Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**782 Combienbar Road CLUB TERRACE VIC 3889 Lot: 2 TP: 644328**
The application is for a permit to:	**Use and Development of a Dwelling**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
35.07-1 (FZ)	Use of the land for a Dwelling.
35.07-4 (FZ)	Construct or carry out a building or works for use of a Dwelling.
44.06-2 (BMO)	Construct a building or construct or carry out works.
The applicant for the permit is:	**I Godsman**
The application reference number is:	**5.2025.224.1**

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

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

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

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

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

The Responsible Authority will not decide on the application before:	**Subject to the applicant giving notice**

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

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 3 July 2025 6:33 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Title Doc.pdf; Title Plan.pdf; Godsman House.pdf; Farm Management Plan.pdf; BMPV1 782 Combienbar Road Club Terrace.pdf; Bushfire Planning Report V1.0 782 Combienbar Road Club Terrace.pdf; LCA and Site Assesment for 782 Combienbar Road.pdf; Planning_Permit_Application_2025-07-03T18-32-59_26224194_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Iain Godsman

Email address:

Postal address :

Preferred phone number:

Street number: 782

Street name: Combienbar Road

Town: Club Terrace

Post code: 3889

Lot number: 2

Plan number: 644328J

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?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Horticultural use with developed plantings and large farm shed

Description of proposal : Build a two bedroom residence on the property to facilitate intensive farming operations

Estimated cost of development: $150000

Has there been a pre-application meeting: Yes

Officer's name: Emine Mestan

Full copy of Title: Title Doc.pdf, Title Plan.pdf

Plans: Godsman House.pdf

ExtraFile: 4

1. Supporting information/reports: Farm Management Plan.pdf

2. Supporting information/reports: BMPV1 782 Combienbar Road Club Terrace.pdf

4. Supporting information/reports: Bushfire Planning Report V1.0 782 Combienbar Road Club Terrace.pdf

3. Supporting information/reports: LCA and Site Assesment for 782 Combienbar Road.pdf

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice:

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

VOLUME 11127 FOLIO 541

Security no : 124125920651F
Produced 03/07/2025 06:10 PM

LAND DESCRIPTION

Lot 2 on Title Plan 644328J.
PARENT TITLE Volume 09681 Folio 292
Created by instrument AG437717R 03/04/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 TP644328J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY943120A (E)	CONV PCT & NOM ECT TO LC	Completed	07/03/2025
AY957404G (E)	TRANSFER	Registered	14/03/2025

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

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

Street Address: 782 COMBIENBAR ROAD CLUB TERRACE VIC 3889

See MI307873T for WATER FRONTAGE LICENCE details

ADMINISTRATIVE NOTICES

NIL

eCT Control 22727X EAST GIPPSLAND CONVEYANCING
Effective from 14/03/2025

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP644328J**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**03/07/2025 18:10**

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN

EDITION 1 TP 644328J

Location of Land

Parish: GOOLENGOOK
Township:
Section: A
Crown Allotment: 6B, 6C, 6D (PT)
Crown Portion:
FORMER GOVERNMENT ROAD (PT)
Last Plan Reference:
Derived From: VOL 9681 FOL 292
Depth Limitation: 15.24 m

Notations

WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 09/10/2000
VERIFIED: GB

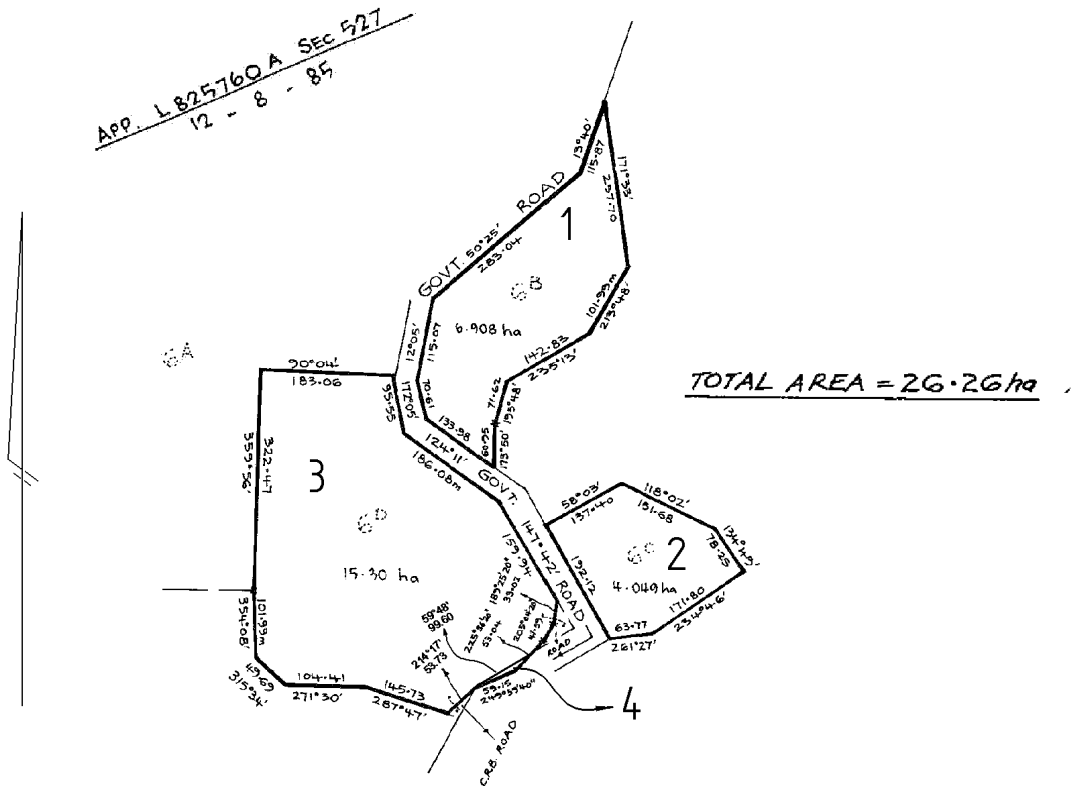

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 6B
PARCEL 2 = CA 6C
PARCEL 3 = CA 6D (PT)
PARCEL 4 = FORMER GOVERNMENT ROAD (PT)

DERIVED FROM VOL.9500 FOL.815 L.G.D. FILE NO.4780 L825760A

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

Land Capability Assessment for Wastewater Disposal
for a new residence at
782 Combienbar Road - Club Terrace

INTRODUCTION

The property owners intend to construct a new residence on their property, which is located at 782 Combienbar Road in the Club Terrace locality. Reticulated Sewerage is not available to this allotment so the on-site disposal of wastewater is required for the new dwelling. The property is suitable for wastewater disposal by a septic tank with sub-soil absorption trenches.

SITE CONDITIONS

The rural Farming Zoned (FZ) allotment is located on the east side of Combienbar Road about 8 km north of the Club Terrace Township and 200 metres north of the Bemm River bridge. The lot is irregularly shaped and has an area of about 4.0 hectares, with an abuttal to the road of 180 metres. The subject lot, which is described as Lot 2 TP644328, also abuts a water frontage reserve of the Bemm River along the north, east and south sides.

The property is mostly cleared farmland that slopes generally to the north and east towards the nearby Bemm River. The land has been extensively developed for horticulture, in that the north half contains a large and well established plantation of Hazelnut trees, while the south has lots of fruit trees and various species of citrus. Existing infrastructure at the property includes a large steel framed farm storage sheds and another older farm shed. A well constructed and gravel surfaced driveway provides vehicular access to the sheds from the Combienbar Road.

Preliminary plans have been prepared by the proponent, which detail the proposed building works. The nominated building site is located within the south part of the lot, about 65 metres back from the road frontage and 65 metres from the Bemm River water frontage reserve to the south. The proponent has advised that the position of the proposed residence has been chosen so as to maximise the defendable space (as needed to comply with the BMO planning overlay), but also to be clear of two overhead electricity lines that cross above the property.

The partly elevated site benefits from views over the Hazelnut plantation, as well as across the Bemm River towards forested hills to the north east. A reticulated electricity supply will not be provided to the building site.

The building site and adjacent plantations are graded at about 6% to the north east, while land to the south is more steeply graded down to the river floodplain. The building site has an even cover of pasture grass and is partly surrounded by the fruit trees and also a Maple tree, which will be removed. The proposed residence will be 38 metres clear of the existing shed.

A suitable wastewater disposal area located to the north of the building site has been further investigated, as this area is down slope and within an 18 metre wide clear buffer between the citrus trees and the Hazelnut plantation. The soils encountered consist of dark brown loamy topsoil and grey silt up to 600 mm in depth, overlying yellow/tan very silty clays at greater depth.

DRAINAGE

The proposed wastewater disposal site is located on a slope that is “linear planar” in shape, and is adequately drained at surface level. The disposal site is graded towards the Bemm River (as is the entire lot), albeit with a setback of 125 metres that includes the Hazelnut plantation and a buffer of dense riverside native remnant vegetation. The average annual rainfall for the site is 800 mm.

SITE ASSESSMENT

The use of an energy efficient primary wastewater disposal system has been nominated for the site, given that the electricity supply to the proposed residence will be provided using a self contained solar panels and batteries setup.

A site specific Land Capability Assessment has been carried out for the proposed new residence. Several hand augured boreholes have been excavated at the specific site to determine the soil profile and to confirm the soil classification. The visual assessment of the soil profile indicates that subsoil absorption trenches can be used for disposal of primary treated wastewater. The Design Loading Rate for trenches has been determined, based on reference to Table 4.2A1 of AS1547. The underlying silty soils encountered have been classified as Category 4 Sandy Loams, well structured but imperfectly drained; with an indicative permeability K_{sat} of 0.5 – 1.5 m/day. A Design Loading Rate (DLR) of 10 mm/day has been adopted for absorption/transpiration trenches.

The assessment is based on a design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 - EPA Code 891.4 (Household with standard water saving fixtures – reliable rainwater tank water supply). A design flow of 450 litres/day is appropriate for the proposed two bedroom residence and for a maximum of three occupants. The total length of 700 mm wide absorption trench required is 64 metres.

CONCLUSION

The Site analysis has indicated that the site is suitable for disposal of primary treated domestic wastewater by subsoil absorption/transpiration trenches. The property contains sufficient area for installation of the required length of disposal trenches. An indicative trench layout is shown in the site plan The soils encountered throughout the clear area between the trees are all of a similar uniform type, so the property owners may nominate an alternative wastewater disposal layout to minimise disturbance to the fruit trees.

CONSTRUCTION DETAILS

The Septic Tank must be installed and maintained in accordance with EPA Certificate of Approval CA 1.1/03 and manufactured in accordance with the Australian Standard AS 1546-Small Septic Tanks, and must have a minimum capacity of 1800 litres. The exact location of the septic tank must be determined by the plumber, depending on the final building floor level, and the layout of the pipe work to connect the plumbing fixtures within the house.

Construction of Absorption Trenches must be carried out in accordance with EPA Certificate of Approval CA 1.2/03. The subsoil trenches should be suitably marked or fenced off to ensure that they are not driven over by vehicles or used for the storage of materials or equipment. It is anticipated that a minor site excavation will be carried to level an area for the new residence. The excess excavated soil must not be disposed of away from the site.

Stormwater flows from the proposed residence and existing shed, and the overflow from rainwater tanks must be discharged at a point well clear of the wastewater disposal site. Runoff from the driveway and gravel surfaced areas must also be directed away from the disposal field.

SITE ASSESSMENT RESULTS

Client:

Date: **11-June-25**

Property Address: **782 Combienbar Road, Club Terrace**

Soil percolation testing has not been carried out. A Design Soil Percolation Rate has been estimated, based on a visual assessment of the loamy soils, and reference to Table 4.2A1 of AS1547. The soil has been classified as Category 4 Clay Loams, well structured but imperfectly drained; indicitive permeability (Ksat) of 0.5 - 1.5 m/day;
A Design Loading Rate of 10 mm/day has been adopted for subsoil absorption/transpiration disposal trenches.

SEPTIC TANK AND SUB-SOIL ABSORPTION

Preliminary plans show that the residence to be constructed will contain two bedrooms, kitchen, living area, laundry, bathroom and toilets. Allow for a maximum of three persons.
Adopt design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 EPA Code 891.4 (Household with standard water saving fixtures - reliable rainwater tank supply)
Adopt a Design Wastewater Loading of 450 litres/day

Design Soil Percolation Rate	**80**	mm/hour	estimated values, based on similar soils
Long-Term Absorption Rate	**9.5**	$l/m^2/day$	
Design Loading Rate	**10.0**	mm/day	
Design Daily Flow	**450**	litres/day	

Trench Width	**Length of absorption trench required for design daily flow**
300	150
500	90
700	**64**
1000	45

SEPTIC TANK DESIGN

Minimum Tank Capacity C = (S x P x Y) + (P x DF) **=** **1170** (litres)

where C = effective capacity in litres

S = sludge/scum rate per person	80	From Table 3.1
P = number of people using system	3	
Frequency of use	100%	365 days/year
Y = desludging frequency in years	3	
DF = daily inflow (litres per person per day)	150	

ADOPT A SEPTIC TANK OF 1800 Litres (MINIMUM) CAPACITY

WASTEWATER DISPOSAL AREA
(INDICATIVE LAYOUT IS SHOWN)

NORTH
MAGNETIC NORTH

EXISTING VEHICULAR ACCESS

EXISTING SHED
FL 20.00

OVERHEAD ELECTRICITY (APPROXIMATE LOCATION)

HAZELNUT TREES
HAZELNUT TREES

TANK

CITRUS TREES

FRUIT TREES

EXISTING VEHICULAR ACCESS

37.8

S1
S2
S3
S4
S5

PROPOSED RESIDENCE

OVERHEAD ELECTRICITY (APPROXIMATE LOCATION)

LOT 2
TP644328

EP

COMBIENBAR ROAD

PROPERTY BOUNDARIES ARE APPROXIMATE ONLY. FOR EXACT LOCATION CONSULT A LICENSED SURVEYOR FOR A RE-ESTABLISHMENT SURVEY

SITE PLAN
SCALE 1:400
NO. 782 COMBIENBAR ROAD

STREETER
Civil Engineering
Services Pty Ltd
OFFICE LOCATION
81-101 BROOKS ROAD
BRUTHEN
P.O.BOX 128
BRUTHEN VIC 3885
PHONE (03) 5157 5382
MOBILE 0409 575362

DESIGNED	N STREETER
DRAWN	N STREETER
CHECKED	N STREETER
APPROVED	
DESIGN FILENAME	CIVILCAD V5.7 257031
PLOT FILENAME	AUTOCAD 2000 257031.dwg
PROJECT	SITE INVESTIGATION NO. 782 COMBIENBAR ROAD – CLUB TERRACE
CLIENT	
DRAWING SCALES	1:400
DATE	JUNE 2025
REVISION	O
DRAWING No.	257031

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.
Consulting Civil Engineer
(A.C.N. 072 946 760)
81 – 101 Brooks Road Bruthen
P O Box 126 Bruthen VIC 3885
e-mail: streetercivil@bigpond.com
Tel. 5157 5362

SITE CLASSIFICATION REPORT – PROPOSED RESIDENCE
782 COMBIENBAR ROAD, CLUB TERRACE
JOB NUMBER- 257031 DATE: 11 JUNE 2025

GENERAL
This Soil Investigation consists of the drilling of 2 boreholes on the proposed site area using a hand auger. Disturbed soil samples collected have been subjected to visual examination and classification. The Borelogs, showing soil profiles are recorded on page SR2 as attached and forming part of this report. Bore locations are shown on site plan page SR3.

SITE DESCRIPTION
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DRAINAGE
The building site is located on a slope that is “linear planar” in shape, and is adequately drained at surface level. The site is graded towards the Bemm River (as is the entire lot), albeit with a setback that includes the Hazelnut plantation and a buffer of dense riverside native remnant vegetation. The average annual rainfall for the site is 800 mm.

GEOLOGY
The Mallacoota Geological Map SJ 55-8 describes the geology of the building site as Lower Ordovician age Pinnack Sandstone, comprised of deposits of sandstone, mudstone and siltstone. The highly weathered mudstone rock encountered at the site is representative of this classification.

SITE CLASSIFICATION

Samples from bores show that the classification of the site to be **MODERATELY REACTIVE (S)** in accordance with AS 2870.1 -2011 **"RESIDENTIAL SLABS AND FOOTINGS". NOTE:** These classifications are based on limited bores and should conditions vary after site excavation, then the classification should be reassessed.

RECOMMENDATIONS **MODERATELY REACTIVE (M) SITES**

It is recommended that basic footing details be in accordance with Section 3 of AS 2870.1 -2011 for soil Class M and that pad footings and concrete stumps be in accordance with AS 1684 – Residential Timber Framing Construction Manuals.

FOUNDING DEPTHS FOR FOOTINGS (BELOW THE EXISTING NATURAL SURFACE)

STRIP FOOTINGS	600 mm
EDGE BEAMS	200 mm
PADS	600 mm

BEARING CAPACITIES

Generally the natural soil under the foundations will have a minimum Bearing Capacity of 120 kPa at a depth of 600 mm below the natural surface.

WIND TERRAIN

Classification in accordance with AS 4055-2012
Region A, Table 2.2 p10 **N3 = W41**
Based on the following criteria

Terrain Category – Cl 2.3 (d)	**TC2.0**
Topographic Class – Table 2.3 p13	**T2**
Shielding Class – Cl 2.5 (c)	**PS**

STREETER CIVIL ENGINEERING SERVICES Pty Ltd
Consulting Civil Engineer
(A.C.N. 072 946 760)
81-101 Brooks Road Bruthen Victoria. 3885 Correspondence : P.O.Box 126, Bruthen Vic 3885
e-mail: streetercivil@bigpond.com Tel : (03) 5157 5362

Client:		**Job No:**	257031
Job:	new residence	**Date:**	11-Jun-25
782 Combienbar Road		**Design:**	Neil Streeter
Club Terrace		**Checked:**	Neil Streeter

LOG OF HAND AUGER BORES

BORE No.	DEPTH	DESCRIPTION	REMARKS
S1	0	dark brown loamy topsoil; moist	at the building site
	250	grey silt, becoming clayey with depth; moist; firm	
	500	tan/orange very silty clay, containing fragments of highly weathered mudstone rock; damp; becoming dense	
	1000	end of bore	refusal on weathered mudstone rock
S3	0	dark brown loamy topsoil; moist	at the building site
	250	grey silt, becoming clayey with depth; moist; firm	
	500	tan/orange very silty clay, containing fragments of highly weathered mudstone rock; damp; becoming dense	
	1400	end of bore	

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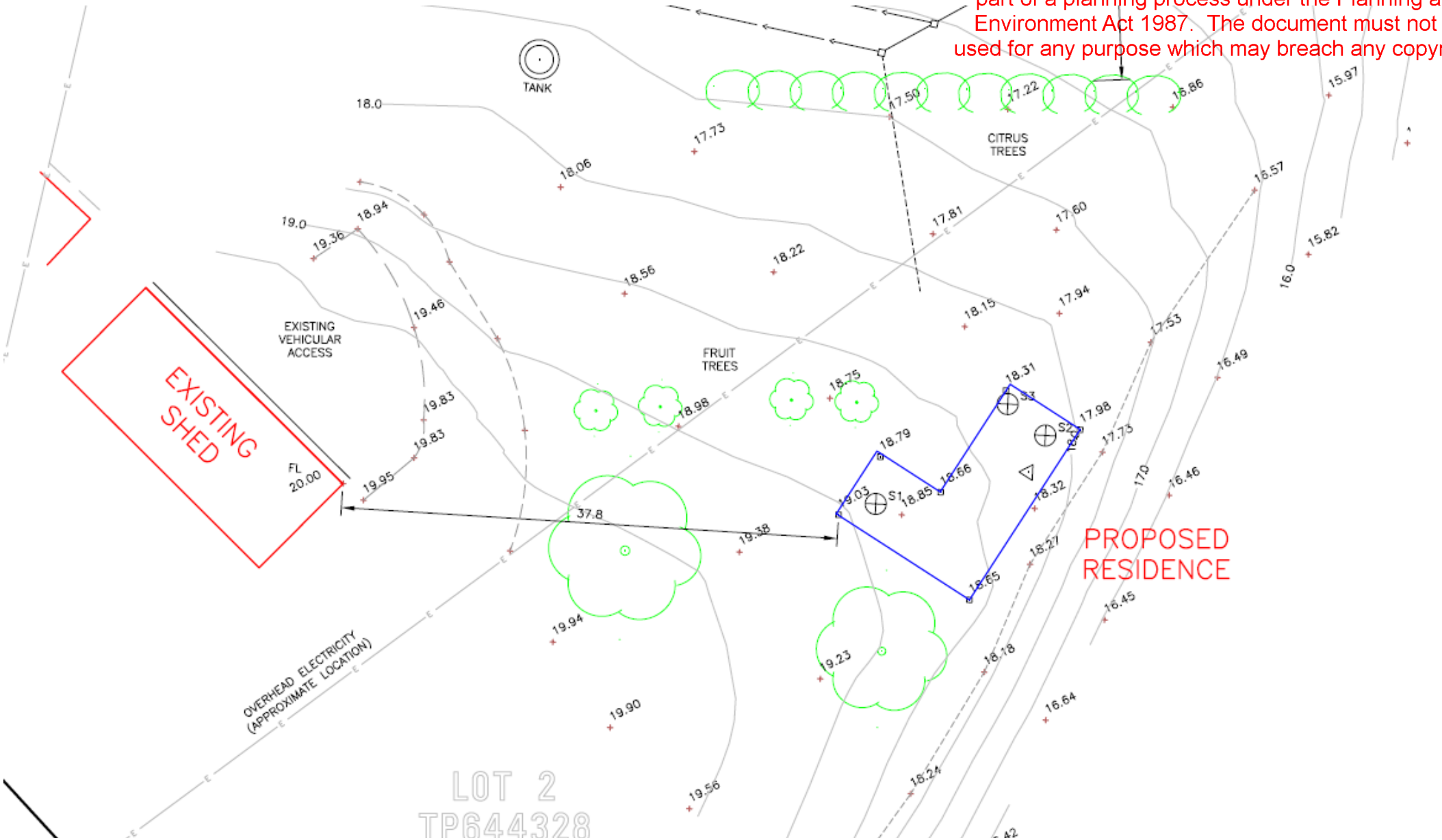
Client:		**Job No:**	257031
Job:	new residence	**Date:**	11-Jun-25
782 Combienbar Road		**Design:**	Neil Streeter
Club Terrace		**Checked:**	Neil Streeter

LOG OF HAND AUGER BORES

BORE No.	DEPTH	DESCRIPTION	REMARKS
S4	0	dark brown loamy topsoil; moist	at the wastewater site
S5			
	300	grey silt, becoming clayey with depth; moist; soft	
	600	yellow/tan very silty clay, containing just a few fragments of highly weathered mudstone rock; moist	
	1000	end of bore	



LOCALITY PLAN

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.-
Consulting Civil Engineer
(A.C.N. 072 946 760)
81 – 101 Brooks Road Bruthen P O Box 126 Bruthen VIC 3885
e-mail: streetercivil@bigpond.com Tel. 5157 5362

Important Notes

1. The previous conclusions are based on limited bores and should conditions on site vary from the bore descriptions variation in footing sizes and depths may be necessary. It is recommended any variations be reported to the engineer.
2. Clays expand and contract because of moisture changes and even relatively stable clays will move appreciably if subject to extreme moisture conditions on the site. The builder is to make the owner aware of the following:
    - Leaking plumbing or blocked drains should be repaired promptly. Garden watering, especially by sprinklers should be controlled to avoid saturation of foundations. Proper garden maintenance should produce year round uniform moisture conditions.
    - Trees and shrubs can cause substantial drying of the soil and associated shrinkage of the clay. This effect is most likely to result in damage when added to the drying from a drought or long dry spell. This problem can be avoided by plating trees at substantial distances from the house. For complete protection against damage, trees should be avoided on reactive clay sites.
3. Some minor cracking, whilst undesirable, will occur in a significant proportion of houses on reactive clays. It is impossible to design a footing system that will completely protect a house under all circumstances.
4. Various construction and architectural details can be adopted to reduce the effect of movement.
    - articulation of brickwork
    - Flexible plumbing connection
    - Surface drainage of allotments to avoid water ponding against or near footings.
    - Subsoil drainage (refer to site plan page SR-3 and specification sheet page SR-1)
5. Any excavations required parallel to the footings should be kept at a suitable distance from the footings to prevent undermining. Service trenches should be filled with natural site clay in order to prevent rapid movement of soil moisture into the backfill.
6. All foundations and site works should be inspected by a competent person to ensure that subsurface conditions and site preparation procedures are in accordance with those outlined in the report. If any doubt exists then this office should be contacted immediately for further advice. We take no responsibility for any consequences arising from footing excavations either shallower or deepened beyond our recommended founding depths without our prior approval.
7. The use of standard footings as presented in AS2870-2011 is only applicable to building works with a loading and a construction style similar that of a residential dwelling as described in section 3.1 of AS2870-2011.

FARM MANAGEMENT PLAN

Hazel Grove

782 Combienbar Road
Club Terrace

June 2025

Contents

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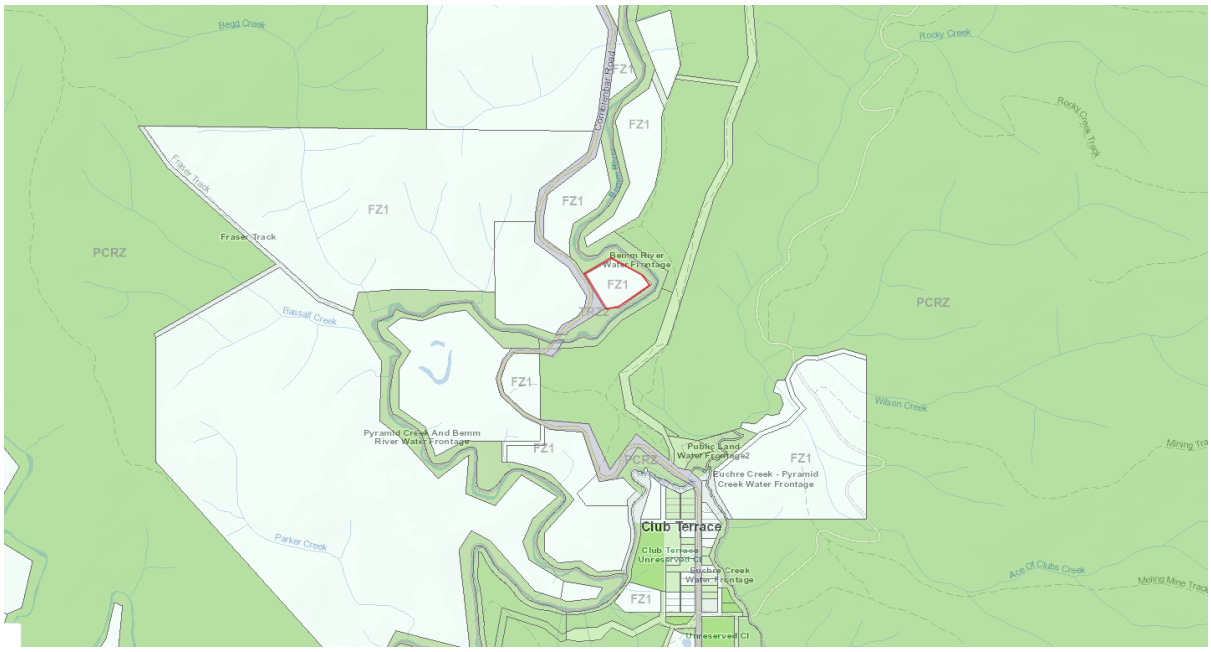
Overview of current situation	4
Industry notes	6
Crop potential and challenges	7
Future plantings and expansion	9
Current and future development schedule	11
Yearly schedule	12
Development costs	13
Potential yearly gross income	14
Conclusion	15

Introduction

Hazel Grove is a 9.9-acre parcel of land located at 782 Combienbar Road, Club Terrace Victoria. It is zoned FZ1 and is surrounded on three sides by the Bemm River, and the fourth boundary is the Combienbar Road.

Approximate boundaries of 782 Combienbar Road



Allotment in relation to surrounding properties

The property is gently sloping with a northerly aspect and no native bush. Historically it was used for cattle rearing, still having the remnants of an old dairy, and evidence that it once had a house on the title.

Neighboring private land is also zoned FZ1, however it is noted that no farming activity is carried out on any adjacent land, with all lots being used for lifestyle activities only.

Hazel Grove has recently been purchased by with the view of creating a productive, intense farming operation. It is our desire to build a dwelling on the property with the intention of making this our future home and full-time business. Whilst this property is new to our ownership, we have known the previous owner and worked with him on this property doing construction and development projects for the past nine years.

Both are from the land. Heidi grew up in Mildura on a small acreage family-run grape and citrus block, and I grew up on a bush block north of Goulburn, NSW. In 2008, we purchased our first small farm near Boorowa, NSW, where we ran a small flock of Merino sheep and attempted to establish a Hazelnut orchard. Unfortunately, the orchard failed due to lack of water during the 2009/2010 drought. This property was sold in 2012 and in 2014 we purchased our current property at 166 Goolengook Road, Club Terrace. This property is predominately a lifestyle block with some cleared river flat county, where we have been experimenting with approximately 170 Blueberry bushes of differing varieties to determine which ones are suitable for commercial farming in our area. These bushes are four-five years old and have been producing saleable quantities of berries for the past two seasons.

Overview of Current Situation

Hazel Grove has approximately 800 hazelnut trees that were planted by the previous owner in 2020 and 2021. Although the trees have not yet reached maturity (expected after 7-10 years), they have been bearing nuts for the past three years. Growth rates have exceeded expectations and the trees are generally healthy and show very good promise for future potential. The previous owner sought the assistance of experts within the hazelnut industry in the planning stages of the orchard to ensure it would be of commercial viability upon maturity. A hazelnut tree nursery has been established to provide new trees for future plantings.

The property also has a reasonably new (approximately 5 years old) fully enclosed large farm shed of approximately 190m^2 with concrete floor and water catchment. There are extensive ornamental tree plantings, a mixed fruit orchard and approximately 2.5 acres of usable land for future plantings. There are no internal fences, however an external deer deterrent fence has been installed.

Video showcasing property at time of purchase in 2025

The previous owner was attempting to run the property absentee, and while the general state of the property is very good and well maintained, the crop yield has been declining, particularly in the 2025 season where no nuts were harvested. From the 2024 harvest approximately 200 kilograms of nuts were collected from only a partial harvest of the crop. What was not collected was eaten by wildlife.

The decline in nut production is solely attributed to damage by birds while the nuts are ripening on the trees, in particular, Sulfur Crested Cockatoos. In 2024, only a small number of these birds were detected in the orchard during the ripening season (January – February), however it appears that it is now a known food source for the birds, with large numbers descending on the orchard in the 2025 season and remaining until the entire crop was devoured. The previous owner had no measures in place to deal with this problem and was unable to remain at the property during this time. Leaving the majority of the 2024 crop unharvested appears to have contributed to the current problem now faced.

Industry Notes

I first became excited about the promising future of the Hazelnut industry about 20 years ago when I encountered 'The New Crop Industries Handbook'. This book was released in 2004 by the Australian Government in collaboration with the Rural Industries Research and Development Corporation. In this publication, Hazelnuts were listed as a potential growth industry for Australian Horticulture due to our temperate climate in South Eastern Australia and the fact that Australia is free of serious pests and diseases. Time has proven the prediction to be correct: at the time of publication, Australian farmers supplied just 3% of the hazelnuts consumed in Australia. Since then, the industry has grown so that in 2024, 15% of the nuts consumed in Australia were grown locally, with the total harvest increasing more than 11-fold in that same time period.

In 2024, the farm gate price for in-shell nuts was $10.11/kg[1] with fully mature trees grown without irrigation capable of producing 20-25kg per tree. Younger trees will produce less, with yields increasing as trees mature. Six-year-old trees can be expected to yield 2-2.5kg per tree, and 8 to 10-year-old trees, 4.5-5kg per tree. Rainfall of 750mm per year or more is considered necessary for growing hazelnuts without supplementary irrigation and trees require well drained soils[2].

In Australia, most hazelnut orchards are family run enterprises, with small orchards up to 6000 trees. Trees generally take seven to 10 years to come into commercial production, with nuts being sold at the farm gate, to wholesalers, at farmers markets or to local restaurants and confectioners. Locally grown kernels are sought after for their fresh taste compared to the imported kernel. On-farm value-adding is also an option for hazelnut producers[3].

[1] Australian Horticulture Statistics Handbook 23-24
[2] NSW DPI primefacts 765 September 2008
[3] https://www.hazelnutgrowersaustralia.org.au/hazelnut-industry-snapshot/#:~:text=Australian%20hazelnut%20production,million%20(farm%20gate%20value).

Crop Potential and Challenges

Hazelgrove is well situated in terms of climate, rainfall and soil type for hazelnut production. With cold winters for adequate chilling hours, warm summers which are typically dryer during the harvest period, an average rainfall in excess of 850mm and deep, fertile river silt soils, it is expected that trees planted will thrive and yield abundant crops.

Current farm gate prices of $10.11 per kilogram, and potential yield at the 10-year point of approximately 5kg per tree will realise a return in the order of $40,000 before costs. Costs are limited to orchard maintenance of slashing and sucker removal and pest control (birds and night predators). Yields will increase yearly as the trees mature.

There is significant potential to gain higher profits from the harvest through on-farm value adding, with the easiest and least labour intensive being to crack and roast the nuts, or grind the kernels into hazelnut flour. Both are currently sold between $35-$50 per kilogram. At these prices, and accommodating the lost weight of the shell (approx. 60%), at the 10-year point of growth, the current plantings at Hazelgrove would return a profit of $56000-$80000. This is considered an acceptable return and is of commercial viability and could be increased even more if other products such as confectionaries or dukkahs are produced. Selling products to the tourists travelling during holiday times (Cann River is a popular place for tourists to stop and buy local products) has proven to be very viable in recent years and talks with retail outlets in the regional hub of Bairnsdale have been very positive regarding stocking and selling local products. Excess nuts can be sold wholesale to Carboor Farms' hazelnut processing facilities located in Wangaratta.

There are, however, significant challenges to realising this return, with the biggest and most important being the loss of nuts due to birds. It has been shown by the previous owner, that absentee farming does not work. A permanent human presence is vital for deterrence; however, this alone will not be sufficient. Speaking with other hazelnut growers, the use of dogs (specifically Kelpies) trained to chase birds in the orchard when birds begin feeding is quite effective. Kelpies have also proven effective in keeping night predators of foxes and wild dogs away when the crop is ripening and falling to the ground.

A new and exciting method of crop protection is the use of Unmanned Aerial Vehicles (UAV's or commonly referred to as drones). In a 2019 paper on crop protection published by Science Direct (https://doi.org/10.1016/j.cropro.2019.02.025), it was found that using a UAV with a speaker broadcasting bird distress noises and having a taxidermy crow attached to the undercarriage that appears to be captured prey was very effective in trials carried out in South Eastern Australia, with cockatoos being a target species. Whist this is a relatively new concept for crop protection, and still requires a human controller, it does open a possibility to utilizing a cost effective and low impact method to prevent damage from birds during the cropping season.

Other methods, such as gas cannons, scarecrows, predator models and even netting, have been considered for prevention of bird damage to the crop. Unfortunately, all have serious drawbacks, either in limited or short-term effectiveness or, as in the case of netting, is prohibitively expensive for the area that would be required.

Future Plantings and Expansion

There is currently approximately 2.5 acres of usable land that has not been utilised for plantings at Hazelgrove. Of this, approximately 2 acres is low lying river flat country, and 0.5 acres is elevated.

The 2-acre section is allotted for expansion of the hazelnut grove, which will allow for an additional 250 trees (approximately) to be added to the current plantings. At the 10 years of age, these trees will increase total nut yields from Hazelgrove to approximately 5250kg per year, with a value of between $53000 and $105000 at current prices, depending on how the nuts are processed and sold.

On the 0.5-acre section, we intend to plant approximately 200 blueberry bushes under netting. Research from plantings on our current property has shown that blueberries thrive in our climate and soils. If bushes can be protected from birds, they have very few, if any diseases or pests to contend with; as such they can be grown in a commercially viable way using organic methods. We have selected two main varieties that produce exceedingly well and at optimal timing for sales during the busy tourist season we experience each year over the summer holidays. Whilst our experience has shown that they are very labour intensive during the harvest period, blueberries are easily marketed to locals and tourists alike with good financial returns. Sales over the past two years have realised up to $30/kg profit when sold fresh in 150gram punnets, with the only limit to sales being the availability of berries. A mature blueberry bush (5 years or older) will produce on average, 8-10 kgs of fruit per year (NSW Department of Primary Industries PrimeFact 133, September 2015), with the fruiting season starting in early December and continuing until early February. Berries need to be harvested in the evening when they are dry and cool (usually between 6pm and 9pm) to maximize quality and shelf life. From 200 bushes, selling at $30/kg, a gross income from blueberries will be $48000 - $60000/year. We intend to transplant 120 bushes from our current property, being the varieties that have proven most successful, and strike cuttings from these to establish the remaining 80 bushes.

Map showing property with current plantings and planned expansion

Current and Future Development Schedule

Financial Year 2024/25

- 800 hazelnut trees maturing
- Farm shed completed
- Install off grid power system in shed

Financial Year 2025/26

- Implement bird control strategy for hazelnuts
- Strike blueberry bushes from existing orchard
- Cut hazelnut nursery to promote new whip growth

Financial Year 2026/27

- Prepare soil for new hazelnut plantings
- Prepare soil for new blueberry plantings
- Construct netted enclosure for blueberries

Financial Year 2027/28

- Plant new hazelnut trees
- Plant blueberry bushes
- Begin building and purchasing processing equipment

Financial Year 2028/29

- Finish processing line for hazelnuts and blueberries

Financial Year 2029/30 and beyond

- Ongoing farm operations as per yearly farm schedule

Yearly Farm Schedule

Typical yearly schedule from year 5 onwards.

January	- Blueberry harvest 3-4 hours per evening, continuing all month
	- Blueberry and hazelnut sales 3 days per week in Cann River.
	- Hazelnut crop protection (dogs and drone)
February	- Blueberry harvest, finishing by second week of month
	- Blueberry and hazelnut sales 3 days per week in Cann River.
	- Hazelnut crop protection (dogs and drone)
	- Begin Hazelnut harvest (mid to end of month)
March	- Hazelnut crop protection (dogs and drone)
	- Hazelnut harvesting
April	- Hazelnut processing (drying and grading)
	- Hazelnut value adding
May	- No planned farm work
	- Hazelnut sales (local markets)
June/July	- Pruning of Hazelnuts and Blueberries.
	- Hazelnut sales in Cann River during School Holidays and at local markets
	- Repairs and servicing of infrastructure and plant (fencing, netting, machines etc)
August	- No farm work (holiday)
September/October/November	- Weed and grass control
December	- Blueberry harvest 3-4 hours per evening, continuing all month
	- Blueberry and hazelnut sales 3 days per week in Cann River
	- Hazelnut crop protection (dogs and drone)

Development Costs

Current plant and infrastructure

- Antonio Carraro 80hp tractor with loader, mulcher and various attachments
- 190m2 fully enclosed farm shed with concrete floor
- 800 hazelnut trees
- Hazelnut tree nursery
- Deer deterrent fence
- Large quantity of poly pipe, drippers and fittings

Expansion of hazelnut plantings

- 250 trees
  - Cost $0.00 (trees from nursery on property)
- Fertigation lines
  - Cost $0.00 (all pipes, drippers etc purchased by previous owner and left on property.
- Soil preparation (ripping and laying pipes, digging holes, fertilizer etc)
  - Cost $500

Blueberry Plantings

- Netted enclosure
  - Cost $15000
- 200 Blueberry bushes
  - Cost $0.00 (transplant and strike bushes from current plantings)
- Soil preparation (fertilizers and peatmoss)
  - Cost $800

Processing Equipment

- Nut grading machine (manufactured onsite)
  - Cost $1500
- Tractor mounted nut harvester
  - Cost $15,000
- Nut Cracker
  - $2000
- Processing belt for berries
  - $1500
- Roasting oven
  - $1200
- Cool store for berries (commercial double door fridge)
  - $2000

Establishment costs $37,500

Potential Annual Gross Income

HAZELNUTS		
Existing Plantings		
Wholesale (nut in shell)	4 000kg	$40 000
Value adding (roasted kernels, flour, dukkah, confectionary)	1 600kg	$56 000 - $80 000
With Proposed Expansion		
Wholesale (nut in shell)	5 250kg	$53 000
Value adding (roasted kernels, flour, dukkah, confectionary)	2 100kg	$73 500 - $105 000
BLUEBERRIES	1 600 - 2 000kg	$48 000 - $60 000
TOTAL POTENTIAL INCOME (after expansion of planting hazelnuts and blueberries)		**$101 000 - $165 000**

Table showing potential annual gross income[4]

[4] All calculations based on projected yields of mature trees/bushes using current prices

Conclusion

Whilst a small holding, Hazelgrove has the potential through intensive farming, to be a viable and profitable commercial farm. This farm management plan outlines not only how it can retain its intended use as an agricultural holding and preserve it for the future, but how intensive farming is the only realistic way a holding of this size will ever be able to return a commercial profit. For this to be feasible, a residence is required for a permanent and ongoing presence to allow such an intensive farming operation to succeed and thrive. This type of farming is truly unique in our part of East Gippsland, where beef and dairy cattle farming has traditionally been seen as the only use for farmland, and it is hoped that through a successful horticultural farming venture, it might pave the way for other people to see the potential our area has for alternative and boutique farming enterprises, particularly on sections of farmland that are already too small to have any other commercial value and are therefore not being farmed at all.

By supporting our proposal to build a dwelling at Hazelgrove, it will allow a property that was previously used as a weekend escape with no farming operations, to be returned to its intended use as an agricultural enterprise with produce from the farm going on to support other businesses both directly and indirectly within the local region.

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

PIA Registered Planner Planning Institute Australia

Euca Planning

Bushfire Specialists

Bushfire Planning Report Version 1.0

(Including Bushfire Management Statement)

Lot 2 TP644328

782 Combienbar Road Club Terrace 3889

June 27th, 2025

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

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 or through your local CFA Regional office.

Conditions of Use

Version Control

	Name	Date Completed	Comments
Field Assessment	Deanne Smith	27 May 2025	
Mapping	Deanne smith	2 June 2025	
Initiate report	Kelly Hedley	21 May 2025	
Draft report	Deanne Smith	27 June 2025	
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Executive Summary

This report has been prepared to support a planning permit to develop a single dwelling at 782 Combienbar Road Club Terrace. 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 proposed development of a single dwelling at 782 Combienbar Road Club Terrace. The site is within the Farming Zone (FZ1) 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, defendable 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 Club Terrace, at the foothills of Club Terrace State Forest, approximately 28 kilometres south of the Cann River township. Forest and grassland exist close to the site, with forest in the broader landscape. Combienbar Road is connected to the major egress route, Princes Highway that traverses east-west throughout the area. The development site is a 6-minute travel time by car to the Club Terrace settlement and 28-minute drive by car to the Cann River township which has a NSP-PLR.

The Bushfire Management Statement demonstrates that the defendable space objectives can be met for Column A of Table 2 to Clause 53.02-5, an enhanced construction of BAL29, and access and water provided.

Due to the forest beyond the site, and the forest and grassland close to the site, the proposed development is expected to be affected by a high level of ember attack in the event of a bushfire and some radiant heat from localised ignitions. A BAL of 29 is deemed appropriate for the construction to address the bushfire scenarios and considering the opportunities of the site and its proximity to vegetation and limited egress. The proposal provides for a decrease in risk by enhancing the existing lot and outbuildings and responds to Clause 13.02-1S of the East Gippsland Planning Scheme.

The site can meet the approval measures within Clause 53.02 for Column A of Table 2 to Clause 53.02-5, with a BAL of 29 based on an FFDI of 100 and a flame temperature of 1090K.

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 East Gippsland 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 2 TP644328
Overlays	Bushfire Management Overlay (BMO)
Zoning	Farming Zone – Schedule 1 (FZ1)

1.2 Site Description

Site shape	Irregular
Site Dimensions	The property has a road frontage to Combienbar Road of approximately 192 metres, and a property depth of approximately 137 metres.
Site area	Approximately 3.99Ha
Existing use and siting of buildings and works on and near the land	Existing farm use for hazelnut growing and two established farm sheds.
Existing vehicle arrangements	From Combienbar Road
Nearest fire hydrant	Not applicable
Private bushfire shelter	Not proposed
Any other site features relevant to bushfire risk	State forests, national parks and reserve to the immediate and broader landscape and in all directions.

1.3 Site Location

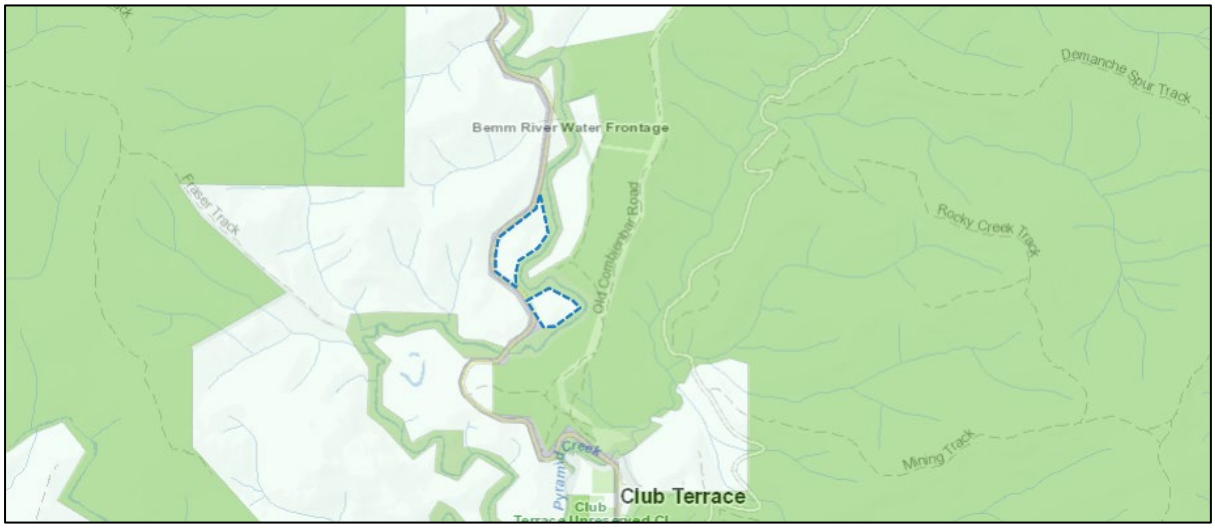


Figure One – Property Location – identified with the blue dashes central to the map noting it the southern parcel only (VicPlan, 2025)

Figure Two – Property Location – 782 Combienbar Road Club Terrace noting it is the southern parcel only (VicPlan, 2025)

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 East Gippsland 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 Club Terrace is also in the BPA and BMO reflecting the high bushfire hazard that can be expected from the vegetation.

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

Give priority to the protection of human life by:	*Response*
Prioritising the protection of human life over all other policy considerations.	- This proposal provides for a single dwelling that responds to the risk of bushfire through siting and construction. - The proposal can be undertaken in a manner that will provide an area of ongoing management.
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.	- The lot has existed for many years and is part of a farming area with lots along Combienbar Road containing established dwellings and outbuildings. - Existing dwellings exist adjacent to this development to the west and north. - The overall design can respond to the public land by setback from the boundaries and establishment of defendable space. - The existing road network facilitates safe egress towards the established Club Terrace settlement and Cann River Township. - Access and egress are facilitated from Combienbar Road in one direction. Whilst not ideal, this is an existing situation.
Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.	- An application to develop land needs to articulate how the design responds to the identified bushfire risk. - The single dwelling has been designed and sited to respond to bushfire with the assessment of the bushfire risk being undertaken to ensure the single dwelling maximises the separation from the hazard and achieves a radiant heat exposure no greater than 12.5kW/m^2.

Identify bushfire hazard and undertake appropriate risk assessment by:	*Response*
Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.	- The East Gippsland Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods. - Clauses 13.02-1S, 44.06 and 53.02 are to be considered for proposal. - Clause 71.02-3 *Integrated Decision Making* strengthens the importance of bushfire planning as an appropriate tool to reconcile potential conflicts in design and vision. - The assessment method aligns with AS3959-2018 and is provided in this report (see Section 4).
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.	- Consistent with the revised Clause 13.02-1S, the planning proposal responds to the Bushfire Prone Area and the Bushfire Management Overlay. - This report demonstrates that sufficient setbacks from the vegetation can be achieved to meet Column A of Table 2 of Clause 53.02, which is an appropriate benchmark for this development. - Detailed design and consideration of the development application is reinforced by the preliminary planning drawings.
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: • Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site; • Local conditions - meaning conditions in the area within approximately 1 kilometre from a site; • Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and, • The site for the development	- An assessment of Clause 13.02 is provided in Section 3.0 of this report. - As it is a single dwelling in the BMO, all scales of consideration are applied. - The site conditions are considered through the Bushfire Hazard Site Assessment.
Consulting with emergency management agencies and the relevant fire authority	It is expected that this development would be referred to CFA for consideration as it is in the Bushfire Management Overlay.

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	- The content of this report provides a solid foundation for the design and subsequent approval of the planning proposal, with regard to bushfire risk. - 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.	- 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. - This report demonstrates that the risk of bushfire should not be a reason for refusal when the dwelling is associated with farming.

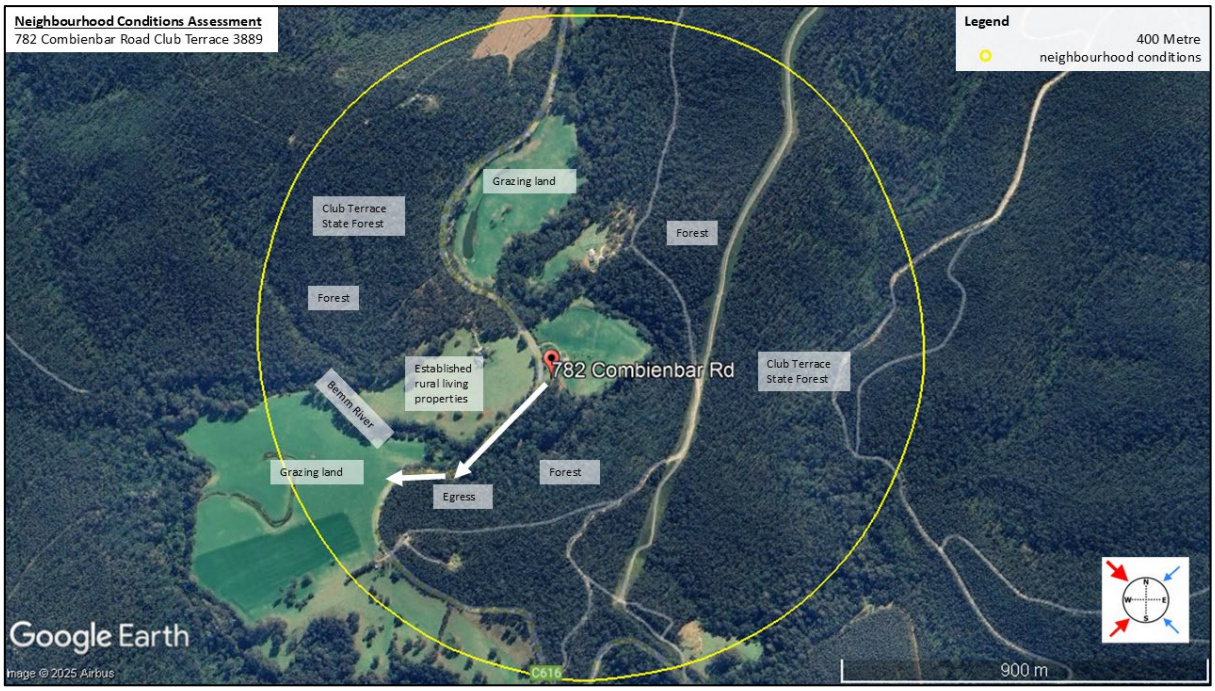


Figure Three (a) – Neighbourhood conditions within 400m

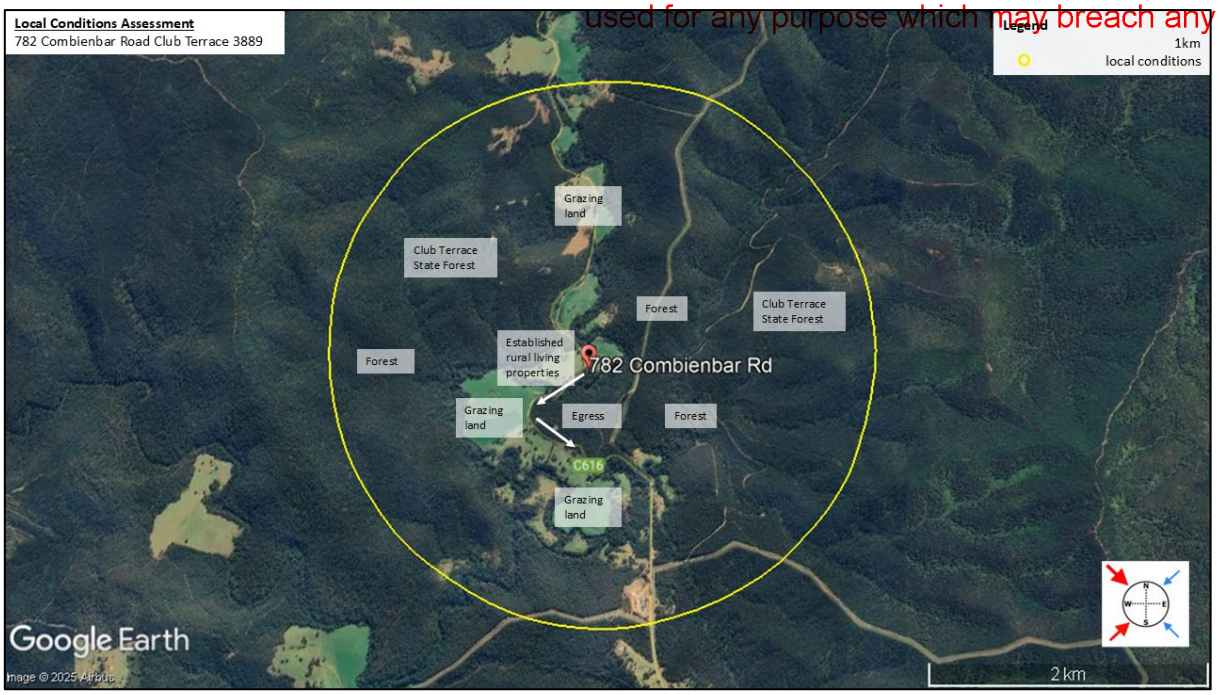


Figure Three (b) – Local conditions within 1km

Settlement Planning

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:	*Response*
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).	- Recognising the land is an established lot in a highly vegetated area that is at high risk from bushfire, development of land with a single dwelling should only proceed where all elements of the BMO are achieved. - This report demonstrates that this goal is achieved including the provision of the greatest separation from the hazard and an increased level of construction. - The single dwelling has a siting that has been assessed as having a radiant heat flux of less than 12.5kW/m2 under AS3959-2018.
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	- The nature of the settlement of Club Terrace, provides ready access with a 23 minute drive to areas of the Cann River township that constitute BAL-LOW. - The nearest NSP-LPR is a 23 minute drive to Cann River - P-12 College - Cnr Tamboon Road and Stephenson Street, Cann River 3890. - There are informal shelters to the

	southwest along the Princes Highway to Orbost, that constitutes a BAL-LOW and NSP-LPR.
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.	- The establishment and maintenance of defendable space will accompany the approval of a single dwelling. The increased level of ongoing vegetation management may reduce the risk of bushfire to the neighbouring residents.
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.	- The single dwelling 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.
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	- An assessment is provided in Section 3.0 and 4.0 of this report. - As it is a single dwelling in the BMO two scales of consideration are applied: Landscape conditions and site conditions. - The site conditions are best considered through the Bushfire Hazard Site Assessment methodology.
Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	- The proposal is an existing lot in an established rural living and farming area.
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.	- The proposal is a statutory planning application only.

<u>Areas of high biodiversity conservation value</u>

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 dwelling siting requires some removal of ornamental vegetation on the house site, but is setback from the forest and Bemm River.

<u>Use and development control in a Bushfire Prone Area</u>

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: As the proposal is to develop a dwelling, and 'dwelling' is a nested term in the 'accommodation' group this section of Clause 13.02-1S is relevant.

When assessing a planning permit application for the above uses and development:	Response
Consider the risk of bushfire to people, property and community infrastructure.	Consistent with Clause 13.02-1S, Clause 53.02 of the Scheme has been used as a guide and is supported by a landscape analysis that demonstrates that the risk to people, property and the asset can be appropriately mitigated by its inherent design features in this specific location – specifically siting, separation from the hazard, building construction, and defendable space.
Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.	The development provides a siting that achieves Column A separation from the hazard and the design of the single dwelling is in accordance with BAL29 of AS3959.
Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.	This report addresses bushfire risk and provides a suitable outcome that prioritises human life with no impact to the vegetation.

2.2.4 Policy Guidelines

Planning must consider as relevant:	Response
Any relevant approved State, regional and municipal fire prevention plan.	Fire prevention measures of the East Gippsland Shire Municipal Fire Prevention Plan ensure the roadside of the Combienbar Road is managed.
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 Four).

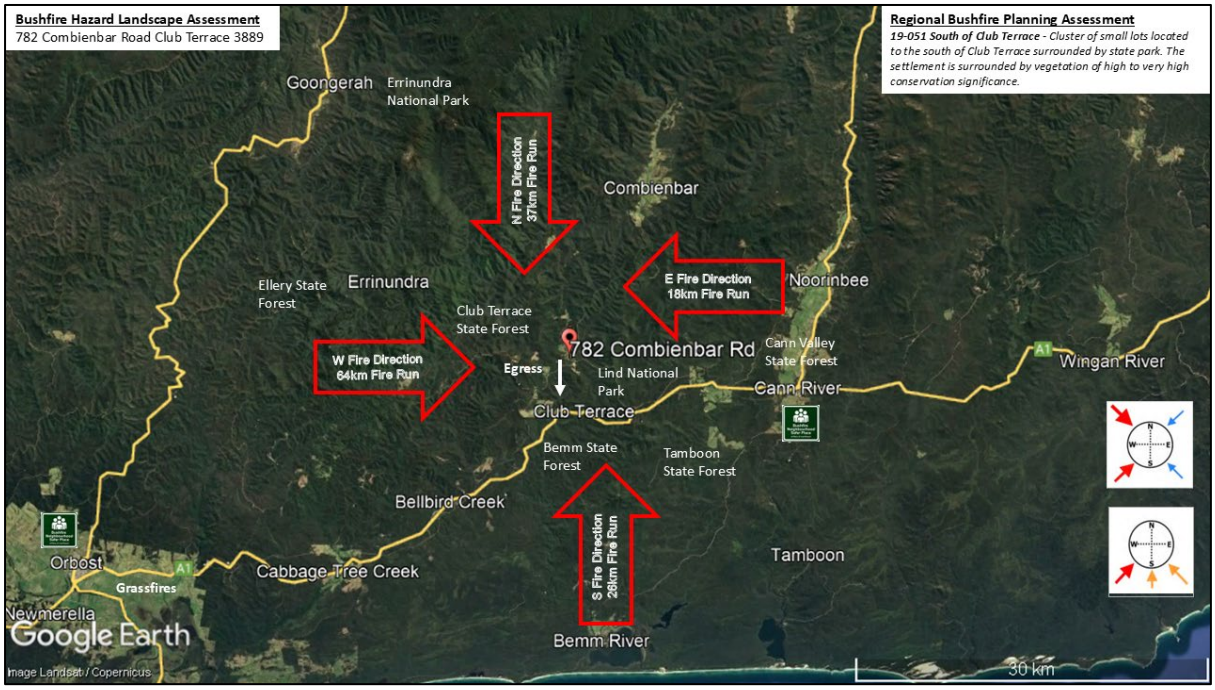


Figure Four – Bushfire Hazard Landscape Assessment

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 and the steepness of the terrain, the accessibility to low threat areas and the quality of the road networks surrounding the site.

The site is considered '**Landscape Type 4'** as defined by DELWP guidance:

- *The broader landscape presents an extreme risk.*
- *Fires have hours or days to grow and develop before impacting.*
- *Evacuation options are limited or not available.*

The site will experience landscape fire scenarios that are not all within the assumptions of the Bushfire Management Overlay. The design of the dwelling, the defendable space and consideration of egress is necessary to develop an appropriate site-responsive design. The site will experience ember attack, radiant heat and localised ignitions associated with the landscape fires.

3.1 Regional Bushfire Planning Assessment

The Regional Bushfire Planning Assessment (RBPA) for the Gippsland Region (2012) provides a high-level analysis of locations where the bushfire hazard may impact on planning objectives. The RBPA provides information where a range of land use planning matters intersect with a bushfire hazard to influence the level of risk to life and property from bushfire. This information is required to be used as part of strategic land use and settlement planning at the regional, municipal and local levels.

"The RBPA is not a statutory planning provision and does not directly translate into planning schemes. However, it complements planning scheme provisions such as the Bushfire Management Overlay (BMO) by providing spatial and qualitative information from a variety of sources which together can inform considerations about where bushfire should be assessed early in the strategic planning process." RBPA – Gippsland Region (2012)

After review of the RBPA, it is noted that there is reference to nearby area:

> ***19-051 South of Club Terrace*** *- Cluster of small lots located to the south of Club Terrace surrounded by state park. The settlement is surrounded by vegetation of high to very high conservation significance.*

3.2 Vegetation Extent in the Broader Landscape

The vegetation in the broader landscape is predominantly forest. The forest is associated with state forests and national parks through private and public ownership. Very limited and isolating patches of grassland occurs as grazing land, rural living and farming parcels. An indication of the Ecological Vegetation Classes in the landscape is provided below (site central to image).

Figure Five – NatureKit Map of surrounds with subject site central to the image showing, Riparian Forests (blue with dots), Lowland Forests (pale orange), Dry Forests (green with dots), Damp Forests (green), Rainforests (black), and Heathlands (red), (NatureKit, 2025)

3.3 Topography

The topography of the surrounding landscape is typical of this area of Club Terrace. The terrain is rugged. Combienbar Road and the development site is at the base of the hills with the surrounding landscape at higher elevation.

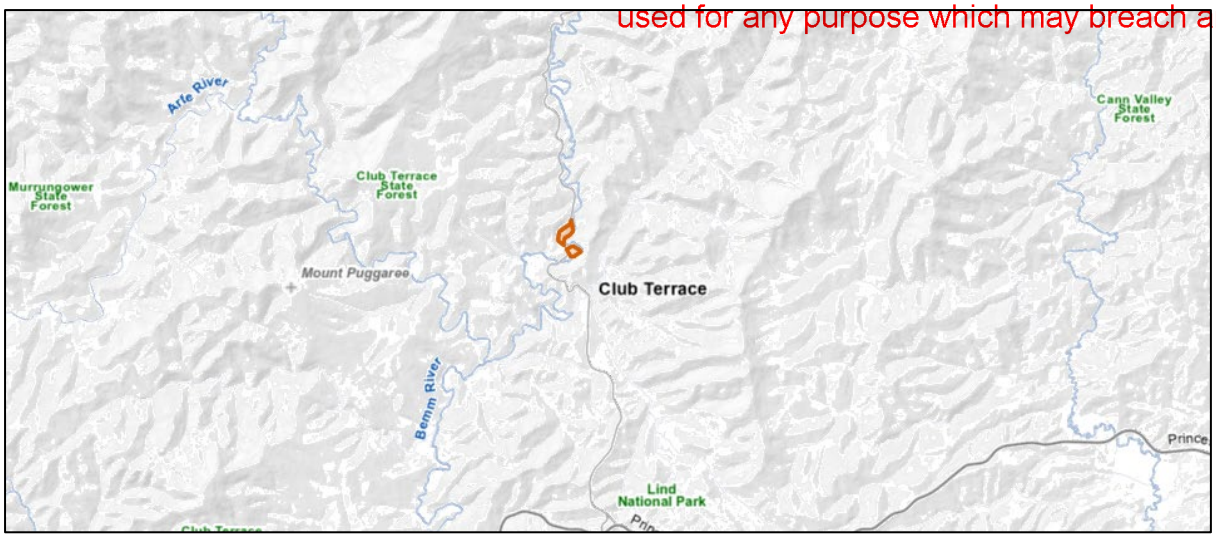


Figure Six – Topography of area around the site (VicPlan, 2025)

3.4 Surrounding Road Network

The planning proposal site has its frontage to Combienbar Road. This access is a local road providing egress to the properties and farms along Combienbar Road and to Combienbar settlement. For the majority of Combienbar Road, east and west is forest, apart from a small area of rural living and farming parcels, where the development site is contained. Whilst Combienbar Road is one way and not ideal, this is the current situation. The development site is located closest end of Combienbar Road to the major egress route, Princes Highway.

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 as recent as 2020 that affected the immediate area with house loss in Club Terrace. Planned burns are undertaken in the area.

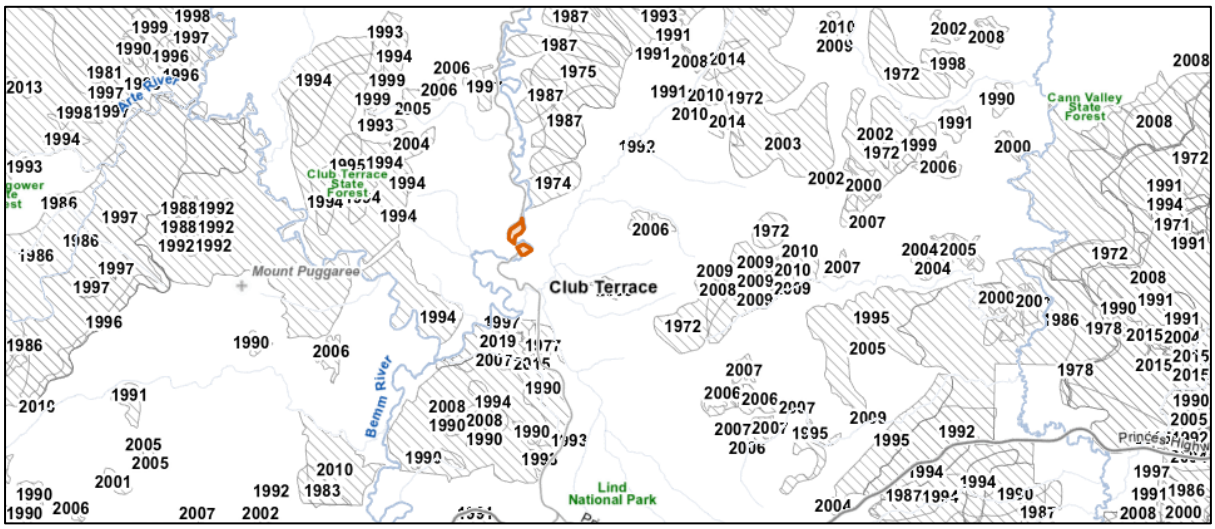


Figure Seven (a) – Fire History Map of Planned burns 1970-present (NatureKit, 2025)

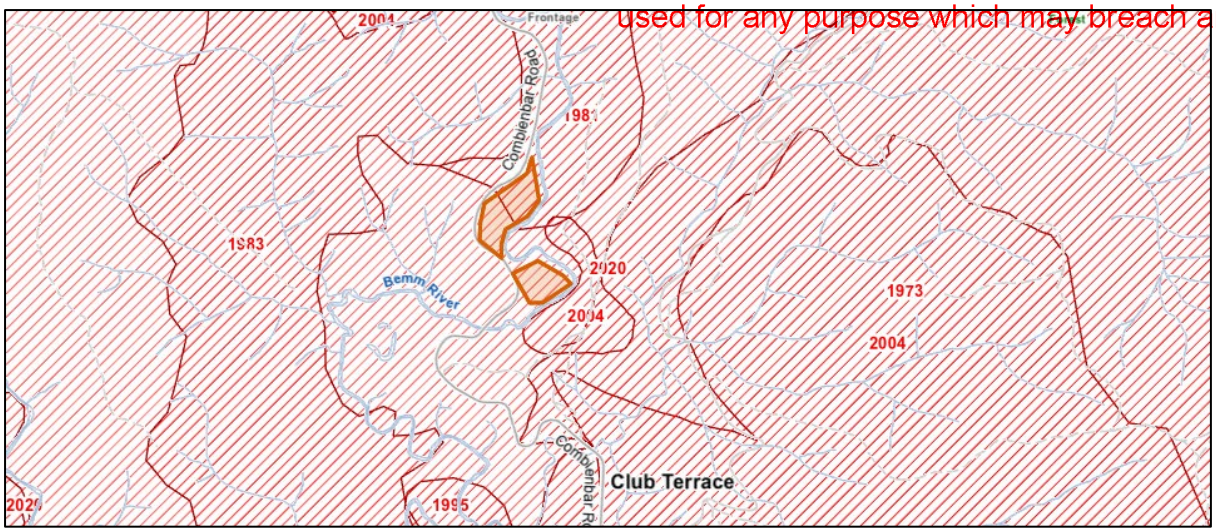


Figure Seven (b) – Fire History Map of Bushfires 1970-present (NatureKit, 2025)

3.6 Bushfire Scenarios

The development site is at an extreme risk of bushfire due to its proximity to the vegetation of high threat, and in a rural living and farming area that is surrounded by dominating rugged forest in all directions and in the broader landscape. The clearing of the development site and grazing land adjacent provides minimal moderation to the effects of bushfire behaviour on the proposed single dwelling. Consideration of the potential bushfire behaviour local to the site has been undertaken in refining the options and to inform the building design, siting, extent of vegetation management and building construction levels.

Scenario No.1 – Bushfire from the North

A fire approaching from the north has the potential for a long fire approximately 37 kilometres through Club Terrace and Combienbar State Forests, and Errinundra National Park and propagated by rugged terrain and hot, strong winds. This fire can be landscape fire, as it has the potential to connect to forest further north crossing the Victoria and New South Wales boarder and be outside the assumptions of the Bushfire Management Overlay due to the ruggedness. The fire may block egress from the development site by providing spotting to the south and igniting bushfires. Early evacuation is advisable.

Scenario No.2 – Bushfire from the East

The scenario for this site is a fire approximately 18 kilometres approaching from the east through Cann Valley State Forest and propagated by rugged terrain. The cool temperature of these winds and fire run available will provide for a moderated fire. This fire is less likely to be a landscape fire and will present to the site as ember attack, and localised ignition. This fire can block egress from the site, and early evacuation is advisable.

Scenario No.3 – Bushfire from the South

The scenario for this site is a fire approximately 26 kilometres approaching from the south which has the potential for a fire run propagated by strong coastal winds and hilly terrain. The cool temperature of these winds and fire run available will provide for a moderated fire. This fire is less likely to be a rugged landscape fire and will present to the site as ember attack, and localised ignition. This fire can block egress from the site, and early evacuation is advisable.

Scenario No.4 – Bushfire from the West

A fire approaching from the west has the potential for a landscape fire approximately 64 kilometres between Buchan township and development site, predominantly through public forests. This fire is propagated by rugged terrain and hot, strong winds and be outside the assumptions of the Bushfire Management Overlay due to the ruggedness. The fire may block egress from the development site and early evacuation is advisable.

3.7 Neighbourhood Safer Place – Place of Last Resort

There is a nearby designated Neighbourhood Safer Place – Place of Last Resort within 25 kilometres: **P-12 College -** Cnr Tamboon Road and Stephenson Street, Cann River 3890 – 23-minute drive.

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.

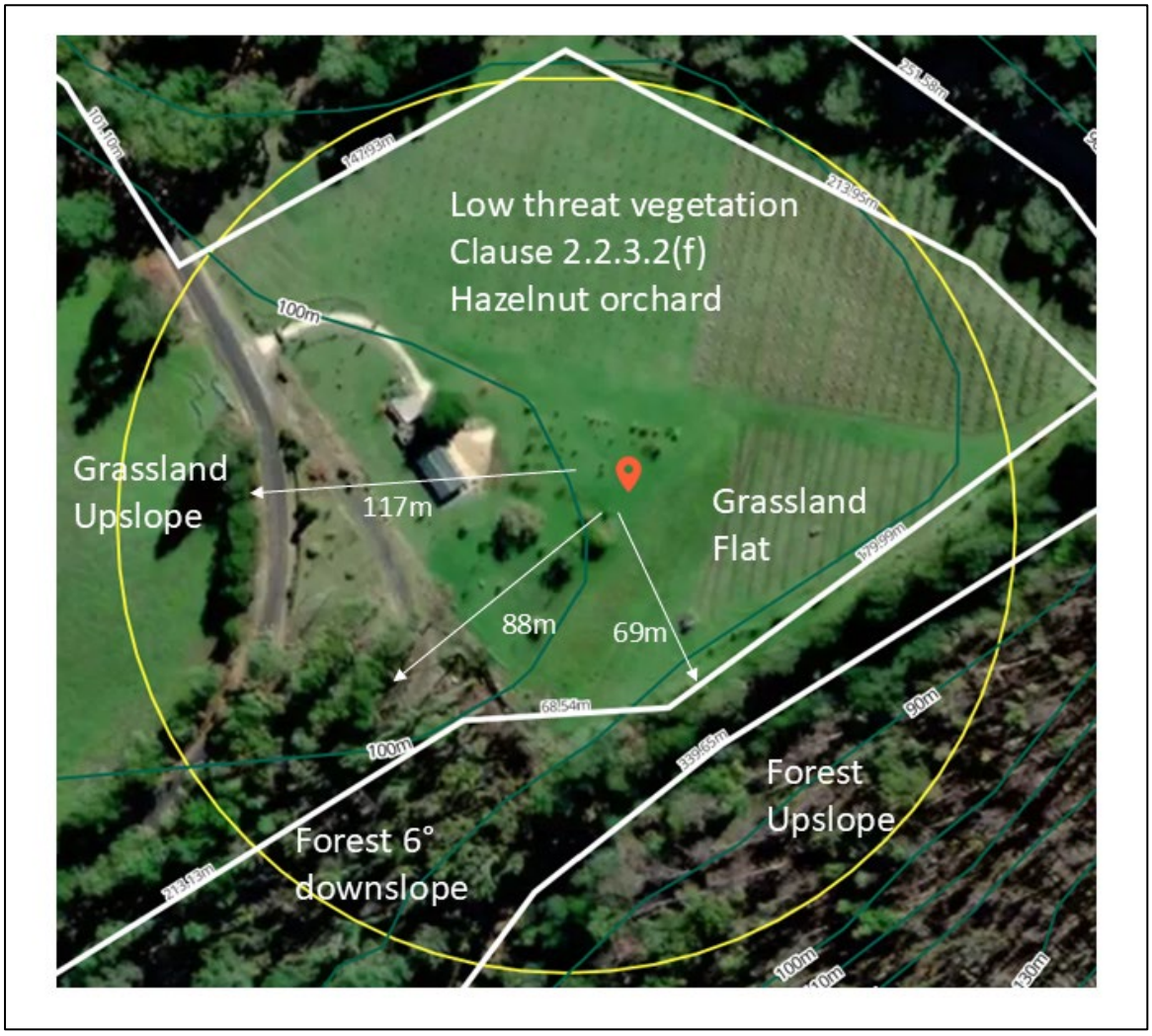


Figure Eight – Bushfire Hazard Site Assessment

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 13.02-1S of the Scheme. This report demonstrates that the application meets the objective of Clause 13.02-1S '*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 a forest in the south (69 metres) that runs along the river. The forest is upslope as the river traverses near the property boundary and cleared area. There is also forest in the south-west at a distance of approximately 88 metres. This forest is flat then has a 6° downslope to the river.

Image – Typical Forest west of the dwelling along the northern side of the waterway (site inspection, 2025)

Image – Typical Forest south of the dwelling along the southern and eastern side of the waterway (site inspection, 2025)

Vegetation Classification: Grassland

AS3959:2018 Definition:

Dense sown pasture – All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.

Site Description:

The site has grassland onsite on the river flat which is flat. To the west there is grassland (upslope) in the neighbour's property.

Image – Grassland, photo taken looking west into neighbouring property (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, gold 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 dwelling has low threat vegetation located on the site with the grassland being mown, ornamental gardens, fruit orchard trees and a well-established hazelnut grove (Clause 2.2.3.2(f)). The Combienbar Road is non-vegetated (Clause 2.2.3.2(e)) and therefore excludable. A farm management plan has been prepared by the client that details the expansion of the hazelnut grove.

Images – Low threat vegetation (cl.2.2.3.2(f)) Hazelnut grove and excludable vegetation (Combienbar Road) (site inspection, 2025)

4.2 Topography

The site is located on the river flats of the Bemm River. The land to the west and east rises. Within the site the house siting sits at a higher elevation to the river flat, but the short sharp change in elevation is not consequential to fire as it is immediately adjacent the house area and will be managed as defendable space.

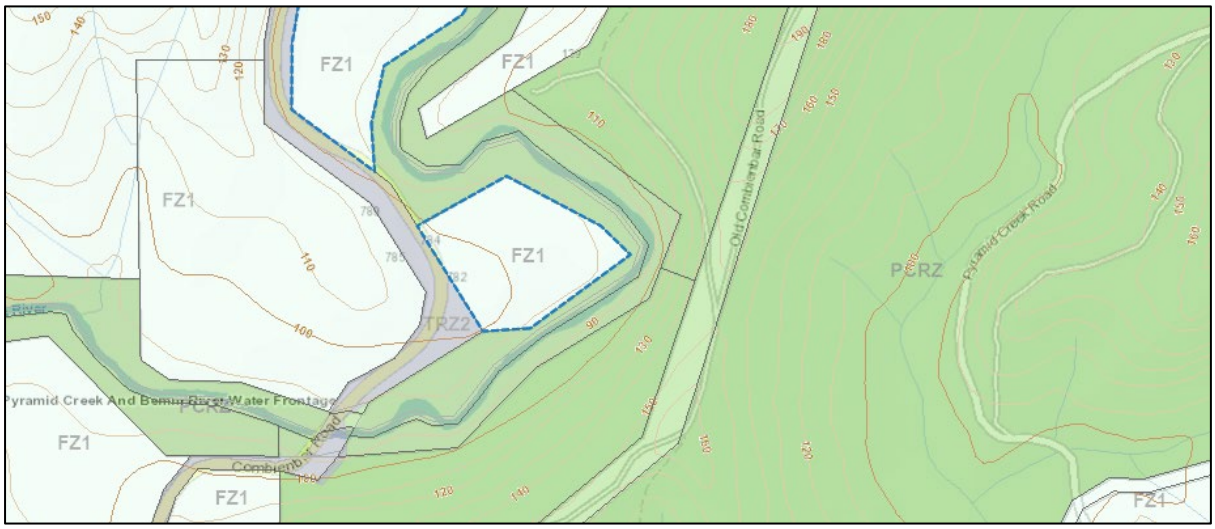


Figure Nine – Topography local to the site (VicPlan, 2025)

4.3 Separation from the Hazard and Bushfire Attack Level for the Proposed Development

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.

The highest BAL determines the construction requirements for the dwelling. A reduction of one BAL level may be applied if facades of the house are shielded from the bushfire hazard. The BAL for this site has been calculated using a Forest Fire Danger Index (FFDI) of 100 and a Flame Temperature of 1090K. These parameters are in accordance with the risk parameters set in Clause 53.02.

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)

Orientation	Classified vegetation	Average slope under classifiable vegetation	Separation distance	Separation achieved
North	Low threat	Not applicable	0 metres	Column A
East	Low threat	Not applicable	0 metres	Column A
South	Forest	6 degrees downslope	69 metres	Column A
	Forest	Upslope	69 metres	Column A
	Grassland	Flat	0 metres	<Column D
West	Grassland	Upslope	117 metres	Column A

Table 2 – Separation determination

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Separation achieved
North	Low threat	Upslope	0 metres	0 metres
East	Low threat	Upslope	0 metres	0 metres
South	Forest	6 degrees downslope	69 metres	Column A
West	Grassland	Upslope	117 metres	Column A

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

- The highest threat vegetation will be used to determine the defendable space in each direction.
- The defendable space is all within boundaries.
- 'Column A, Forest, 6 degrees downslope' has been applied in all directions.

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 1, dated 27/06/2025) 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
Clause 53.02-3 Dwelling in existing settlements – Bushfire protection objective	AM 1.1	Not applicable	
	AM 1.2	Not applicable	
	AM 1.3	Not applicable	
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable	The dwelling is not located in an existing settlement as described in Clause 53.02
	AM 2.2	Applicable	The dwelling is not located in an existing settlement as described in Clause 53.02
	AM 2.3	Applicable	The dwelling is not located in an existing settlement as described in Clause 53.02
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Applicable	The building is a dwelling and all defendable space is located on site
	AM 3.2	Not applicable	
	AltM 3.3	Not applicable	
	AltM 3.4	Not applicable	
	AltM 3.5	Not applicable	
	AltM 3.6	Not applicable	
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Applicable	The building is a dwelling
	AM 4.2	Not applicable	
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not applicable	
	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

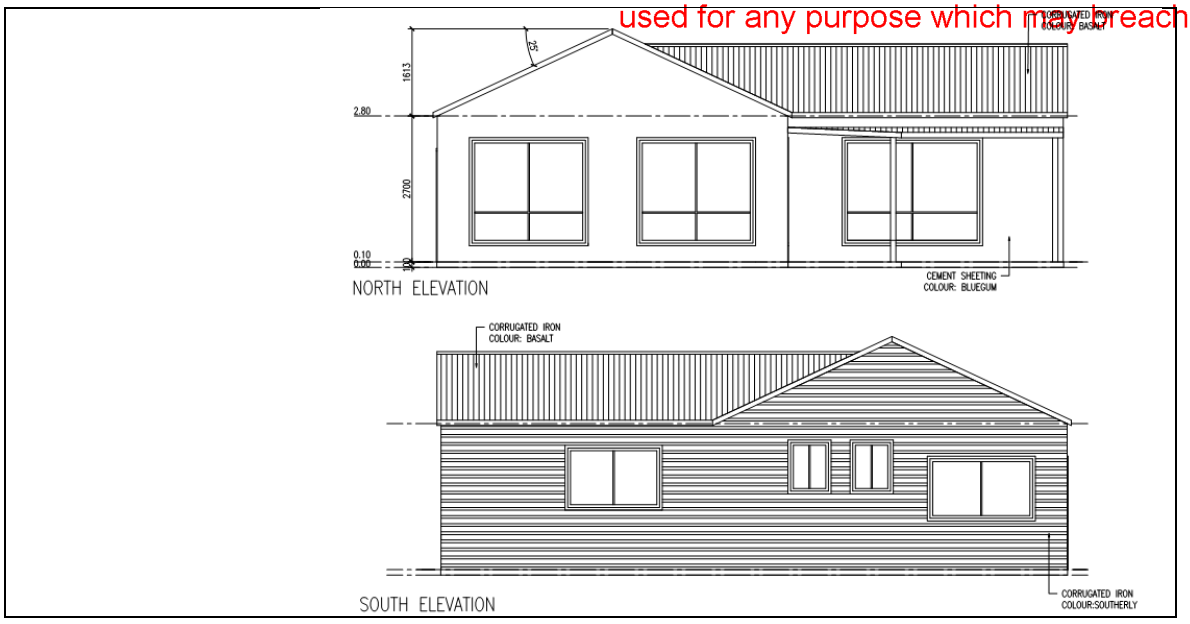
Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

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	**The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.** **Response:** The site is in an area that has forest to the immediate and broader landscape and in all directions. The land is a small farming parcel that is already developed with farm sheds and a hazelnut grove. Two adjacent lots have a single dwelling each. Public land (state forest and national parks) exists in the greater area being the most forested part of the state. The topography is rugged leading to convective driven landscape fire behaviour that is outside the BMO assumptions. Scenarios are detailed earlier in this report. It is noted that development site is in the lower area of Combienbar Road. 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 by adopting a Column A of Table 2 to Clause 53.02-5 separation when the dwelling is associated with a farming use and need to be on the land. Responsive building design is necessary to provide resilience.
AM 2.2	**A building is sited to ensure the site best achieves the following:** • **The maximum separation distance between the building and the bushfire hazard** • **The building is in close proximity to a public road** • **Access can be provided to the building for emergency services vehicles** **Response:** The dwelling is sited in a cleared area approximately 70 metres from the road, achieving separation from the boundaries, the forest and all defendable space being onsite. The dwelling will be accessed by an all-weather driveway of approximately 100 metres directly from the public road. The driveway is existing but will be enhanced to access the dwelling. Emergency vehicles will be able to access the building and water supply from the access, with turning near the water supply, and existing sheds.
AM 2.3	**A building designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.** **Response:** The proposed single dwelling is a simple modest design and will meet the requirements of BAL29. The elevations show the roofline and building design that responds to its location being simple. The cladding is non-combustible being corrugated iron and fibre cement sheet. The dwelling will be built on concrete slab. The materials used for the proposed dwelling are as shown below.



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	**A building used for a dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office or retail premises is provided with defendable space in accordance with:** • **Table 2 Columns A, B or C and Table 6 to Clause 53.05 wholly within the title boundaries of the land; or** • **If there are significant siting constraints, Table 2 Column D and Table 6 to clause 53.02-5.** **The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.** **Response:** The dwelling is sited within 150 metres of forest in the south. The forest is up lope to the south, and has a 6 degrees downslope to the south-west. The siting achieves the best separation from the highest threat of vegetation yet does not compromise the hazelnut grove. The proposed dwelling achieves a separation from the hazard in accordance with Column A of Table 2 of Clause 53.02-5. The defendable space is located entirely on the lot. The proposed dwelling will be designed to meet the requirements of BAL29 as detailed in AS3959-2018, to better respond to ember attack and has some building elements that exceed the requirements of BAL29. No external timber is used in the building. It is proposed that the Table 6 requirements are specifically tailored to this site so that canopy separation is not required for the hazelnut grove.

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	**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:** • **A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.** • **Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.** **The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.** **Response:** The proposed dwelling is to be served by a new static water supply for firefighting by a tank constructed of non-combustible material located adjacent the existing shed and within 4 metres of access from the driveway. Driveway upgrades will ensure turning is maintained near the water supply.

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.

The State of Victoria Department of Planning and Community Development (2012) Regional Bushfire Planning Assessment – Gippsland Region.

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

Defendable space

Defendable space extending around the dwelling for a distance of 69 metres (or to the 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, unless forming the orchard and hazelnut grove.
- 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:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- A turning area for fire fighting vehicles must be provided close to the building and water supply by one of the following:
  - A turning circle with a minimum radius of eight metres.
  - A driveway encircling the dwelling.
  - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

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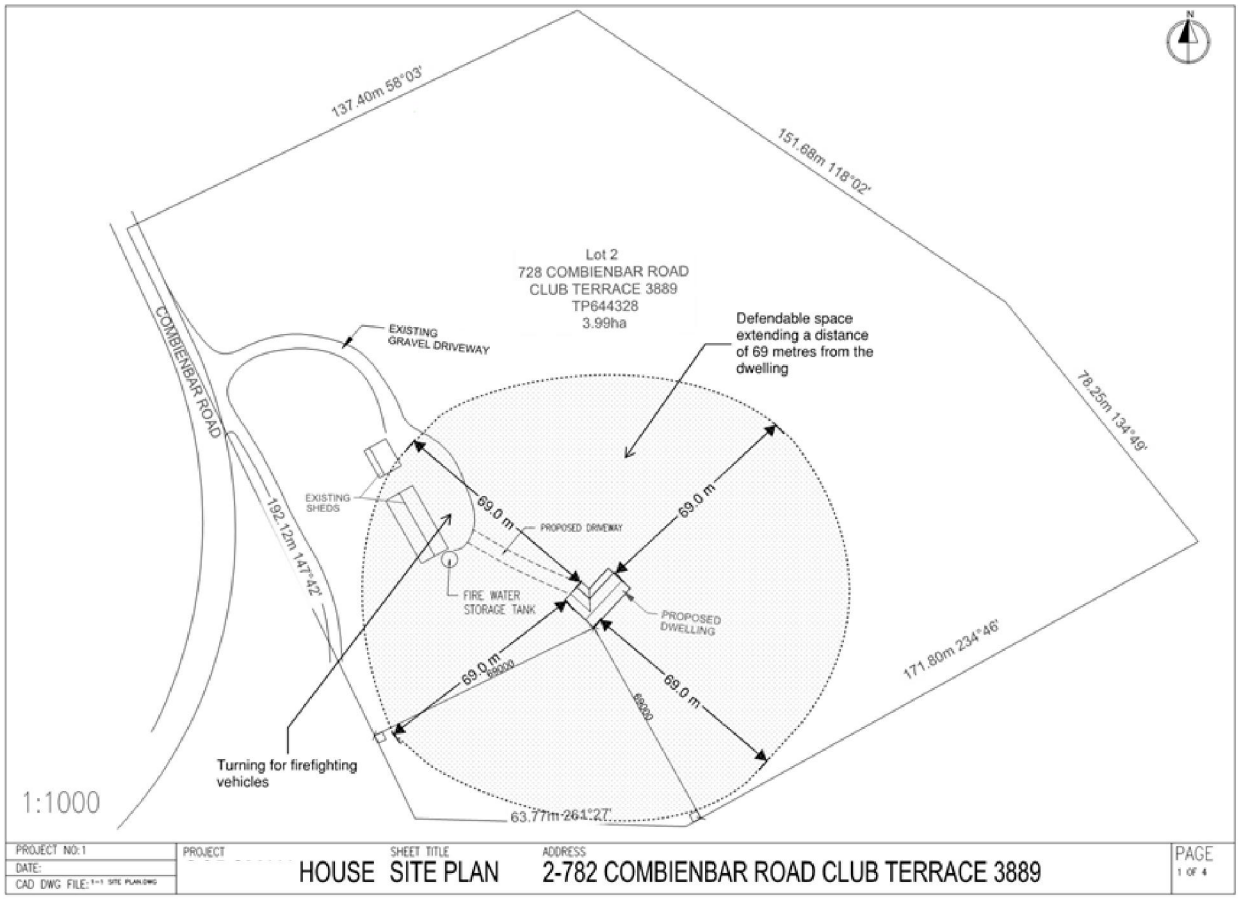

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BUSHFIRE PROTECTION MEASURES

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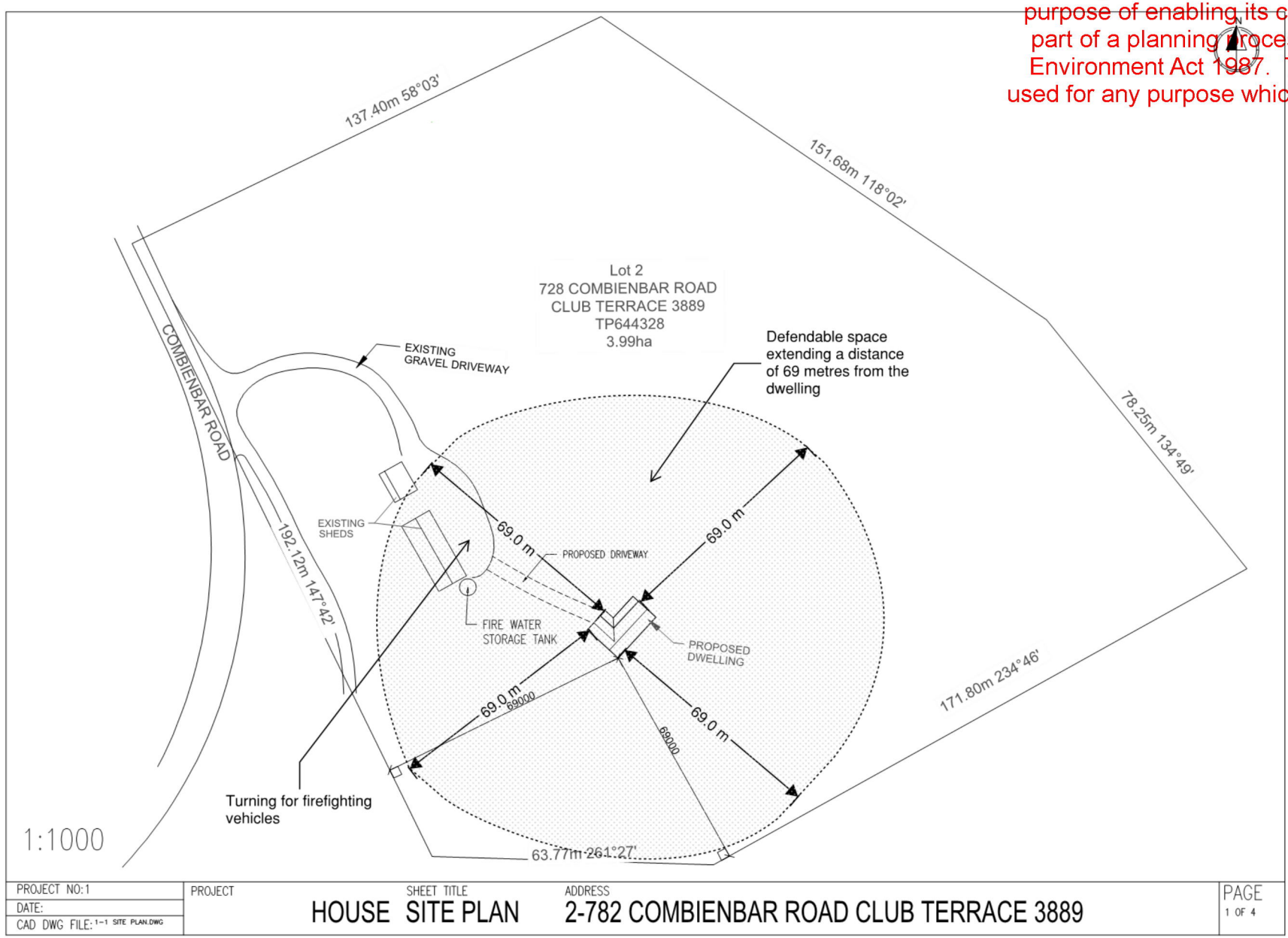

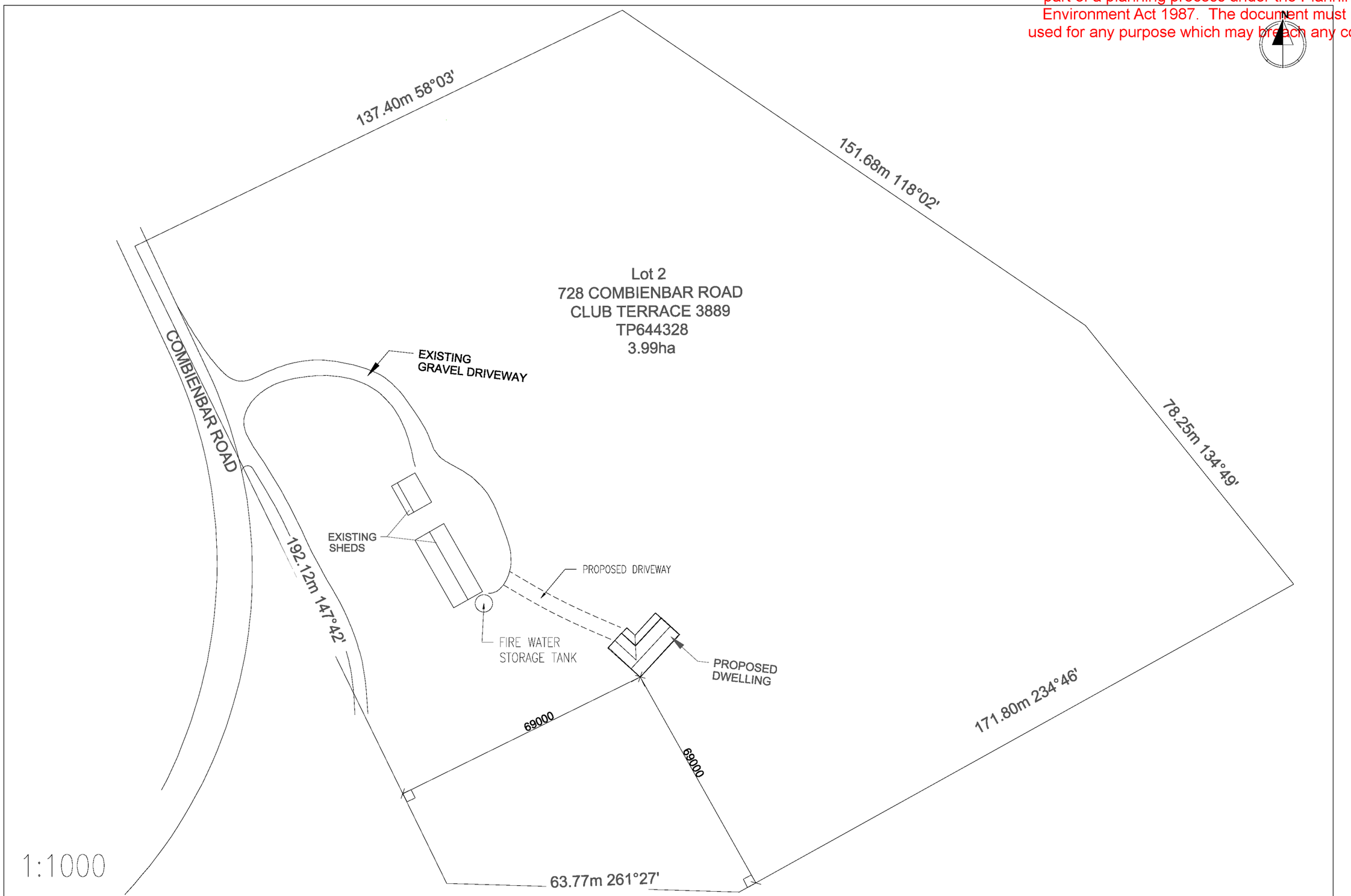

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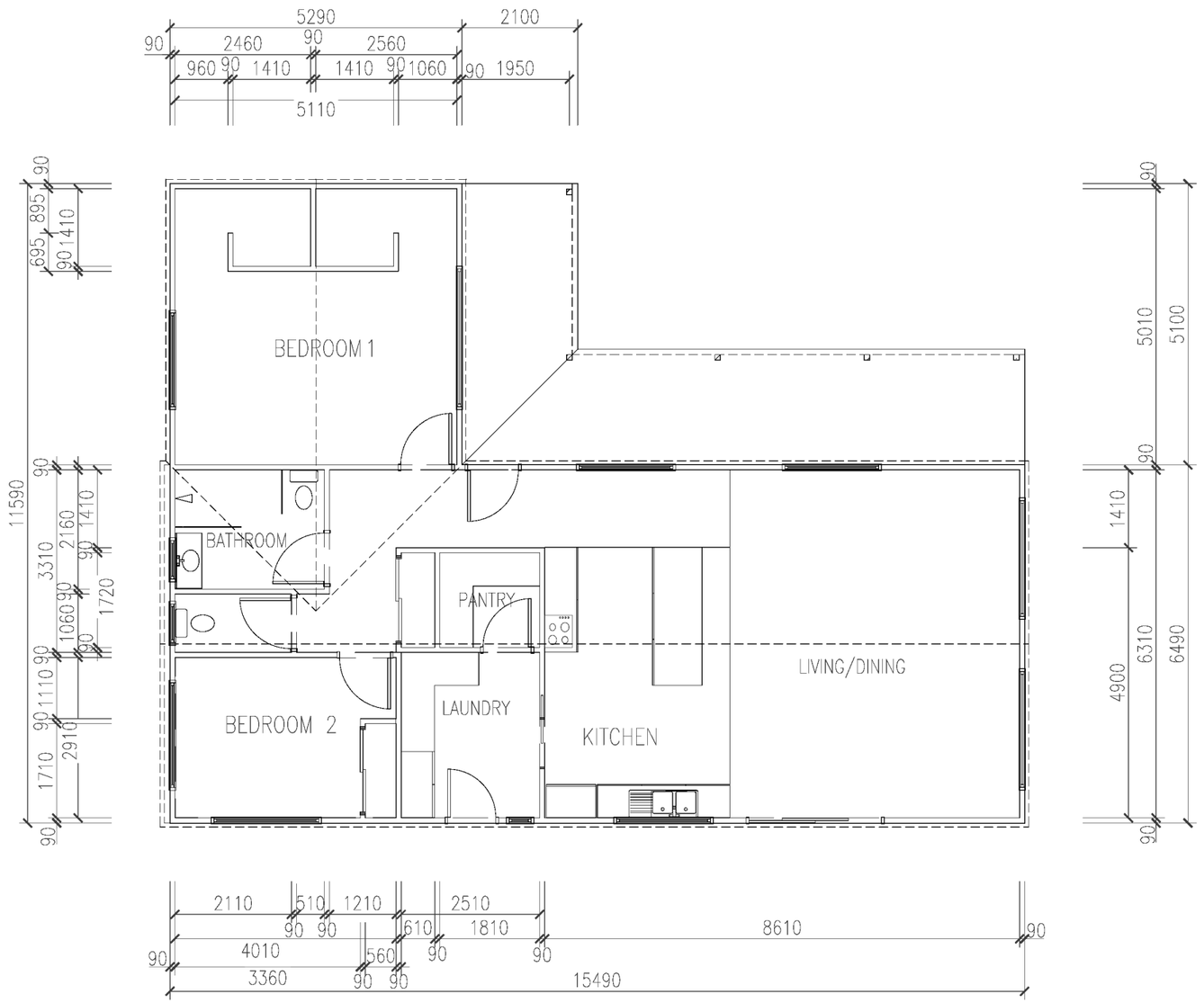

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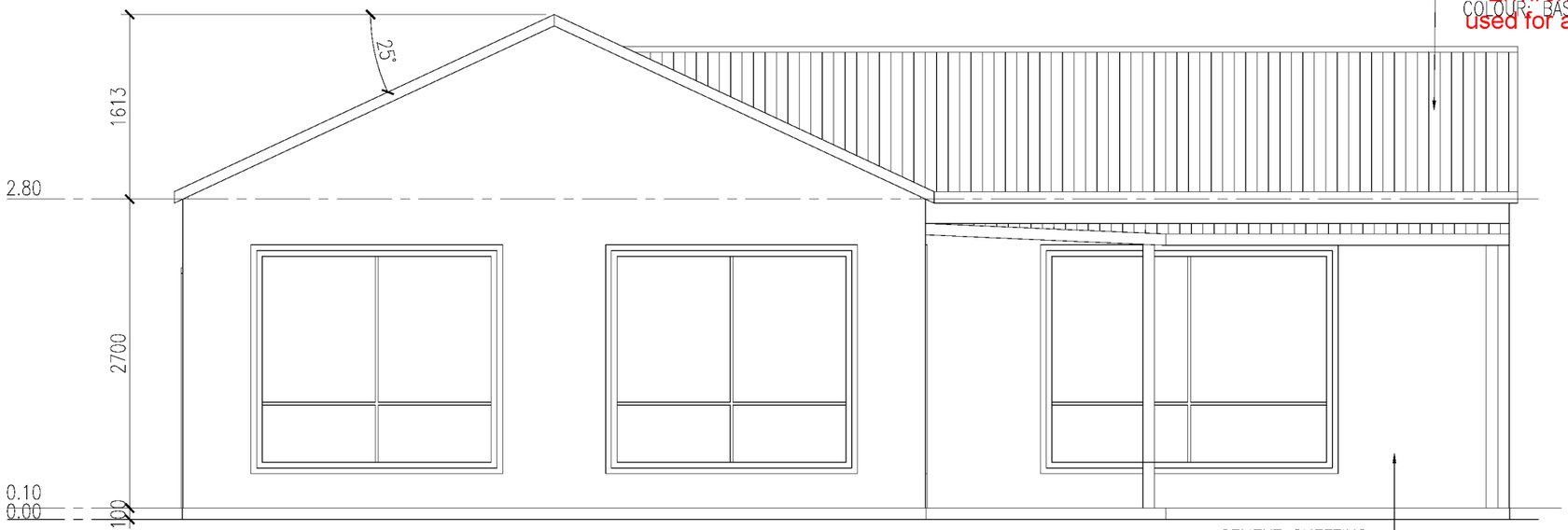

NORTH ELEVATION

SOUTH ELEVATION

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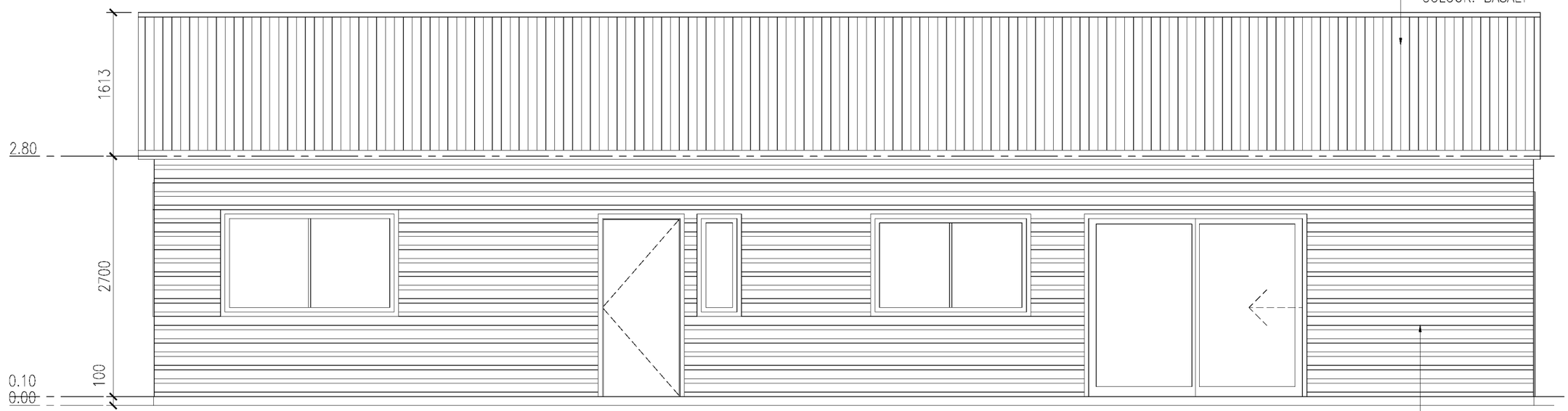

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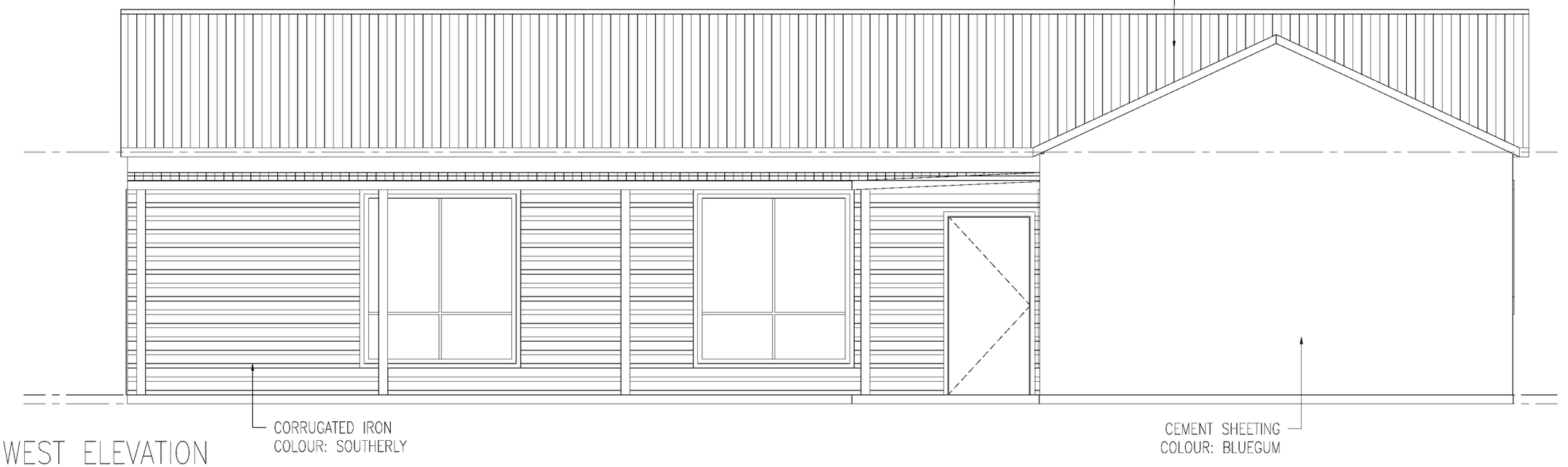

WEST ELEVATION

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