (6L/day/person)

**Availability of Sewer:** The area is unsewered and unlikely to be sewerred within the next 10-20 years.

## 3.0 SITE AND SOIL ASSESSMENT

### 3.1 SITE ASSESSMENT

DBM Geotech undertook a site investigation on the 12<sup>th</sup> of September 2024. Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

**NOTE:**

- The site is not in a special water supply catchment area.
- The site experiences minor stormwater run-on from the Princes Highway.
- The risk of effluent transport offsite is low.

Figure 1 attached provides a site plan and indicates the location of the proposed dwelling. Site photos are shown in Figure 2 and Figure 3.



**Table 1: Site Assessment**

Characteristic	Level of Constraint		
	Nil or Minor	Moderate	Major
<b>Aspect</b>	North / North-East / North-West	East / West / South-East / South-West	South
<b>Climate</b>	Excess of evaporation over rainfall in the wettest months	Rainfall approximates to evaporation	Excess of rainfall over evaporation in the wettest months
<b>Erosion <sup>1</sup></b>	Nil or minor	Moderate	Severe
<b>Exposure to sun and wind</b>	Full sun and/or high wind or	Dappled light	Heavily shaded and little wind
<b>Fill (imported)</b>	No fill or minimal fill, or fill is good quality topsoil	Moderate coverage and fill is good quality	Extensive poor quality fill and variable quality fill
<b>Flood frequency (ARI)</b>	Less than 1 in 100 years	Between 100 and 20 years	More than 1 in 20 years
<b>Groundwater bores</b>	No bores onsite or on neighbouring properties	Setback distance from bore complies with requirements in EPA Guidelines 2024	Setback distance from bore does not comply with requirements in EPA Guidelines 2024
<b>Land area available for LAA</b>	Exceeds LAA and duplicate LAA and buffer distance requirements	Meets LAA and duplicate LAA and buffer distance requirements	Insufficient area for LAA
<b>Landslip</b>	Nil	Minor to moderate	High or Severe
<b>Slope Form</b>	Convex or divergent side-slopes	Straight side-slopes	Concave or convergent side-slopes
<b>Slope gradient <sup>6</sup> (%)</b>			
(a) for absorption trenches and beds	<6%	6-15%	>15%
(b) for surface irrigation	<6%	6-10%	>10%
(c) for subsurface irrigation	<10%	10-30%	>30%
<b>Soil Drainage (qualitative)</b>	No visible signs or likelihood of dampness, even in wet season	Some signs or likelihood of dampness	Wet soil, moisture-loving plants, standing water in pit; water ponding on surface, soil pit fills with water

**Table 1: Site Assessment**

Characteristic	Level of Constraint		
	Nil or Minor	Moderate	Major
<b>Stormwater run-on</b>	Low likelihood of stormwater run-on		High likelihood of inundation by stormwater run-on
<b>Surface waters - setback distance (m)</b>	Setback distance complies with requirements in EPA Guidelines 2024		Setback distance does not comply with requirements in EPA Guidelines 2024
<b>Vegetation coverage over the site</b>	Plentiful vegetation with healthy growth and good potential for nutrient uptake	Limited variety of vegetation	Sparse vegetation or no vegetation

### 3.2 SITE ASSESSMENT RESULTS

Moderate or major soil constraints were identified in the soil assessment. These constraints listed in Table 2 along with mitigation measures for controlling the risks identified at the site.

Based on the most constraining site features, the overall land capability of the site to sustainably manage all effluent onsite is satisfactory. The proposed effluent management area is located above the 1:100 flood level and by using primary treatment, there will be suitable protection of surface waters and groundwater.

**Table 2: Site constraints**

Constraint	Proposed mitigation measure
<b>Climate</b>	Use a water balance to size effluent system.
<b>Slope</b>	Given the low slope angle and high permeability of the soils the straight side slopes are not considered to be an issue at the site.
<b>Soil Drainage</b>	Perched water observed upslope of proposed dispersion field in the southern section of the property. Land Application Area to be located appropriately across the dryer parts of the site.
<b>Vegetation Coverage</b>	Limited variety of vegetation is believed to be due to recent demolition of fire damaged infrastructure and removal of vegetation across this area.

### 3.3 SOIL ASSESSMENT

The site's soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

A soil survey was carried out at the site to determine suitability for application of treated effluent. Soil investigations were conducted at four locations as shown in Figure 1. The investigation was carried out using a push tube sampler to depths of 1.5m below ground level. In addition, samples were collected and tested for PH, EC and dispersive soils. A summary of the soil properties for the different soil types encountered are presented in Table 3. Full profile descriptions of the soils are provided in Appendix A.

**Table 3: Soil properties**




Soil Type	BH1		BH2 – BH4
	Sandy clay loam	Medium clay	Gravelly Sand / gravelly sandy loam
Depth range	0.0 – 0.6m	0.6 – 1.5m	0.0 – 1.5m
Soil Texture	4a	6b	1 – 2a
EC	35	63	129
PH	5.3	5.5	5.7
Soil Dispersion	Non-dispersive 	Non-dispersive 	Non-dispersive 
Soil Permeability (estimated)	0.5 m/day	0.05 – 0.15 m/day	> 1.4m/day
Design Loading Rate absorption trench	10 mm/day	5 mm/day	20 mm/day

Table 4 provides a risk assessment based on the physical and chemical characteristics of each soil type.

**Table 4: Soil Risk Assessment**

Characteristic	Level of Constraint		
	Nil or Minor	Moderate	Major
<b>Electrical Conductivity (ECe) (dS/m)</b>	<0.8	0.8 - 2	>2
<b>Dispersive soils</b>	Non-Dispersive (4, 5, 6, 8)	7	Dispersive (1, 2, 3)
<b>Gleying <sup>2</sup></b>	Nil	Some evidence of greenish grey / black or bluish grey soil colours	Predominant greenish grey / black, bluish grey / black colours
<b>pH <sup>3</sup> (favoured range for plants)</b>	5.5 - 8 is the optimum range for a wide range of plants; 4.5 - 5.5 suitable for many acid-loving plants		<4.5, >8
<b>Rock Fragments (size &amp; volume %)</b>	0 – 10%	10 – 20 %	>20%
<b>Soil Depth to Rock or other impermeable layer (m) <sup>5</sup>  Trenches (irrigation/mounds)</b>	>1.2 m (>0.7m)	1.2 – 0.9 m	<0.9 m (<0.7m)
<b>Soil Structure (pedality)</b>	Highly or moderately structured	Weakly-structured	Structureless, Massive or hardpan
<b>Soil Texture, <sup>6</sup> Indicative Permeability</b>	Cat. 2b, 3a, 3b, 4a	Cat. 4b, 4c, 5a	Cat. 1, 2a, 5b, 5c, 6
<b>Watertable Depth (m)</b>	>1.5 m	1.0 – 1.5 m	<1.0 m

### 3.4 SOIL ASSESSMENT RESULTS

Two soil profiles were encountered at the site. These profiles are considered consistent with the geological maps which indicate alluvium across the north and northwest part of the site and Croajingalong Grantie across the south and southeast part of the site. The Alluvial soils comprise a gravelly sand with some clay and the granite soils comprised a sandy clay loam overlying medium clay.

Considering the physical characteristics of the subsoil in the area of the site, we consider that primary treated effluent is disposed of via absorption trenches across the north-northwest part of the site is a suitable and viable disposal system for this site.

Moderate or major soil constraints were identified in the soil assessment. These constraints listed in Table 5 along with mitigation measures for controlling the risks identified at the site.

**Table 5: Soil assessment migration measures**

Constraint	Proposed mitigation measures
Soil Structure	Given the low water usage rate at the site we consider that primary treatment is suitable for the sandy soils at the site. We have adopted a conservative loading rate of 20mm/day in the sandy soils for the trench design.
Soil Texture	

### 3.5 OVERALL LAND CAPABILITY RATING

For the soil in the proposed land application area, no features present a moderate or major constraint that cannot be mitigated.

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area is constrained. However, the effluent management system will be designed, installed and maintained in ways which will mitigate these factors.

## 4.0 SYSTEM SELECTION AND DESIGN

The following sections provide an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

### 4.1 EFFLUENT MANAGEMENT OPTIONS / TARGET EFFLUENT QUALITY

A range of possible land application systems have been considered, such as absorption trenches, evapo-transpiration/absorption (ETA) beds, subsurface irrigation, and mounds. Based on the results of the onsite permeability tests we consider that the system of conventional absorption trenches for primary treated waste is suitable for the site.

Should the client or regulator prefer to secondary treat the effluent, disposal via absorption trenches or shallow subsurface irrigation are suitable.



18 September 2024

## 4.2 WATER BALANCE

To determine the necessary size of the Land Application Area, water balance modelling has been undertaken using the simplified method as shown below.

The water balance can be expressed by the following equation:

### **WATER BALANCE**

The formula for sizing is expressed as follows:

$$L = Q / (DLR \times W)$$

**L** = Length of require trench (m)

**Q** = daily flow (L/day) – 200 L/day

**DLR** = Design Loading Rate (mm/day) – 10.0mm/day

**W** = Width of trench – 1.0m

### 4.2.1 WASTEWATER LOADING RATE

In sizing the effluent dispersal field envelope one of the key input parameters is the volume of wastewater expected at the site. Table 4.4 of EPA Guidelines 2024 (1) has been used to calculate the volume of wastewater.

We have adopted a loading rate of **6** L/person/day assuming public toilets in a public area.

Information from the Genoa District Community Group indicates that approximately 20 people per day will use the facility with occasional higher use due to group events. We have assumed that the system will use 20 people per day 6 days of the week and 100 people per day one day per week. This equates to 1320L/week, or about 200L/day.

### 4.2.2 DESIGN LOADING RATE

Loading rates in AS1547:2012 suggest a conservative loading rate of 20mm/day in category 1 and 2 soils. We have adopted a loading rate of 20mm/day for the absorption trenches at this site.

#### 4.2.3 EFFLUENT DISPERSAL FIELD SIZING

The minimum land application area required for primary treated wastewater with disposal via absorption trenches is shown in **Error! Reference source not found.**6. The full water balance calculation is shown in Appendix A.

**Table 6:** land application area

Total Daily wastewater flow (L/day)	Trench Basal Area required (m <sup>2</sup> )	Trench Width (m)	Trench sizes
200	10	0.6	1No. 20m long trench

#### 4.2.4 SECONDARY TREATMENT SYSTEM

Should the client or regulator prefer to secondary treat the effluent, disposal via absorption trenches or shallow subsurface irrigation is an alternative method. Where subsurface irrigation is used in conjunction with secondary treated effluent the sub-surface irrigation area shall be a minimum of 60m<sup>2</sup>.

#### 4.2.5 RESERVE FIELD

The site has sufficient space available for a reserve field. Any future development at the site should ensure that there is suitable space available for a reserve field. A reserve trench has included in the conceptual system design presented in Figure 1.

### 4.3 SITING AND CONFIGURATION OF THE IRRIGATION SYSTEM

We have provided an approximate location of the land application area on the attached site plan Figure 1. Final placement and configuration of the irrigation system will be determined by the client and/or system installer, provided it remains close to the nominated locations in Figure 1 and satisfies the minimum area required according to the water balance.

It is important that the system as designed is located within the alluvial soils at the site. If the system is moved so that that it is located over the granitic soils additional investigation work would be required.

Whilst there is ample area for application of the effluent, it is important that appropriate buffer distances be maintained. In particular the septic tank and absorption trenches must be located a minimum of 60m from Scrubby Creek located northwest of the site boundary. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area.

It is recommended that the owner consult a wastewater contractor familiar with effluent system construction to construct the system, and an appropriately registered plumbing/drainage practitioner to install the system.

#### 4.4 STORMWATER RUN-ON MEASURES

Stormwater run-on protection measures are recommended at this site. Stormwater run-on from buildings and significant rainstorm events pose a risk to the effluent disposal field. Stormwater run-on should be mitigated by the following:

- Diversion of roof drainage away from the effluent dispersal area.
- 

#### 4.5 BUFFER DISTANCES

Setback buffer distances from EDRS systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 4-10 of the EPA Guidelines 2024 (1) are provided in Table 7.

**Table 7: Primary Treatment buffer distances**

Site Feature	Setback Distance (m)
Building / allotment boundaries / swimming pool / water and gas pipes	6m – Up-slope 3m – Down-slope
Services	6m – Closed stormwater drain 50m – Open stormwater drain
Surface waters	100m – Up-slope from watercourses in a potable water supply catchment 60m – Up-slope from non-potable watercourses 40m – Up-slope from drainage lines 15m – Up-slope of cutting/escarpment
Groundwater bores	20m – Category 2b to 6 soils
Soil depth	1.5m – Depth to Watertable 1.5m – Depth to hydraulic limiting layer

## 5.0 MONITORING, OPERATION AND MAINTENANCE

Maintenance is to be carried out in accordance with Council's permit conditions. The primary treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the system at the frequency required by Council under the permit to use;
- Use household cleaning products that are suitable for septic tanks;
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA rated fixtures and appliances are recommended).
- Do not discharge your unwanted and expired medicine into your OWMS.
- Avoid use of products containing PFAS (Per-and Polyfluoroalkyl substances)

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the EDRS and remove this to maximise uptake of water and nutrients;
- Regularly clean in-line filters;
- Not erect any structures and paths over the EDRS;
- Avoid vehicle and livestock access to the EDRS, to prevent compaction and damage; and
- Ensure that the EDRS is kept level by filling any depressions with good quality topsoil (not clay).

## 6.0 CONCLUSION

As a result of our investigations, we conclude that sustainable onsite wastewater management is feasible with appropriate mitigation measures, as outlined, for the proposed toilet block at 4655 Princes Highway, Genoa.

Specifically, we recommend the following:

- Primary Treatment of wastewater.
- Land application of treated effluent via conventional absorption trenches. Trenches are to be up to a maximum of 20 metres long and 1 metre wide, with a minimum spacing of 3.0m between trenches.
- Installation of water saving fixtures (minimum 4 star WELS) and appliances (minimum 3 star WELS) in the new residence to reduce the effluent load;
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants; and
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Guidelines 2024 and the recommendations made in this report.

## 7.0 REFERENCES

Environment Protection Authority (2024) (1). Guideline for onsite wastewater management (GOWM).

Environment Protection Authority (2024) (2). Guideline for onsite wastewater effluent dispersal and recycling systems (EDRS).

Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2014) Victorian Land Capability Assessment Framework.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 On-site domestic-wastewater management.

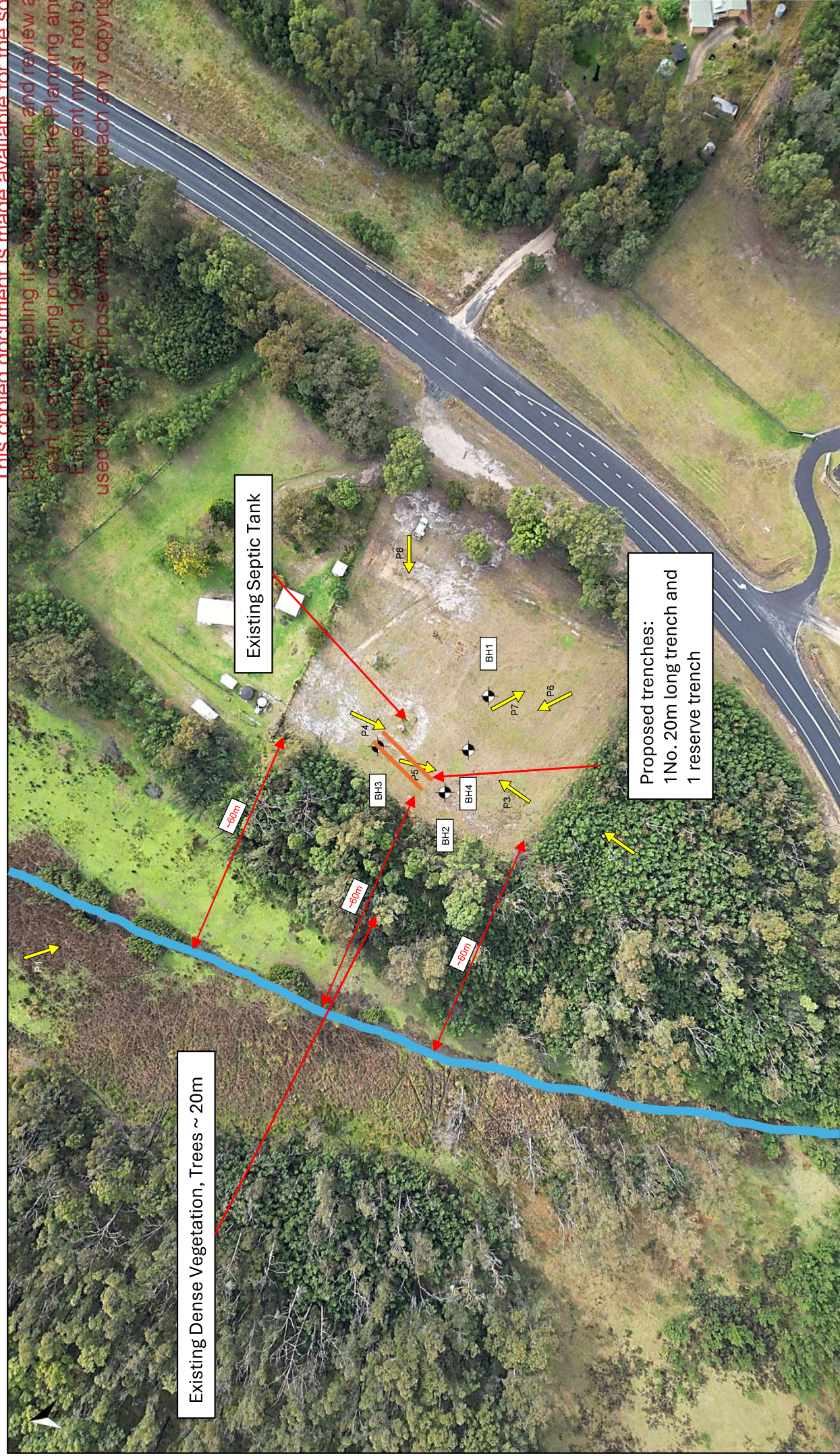
## 8.0 LIMITATIONS

Your attention is drawn to the document – 'Limitations' which is included in Appendix B of this report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. The document is not intended to reduce the level of responsibility accepted by DBM Geotech, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes is so doing.

### DBM Geotech

David Barry – Macaulay  
BEng (Hons), MEngSc (Res), MIEAust CPEng  
EA Membership number: 3308334  
ABN 69 666 900 643





Not to scale

LEGEND:	
BOREHOLE	
SITE PHOTO DIRECTION	
WATERWAY	
ABSORPTION TRENCH	

FIGURE DETAILS:  
Figure 1 – Site Plan

CLIENT:  
Development Solutions Victoria

SITE ADDRESS:  
4655 Princes Highway, Genoa

JOB NUMBER:  
242





Photo 1 – Looking south



Photo 2 – Looking northeast



Photo 3 – Looking northeast



Photo 4 – Looking southwest

FIGURE DETAILS:

Figure 2 – Site Photos

**CLIENT:**  
Development Solutions Victoria

**SITE ADDRESS:**  
4655 Princes Highway, Genoa

**JOB NUMBER:**  
242



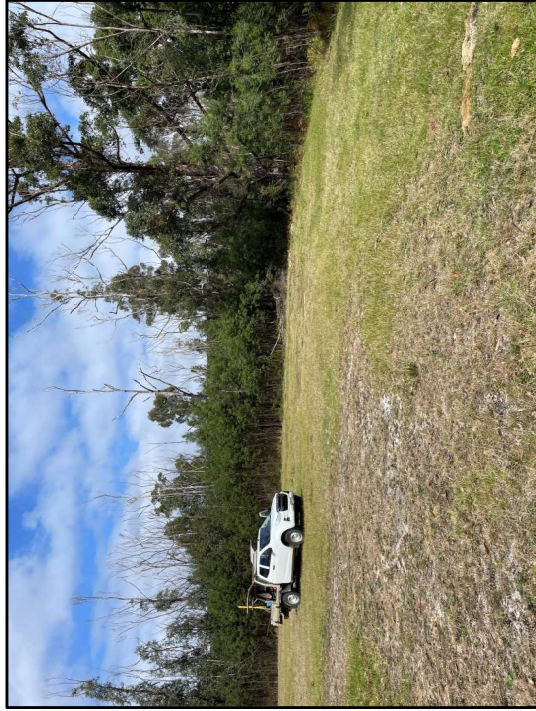


Photo 5 – Looking southwest



Photo 6 – Looking north



Photo 7 – Looking south

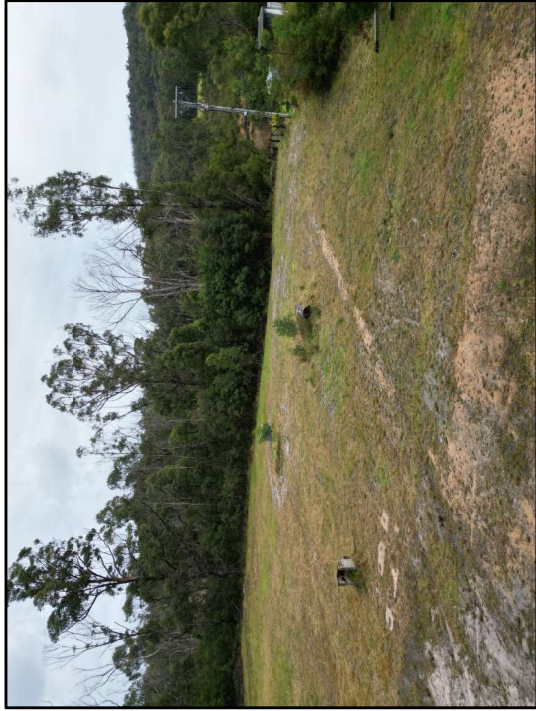


Photo 8 – Looking west

FIGURE DETAILS:

Figure 3 – Site Photos

**CLIENT:**  
Development Solutions Victoria

**SITE ADDRESS:**  
4655 Princes Highway, Genoa

**JOB NUMBER:**  
242

## **Appendix A**

### **Reports of Boreholes**

### **Water Balance Calculations**



## REPORT OF BOREHOLE: BH1

## DBM GEOTECH

Job No : 24232  
 Client : Owner / Designer  
 Project : 4655 Princes Highway, Genoa  
 Location : 4655 Princes Highway, Genoa  
 Contractor : DBM Geotech

Easting : 728,192.81  
 Northing : 5,848,357.82  
 UTM : 55H  
 Drill Rig : Push Tube  
 Inclination :

Sheet : 1 OF 1  
 Logged : Sam Young  
 Logged Date : 12/09/2024  
 Checked :  
 Checked Date : 12/09/2024

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency/Density	Samples	Testing	Shear Strength
		0.1		SM	Silty SAND SM: brown grey, medium dense, fine to coarse grained, with fine sized gravel, moist.	M	MD			
		ML		Clayey SILT ML: firm to stiff, low plasticity, brown grey, with fine to coarse grained sand, moist.	F-St					
		0.3		ML	Soft, wet.	W	S			
		0.6		CI	CLAY CI: stiff to very stiff, medium plasticity, mottled grey orange, trace fine sized gravel, trace coarse grained sand, moist.	M	St-VSt			
		1								
		1.3		CI	Mottled grey redbrown orange.					
					BH1 Terminated at 1.5m					
		3								



## REPORT OF BOREHOLE BH2

Sheet : 1 OF 1  
Logged : Sam Young  
Logged Date : 12/09/2024  
Checked :  
Checked Date : 12/09/2024

## REPORT OF BOREHOLE BH3

## DBM GEOTECH

Job No : 24232  
 Client : . Owner / Designer  
 Project : 4655 Princes Highway, Genoa  
 Location : 4655 Princes Highway, Genoa  
 Contractor : DBM Geotech

Easting : 728,193.05  
 Northing : 5,848,357.79  
 UTM : 55H  
 Drill Rig : Push Tube  
 Inclination :

Sheet : 1 OF 1  
 Logged : Sam Young  
 Logged Date : 12/09/2024  
 Checked :  
 Checked Date : 12/09/2024

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency/Density	Samples	Testing	Shear Strength
		0.4		SW	Gravelly SAND SW: grey brown, loose to medium dense, fine to coarse grained, fine to medium sized gravel, moist.	M	L-MD			
		1		SW	Orange brown.					
		1.2		SW	Light grey orange brown.					
					<b>BH3 Terminated at 1.5m</b>					
		2								
		3								

## REPORT OF BOREHOLE BH4

## DBM GEOTECH

Job No : 24232  
 Client : . Owner / Designer  
 Project : 4655 Princes Highway, Genoa  
 Location : 4655 Princes Highway, Genoa  
 Contractor : DBM Geotech

Easting : 378,631.79  
 Northing : 5,727,386.89  
 UTM : 55H  
 Drill Rig : Push Tube  
 Inclination :

Sheet : 1 OF 1  
 Logged : Sam Young  
 Logged Date : 13/09/2024  
 Checked :  
 Checked Date : 12/09/2024

Drilling Method	Water	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture	Consistency/Density	Samples	Testing	Shear Strength
		0.5		SW	Gravelly SAND SW: grey brown, loose to medium dense, fine to coarse grained, fine to medium sized gravel, moist.	M	L-MD			
		1		SW	Orange brown.					
				SW	Light grey orange brown.					
		2			BH4 Terminated at 1.5m					
		3								

# Victorian Land and Capability Assessment Framework

## Trench & Bed Sizing

FORMULA FOR TRENCH AND BED SIZING			
L = Q/DLR x W			From AS/NZS 1547:2012
Where:	Units		
L = Trench or bed length	m		Total trench or bed length required
Q = Design Wastewater Flow	L/day		Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)
DLR = Design Loading Rate	mm/day		Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)
W = Trench or bed width	m		As selected by designer/installer
INPUT DATA			
Design Wastewater Flow	Q	200	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)
Design Loading Rate	DLR	20.0	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)
Trench basal area required	B	10.0	m <sup>2</sup>
Selected trench or bed width	W	0.6	m
			As selected by designer/installer
OUTPUT			
Required trench or bed length	L	16.7	m

### CELLS

Please enter data in blue cells

XX

Red cells are automatically populated by the spreadsheet

XX

Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS



## **Appendix B**

### **Limitations**



## LIMITATIONS

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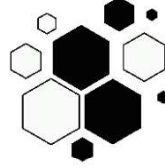
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Conditions may exist which were undetectable given the limited nature of the enquiry DBM Geotech was retained to undertake. Variations in conditions may occur between investigation locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.

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Having regard to the matters referred to in the previous paragraphs on this page in particular carrying out the Service has allowed DBM Geotech to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by DBM Geotech or otherwise made available to DBM Geotech. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Document. This Document is based upon the information and other circumstances that existed and were known to DBM Geotech when the Services were performed and this Document was prepared. DBM Geotech has not considered the effect of any possible future development included physical changes to any relevant location or change to any laws or regulations relevant to such location.

By date, or revision, the Document supersedes any prior report or other document issued by DBM Geotech dealing with any matter that is addressed in the Document.



## Euca Planning

Bushfire Specialists



# Bushfire Planning Report Version 1.1

(Including Bushfire Management Statement)

Lot 1 TP 535520  
4655 Princes Highway Genoa 3891

April 23<sup>rd</sup>, 2025



### Euca Planning Pty Ltd

PO Box 570, Warragul 3820.

Email: [info@eucaplanning.com.au](mailto:info@eucaplanning.com.au)

Director & Principal Consultant: Deanne Smith

#### Qualifications/Accreditations:

- Masters of Planning (Professional) – Deakin University
- Postgraduate Diploma in Bushfire Planning and Management – The University of Melbourne (2017)
- Graduate Diploma of Applied Science (Agricultural Studies) – Charles Sturt University
  - Graduate Certificate in Public Sector Management – Flinders University
  - Bachelor of Science – University of Melbourne (1996)

#### Memberships

- Member of Planning Institute of Australia (MPIA)
- Corporate Bronze Member of Fire Protection Association of Australia

#### Acknowledgement of Country

Euca Planning would like to acknowledge the Gurnaikurnai people as the Traditional owners of the unceded land that we conduct our business on. We pay our Respects to their Elders past, present, and future.

#### Disclaimer

This report has been made with careful consideration and with the best information available to Euca Planning Pty Ltd at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. Euca Planning Pty Ltd do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is 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 [www.cfa.vic.gov.au](http://www.cfa.vic.gov.au) or through your local CFA Regional office.

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#### Version Control

	Name	Date Completed	Comments
<b>Field Assessment</b>	Courtney Campbell	10 April 2025	
<b>Mapping</b>	Deanne Smith	22 April 2025	
<b>Draft report</b>	Deanne Smith	22 April 2025	
<b>Final</b>	Deanne Smith	23 April 2025	
<b>Revision</b>	Deanne Smith	29 April 2025	Minor plan update



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## Executive Summary

This report has been prepared to support a planning permit to develop informal outdoor recreation at 4655 Princes Highway Genoa. The site is within the Bushfire Management Overlay (BMO) and is required to demonstrate that the development has regard for the surrounding bushfire hazards.

This report presents a comprehensive assessment of the hazards and suggests mitigation measures to improve the protection of life and property for the development. The site is within the Farming Zone and requires a Pathway 2 application to meet the objectives and approval measures of Clause 53.02 of the East Gippsland Planning Scheme. As such a Pathway 2 style response has been adopted for this report.

This report includes the following components:

- A **Clause 13.02 Bushfire Assessment** that considers the policy context.
- A **Bushfire Hazard Landscape Assessment** that considers the landscape risk and whether the Clause 53.02 modelled fire assumptions are adequate.
- A **Bushfire Hazard Site Assessment** considering localised hazards, defensible space and the bushfire attack level.
- The design response (**Bushfire Management Statement**) to the relevant approval measures in Clause 53.02 from the East Gippsland Planning Scheme.
- The **Bushfire Management Plan** that responds to the site and the proposed development, including the standard CFA permit conditions.

The development site is in far East Gippsland in the small settlement of Genoa. Forest exists close to the site and in the broader landscape. Princes Highway is the egress route from this area connecting to the north to NSW and South to Cann River, both forested routes.

The Bushfire Management Statement demonstrates that the alternate approach is acceptable with 10 metre defensible space around the shed, BAL29 (non-combustible materials), access and water supply provided.

Due to the forest beyond the site, the proposed development is expected to be affected by high levels of ember attack in the event of a bushfire and radiant heat from localised ignitions. A BAL of 29 (non-combustible materials) is deemed appropriate for the built form (shelter, shed and toilet) construction to address the expected bushfire and encourage some resilience.

The site can meet the approval measures within Clause 53.02 as proposed.

## 1.0 Introduction

This Bushfire Management Statement (BMS) has been prepared to enable the applicants to respond to the requirements of Clause 44.06 Bushfire Management Overlay (BMO) (known from this point on as Clause 44.06), and in accordance with the application requirements of Clause 53.02 – Bushfire Protection: Planning Requirements (known from this point on as Clause 53.02).

The statement contains these components:

1. A **Clause 13.02-1S assessment** that considers the strategic intent of the [LGA] Planning Scheme
2. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
3. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard has been prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) and is supported by photographs to assist in describing the bushfire hazard.
4. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.
5. A **bushfire management plan** that spatially records the bushfire mitigation measures for endorsement with the planning permit.

### 1.1 Application Details

Municipality	East Gippsland
Title description	Lot 1 TP 535520 4655 Princes Highway Genoa
Overlays	Bushfire Management Overlay (BMO)
Zoning	Farming Zone (FZ)

### 1.2 Site Description

Site shape	Square
Site Dimensions	The property has a road frontage to Princes Highway of approximately 83 metres, and a property depth of approximately 86 metres
Site area	Approximately 0.78Ha
Existing use and siting of buildings and works on and near the land	Site being redeveloped for community use
Existing vehicle arrangements	From Princes Highway
Nearest fire hydrant	Not applicable
Private bushfire shelter	Not proposed
Any other site features relevant to bushfire risk	Landscape forest



### 1.3 Site Location

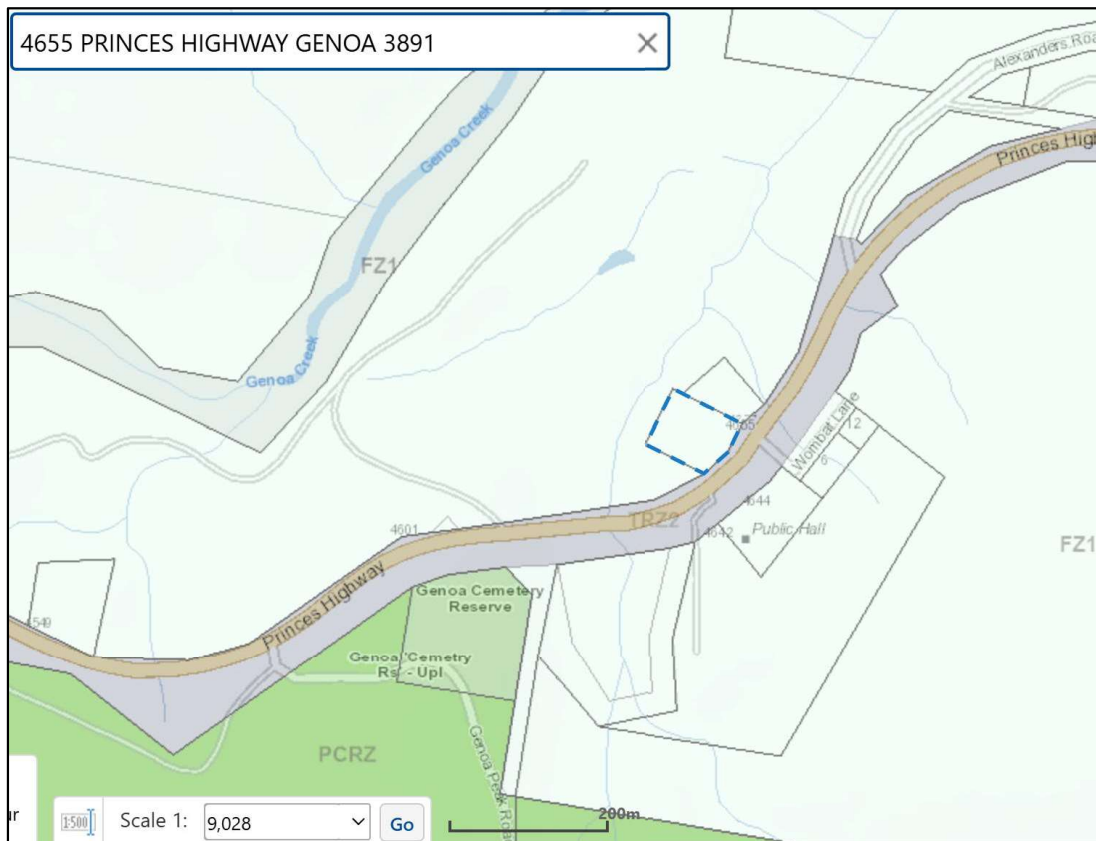


Figure One – Property Location – identified with the blue dashes central to the map (VicPlan, 2025)



Figure Two – Property Location – Nearmap, 2025 with 2021 Aerial



## 2.0 Planning Policy Framework

### 2.1 Planning Policy Framework

Clause 71.02-3 (integrated decision making) of the Planning Scheme has been recently amended and provides that:

*Planning authorities and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.*

Clause 13.02-1S (Bushfire) of the Planning Scheme applies to all decision making and seeks to:

*To strengthen the resilience of settlements and communities to bushfire through **risk-based planning** that prioritises the protection of human life.*

**[Emphasis added]**

Clause 13.02-1S includes a number of strategies to achieve that objective. Broadly these strategies include:

- prioritising the protection of human life;
- requiring a robust assessment of the bushfire hazard and risk assessment before any strategic or statutory decision is made; and
- directing population growth and new settlements to low risk locations.

Importantly in relation to the protection of human life, clause 13.02-1S includes the following requirements:

*Give priority to the protection of human life by:*

- *Prioritising the protection of human life over all other policy considerations.*
- *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
- *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.*

In relation to Bushfire hazard identification and assessment, clause 13.02-1S includes the following relevant requirements:

*Identify bushfire hazard and undertake appropriate risk assessment by:*

- *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
- *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.*

- *Considering and assessing the bushfire hazard on the basis of:*
  - *Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;*
  - *Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;*
  - *Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and*
  - *The site for the development.*
- *Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.*
- *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.*
- *Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.*

Importantly in relation to settlement planning, clause 13.02-1S includes the following requirements:

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- *Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).*
- *Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.*
- *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.*
- *Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.*
- *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighborhood and site scale, including the potential for neighborhood-scale destruction.*
- *Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighborhood basis.*
- *Not approving any strategic planning document, local planning policy, or*

*planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).*

In relation to use and development control in a Bushfire Prone Area, clause 13.02-1S includes the following relevant requirements:

*Use and development control in a Bushfire Prone Area in a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:*

*... Accommodation*

*When assessing a planning permit application for the above uses and development:*

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

When these strategies are read together it is clear that any future development would be required to provide a considered assessment of the bushfire risk. As such, the development must ensure it responds to bushfire risk. The purpose of this report is to undertake such an assessment for the site including an assessment of the likely fire behaviour and the risk to future residents. It is acknowledged that this site is subject to the Bushfire Management Overlay and Parts 3 to 5 of this report specifically address the application requirements of Clause 44.06 and 53.02 of the [LGA] Planning Scheme.

In the context of strategic planning decisions, these strategies need to be read as on balance and consider the ‘*net increase in risk to existing and future residents*’. As it relates to the objectives at Clause 13.02-1S of the Planning Scheme, it is necessary to ensure that the protection of human life is prioritised when decisions are made. However the strategies listed at Clause 13.02-1S in the Planning Scheme are not ‘mandatory requirements’ and it is not necessary to ‘tick every box’. It is more important to ensure that decisions are consistent with the State policy objectives and build resilient communities.

## 2.2 Planning Policy Framework Assessment

### 2.2.1 Objective

Clause 13.02-1S seeks ‘*to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*’.

### 2.2.2 Application

The policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land which is within a designated bushfire prone area; or subject to a Bushfire Management Overlay.

#### Bushfire Prone Area and Bushfire Management Overlay

The planning proposal area is included in the Bushfire Prone Area (BPA). As described in Planning Advisory Note 46 (2013), the BPA is a building regulation tool that identifies where moderate bushfire hazard can be expected. It applies to areas subject to the BMO, and to areas that experience a lower head fire intensity modelled to be between 4,000kW/m and 30,000kW/m. This level of hazard informs areas declared as bushfire prone in the building system. Areas at the upper end of the bushfire intensity range (that is 28,000kW/m and above and referred to as BHL1b) are considered, where appropriate, for applying the BMO based on the advice of the relevant fire authority. The land is contained in the BMO. The entire planning proposal site is subject to the BPA and the BMO. The greater area in Genoa is also in the BPA and BMO reflecting the moderate to high bushfire hazard that can be expected from the vegetation connecting to and distributed within the residential area.

In December 2017, Clause 13.02-1S of the East Gippsland Planning Scheme was amended to specifically refer to Bushfire Prone Areas and to strengthen the consideration of bushfire risk in all planning decisions. As the site is fully contained within the Bushfire Prone Area, the minimum level of construction for all dwellings is BAL 12.5, and this bushfire risk must be considered.

### 2.2.3 Strategies

#### Protection of human life

<i>Give priority to the protection of human life by:</i>	<i>Response</i>
Prioritising the protection of human life over all other policy considerations.	<ul style="list-style-type: none"> <li>- This proposal provides for some built form associated with a community park that responds to the risk of bushfire through siting and construction.</li> <li>- The proposal can be undertaken in a manner that will attempt to achieve longevity in design.</li> <li>- The existing clearing is used to achieve vegetation separation.</li> </ul>
Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	<ul style="list-style-type: none"> <li>- No accommodation is proposed, this is simply a day-user or transient space.</li> </ul>
Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.	<ul style="list-style-type: none"> <li>- An application to develop land needs to articulate how the design responds to the identified bushfire risk.</li> <li>- Input for bushfire construction and design was sought early in the design process.</li> </ul>



### Bushfire hazard identification and assessment

<i>Identify bushfire hazard and undertake appropriate risk assessment by:</i>	<i>Response</i>
Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.	<ul style="list-style-type: none"> <li>- The East Gippsland Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods.</li> <li>- Clauses 13.02-1S, 44.06 and 53.02 are to be considered for proposal.</li> <li>- Clause 71.02-3 <i>Integrated Decision Making</i> strengthens the importance of bushfire planning as an appropriate tool to reconcile potential conflicts in design and vision.</li> <li>- The assessment method aligns with AS3959-2018 and is provided in this report (see Section 4).</li> </ul>
Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.	<ul style="list-style-type: none"> <li>- Consistent with the revised Clause 13.02-1S, the planning proposal responds to the Bushfire Prone Area and the Bushfire Management Overlay.</li> <li>- Detailed design and consideration of the development application is reinforced by the preliminary planning drawings.</li> </ul>
Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard	The BMO does apply to this land recognising that the land is in an area of high bushfire hazard. The BMO is addressed in Sections 3 to 5 of this report.
Considering and assessing the bushfire hazard on the basis of: <ul style="list-style-type: none"> <li>• Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site;</li> <li>• Local conditions - meaning conditions in the area within approximately 1 kilometre from a site;</li> <li>• Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and,</li> <li>• The site for the development</li> </ul>	<ul style="list-style-type: none"> <li>- An assessment of Clause 13.02 is provided in Section 3.0 of this report.</li> <li>- Given the landscape assessment and the type of land use, local and neighbourhood conditions are not specifically assessed.</li> </ul>
Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.	It is expected that this development would be referred to CFA for consideration as it is in the Bushfire Management Overlay.
Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and	<ul style="list-style-type: none"> <li>- The content of this report provides a solid foundation for the design and subsequent approval of the planning proposal, with regard to bushfire risk.</li> </ul>

include appropriate bushfire protection measures	Assessing the site-based bushfire risk and including appropriate bushfire protection measures (e.g. managed land, BALs, separation from the hazard) enables the achievement of the direction of the Planning Scheme.
Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.	<ul style="list-style-type: none"> <li>- This element of the revised Clause 13.02-1S is the most important element and empowers the Responsible Authority to not approve a permit application until it is satisfied with the bushfire protection measures being implemented.</li> <li>- This report demonstrates that the risk of bushfire should not be a reason for refusal.</li> </ul>

### Settlement Planning

<i>Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:</i>	<i>Response</i>
Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	<ul style="list-style-type: none"> <li>- Recognising the land is in a Type 4 landscape, it should only proceed where all elements of the BMO are achieved when considered against the type of use.</li> <li>- This report demonstrates that this goal is achieved.</li> </ul>
Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire	<ul style="list-style-type: none"> <li>- The nature of the settlement of Genoa, provides difficult access to BAL-LOW.</li> </ul>
Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.	<ul style="list-style-type: none"> <li>- The establishment and maintenance of defendable space around the shed (larger item) will accompany the approval. The increased level of vegetation management will reduce the risk of bushfire to the shed and the resident to the north.</li> </ul>
Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.	<ul style="list-style-type: none"> <li>- The shed will implement the current regulations pertaining to bushfire construction. This measure has been implemented in the design of the building and will be carried out through to the completion of the building as far as can</li> </ul>

	be done with direction from AS3959-2018.
Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale Destruction	<ul style="list-style-type: none"> <li>- An assessment is provided in Section 3.0 and 4.0 of this report.</li> <li>- Given the landscape assessment and the type of land use, local and neighbourhood conditions are not specifically assessed.</li> <li>- The site conditions are best considered through the Bushfire Hazard Site Assessment methodology.</li> </ul>
Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	<ul style="list-style-type: none"> <li>- The proposal is an existing lot in a remote settlement.. It is acknowledged that such a subdivision would not be expected to be established under the current Planning Policy Framework. However, the scheme does provide for the use of 'legacy' lots in this environment when bushfire risk is appropriately responded to.</li> </ul>
Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2018.	<ul style="list-style-type: none"> <li>- The proposal is a statutory planning application only.</li> </ul>

#### Areas of high biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are of high biodiversity conservation value.

#### *Assessment of the development*

- The clearing has been used to minimise the removal of vegetation.

#### Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for accommodation.

*Assessment of the proposal's response:* The proposal is not required to address this clause.



## 2.2.4 Policy Guidelines

Planning must consider as relevant:	Response
Any relevant approved State, regional and municipal fire prevention plan.	The Bushfire Strategy for Gippsland manages the planned burning of the surrounding landscapes.
AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	This is relevant through the derivation of Bushfire Attack Levels, and is considered when referring to BAL29
Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993, May 1993).	This is the handbook to AS3959-2018 and does not need to be considered directly by the planning proposal.
Any Bushfire Prone Area map prepared under the Building Act 1993 or regulations made under that Act.	The updated Bushfire Prone Area map has been considered in this report.

## 3.0 Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site (Figure Three).

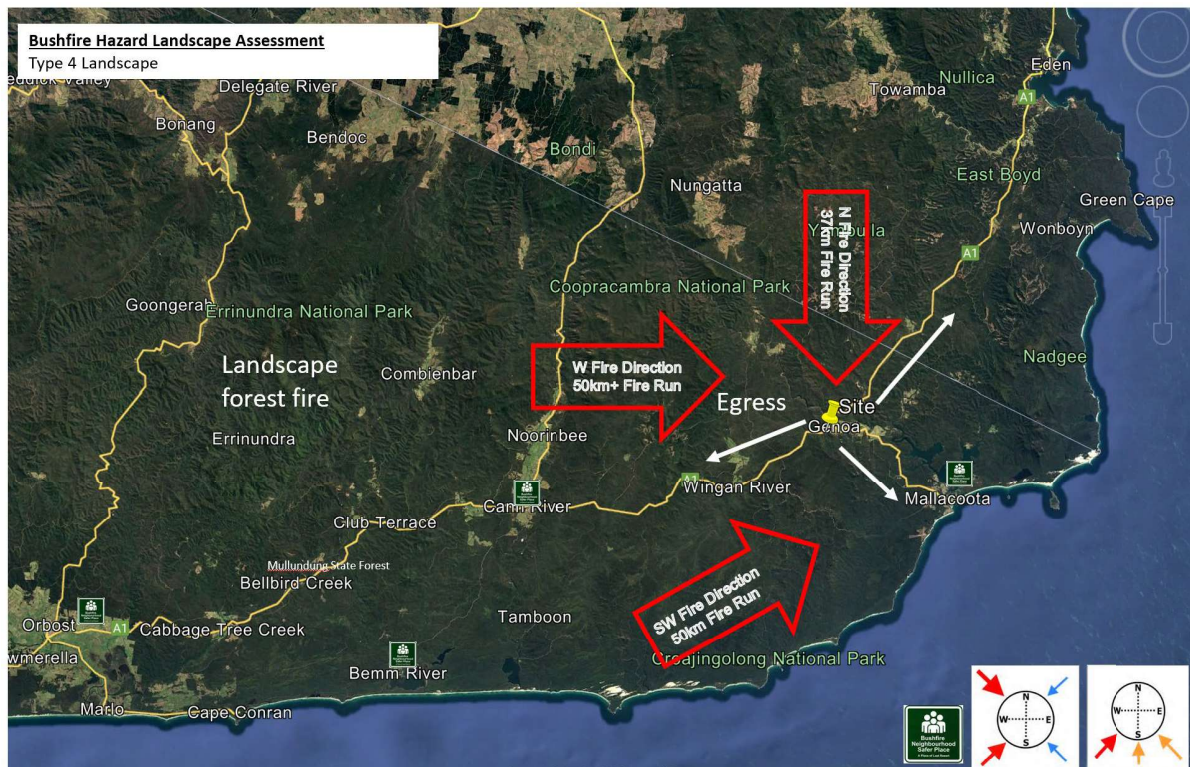


Figure Three – Bushfire Hazard Landscape Assessment

The landscape risk of a site is an important consideration when mitigating bushfire hazards. The landscape risk is the combination of several elements in the surrounding landscape. These relate to the vegetation extent, the area available to a landscape bushfire, the orientation of the ridgelines



low threat areas and the quality of the road

d by DELWP guidance:

- able.

that are not all within the assumptions of the  
ence ember attack, radiant heat, convective fire  
the landscape fire.

for the Gippsland Region (2012) provides a high-  
d may impact on planning objectives. The RBPA  
nning matters intersect with a bushfire hazard to  
bushfire. This information is required to be used  
g at the regional, municipal and local levels.

tion and does not directly translate into planning  
g scheme provisions such as the Bushfire  
spatial and qualitative information from a variety  
derations about where bushfire should be  
cess.” RBPA – Gippsland Region (2012)

reference to this area, however the Gippsland  
 temporary reference. The image below indicates asset  
 (orange), landscape fire management zone (yellow)

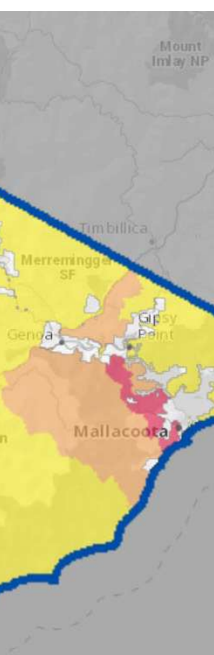


Figure Four - Gippsland Region | Bushfire Planning Storymap

### 3.2 Vegetation Extent in the Broader Landscape



The vegetation in the broader landscape is forest. The vegetation is associated with large tracts in public ownership. Minimal grassland occurs as grazing land along river flats. An indication of the Ecological

Vegetation Classes in the landscape is provided in Figure Five (site central to image).

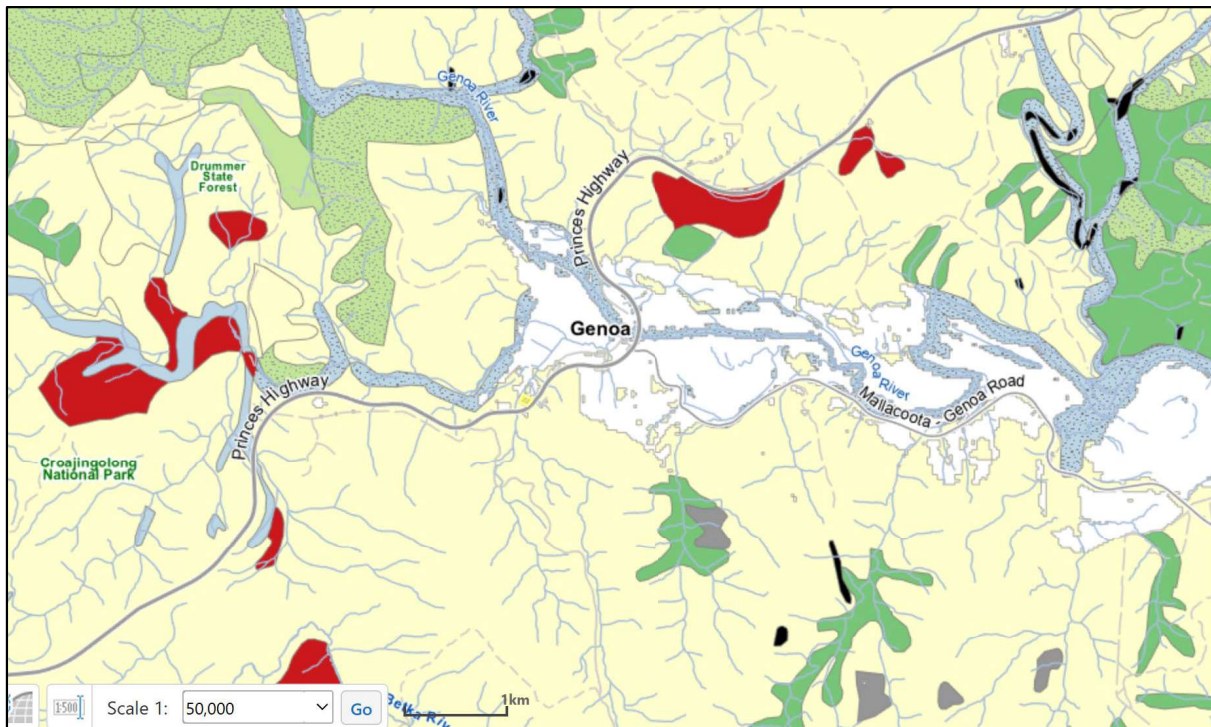


Figure Five – NatureKit Map of surrounds with subject site central to the image showing Wet Heathland (red), Lowland Forest (yellow), Damp Forest (green), Shrubby Dry Forest (green spots), Riparian forest (blue), Warm Temperate Rainforest (black) and Rocky Outcrop Shrubland (grey) (NatureKit, 2025)

### 3.3 Topography

The topography of the surrounding landscape is typical of this area of remote East Gippsland. The terrain is rugged with any settlement (usually a cluster of homes) located on the river flats. Fire is propagated by the rugged ridgelines and extensive forest.

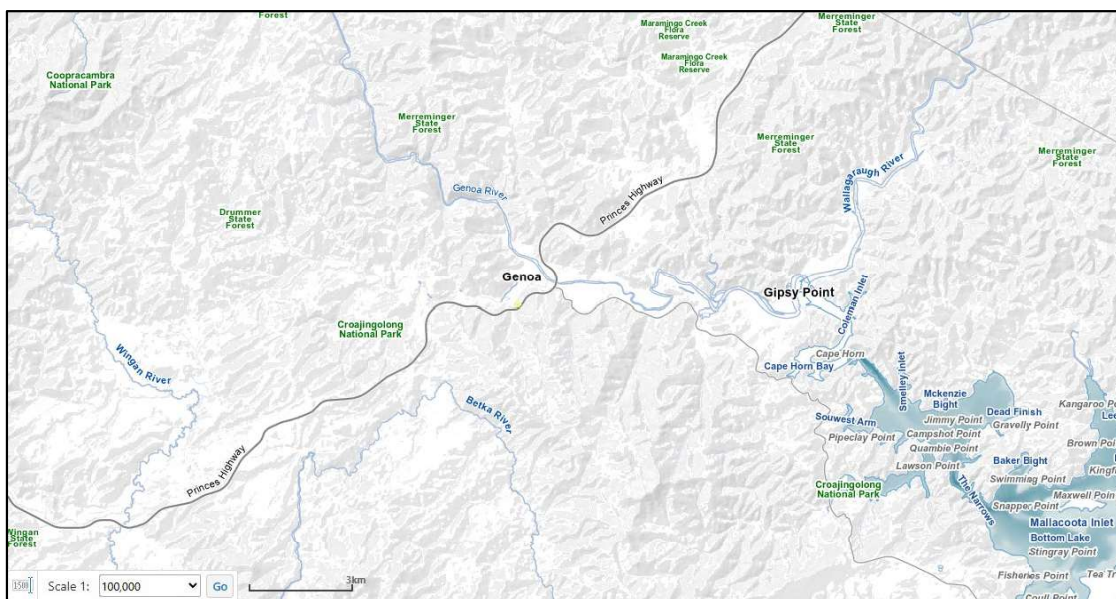


Figure Six – Topography of area around the site (VicPlan, 2025)



### 3.4 Surrounding Road Network

The planning proposal site has its frontage to Princes Highway. This access is the main road providing movement through the region from Victoria to New South Wales.

### 3.5 Bushfire History of the Area

Fire history in the immediate and broader landscape is indicated by Figure Seven. The region has a fire history that comprises major campaign fires and is extensive. Planned burning is undertaken in the region to prevent around the settlements and to moderate the landscape.

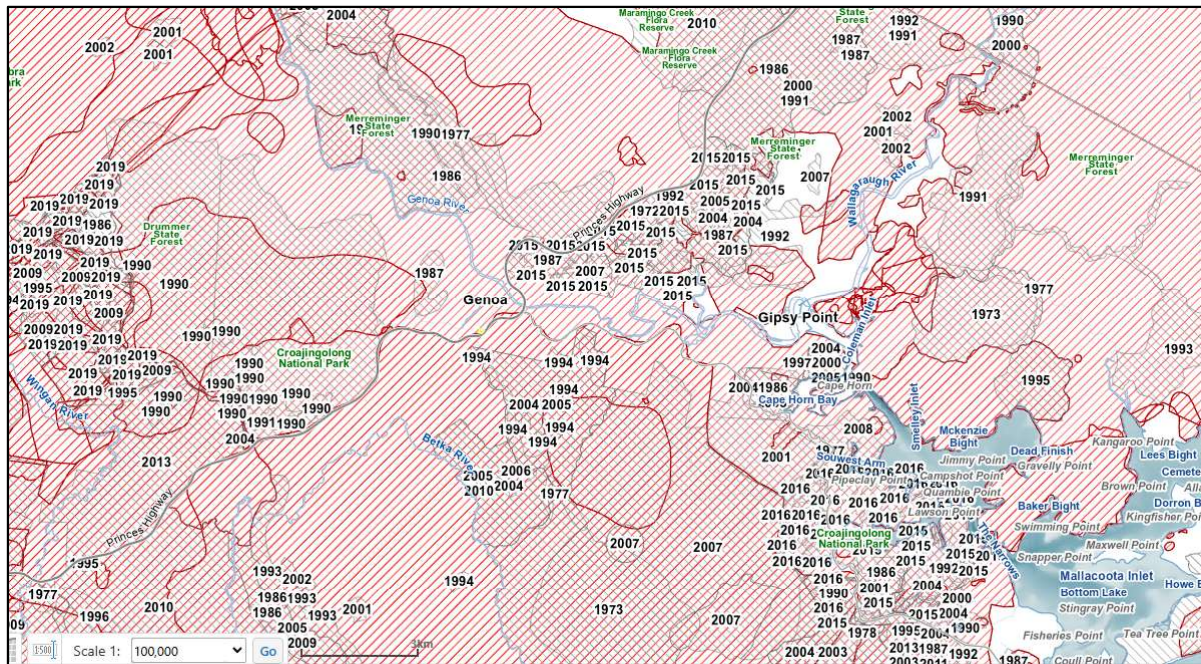


Figure Seven – Fire History Map of Planned burns 1970-present and Bushfires 1970-present (NatureKit, 2025)

### 3.6 Bushfire Scenarios

The site is at extreme risk of bushfire due to its location in remote East Gippsland. There is no moderation to the fire behaviour. The development is for informal outdoor recreation not for permanent living.

#### Scenario 1 – Bushfire from the west

The worst scenario for this site is a fire approaching from the west which has the potential for a long fire run over many days and weeks. The ridgelines are parallel and escalate convective fire behaviour. This fire is a landscape fire and will present to the site as ember attack and fire runs. This fire can block egress from the site by compromising the Princes Highway.

#### Scenario 2 – Bushfire from the north

A fire approaching from the north has the potential for a long fire run over many days and weeks. The ridgelines aren't parallel, however hot northerly winds can escalate convective fire behaviour. This fire is a landscape fire and will present to the site as ember attack and fire runs. This fire can block egress from the site by compromising the Princes Highway.



### Scenario 3 – Bushfire from the south-west

A fire approaching from the south-west has the potential for a long fire run over many days and weeks under the influence of coastal winds. This fire is a landscape fire and will present to the site as ember attack and fire runs. This fire can block egress from the site by compromising the Princes Highway and the access to Mallacoota.

### 3.7 Neighbourhood Safer Place – Place of Last Resort

There are designated Neighbourhood Safer Place – Place of Last Resort in Mallacoota, Cann River and further to the west. Access to these is difficult and shouldn't be relied on.

## 4.0 Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment includes a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard is prepared in accordance with AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia, 2018) excluding any exclusions i.e. paragraph (a) of section 2.2.3.2 (Vegetation exclusions). Refer to Figure Eight.



Figure Eight – Bushfire Hazard Site Assessment

## 4.1 Vegetation

The vegetation within the 150-metre assessment area was classified according to AS 3959, Practice Note 65 (DTPLI 2014) and the Overall Fuel Hazard Assessment Guide (DSE, 2010).

The Bushfire Hazard Site Assessment has been conducted to deliver the 'Bushfire hazard identification and assessment' strategy outlined in Clause 13.02-15 of the Scheme. This report demonstrates that the application meets the objective of Clause 13.02-15 '*To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*' by avoiding the bushfire hazard using maximum separation, and implementing bushfire mitigation measures that respond to the planning zone, the neighbourhood and site context, and the outcome of the assessment.

The Standard AS 3959 approach uses a generalised description of vegetation based on the AUSLIG Australian Natural Resources Atlas" No.7 Native Vegetation classification system. According to this method, vegetation can be classified into seven categories. Each category indicates a particular type of fire behaviour and these categories or classifications are then used to determine bushfire intensity. Information gained from the Ecological Vegetation Classes (Figure Five) reinforces the vegetation classification chosen, and provides an indication of connectivity within the greater landscape.

The forms of classifiable vegetation identified on this site are described below.

### **Vegetation Classification: Forest**

#### **AS3959:2018 Definition:**

*Open forest— Trees up to 30 m high; 30-70% foliage cover (may include understorey of sclerophyllous low trees and tall scrubs or grass). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations.*

#### **Site Description:**

The site has significant areas of forest in all directions. There is forest to the west that is flat then upslope beyond Scrubby Creek. It is approximately 15 metres from the extent of the development area. In the north, forest is approximately 55 metres from the development area and beyond a dwelling. The forest is upslope and flat in some places. To the east there is forest that is upslope and is approximately 60 metres from the development area. In the south, there is forest that is approximately 45 metres from the development area. Strips of vegetation extend from the foresta long the road reserve.





Image – Forest to the east separated by Princes Highway (site inspection, 2025)



Image – Forest to the west with the powerline easement dividing it noticeable (site inspection, 2025)





Image – Forest to the south, looking across the site including the area that is to remain as mown grass (site inspection, 2025)

### **Vegetation Classification: Excludable and Low threat vegetation**

#### **AS3959:2018 Definition:**

##### *2.2.3.2 Exclusions – Low threat vegetation and non-vegetated areas*

*The following vegetation shall be excluded from a BAL assessment:*

- a. Vegetation of any type that is more than 100 m from the site*
- b. Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
- c. Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.*
- d. Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- e. Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- f. Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.*



**NOTES:**

1. *Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).*
2. *A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.*

**Site Description**

The proposed development has low threat vegetation (Clause 2.2.3.2(f)) located around the Genoa Community Hall to the south-east and the dwelling to the north.



Image – Low threat vegetation (cl.2.2.3.2(f)), photo taken looking south-east to hall (site inspection, 2025)



Image – Low threat vegetation (cl.2.2.3.2(f)), photo taken looking north into neighbouring property (site inspection, 2025)

The topography of the site is flat. To the west there is a slight decline to the creek but the main vegetation is upslope. East and south of the Princes Highway, the land is upslope. The area immediately north and south is generally at contour to the site. and the surrounding is area is characterised by the decline to the coastal flats and the water in the southeast.

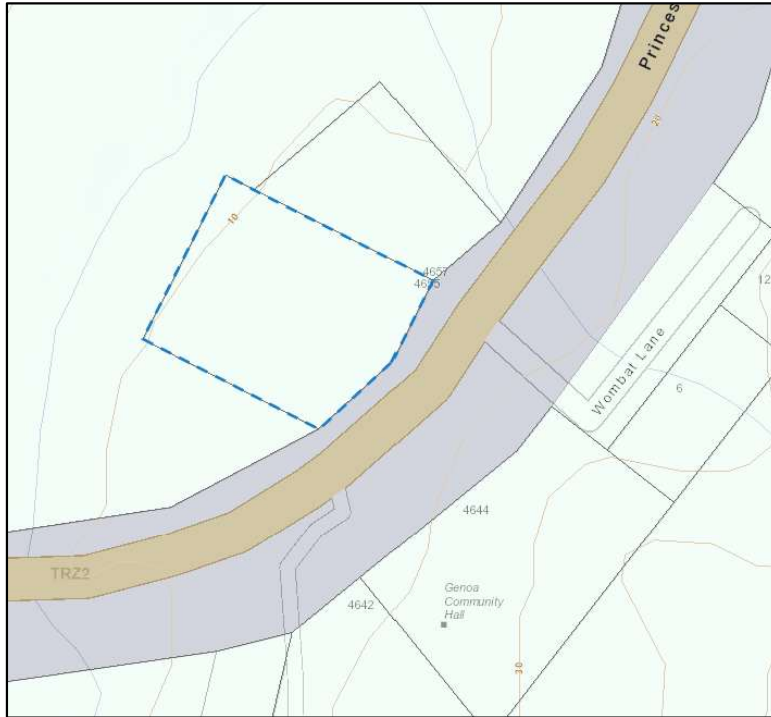


Figure Nine – Topography local to the site (VicPlan, 2025)

The bushfire attack level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per meter squared. The BAL is also the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.

An assessment of the site conditions without modification was made and informs the BAL assessment (Table 1).



Table 1 – Separation from the Hazard Assessment (without modification) – Table 3 of Clause 53.02-5

Orientation	Classified vegetation	Average slope under classifiable vegetation	Separation distance	Separation achieved
North	Low threat	Not applicable	Not applicable	Table 3 BAL12.5
	Forest	Upslope/Flat	55 metres	Not met
East	Forest	Upslope	60 metres	Table 3 BAL12.5
	Low threat	Not applicable	Not applicable	Table 2 BAL12.5
South	Forest	Upslope/Flat	45 metres	Not met
	Low threat	Not applicable	Not applicable	Table 2 BAL12.5
West	Forest	Flat/Upslope	15 metres	Not met

Table 2 – Separation determination

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Separation achieved
North	Forest	Upslope	55 metres	Column A Table 2
East	Forest	Upslope	60 metres	Column A Table 2
South	Forest	Upslope	45 metres	Column B Table 2
West	Forest	Upslope	15 metres	<Column D Table 2

In determining the defensible space to be established the following principles have been applied:

- The assessment has been conducted using Tables 2 and 3 of Clause 53.02-5.
- As the buildings are for direct park use, and works confined to the shelter, garden and toilet, it is proposed that an alternative approach be undertaken with 10m of defensible space and BAL29 non-combustible construction for the main built form.

## 5.0 Bushfire Management Plan

A Bushfire Management Plan is provided in Appendix One for endorsement with the planning permit.

### 5.1 Proposed Planning Permit Conditions

The following are the expected planning permit conditions.

The bushfire management plan prepared by Euca Planning (Version 2, dated 29/04/2025) be endorsed by the Responsible Authority and form part of this permit.

### 5.2 Design Response Against Clause 53.02

In accordance with Clause 44.06 Bushfire Management Overlay a response is provided against Clause 53.02. A selection of the sub clauses and associated objectives, approved measures (AM), alternative measures (AltM) and decision guidelines applies to this application. Table 4 details

which clauses are relevant to this application and the following pages demonstrate how the requirements have been met for each relevant standard.

*Table 4 - Specification of Relevant Clauses*

Clause	Approved Measure	Achieved	Justification
<b>Clause 53.02-3 Dwelling in existing settlements – Bushfire protection objective</b>	AM 1.1	Not applicable	
	AM 1.2	Not applicable	
	AM 1.3	Not applicable	
<b>Clause 53.02-4.1 Landscape, siting and design objectives</b>	AM 2.1	Applicable	The development is not located in an existing settlement as described in Clause 53.02
	AM 2.2	Applicable	
	AM 2.3	Applicable	
<b>Clause 53.02-4.2 Defendable space and construction objectives</b>	AM 3.1	Not applicable	
	AM 3.2	Applicable	The development is informal outdoor recreation
	AltM 3.3	Not applicable	
	AltM 3.4	Not applicable	
	AltM 3.5	Not applicable	
	AltM 3.6	Not applicable	
<b>Clause 53.02-4.3 Water supply and access objectives</b>	UnsAltM	Applicable	Alternate defendable space and BAL
	AM 4.1	Not applicable	
<b>Clause 53.02-4.4 Subdivision objectives</b>	AM 4.2	Applicable	The development is informal outdoor recreation
	AM 5.1	Not applicable	
<b>Clause 53.02-4.4 Subdivision objectives</b>	AM 5.2	Not applicable	
	AM 5.3	Not applicable	
	AM 5.4	Not applicable	
	AM 5.5	Not applicable	

The following part of the application outlines each of the relevant clauses and provides justification as to how this design responds to the requirements.

#### **Clause 53.02-2.1 Bushfire Protection Objective**

##### **Landscape, siting and design objective**

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

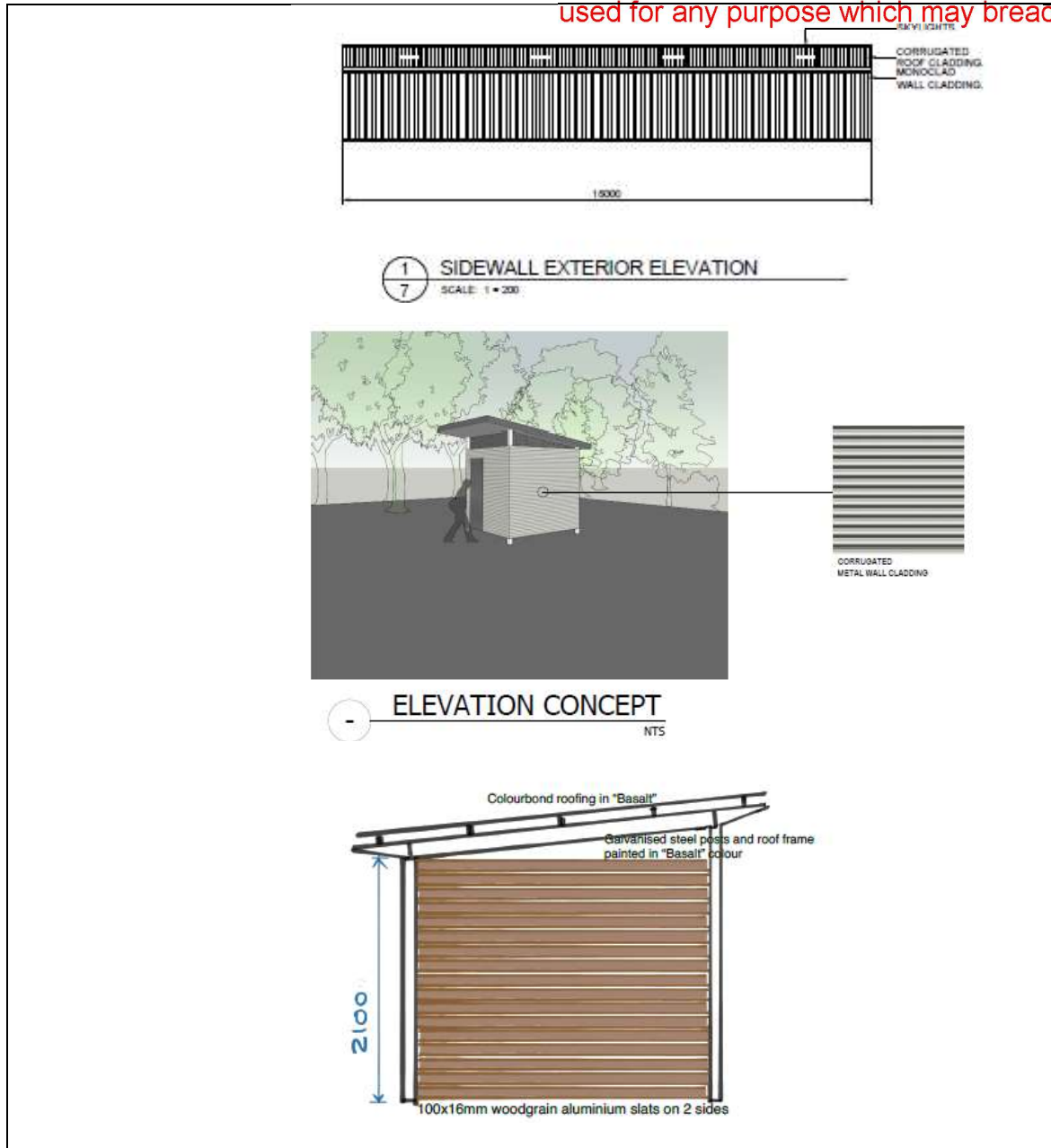
Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

Approved Measure	Requirement
AM 2.1	<p><b>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</b></p> <p><b>Response:</b> The site is in an area that has landscape forest in all directions. The land is a farming zoned parcel used for informal community use. The proposal provides a shed for the Genoa History Park, an informal outdoor use. The terrain is rugged. It is expected that a large landscape fire could occur near the site due to the landscape forest. Scenarios are detailed earlier in this report. It is noted that site has poor egress through forest. All bushfire scenarios are not within the scope of the Bushfire Management Overlay assumptions. The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level for an informal use by adopting an alternative approach for defendable space, water supply and construction.</p>
AM 2.2	<p><b>A building is sited to ensure the site best achieves the following:</b></p> <ul style="list-style-type: none"> <li>• <b>The maximum separation distance between the building and the bushfire hazard</b></li> <li>• <b>The building is in close proximity to a public road</b></li> <li>• <b>Access can be provided to the building for emergency services vehicles</b></li> </ul> <p><b>Response:</b> The shed is located in the rear of the site, approximately 15 metres from the edge of the vegetation. Access is established to the site in the north and the south. Emergency vehicles will be able to access the building and water supply from the access in dry weather conditions.</p>
AM 2.3	<p><b>A building designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</b></p> <p><b>Response:</b> The proposed shed, toilet and picnic shelter are a simple design, and will meet the requirements of BAL29 with non-combustible materials chosen to increase the opportunity for the structures to survive a fire.</p>





#### Clause 53.02-2.2 Defendable space and construction objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measure	Requirement
AM 3.1	<p>A building used for accommodation (other than a dwelling or small second dwelling), a childcare centre, an education centre, a hospital, leisure and recreation or a place of assembly is:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Constructed to a bushfire attack level of BAL12.5.</li> </ul>

	<p><b>Response:</b> The proposed development is sited within 150 metres of forest in all directions. The forest is generally flat or upslope. The strip of vegetation in the rear of the property to the west limits the ability for the shed to comply with Table 3 (and Table 2). So, a variation on outbuilding (Table 7) is proposed. The built form will be designed to meet the requirements of BAL29 as detailed in AS3959-2018 and use non-combustible material choices, to better respond to ember attack.</p>
Unspecified Alternate Measure	<p><b>A building used for informal outdoor recreation is:</b></p> <ul style="list-style-type: none"> <li>• Provided with defensible space in accordance with Table 7 of Clause 53.02-5 when its floor area exceeds 100m2.</li> <li>• Constructed to a bushfire attack level of BAL29 (non-combustible material choices)</li> </ul> <p><b>Response:</b> The skillion shed is to be used for storage, and can achieve 10 metres of defensible space (or to the property boundary where lesser). The toilet is small and separated from the shed. The garden shelter is in a planned garden. The shed, toilet and garden shelter have all been designed to comply with BAL29 non-combustible material choices in an attempt to maintain longevity for the community. It is deemed that this alternative provides an acceptable outcome.</p>

#### Clause 53.02-2.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure	Requirement
AM 4.1	<p><b>A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office or retail premises is provided with:</b></p> <ul style="list-style-type: none"> <li>• A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.</li> <li>• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</li> </ul> <p><b>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.</b></p> <p><b>Response:</b> The development has water supply to be established to the rear of the skillion shed. Informal dry-weather vehicle access can be achieved. Given the type of use, and the local community water supplies, it is deemed an acceptable outcome.</p>

## 6.0 References

*Standards Australia (2018) Construction of Buildings in Bushfire Prone Areas. Standards Australia, North Sydney, NSW.*

*The State of Victoria - Department of Environment, Land, Water and Planning (2025) NatureKit.*

*The State of Victoria Department of Environment, Land, Water and Planning (2015) Fire Operations Plan 2015/16-2017/18 Gippsland Region.*



## 7.0 Appendices

### Appendix One: Bushfire Management Plan

<p><b>Bushfire Management Plan Page 1 of 2</b></p> <p><b>4655 Princes Highway Genoa</b></p> <p>Version 2, 29/04/2025 Euca Planning Pty Ltd</p> <p><b>BUSHFIRE PROTECTION MEASURES</b></p> <p><b>Mandatory Condition</b></p> <p>The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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.</p> <p><b>Construction Standard</b></p> <p>Building design and associated construction works need to comply with a minimum BAL of BAL29 from AS 3959 (non-combustible materials).</p> <p><b>Defendable space</b></p> <p>Defendable space extending around the skillion shed for a distance of 10 metres (or to the property boundary where lesser) will be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>Grass must be short cropped and maintained during the declared fire danger period.</li> <li>All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.</li> <li>Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.</li> <li>Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building.</li> <li>Shrubs must not be located under the canopy of trees.</li> <li>Individual clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres.</li> <li>Trees must not overhang or touch any elements of the building.</li> <li>The canopy of trees must be separated by at least 5 metres.</li> <li>There must be a clearance of at least 2 metres between the lowest tree branches and ground level.</li> </ul>	<p><b>Firefighting water supply</b></p> <p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>An effective capacity of 10,000 litres</li> <li>Be stored in an above ground water tank constructed of concrete or metal.</li> <li>Have all fixed above-ground water pipes and fittings required for firefighting purposes made of resistant metal.</li> <li>Include a separate outlet for occupant use.</li> <li>Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.</li> <li>Be located within 60 metres of the outer edge of the approved building.</li> <li>The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.</li> <li>Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).</li> <li>Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).</li> </ul> <p><b>Access</b></p> <p>Access is required, and the following design and construction requirements apply:</p> <ul style="list-style-type: none"> <li>Maintain access to the water supply from the Princes Highway that provide a minimum trafficable width of 3.5 metres.</li> <li>Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.</li> <li>Curves must have a minimum inner radius of 10 metres.</li> <li>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.</li> <li>Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.</li> </ul>
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# Bushfire Management Plan Page 2 of 2

## 4655 Princes Highway Genoa

Version 2, 29/04/2025 Euca Planning Pty Ltd

FINAL CONCEPT - OVERALL SITE PLAN



Overall Site Plan  
L13 13599-CD-019  
1:400 @ A3

CONCEPT ONLY  
Not for Construction

Doc No	Issue	Description	Designated By
A	01/01/2025	Preparation of Concept - Fire Review & Refinement	UE
B	01/01/2025	Revised Concept - Fire Approval	UE
C	01/01/2025	Revised Concept - Fire Approval	UE
D	01/01/2025	Revised Concept - Fire Approval	UE

Genoa History Park  
4655 Princes Highway Genoa VIC 3901  
Genoa Town Committee



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APPLICATION FOR PLANNING PERMIT

# BUILDINGS AND WORKS ASSOCIATED WITH OUTDOOR RECREATION AND ALTERATION OF ACCESS TO A TRANSPORT ZONE 2

4655 PRINCES HIGHWAY, GENOA  
GENOA DISTRICT COMMUNITY GROUP INC  
REF: 24083



CONTENTS

DOCUMENT REVISION

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2	Site Context	5	2	Final Report	CMC	30/04/2025
3	The Proposal	10				
4	Zones and Overlays	12				
5	Other Planning Provisions	17				
6	Planning Assessment	20				
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APPENDIX

A	Copy of Title and Plan of Subdivision
B	Proposed Development Plans
C	Land Capability Assessment
D	Bushfire Management Plan
E	Due Diligence – Cultural Heritage







1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the Genoa District Community Group Inc the applicant for the planning permit application for buildings and works associated with outdoor recreation and alteration of access to a Transport Zone 2 at 4655 Princes Highway, Genoa.

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 proposed development of the Genoa History Park will enhance community engagement by preserving and showcasing the rich cultural heritage of the area. The new space will be used as an informal outdoor recreation area supporting the local community, tourism and economic activity.

Planning approval is required for the proposal under the provisions of the Farming Zone, Bushfire Management Overlay, Design and Development Overlay and for the creation of access to a Transport Zone 2.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	4655 Princes Highway, Genoa
Site Description	Lot 1 on Title Plan 535520B
Title Particulars	Vol 07184 Fol 628
Site Area	7,788m <sup>2</sup>
Proposal	Buildings and Works associated with Outdoor Recreation and Alteration of Access to a Transport Zone 2
Planning Scheme	East Gippsland Planning Scheme
Zone	Farming Zone – Schedule 1
Overlays	Design and Development Overlay – Schedule 7 Bushfire Management Overlay
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 35.07-4 Farming Zone – Buildings and Works Clause 44.06-1 Bushfire Management Overlay – Permit Requirement Clause 43.02-2 Design and Development Overlay - Buildings and Works Clause 52.29-2 Land Adjacent to the Principal Road Network
Notice	Exempt from notice at Clause 52.29-5
Referrals	Department of Transport
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 Farming Zone – Clause 35.07 Bushfire Management Overlay – Clause 44.06 Design and Development Overlay - Clause 43.02 Land Adjacent to the Principal Road Network – Clause 52.29 Decision guidelines – Clause 65



## 2. SITE CONTEXT

### Site

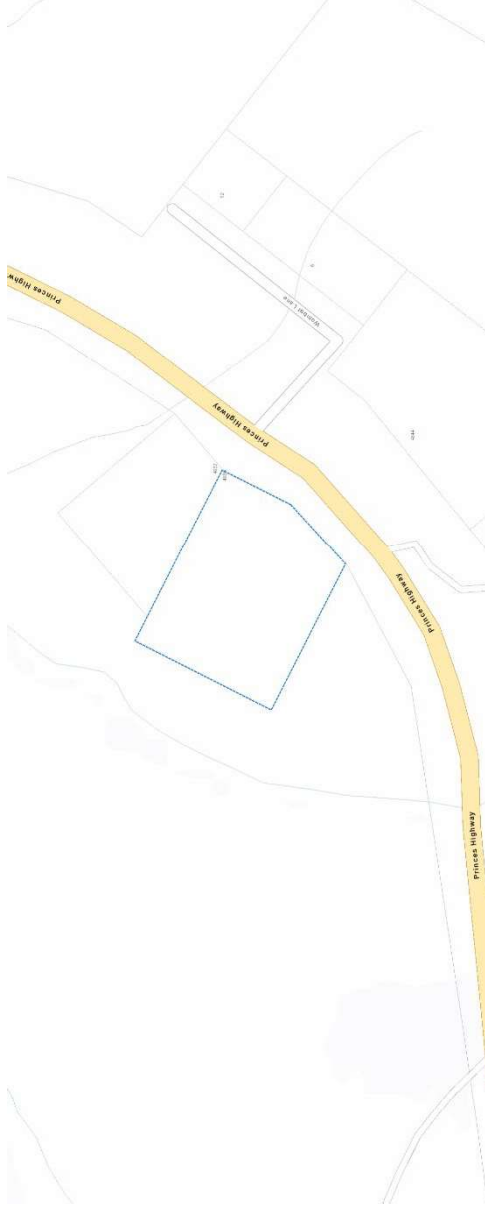
The subject site is located at 4655 Princes Highway, Genoa. A copy of the Title and Title Plan is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is irregular in shape with a total area of approximately 7,788m<sup>2</sup> and is currently vacant land.

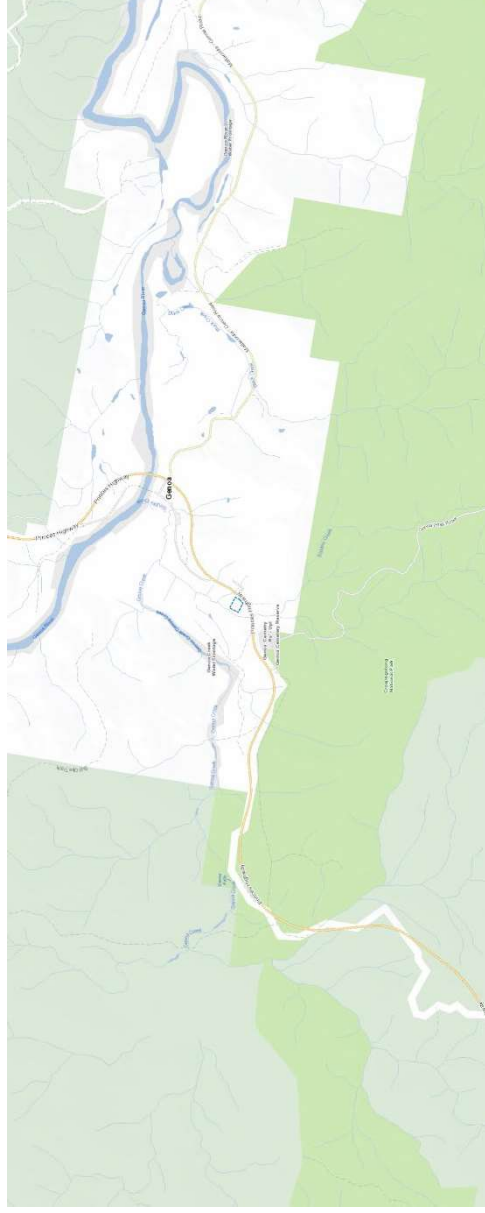
The subject site is relatively flat in nature, contains scattered vegetation throughout with dense vegetation along the northwestern boundary of the site. Details of the site are depicted in the photographs provided below.

Vehicle and pedestrian access to the site is existing along the southeastern boundary, the vehicle access point is provided via a gravel driveway connecting directly to the Princes Highway. Princes Highway is a bitumen sealed Highway with grassed swale drains, traversing in a northeast to southwest direction in this location.

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



**Figure 1** – Locality Plan – 4655 Princes Highway, Genoa (source: mapshare.vic.gov.au)



**Figure 2** – Locality Plan – 4655 Princes Highway, Genoa (source: mapshare.vic.gov.au)

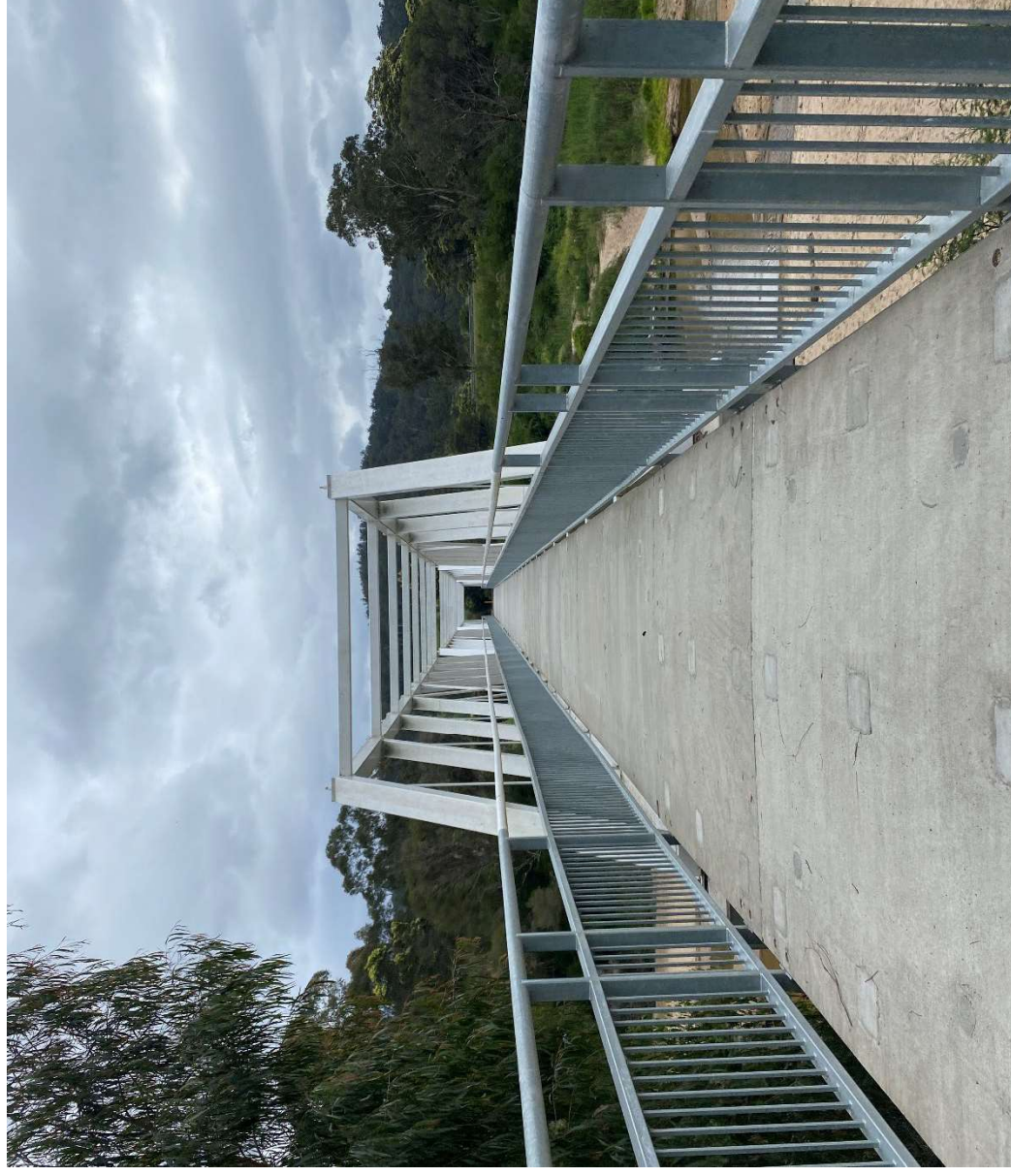
## Surrounds

The land in this locality is predominantly farming zoned land, however, is a variety of uses including residential development and public land.

Adjoining the northeastern boundary of the subject site is land containing an existing dwelling and associated facilities. Adjoining the southeastern boundary is the Princes Highway and public land containing the Genoa Community Hall. Adjoining the southwestern and northwestern boundaries is vacant land containing dense vegetation.

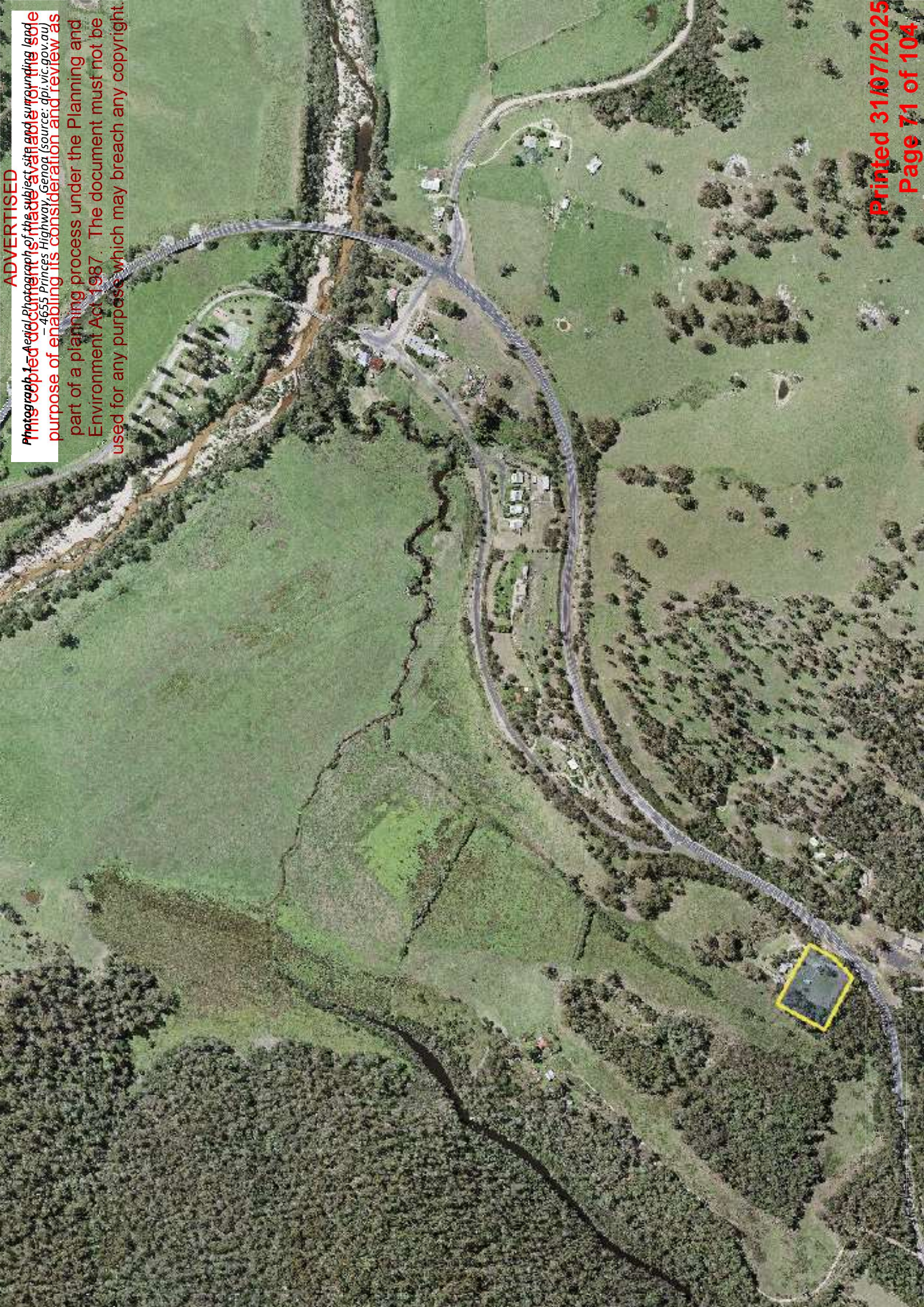
Genoa is a small town located approximately 210km east of Bairnsdale, nearing the New South Wales border. Genoa has limited community facilities and no commercial or retail services. Mallacoota is approximately 24.5 kilometres to the southeast of the subject site which provides for a basic level of services. Cann River and further to Orbost contain a larger suite of services and facilities. Eden is approximately 62 kilometres east of the subject site offering a range of services.

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





Photograph 1 - Aerial Photograph of the subject site and surrounding land  
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**Photograph 2** – Access to the subject site along the southeastern boundary directly from Princes Highway.



**Photograph 4** – Subject site facing northeast.



**Photograph 6** – Subject site facing southeast.



**Photograph 3** – Subject site facing northwest.



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



**Photograph 7** – Subject site facing southwest.





**Photograph 8** – Subject site facing southwest showing existing tank and pipe.



**Photograph 9** – Subject site facing west.



**Photograph 10** – Neighbouring property Genoa Community Hall at 4644 Princes Highway, Genoa.



**Photograph 11** – Neighbouring property adjoining the northeastern boundary at 4657 Princes Highway, Genoa (photograph taken from subject site facing north).



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



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



### 3. THE PROPOSAL

This application seeks approval for buildings and works associated with the development of the Genoa History Park and alteration of access to a Transport Zone 2. The proposed development plans are contained in **Appendix B**.

The proposed Genoa History Park will be located in the eastern corner of the subject site and will include lockable access gates, water tanks, outbuilding, public toilet, picnic shelter and a large garden area.

#### Building

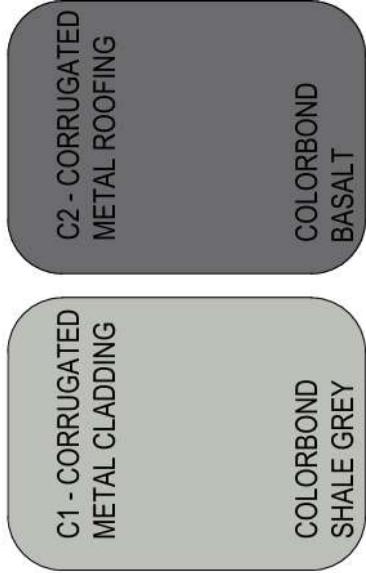
The proposed building will be located in the northeastern portion of the site with a setback of approximately 3 metres to the northeastern boundary and 56 metres to southeastern boundary adjoining a Transport Zone 2.

The proposed building will have a total building footprint of approximately 162m<sup>2</sup> being 18 metres long and 9 metres wide and will have an overall height of 3.18 metres. The building will consist of four bays, four roller doors and one personal access door. The finished materials and colours of the proposed building will include Colorbond metal sheeting walls in Colorbond Shale Grey and metal roof sheeting in the Colorbond colour Basalt.

The proposed building will be used to store equipment associated with the maintenance of the park. An indication of the proposed finished outbuilding is provided in **Figure 3** and within the proposed development plans.



Figure 3 – Building Concept Plan– Liz Filmer Landscaping



The proposed picnic shelter will be centrally located on the site within the garden area and will have a setback of approximately 27.2 metres to the southeastern boundary adjoining a Transport Zone 2 being the Princes Highway. The proposed shelter will be 3 metres wide by 4 metres long with an overall height of 2.1 metres. The proposed picnic shelter will be finished with a Colorbond metal roof in the Colorbond colour Basalt, galvanised steel posts and woodgrain aluminium slats on two sides. An indication of the proposed picnic shelter is provided in **Figure 4**.



Figure 4 –Picnic Shelter Concept Plan– Liz Filmer Landscaping



### Toilet Block

The proposed accessible toilet block will be located in northeastern portion of the site, approximately 4 metres west of the proposed building. The toilet block will have a total building footprint of approximately 6.3m<sup>2</sup> being 2.53 metres long by 2.49 metres wide and will be 2.4 metres high. The proposed toilet block will include a combination of Colorbond metal wall cladding in the Colorbond colour Shale Grey, metal roof sheeting in the Colorbond colour Basalt and perforated aluminium ventilated screen in a powder coat finish. An indication of the proposed toilet block is provided below in **Figure 5**.

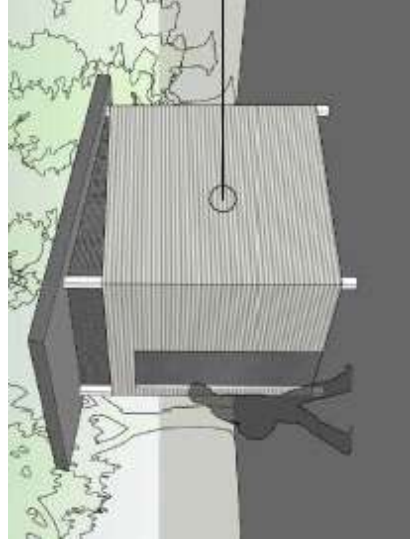
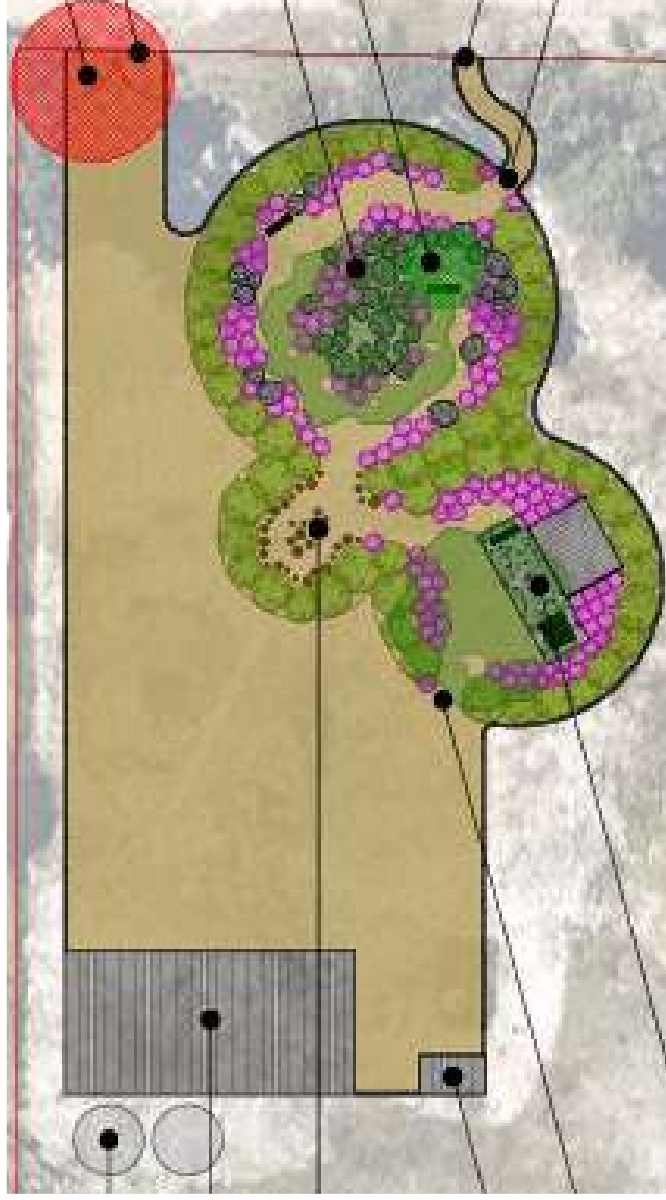


Figure 5 – Toilet Block Elevation Concept – Built QA

Wastewater from the proposed toilet block will be treated and retained on site via a primary treatment system as recommended within the Land Capability Assessment contained in **Appendix C**. Two water tanks are proposed to be located to the north of the proposed building and will be the water supply for the site.

There is no specific requirement for car parking under the provisions of Clause 52.06 for informal outdoor recreation. The area identified as gravel paving will be used for car parking purposes.



Vehicle and pedestrian access to the site is existing along the southeastern boundary. The vehicle access point will require upgrading to support the proposed development. One tree will need to be removed to facilitate the vehicle access as indicated on the proposed development plans contained in **Appendix B**. This removal is exempt under the provisions of Clause 52.17-7 – Vehicle Access from Public Roads.

#### 4. ZONES AND OVERLAYS

##### Farming Zone – Schedule 1

The purpose of the Farming Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

An extract of the Farming Zone Map is provided in **Figure 7**.

Clause 35.07-1 provides a permit is not required for the use of the site being informal outdoor recreation.

Clause 35.07-4 provides a permit is required to construct a building or construct or carry out works as the proposed buildings will be within 100 m of the proposed boundary.

As such a permit is required under the provisions of the Farming Zone for the proposed development. The relevant decision guidelines are addressed below in Section 6.

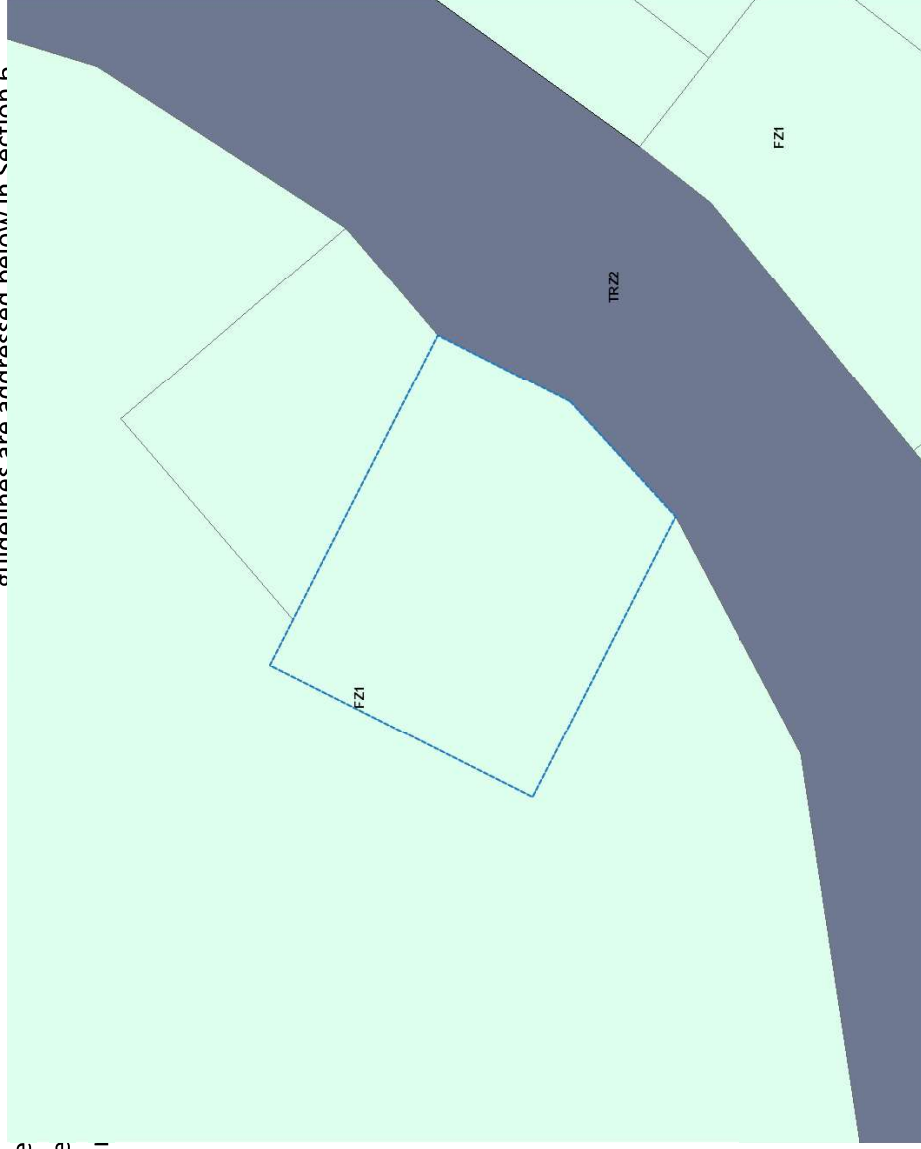


Figure 7 – Farming Zone – (source - mapshare.vic.gov.au)



**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 in **Figure 8**.

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

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.

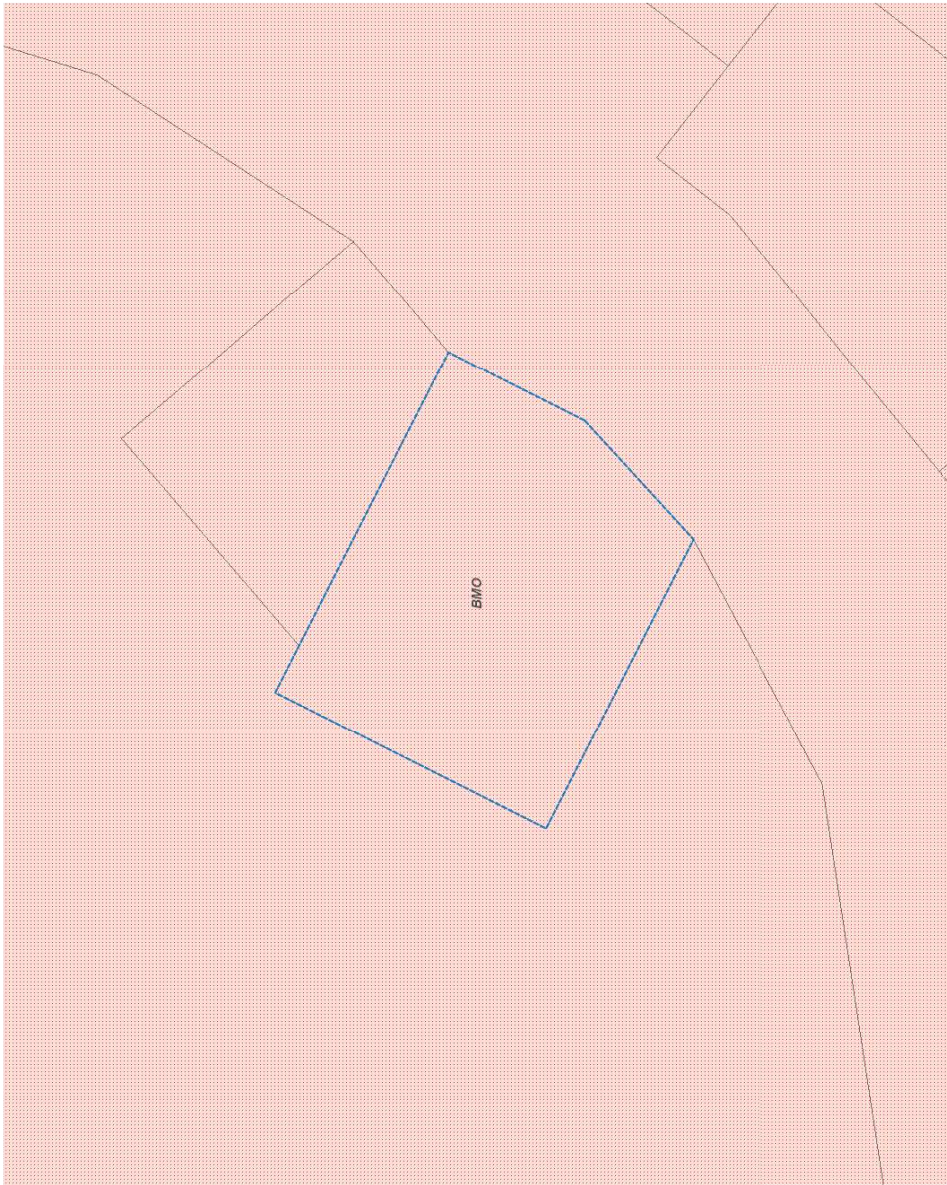


Figure 8 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)



## Design and Development Overlay – Schedule 7

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 in **Figure 9**.

Clause 43.02-2 – Buildings and works provides a permit is required to construct a building or construct or carry out works. Schedule 7 provides in 2.0 a permit is required for buildings and works within 40 metres of the Highway frontage.

The proposed picnic shelter will be approximately 39.7 metres from the Highway frontage and as such the relevant decision guidelines are addressed in Section 6 of this submission.

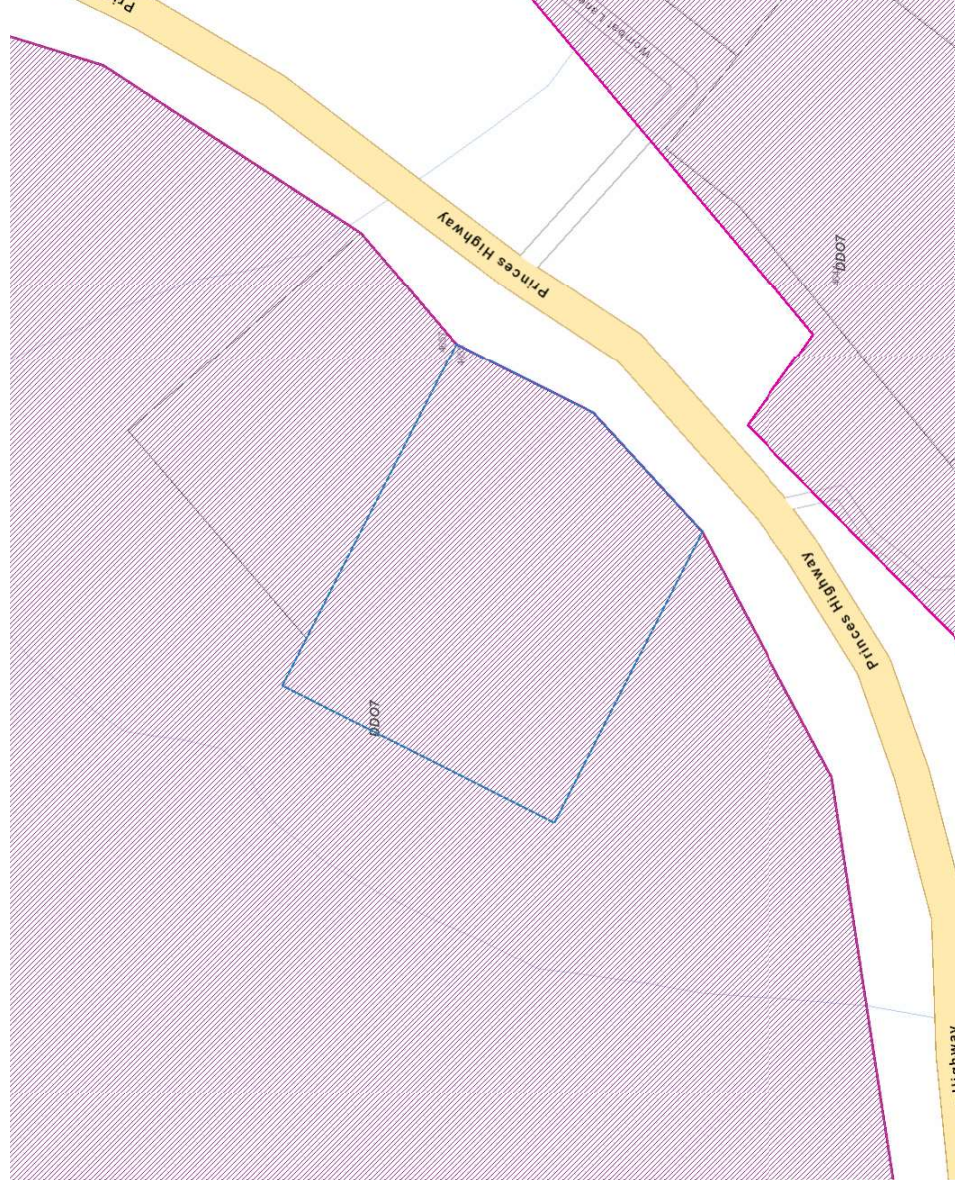


Figure 9 – Design and Development Overlay – (source - mapshare.vic.gov.au)

## **Design and Development Overlay – Schedule 7 continued:**

Schedule 7 to the Design and Development Overlay relates to Highway Corridors, Princes Highway and Great Alpine Road and contains the following design objectives:

- *To ensure that development in the Highway corridors in non-urban areas is managed to minimise adverse effects on the safe and efficient flow of traffic along the highways.*
- *To encourage high standards of design and the use of appropriate materials in building and works to be constructed within the highway corridors.*
- *To prevent linear or ribbon development along the Highway corridors.*
- *To protect significant native vegetation in the Highway road reserves.*

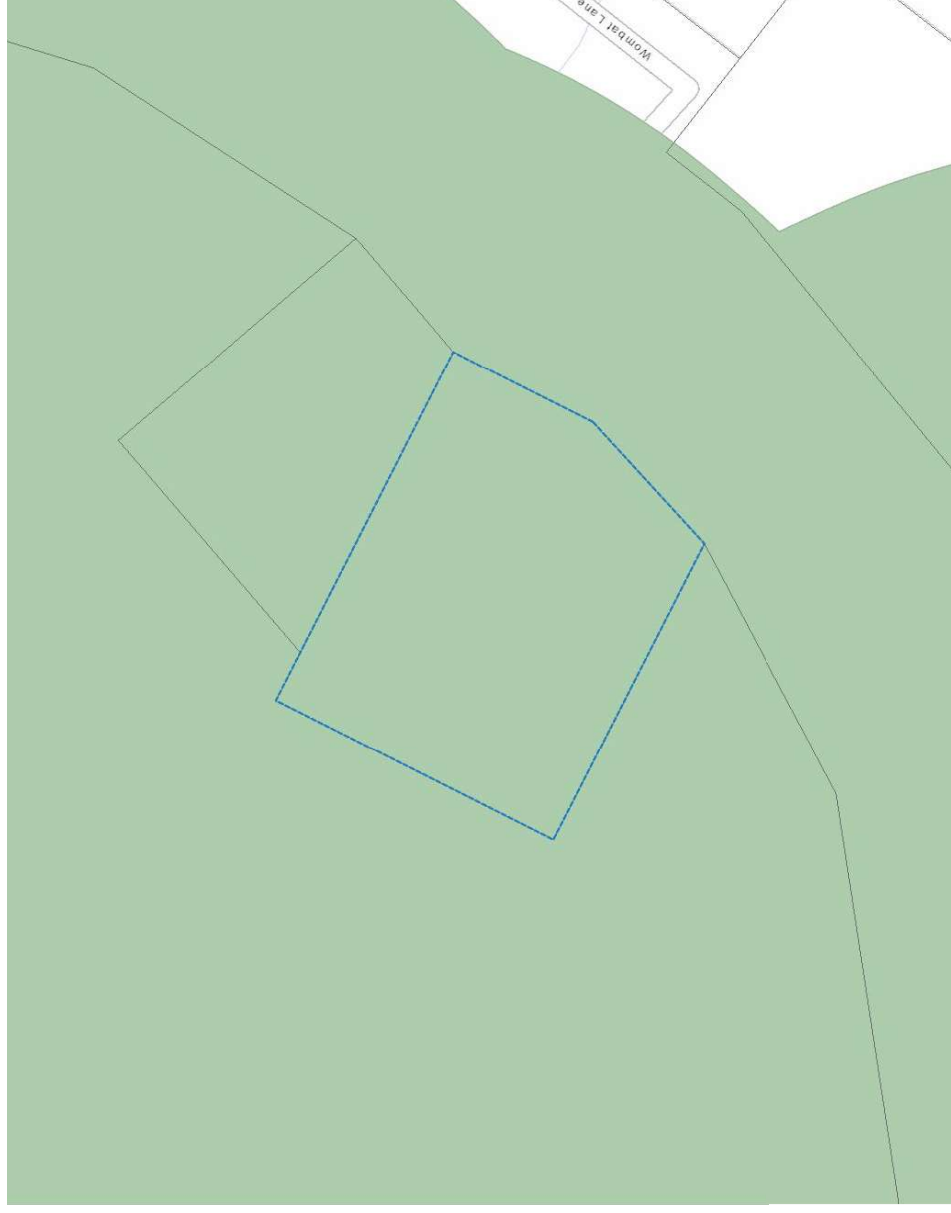


## Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

A Due Diligence Assessment is contained in **Appendix E** which concludes a Cultural Heritage Management Plan is not required for the proposal.

An extract of the Aboriginal Cultural Heritage Map is provided to the right in **Figure 10**.



**Figure 10** – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

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.

This application is seeking approval for buildings and works associated with outdoor recreation and alteration of access to a Transport Zone 2.

Clause 52.06 does not have any specific car parking requirement for informal outdoor recreation. The area identified as gravel paving on the proposed development plans will be used for car parking purposes. Given the nature

periods that would require greater amounts or parking. The area provided is considered to be an appropriate car parking area for the proposed development.



## CLAUSE 52.17 – NATIVE VEGETATION

The purpose of the provisions at Clause 52.17 are:

*“To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

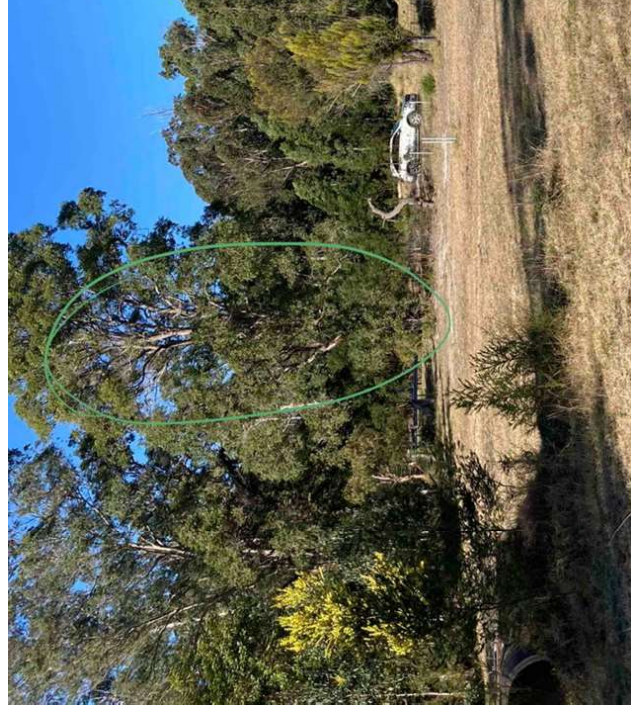
*To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.”*

Clause 52.17-1 provides a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

Clause 52.17-7 provides in the table of exemptions that a planning permit is not required for the removal of native vegetation to the minimum extent necessary to enable the construction or maintenance of vehicle access across a road reserve from a property boundary to a public road.

This application involves the removal of one native tree, identified as *Eucalyptus botryoides* (Mahogany), as shown in the accompanying photographs. The removal is required to facilitate the upgrade of an existing vehicle access point.

The existing access point and tree are located along the southeastern boundary of the subject site. This access is proposed to be upgraded rather than newly constructed as the existing access is functional up to the point of the property boundary and tree, and is located in an optimal position to ensure safe ingress and egress from the Princes Highway being a Transport Zone 2. There is no practical opportunity to relocate the access in a way that would avoid the removal of the tree. The removal of the *Eucalyptus botryoides* is to the minimum extent necessary to enable safe and compliant access, particularly in consideration of the requirements associated with Transport Zone 2.



#### **CLAUSE 52.29 - LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK**

The purpose of the provisions at Clause 52.29 are:

*“To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*

*To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.”*

A permit is required to create or alter access to a road in a Transport Zone 2 under the provisions of Clause 52.29-2.

This application is seeking approval to alter the existing vehicle access along the southeastern boundary as identified on the proposed development plans.

The upgraded access point will be constructed to the standard required by the responsible authority. It is anticipated that construction standards will form part of any planning permit to be granted.

The proposed upgrading of the existing access point and subsequent alteration of access to a Transport Zone 2 will require the removal of one tree as identified on the proposed development plans contained in **Appendix B** and shown as a red circle. The removal of this tree is exempt from requiring planning approval under the provisions of Clause 52.17-7 – Vehicle access from public roads.



## 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 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 development that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, design and amenity by designing the Genoa History Park 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**.
- The economic importance of agricultural production is recognised in **Clause 14**, which also seeks to ensure agricultural land is managed sustainably. The objective of **Clause 15.03-25** is to safeguard and preserve sites of Aboriginal cultural heritage significance. A Due Diligence Assessment is contained in **Appendix E** which concludes a

Cultural Heritage Management Plan is not required.

- **Clause 17** provides all sectors are crucial to economic prosperity. The proposal will contribute to an increase in community engagement, tourism and economic activity. The proposal is generally consistent with the decision guidelines of the Farming Zone at **Clause 35.07-6** recognising this is not viable agricultural land and that the proposed use and development will not adversely affect surrounding agricultural activities.
- The application is seeking approval for the development of the Genoa History Park and alteration of access to a Transport Zone 2. Whilst the allotment is zoned farming it is not of a suitable size to sustain any agricultural activities. There are no existing agricultural practises undertaken on the subject site or land immediately surrounding.
- The proposed buildings and works will be within 100 metres of a Transport Zone 2 and the outbuilding will be within 5 metres of a boundary, the reduced setbacks are inevitable in this instance given the size of the site and dense vegetation located to the north northwest.
- The buildings will be connected to all available services and infrastructure

network. Water will be provided via water tanks and wastewater will be treated and retained within the allotment boundaries via a primary treatment septic system as recommended in the Land Capability Assessment contained in **Appendix C**.

- Drainage from the proposal will be directed to the water tanks in the first instance with overflow direct to the legal point of discharge to the satisfaction of the responsible authority.
- Vehicle access to the site is existing via gravel crossover in the northern portion of the southeastern boundary which will require upgrading and the removal of one tree. An assessment of the tree requiring removal and car parking provisions are addressed in Section 5 of this submission.
- **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 Report is provided in **Appendix D** which concludes the subject site can achieve a BAL 29 rating. The proposed buildings and works will be constructed to the requirements of the BAL 29 rating including defendable space managed for a distance of 10 metres around the proposed building. All approved bushfire protection measures have been

incorporated into the proposal. **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 proposal will result in the construction of the Genoa History Park including a large garden area, building, toilet block and picnic shelter that will be for public use. The proposed buildings and works will be located in the southeast corner of the subject site and will have appropriate setbacks from the boundaries however the proposed picnic shelter will be within 40 metres of a Transport Zone 2 being the Princes Highway.
- The finished materials and colours of the proposal have been selected to ensure the development is not visually obtrusive and will be well integrated with the surrounding development and environment. The proposed colours are low reflective and muted in toning. A visual description of the

proposed colours is provided in the development plans and within Section 3 of this submission.

- **Schedule 7** refers to highway corridors, Princes Highway and Great Alpine Road.
- Vehicle and pedestrian access to the site is existing along the southeastern boundary, the vehicle access point will be upgraded as indicated on the proposed development plans.
- The proposal has addressed the decision guidelines at **Clause 52.29-6** Land Adjacent to the Principal Road Network. The subject site adjoins Princes Highway along the southeastern boundary which is identified as a Transport Zone 2. There is an existing vehicle access point via a gravel crossover along the southeastern boundary directly from Princes Highway that will be used for access to the Genoa History Park. This access will be upgraded in anticipation of an increase in traffic as a result of the proposed buildings and works.
- One tree will require removal to facilitate the vehicle access upgrade and is identified on the development plans with a red circle.
- There is a dedicated pedestrian access point centrally located along the southeastern boundary.
- This submission has addressed the decision guidelines of **Clause 65**, and the proposed

planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.

- The proposal has been assessed against all relevant components of the East Gippsland Planning Scheme and it is determined that the proposal will positively contribute to an increase in community engagement, tourism and economic activity for the Genoa area.
- There is unlikely to be a negative impact on the existing road network. The increased traffic as a result of the proposal is unlikely to cause or contribute to additional traffic hazards.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.



## 7. CONCLUSION

This submission is in support of a planning permit application for the Buildings and Works associated with Outdoor Recreation and Alteration of Access to a Transport Zone 2.

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 generally consistent with the objectives of the Farming Zone, Bushfire Management Overlay and the Design and Development Overlay.
- The design of the proposal is complementary to the area and will provide for an appropriate public space that can be keeping with the character of the area.

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

**Development Solutions Victoria**

### Disclaimer:

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# Bushfire Management Plan Page 1 of 2

## 4655 Princes Highway Genoa

Version 2, 29/04/2025 Euca Planning Pty Ltd

### 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, defendable 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

#### Construction Standard

Building design and associated construction works need to comply with a minimum BAL of BAL29 from AS 3959 (non-combustible materials).

#### Defendable space

Defendable space extending around the skillion shed for a distance of 10 metres (or to the property boundary where lesser) will 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.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 cm 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 5sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

#### Firefighting water supply

The following requirements apply:

- An effective capacity of 10,000 litres
- 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.
- 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 4m of the accessway and be unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

#### Access

Access is required, and the following design and construction requirements apply:

- Maintain access to the water supply from the Princes Highway that provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

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FINAL CONCEPT - OVERALL SITE PLAN

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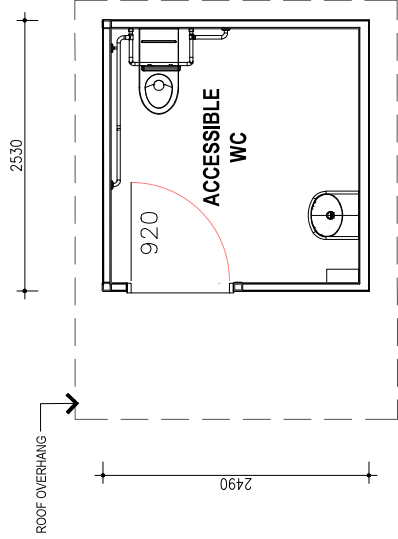


Drawing Title  
OVERALL SITE PLAN  
Drawing Number  
LE13389-CD-010  
Scale  
1:400 @ A3

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Rev. No.	Date	Description	Designed by	Project
A	01/02/2024	Preliminary Concept - For Review & Discussion	LF	Genoa History Park
B	28/02/2024	Revised Concept - For Approval	LF	Location
C	25/02/2025	Minor Changes for Building Approval	LF	4655 Princes Highway Genoa VIC 3891
D	28/02/2025	Removal of emergency access gate station	LF	Client

Genoa Town Committee

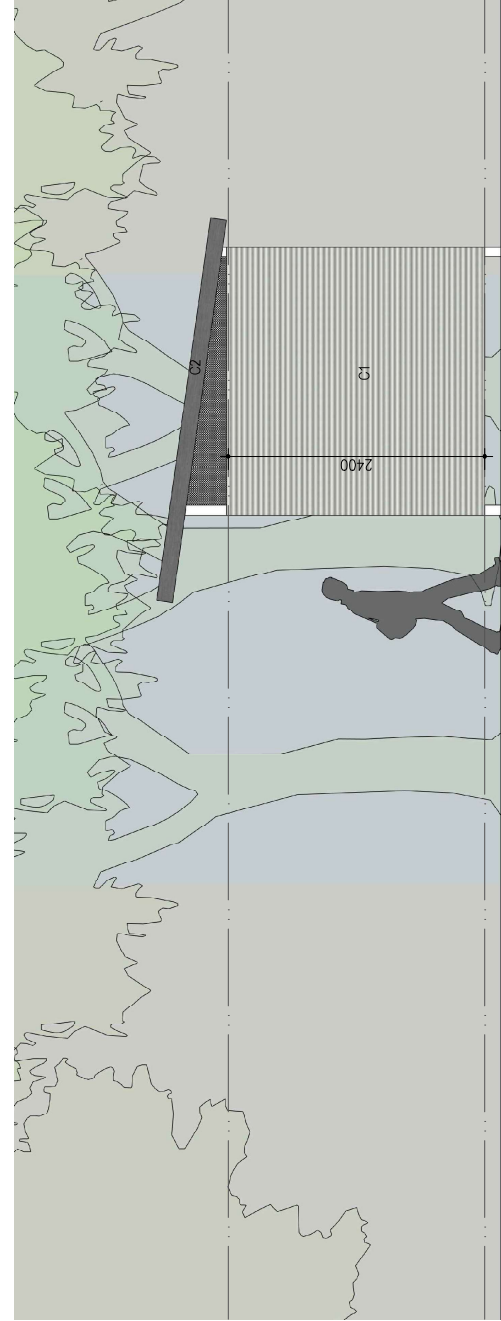


PROPOSED LAYOUT PLAN

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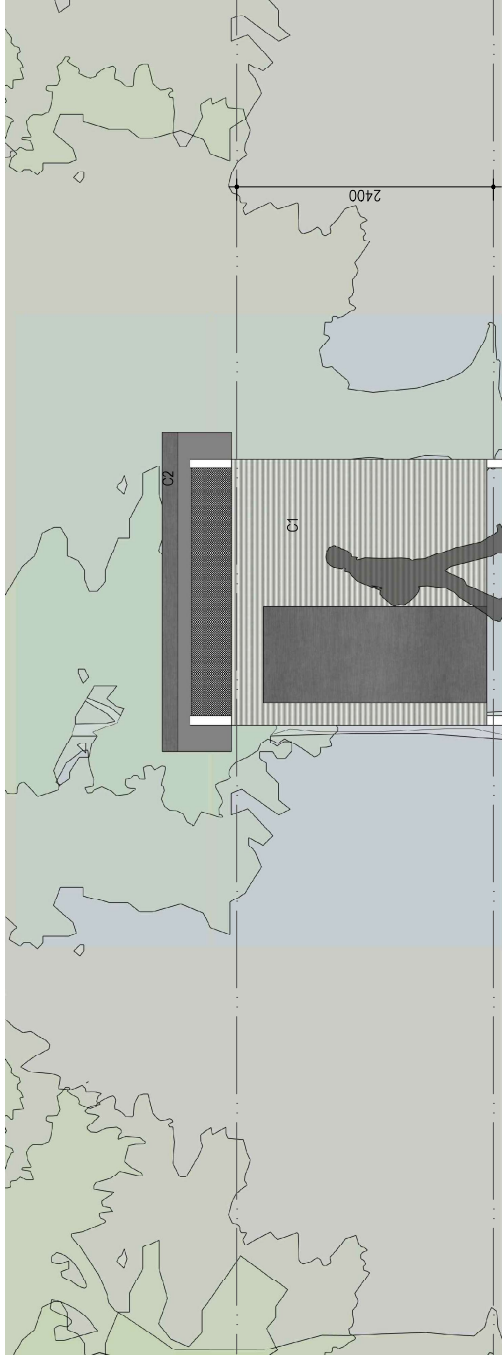
PRELIMINARY SPECIFICATION	
WALLS	
EXTERNAL:	
+ ENGINEERED STRUCTURAL STEEL PORTAL FRAMES WITH LIGHT GAUGE STEEL INFILL	
+ CLAD WITH CUSTOM ORB COLORBOND CLADDING - DIRECT FIX TO FRAME	
+ PERFORATED ALUMINUM POWDER COATED SCREENS ABOVE DOOR HEIGHT TO PERIMETER OF BUILDING - PATENT TO BE CONFIRMED	
INTERNAL:	
+ ENGINEERED STRUCTURAL STEEL PORTAL FRAMES WITH LIGHT GAUGE STEEL INFILL	
+ CLAD WITH COLORBOND CUSTOM MINI ORB - DIRECT FIX TO FRAME	
FLOORS	
+ SLAB AND FOOTINGS BY OTHERS	
ROOF / CEILING	
STRUCTURALLY INSULATED ROOF PANELS	
+ SMOOTH FINISH INTERNALLY	
+ NO EXPOSED BEAMS	
DOORS	
+ STEEL FRAMED EXTERNAL DOOR WITH COMPLIANT DOOR FURNITURE AND SIGNAGE	
LIGHTING AND POWER	
+ SURFACE MOUNTED FLUORO LIGHTING - CLIPSAL TUFF LED	





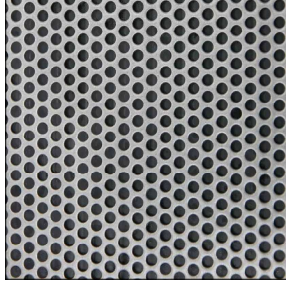
SIDE ELEVATION

SCALE 1:50



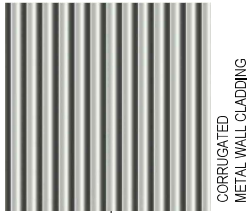
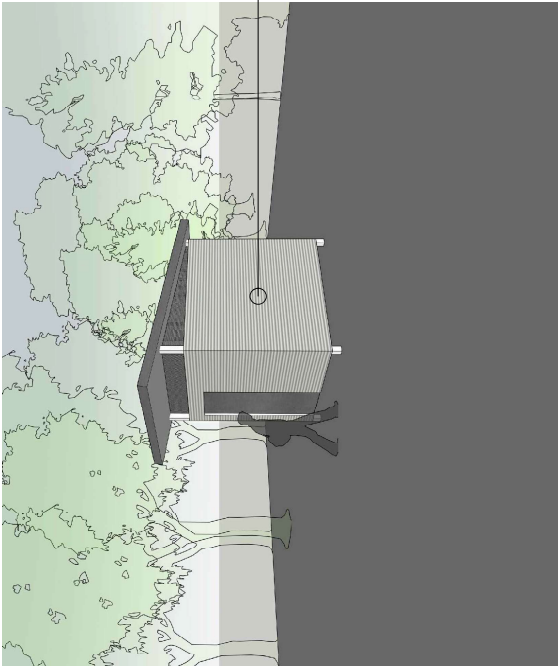
FRONT ELEVATION

SCALE 1:50

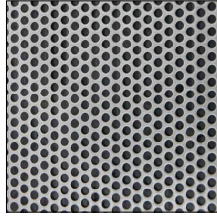


PERFORATED ALUMINUM  
VENTILATION SCREEN  
SELECTED POWDERCOAT  
FINISH

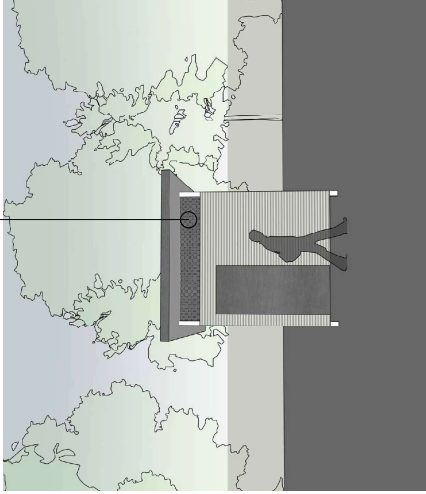
MATERIAL PALETTE



CORRUGATED  
METAL WALL CLADDING



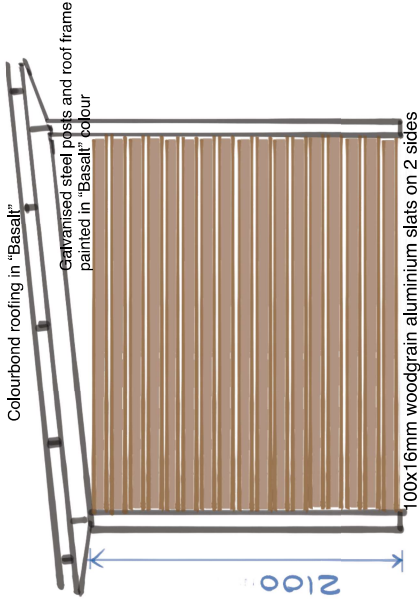
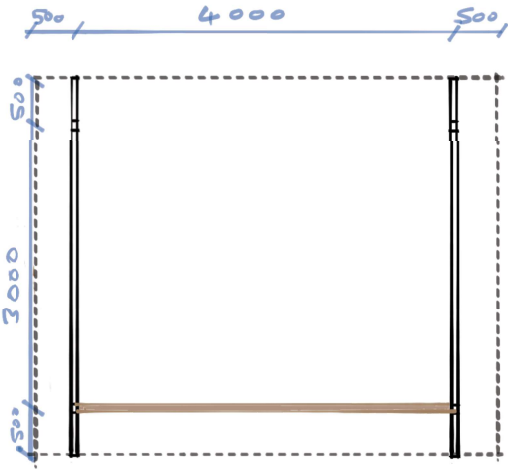
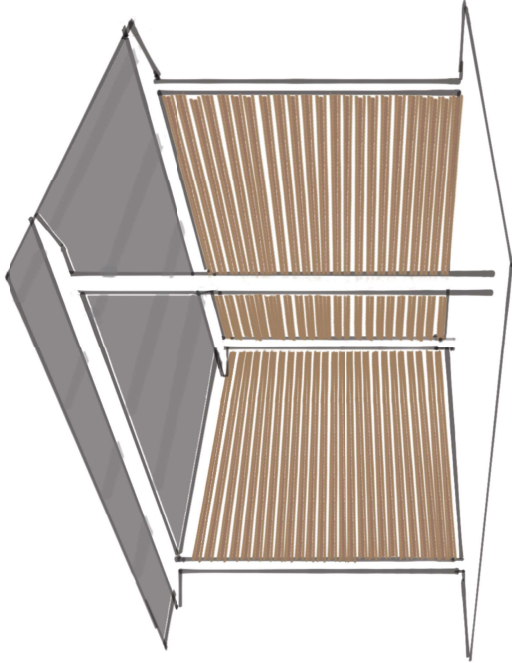
PERFORATED ALUMINUM  
VENTILATION SCREEN  
SELECTED POWDERCOAT  
FINISH



## ELEVATION CONCEPT

NTS





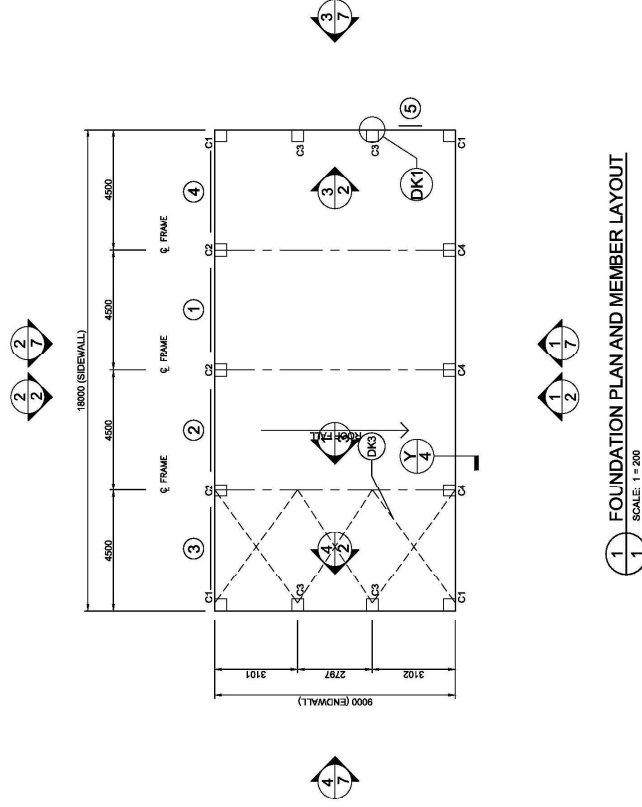
Rev No	Date	Description	Designed by	Project
A	01/10/2024	Preliminary Concept - For Review & Discussion	LF	Genoa History Park
				Location 4655 Princes Highway, Genoa VIC 3891
				Client Genoa Town Committee

[illegible]

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## FOUNDATION PLAN AND MEMBER LAYOUT

MEMBER LEGEND	
C1	C20015
C2	2C20024
C3	C15012
C4	2C20019

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION  
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

DRAWING NO.		DATE	
FDB		11/2/2025	
CHECKED BY		JOB NO.	
TM		FDBD101084	
SHEET		1 OF 7	

**NORTHERN CONSULTING**



**engineers**

Civil & Structural Engineers  
50 Pinner Street  
Curlwong, Qld 4812  
Fax: 07 4725 9850  
Email: design@nceng.com.au  
ABN 341 008 173 56

Regd. No. 255980  
Regd. No. 9685  
Reg. No. 1187-RES  
Reg. No. 1200-ENG  
Reg. No. 1200-ENV  
Reg. No. 1200-TAC

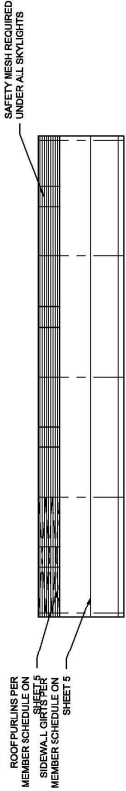
Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) QLD  
Registered Civil Engineering Engineer (Structural) N.T.  
Registered Engineer (Civil)  
Registered Engineer (TAC)

Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature  
Date 11/2/2025  
Registered on the NPFR in the areas of practice  
of Civil & Structural National Professions  
Engineering  
Full Name: Timothy Roy Messer  
Registration Number: 1707

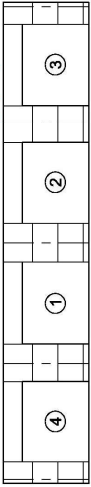


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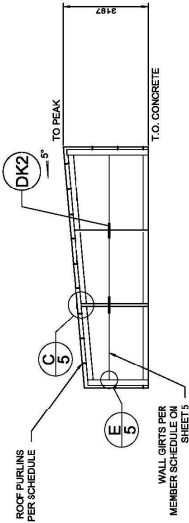
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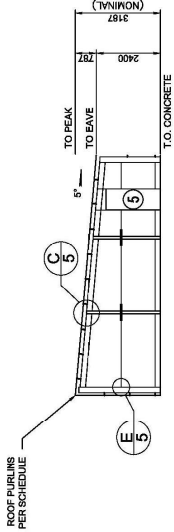
1 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 200



2 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 200



4 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 200



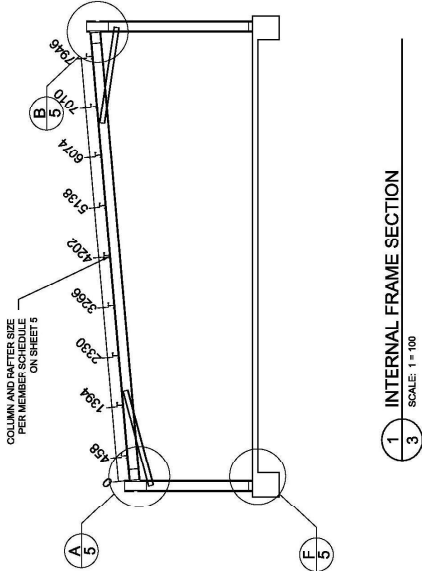
3 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 200

X BRACING IS REQUIRED IN 1 ROOF BAY.  
SEE LAYOUT OR PLANS FOR PLACEMENT. FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLIN AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS.



STEEL BUILDING BY	(CONTACT)
FAIR DINKUM BUILDS RIVIERA BARNES AND GARAGES	
FOR	03 5153 1455
AT	4655 PRINCES HIGHWAY GENOA
GENOA DISTRICT COMMUNITY GROUP	

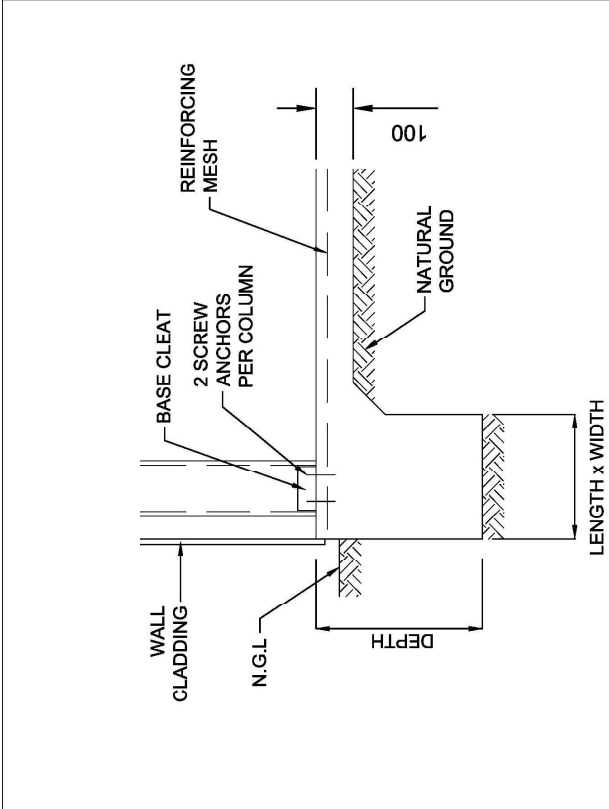
FAIR DINKUM BUILDS	NORTHERN CONSULTING engineers	Civil & Structural Engineers
		50 Punari Street
		Cunialong, Qld 4812
		Fax: 07 4725 5850
		Email: design@nceng.com.au
		ABN 341 008 173 95
		Reg. No. 259980
		Reg. No. 11877815
		Reg. No. PE002216
		Reg. No. CE2658M

Mr Timothy Roy Messer BE MIEAust RPEQ	Signature	Date 11/2/2025
		11/2/2025
		Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers



Refer to Sheet #4 for concrete specification.

3 OF 7	SHEET	JOB NO. FDBD101084	DATE 11/2/2025	CHECKED TM	DRAWN FDB	STEEL BUILDING BY FAIR DINKUM BUILDS	FOR GENOA DISTRICT COMMUNITY GROUP	AT 4655 PRINCES HIGHWAY GENOA	(CONTACT) 03 5153 1455	FAIR DINKUM BUILDS RIVIERA BARNES AND GARAGES	FAIR DINKUM BUILDS			Civil & Structural Engineers 50 Punari Street Curaulung, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 95	Mr Timothy Roy Messer BE MIEAust RPEQ Signature Date 11/2/2025
	Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Reg. No. 259980 Reg. No. 118772ES Reg. No. PE002216 Reg. No. CE565M														



450 x 450 x 500

Length x Width x Depth (mm)

N.G.L. - NATURAL GROUND LINE	
Y	BLOCK LOCAL THICKENING DETAIL
DWG NO. SBLMA	

- GENERAL NOTE :** THE CONTRACTOR SHALL ENSURE THAT ALL BUILDINGS ARE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006. THE CONTRACTOR SHALL ENSURE THAT ALL BUILDINGS ARE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006. THE CONTRACTOR SHALL ENSURE THAT ALL BUILDINGS ARE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006.
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BASIC WIND SPEED: VR 45 m/s

SITE WIND SPEED: VsiB 37.4 m/s

WIND REGION: Reg A5

TOPOGRAPHY FACTOR, M: 1

SHIELDING FACTOR, Ms: 1

MAX GROUND SNOW LOAD: N/A

MAX ROOF SNOW LOAD: N/A

SITE ALTITUDE: N/A

TERRAIN CATEGORY: TcA3

SOIL SAFE BEARING CAPACITY: 100 kPa

RETURN PERIOD: 1:500

LIMITING CPI 1: -0.58

LIMITING CPI 2: 0.57

IMPORTANCE LEVEL: 2

DETAIL KEYS	
DK1	ENDWALL VERTICAL WALL (SEE DETAIL C/5 FOR TOP CORN. AND F/5 FOR BASE CORN.)
DK2	FLYBRACING PER SCHEDULE E/6
DK3	X-BRACING IN ROOF ABOVE (SEE DETAIL A/6)
DK4	DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL A/6)

SCHEDULE OF OPENINGS						
DOOR	OPENING SIZE W/ X H	OPENING TYPE	HEADER	OPENING JAMBS	WIND RATED	
①	3040 X 2480	2500 X 3.10 CB "SERIES A"	SINGLE	2300Z X1003B	NO	
②	3040 X 2480	2500 X 3.10 CB "SERIES A"	SINGLE	2300Z X1003B	NO	
③	3040 X 2480	2500 X 3.10 CB "SERIES A"	SINGLE	2300Z X1003B	NO	
④	3040 X 2480	2500 X 3.10 CB "SERIES A"	SINGLE	2300Z X1003B	NO	
⑤	820 X 2040	EXTERNAL PA DOOR 180 J&G	SINGLE		YES	

NOTES: 1. USE SHEET 1 FOR DOOR OPENING FRAMING INFORMATION.

2. ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

\* ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION.

STEEL BUILDING BY

FOR

AT

CHECKED

DATE

JOB NO.

SHEET

4

OF

7

FAIR DINKUM BUILDS RIVIERA BARNES AND GARAGES

03 5153 1455

GENOA DISTRICT COMMUNITY GROUP

4655 PRINCES HIGHWAY

GENOA

(CONTACT)

STEE BUILDING BY

FOR

AT

CHECKED

DATE

JOB NO.

SHEET

4

OF

7

FAIR DINKUM BUILDS

NORTHERN CONSULTING

Engineers

Registered Chartered Professional Engineer

Registered Civil Engineer (Structural) N.T.

Registered Engineer - (Civil) TAS

Civil & Structural Engineers

50 Punari Street

Cunialong, Qld 4812

Fac: 07 4725 9850

ABN 341 008 173 95

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

Date

11/2/2025

Registered on the NPER in the areas of practice



of Civil & Structural National Professional Engineers

31/07/2025

Page 96 of 104



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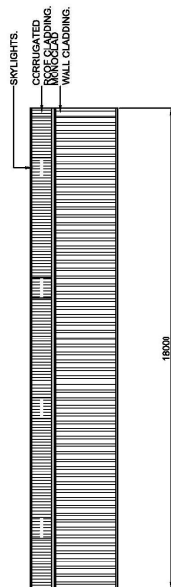
STEEL BUILDING BY <b>FAIR DINKUM BUILDS</b> (CONTACT) 03 5153 1455 FOR <b>GENOA DISTRICT COMMUNITY GROUP</b> 4655 PRINCES HIGHWAY GENOA						Civil & Structural Engineers 50 Punari Street Curalong, Qld 4812 Fax: 07 4725 5850 Email: design@engcom.au ABN 341 008 173 951		Mr Timothy Roy Messer BE MIEAust RP EQ ..... Signature Date 11/2/2025	
DRAWN CHECKED DATE 11/2/2025 JOB NO. FDBD101084 SHEET 5 OF 7		FDB TM		Registered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (CIVIL) TAS		Reg. No. 20080 Reg. No. 11873EES Reg. No. FCD000216 Reg. No. C530494		Registered in the areas of practice of Civil & Structural National Professional Engineering	

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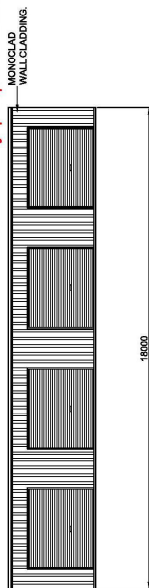
Mr Timothy Roy Messer BE MIEAust RPEQ  
 Signature .....  
 Date ..... 11/2/2025  
 Registered on the NPWR in the areas of practice  
 of Civil & Structural National Professional  
 Engineers (NPE) 31/07/2025

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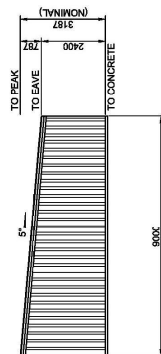
part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



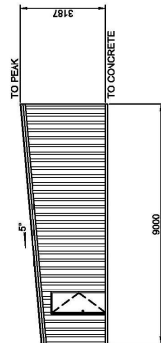
1 SIDEWALL EXTERIOR ELEVATION  
7 SCALE: 1" = 200'



2 SIDEWALL EXTERIOR ELEVATION  
7 SCALE: 1" = 200'




4 ENDWALL EXTERIOR ELEVATION  
7 SCALE: 1" = 200'



3 ENDWALL EXTERIOR ELEVATION  
7 SCALE: 1" = 200'

BUILDING COLOURS	
WALL	SHALE GREY
ROOF	BASALT
ROLLER DOOR	BASALT
2 x A. DOOR	SHALE GREY
DOWNPIPE	SHALE GREY
GUTTER	BASALT
CORNER FLASHING	SHALE GREY
GARGE FLASHING	BASALT
OPENING FLASHING	SHALE GREY

STEEL BUILDING BY (CONTACT)  
**R DINKUM BUILDS RIVIERA BARNs AND GARAGES**  
 FOR 03 5153 1455  
 AT GENOA DISTRICT COMMUNITY GROUP  
 4655 PRINCES HIGHWAY  
 GENOA

 **NORTHERN  
CONSULTING**  
engineers

Civil & Structural Engineers  
30 Purani Street  
Curejalong, Qld 4812  
Fax: 07 4725 5950  
Email: [design@nceng.com.au](mailto:design@nceng.com.au)  
ABN 341 008 173 56

Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) Q/LD  
Registered Civil Engineering (Structural) N.T.  
Registered Civil Engineering - (Civil) VIC  
Registered Professional Engineer (Mechanical) VIC  
Reg. No. 256980  
Reg. No. 9985  
Reg. No. 11673/SES  
Reg. No. PED002216  
Reg. No. PED002216

Mr Timothy Roy Messer BE MIEAust RPEQ

**Signature:**

Date 11/2/2025

Registered on the NPER in the areas of practice  
of Civil & Structural National Professional  
Engineers & Technicians



**Building Act 1993**  
*Section 238(1) (a)*  
**Building Regulations 2018**  
*Regulation 126*

**CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK**

**This certificate is issued to:** Revevant Building Surveyor

Postal Address:

Postcode:

Email:

**This certificate is issued in relation to the proposed building work at:**

Address of Building: 4655 Princes Highway  
Genoa

Postcode: 3891

**Nature of proposed building work**

Construction of a new building

9m x 18m x 2.4m (span x O/A length x eave height),  
Consisting of 4 bays at 4.5m frame spacings,

Produced by the MultiBuild building design program (previously certified by me).

Version of BCA applicable to certificate: 2022

**Building Classification**

Part of building: All

NCC Building Classification: Class 10a

**Prescribed class of building work for which this certificate is issued:**

Structural Design of Building Including Foundations

**Documents setting out the design that is certified by this certificate**

Document no.	Document date	Type of document	Number of pages	Prepared by
FDBD101084	11/2/2025	Structural Drawings	7	FBHS Building Systems

The design certified by this certificate complies with the following provisions of Building Act 1993 Building Regulations 2018 or National Construction Code

Act, Regulation or NCC	Section, Regulation, Part, Performance Requirement or other provision
NCC 2022 Volume 1 & 2	All Parts including Australian Standards referenced in Schedule 2 THE FOLLOWING AUSTRALIAN STANDARDS: AS/NZS 1170 Part 0 - 2002 AS/NZS 1170 Part 1 - 2002 AS/NZS 1170 Part 2 - 2021 AS/NZS 1170 Part 3 - 2003 AS 1170 Part 4 - 2007 AS 2870 - 2011 AS 3600 - 2018 AS/NZS 4600 - 2018 AS 5216 - 2021

\* I prepared the design, or part of the design, set out in the documents listed above.

I certify that the design set out in the documents listed above complies with the provisions set out above

I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

#### Engineer

Full Name: Mr. Timothy Roy Messer

Address: 50 Punari Street, Currajong, Qld, 4812

Email: design@nceng.com.au

Endorsed building engineer area of engineering: Civil / Structural

Endorsed building engineer registration no.: PE0002216

Date of issue of certificate: 11/2/2025

Signature: \_





Water Tanks  
18mx9m Shed with Skillion Roof  
Log Stepper Garden  
4mx2.5m Toilet  
Garden Entry Point  
Shelter Garden

Remove existing tree for vehicle access.  
Lockable Access Gate  
Boulder Garden  
Existing tree to be retained.  
Existing Access Gate  
Garden Entry Point

DBVD 100 - Prior to the commencement of any excavation works the relevant contractor shall confirm location, depth and type of each service in the vicinity of the work area.  
DO NOT SCALE OFF DRAWINGS - All measurements must be verified onsite before preparing shop drawings, ordering of materials or commencing works onsite. If something doesn't look right, then just ask.  
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Rev No	Date	Description	Designed by
A	01/07/2024	Preliminary Concept - For Review & Discussion	LF
B	28/11/2024	Revised Concept - For Approval	LF
C	25/02/2025	Minor Changes for Building Approval	LF
D	28/04/2025	Removal of emergency access gate notation	LF

Project  
Genoa History Park  
Location  
4655 Princes Highway, Genoa VIC 3891  
Client  
Genoa Town Committee



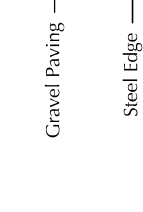
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may be in breach of copyright. Existing trees to be removed for access



Skillion Shed



Log Steppers



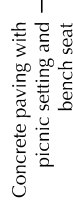
Gravel Paving



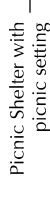
Steel Edge



Quercus canariensis  
Shade Tree



Concrete paving with  
picnic setting and  
bench seat



Picnic Shelter with  
picnic setting



Drawing Title

GARDEN PLAN

Drawing Number

LFL 3389-CD-020

Scale

1:150 @ A3

CONCEPT ONLY  
Not for Construction



Lockable Access Gate



Eleoacarpus reticulatus

Concrete edge

Flag pole base

Bench Seat



Climbing Boulders

Bench Seat

Existing tree to be retained

Gravel path linking garden entry with existing gate

Carpobrotus rossi



DBVD 100 - Prior to the commencement of any excavation works the relevant contractor shall confirm location, depth and type of each service in the vicinity of the work area.

DO NOT SCALE OFF DRAWINGS - All measurements must be verified onsite before preparing shop drawings, ordering of materials or commencing works onsite. If something doesn't look right, then just ask.

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