

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	142 J Tree Track CLUB TERRACE VIC 3889 Lot: 1 PS: 748246, Lot: 2 PS: 748246
The application is for a permit to:	Use and Development of Group Accommodation and Native Vegetation Removal
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 group accommodation
35.07-4 (FZ)	Buildings and works associated with a group accommodation facility
44.06-2 (BMO)	Buildings and works associated with a group accommodation facility
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2025.240.1

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

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

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

An objection must

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

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

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

Planning Report

Use & Development of Group Accommodation within 100m of a Waterway and Removal of Native Vegetation

142 J Tree Track, Club Terrace

Our reference – 20931

July 2025



FS 520900



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	Application Form (via Planning Portal)	
A	Site Plan (Version 1, dated 27-06-2025)	
B	Bushfire Management Plan (Version 2, dated 17/07/2025)	
C	Bushfire Hazard Site Assessment (Version 1, dated 27/06/2025)	
D	Plan of Vegetation Removal (Version 1, dated 27/06/2025)	
E	Native Vegetation Removal Report ID: 319_20250625_N2Y	
F	Report of Available Native Vegetation Credits Report ID: 30547	
G	Recreation Room Plans – Tom Hardy Designs (Rev A)	
H	Cabin Plans (Rev 0 – 26/06/2022)	
I	Bushfire Management Statement – Fire Risk Consultants (July 2023)	
J	Bushfire Emergency Plan – Fire Risk Consultants (V2, Feb 2025)	
K	Land Capability Assessment Report – Chris O'Brien & Company Pty Ltd	
L	Copy of Title (Lot 1 on PS748246U)	
L	Section 173 Legal Agreement AJ827092G	
L	Section 173 Legal Agreement AL385164A	
L	Covenant AY118106W	
M	Copy of Planning Permit 205/2013/P (amended 18/02/2016)	
N	Background to the Bemm Bush Retreat Proposal	

Note: Applicable Planning Application fee is \$2,504.80

Class 12 – Development (\$1,756.70) (estimated cost of development \$300,000)

Class 1 – Use (\$1,496.10/2 = 748.05)

Pre-Application discussions/meeting held with: FRV 11/04/2025

1. Introduction

This Planning Report is prepared in support of proposed Use & Development of Group Accommodation and buildings and works within 100 meters of a Waterway and Removal of Native Vegetation at 142 J Tree Track, Club Terrace. The Report addresses the provisions of the Farming Zone, Erosion Management Overlay, Bushfire Management Overlay and Particular Provisions as contained within the *East Gippsland Planning Scheme*.



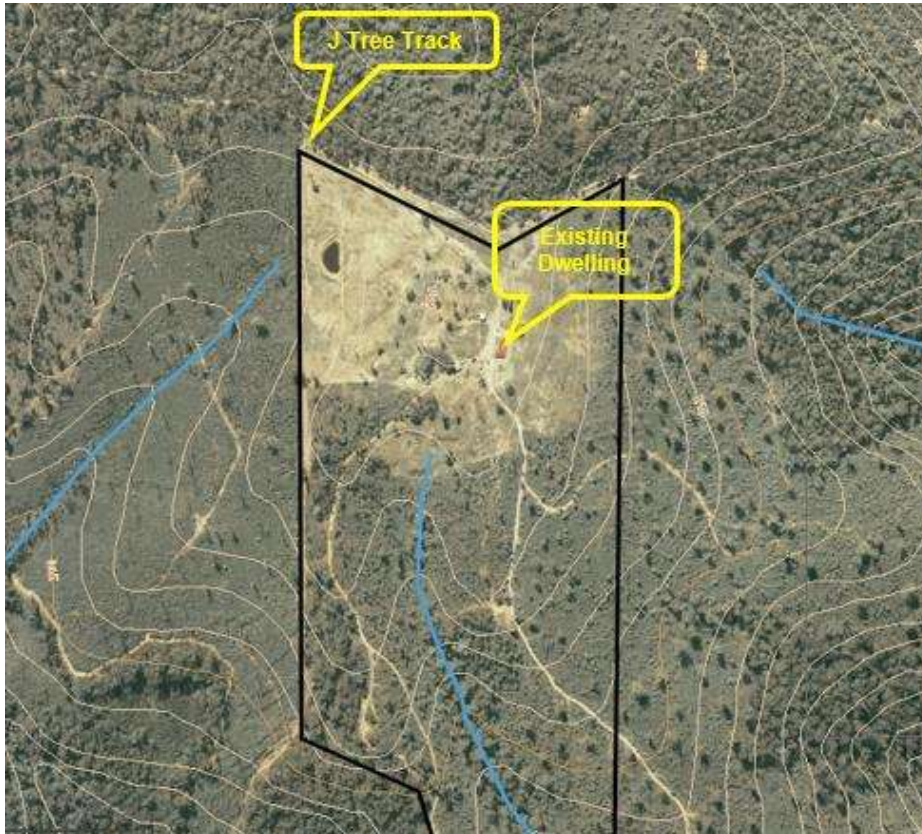
Aerial view of subject land and surround precinct – Source: VicPlan



Zone mapping and aerial of subject land and surround precinct – Source: VicPlan

2. Subject Land & Surrounding Context

The subject land is formally described as Lot 1 on PS748246U and is approximately 44.4ha in area. It is commonly known as 142 J Tree Track, Club Terrace.



10m contour interval mapping – Source: VicPlan

The southern portion of the land is vegetated however the northern portion of the property is cleared and contains an existing dwelling and associated outbuildings. The landform is undulating in character which provides the dwelling with majestic views across the wider forested landscape.



Existing dwelling



Existing shedding



View east from existing dwelling

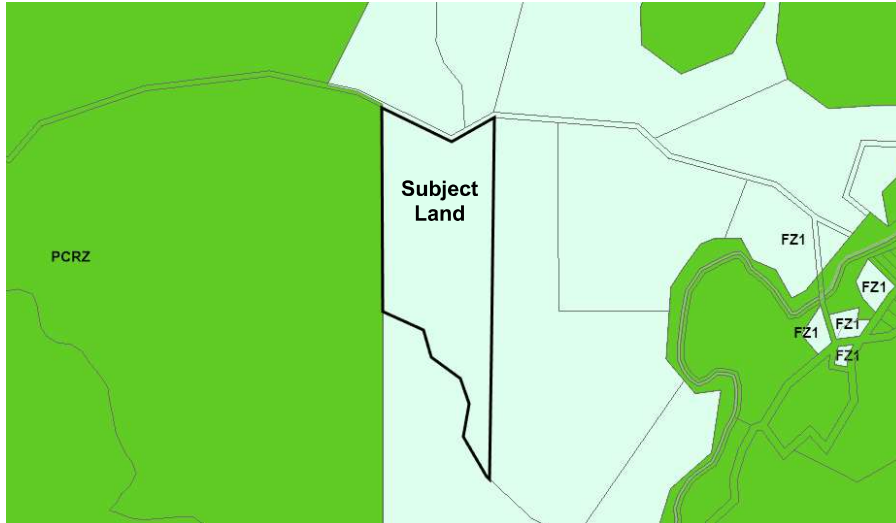
Access to the dwelling is obtained from J Tree Track from the north which is an all-weather road capable of providing emergency access which is maintained to a good standard for forest road.



Looking west along J Tree Track

Historically the southern portion of the land has been utilised for harvesting activities however in recent years with a change of ownership it has become subject of a Trust for Nature Covenant and is now regenerating. Approval for harvesting and regeneration was issued in accordance with the *Code of Forest Practice for Timber Production* (Permit 452/2006/P).

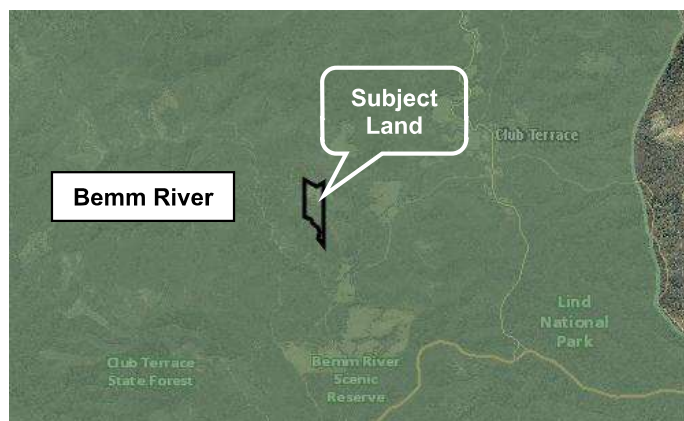
The subject land is affected by the provisions of the Farming Zone – Schedule 1, Erosion Management Overlay and Bushfire Management Overlay of the *East Gippsland Planning Scheme*. It is also identified as being within a special water supply catchment area (Bemm River).



Zone Mapping – Source: VicPlan

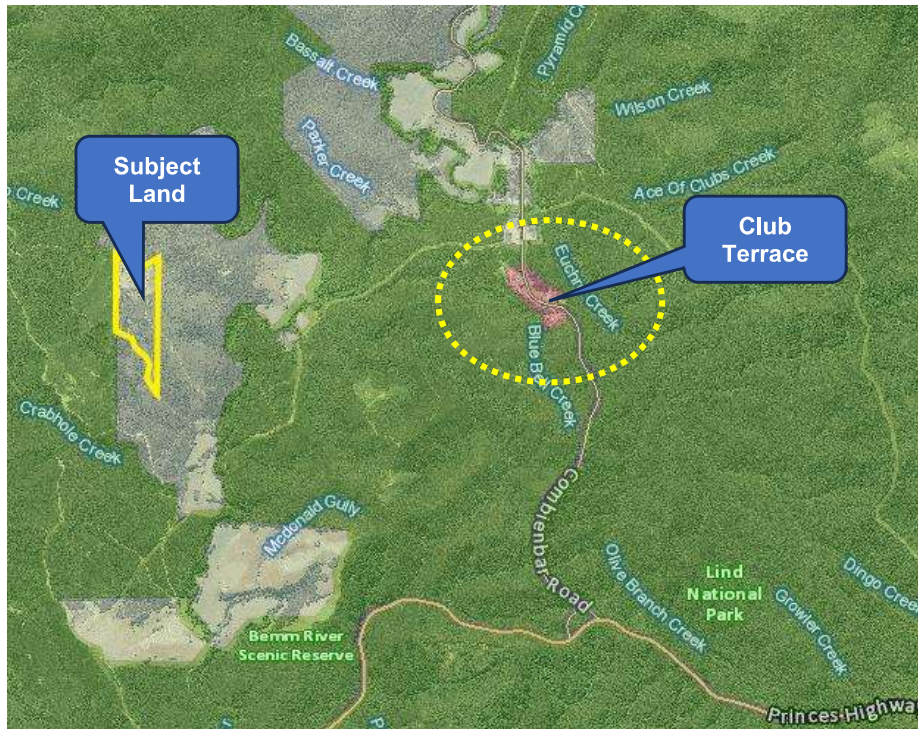


Erosion Management Overlay and Bushfire Management Overlay Mapping
Source: VicPlan



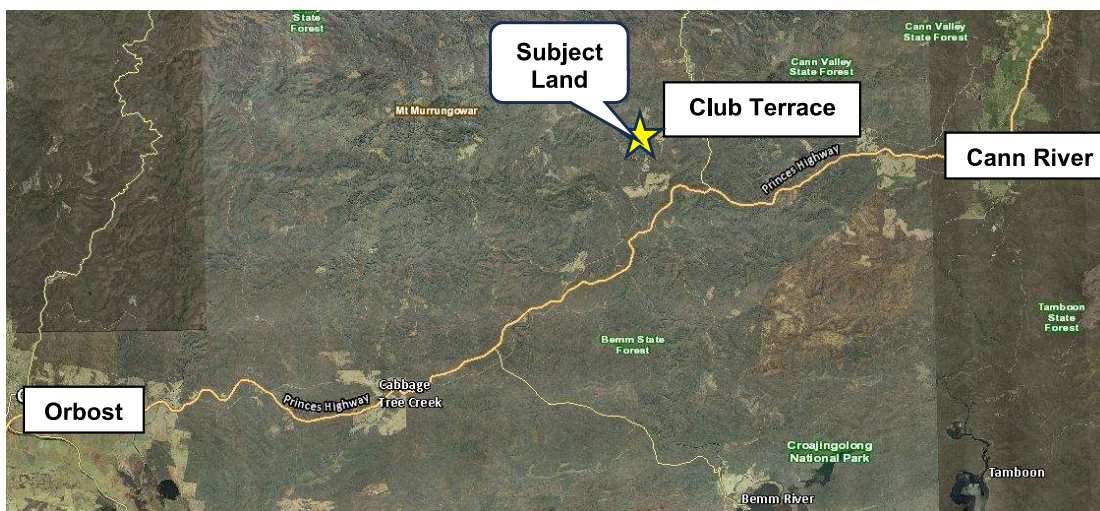
Special water supply catchment area mapping – Source: VicPlan

The subject land is located approximately 3.5km from Club Terrace which is a former timber town containing a small number of existing dwellings. The population of the town has declined since the closure of its mill however some farming activities continue to occur within the wider area.



Zone and aerial mapping – Source: VicPlan

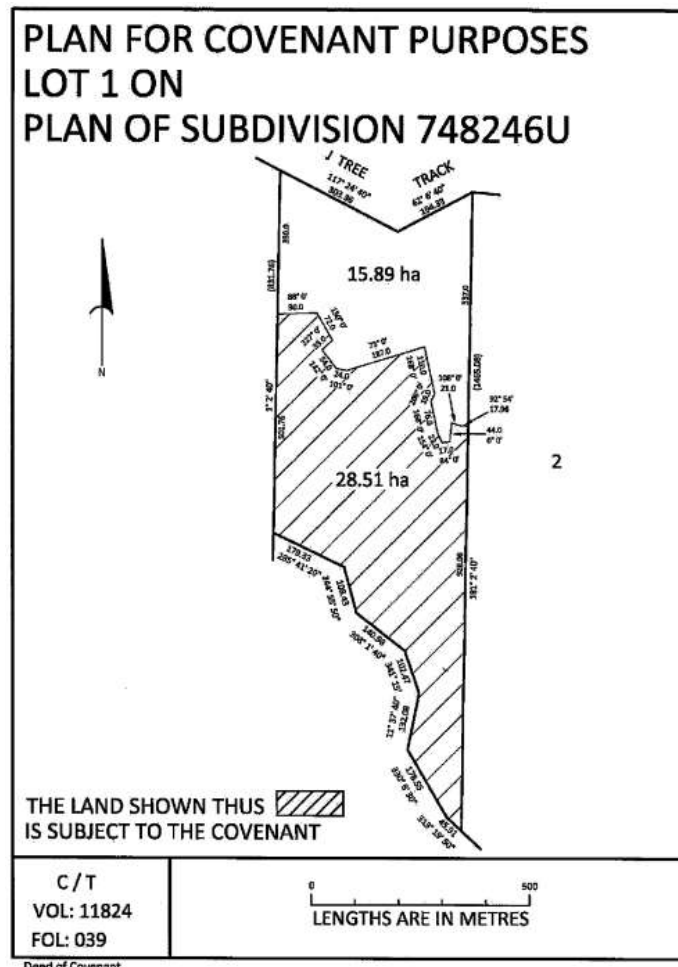
Residents of Club Terrace and surrounds are reliant upon services and facilities of larger townships such as Cann River which is approximately 36.6km to the east of the subject land and Orbost which is approximately 60km to the west of the subject land.



Locality Plan – Source: VicPlan

The subject land is encumbered by Covenant AY118106W, Section 173 Agreement AL385164A and Section 173 Agreement AJ827092G.

Covenant AY118106W is a Trust for Nature Covenant which has been voluntarily entered into by the current landowner for conservation purposes and applies to the southern vegetated portion of the land.



Plan for Covenant Purposes – Source: Covenant AT118106W

Section 173 Agreement AL385164A was entered into at the time the subject land was created and imposes requirements on the owner to implement bushfire mitigation measures for the existing dwelling consistent with the Bushfire Management Statement Plan provided as an annexure.

Section 173 Legal Agreement AJ827092G specifies that except with the prior written consent of Council and the Department of Sustainability & Environment, the Owner must not remove native vegetation for the purposes of constructing a boundary fence between Lots 1 & 2 or for the purpose of creating new vehicle access to Lot 1 on Vol10956 Fol441.

3. The Application & Proposal

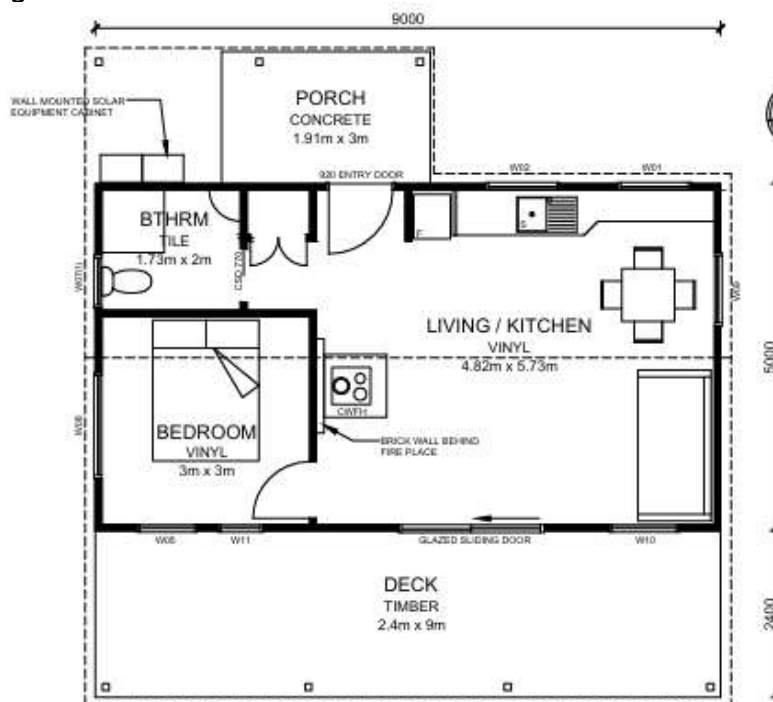
The Application seeks approval for use and development of the land for the purposes of Group Accommodation which will provide guests with a an off-grid nature-based experience. The premises will be known as Bemm Bush Retreat and is intended to host small groups of people who will have the option of participating in structured nature-based programs or self-managed activities during their stay.

Proposed Buildings

The proposal nominates the establishment of five cabins, four of which will be used to accommodate persons away from their usual place of residence and the fifth as a Managers Residence. The existing dwelling will remain on site to serve as further accommodation and an existing shed will be converted to a Recreation Room which will also serve as a place of refuge in an emergency event.

It is intended that Eco-accreditation will be sought for the business as an elevated level of environmental management will be established well above and beyond benchmark standards. The whole premise of the proposal is to provide an environmentally sustainable development which promotes mental health and well-being through nature-based experiences.

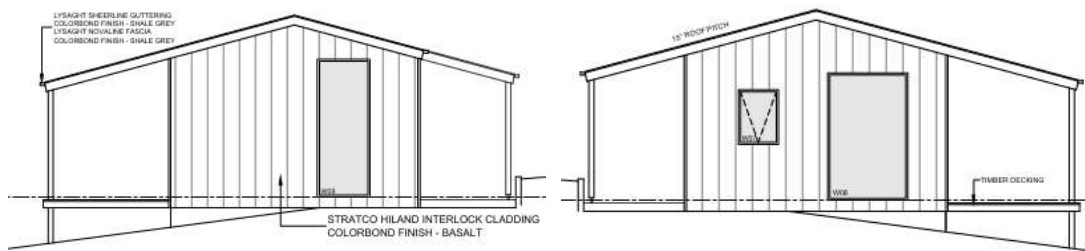
The proposed cabins will comprise a single bedroom with open plan kitchen and living areas together with a small environmentally friendly bathroom with Alectra composting toilet system. A timber deck will be accessed direct from the living area and a small concrete porch will be established to the rear as shown on the accompanying Plans.



Floor Plan



Front and Rear Cabin Elevations



Side Cabin Elevations

The use of Alectra composting toilet systems within the cabins is expected to reduce waste by up to 95% compared to 40% otherwise provided by other composting systems. There will therefore be very limited blackwater generated by the proposal and grey water will essentially be limited to that generated from showering and hand basins.

As part of the experience the bathrooms and kitchens will be stocked with locally sourced Eco-friendly soap and detergent products which use alternatives to phosphates. The existing laundry within the dwelling will be utilised as part of the operation however there will be no laundering facilities provided within the proposed cabins.

A Land Capability Assessment Report (LCAR) prepared by *Chris O'Brien & Company Pty Ltd* has been provided to demonstrate the sites capacity to accommodate the grey water on site resulting from the proposal through a standard absorption trench bed system.

The Site Plan included within the LCAR identifies the ability to establish Land Application Areas downslope of each cabin measuring 10m X 20m with ample buffers from waterways.

Rainwater tanks will be affixed to each cabin for domestic water supply however they will also each also benefit from access to larger shared water tanks with a 10,000 litre capacity for fire fighting purposes.

The existing dwelling will also be utilised for accommodation with the layout including a centralised kitchen and lounge area with bedrooms and bathrooms provided at each end. The proposal does not incorporate any changes to the dwelling, and it will continue to be serviced with the existing septic system.

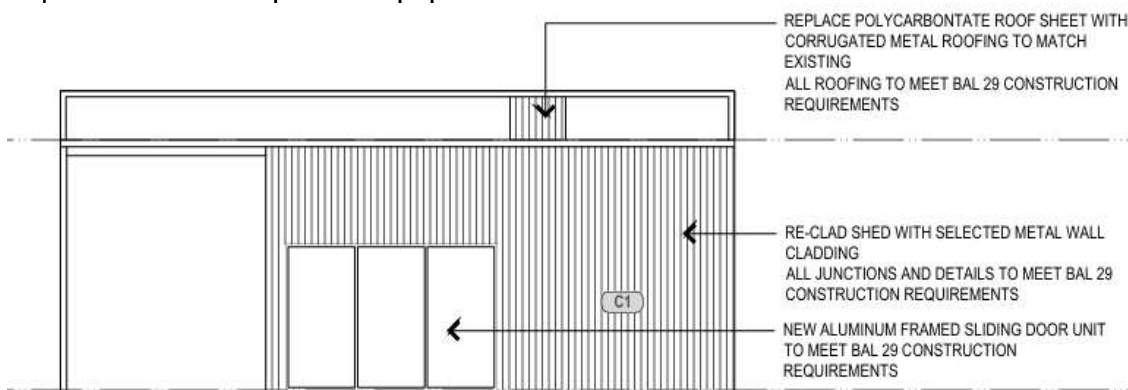
The proposal also includes the conversion of an existing shed into a Recreation Building which will provide a place for patrons to congregate whilst also serving as a communal meeting point and refuge in times of emergency.



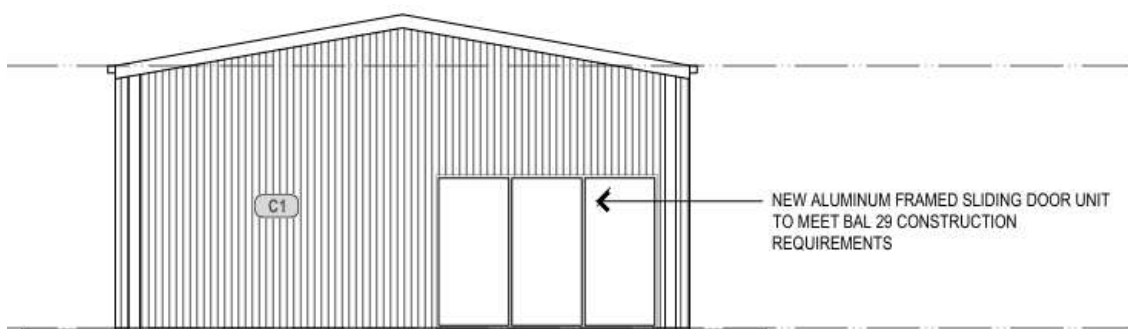
Existing shed to be converted to Recreation Building

The Recreation Room will make use of the existing concrete pad however the walls and roof will be re-clad with corrugated metal sheeting and windows and doors provided to ensure a minimum BAL-29 construction.

The existing PA door and existing roller door will be removed and replaced with new aluminium framed sliding doors. Internal walls will also be constructed to separate the solar power equipment from the recreational area.



Eastern Elevation of Recreation Room – Source: TDH Design



Southern Elevation of Recreation Room – Source: TDH Design

The proposed development satisfies the definition of “residential accommodation” under the *Public Health & Wellbeing (Prescribed Accommodation Regulations 2020)*. On this basis there is no requirement to register the development under the *Residential Tenancies Act 1997* and otherwise respond to the *Caravan Park Fire Safety Guidelines 2024*.

Given the nature of the proposal there is very generous area available to accommodate vehicle parking however the existing gravel driveway will be extended as part of the proposal to ensure convenient vehicle access is provided to each cabin.



Existing vehicle parking to north of dwelling

Bushfire

In response to the high bushfire risk presented by the surrounding landscape the proposal seeks to restrict the operation of the accommodation premises from the start of April through to the end of September. The purpose being to ensure patrons are not on site during the warmer months of the year which typically present a higher bushfire risk. It is anticipated that a Condition on Permit will specify the months of operation to ensure the restrictive timeframes are imposed.

Whilst the proposal significantly reduces the risk of bushfire impacting life through the restricted timeframes for operation, it also acknowledges that a bushfire could potentially occur during the cooler months of operation and responds appropriately through the inclusion of a Bushfire Emergency Plan.

If a bushfire were to occur during the months from start of April through to the end of September when patrons are on site, the Bushfire Emergency Plan steps out protocol for closure during days forecast to be catastrophic fire danger, early evacuation, if it is a safe option, and shelter on site.

The Recreation Room will be constructed to minimum BAL-29 to serve as an emergency assembly point and to provide shelter on site in the event of a bushfire where evacuation isn't an option.

The proposed cabins will be constructed to minimum BAL-19 and be clad with bushfire resistant materials and sub-floors enclosed to enhance resilience to the surrounding bushfire threat.

As the subject land is affected by the provisions of the Bushfire Management Overlay it is expected that the mandatory Buildings & Works Condition prescribed at Clause 44.06-5 will be imposed on Permit.

The Condition will require endorsement of the Bushfire Management Plan which prescribes bushfire mitigation measures pertaining to vegetation management, access, water supply and construction standards.

The Bushfire Management Plan balances the need to adopt a robust response to the surrounding bushfire risk whilst minimising impacts on site vegetation. This has been achieved by retaining small patches of trees in appropriate locations that offer good separation from proposed buildings.

Several small trees (Zone 2) have been identified for removal to disrupt the vegetative connection to the larger forested area to the southwest. While it will not prevent bushfire approach, it will reduce fuel loads and create canopy break, helping to moderate fire intensity near the development.

A cluster of small trees (Zone 1) are also earmarked for removal given their proximity to the proposed Recreation Building and existing dwelling. These trees will be removed to ensure the vegetation management requirements prescribed at Table 6 to Clause 53.02-5 can be implemented while achieving defensible space consistent with Table 2, Column A to Clause 53.02-5.

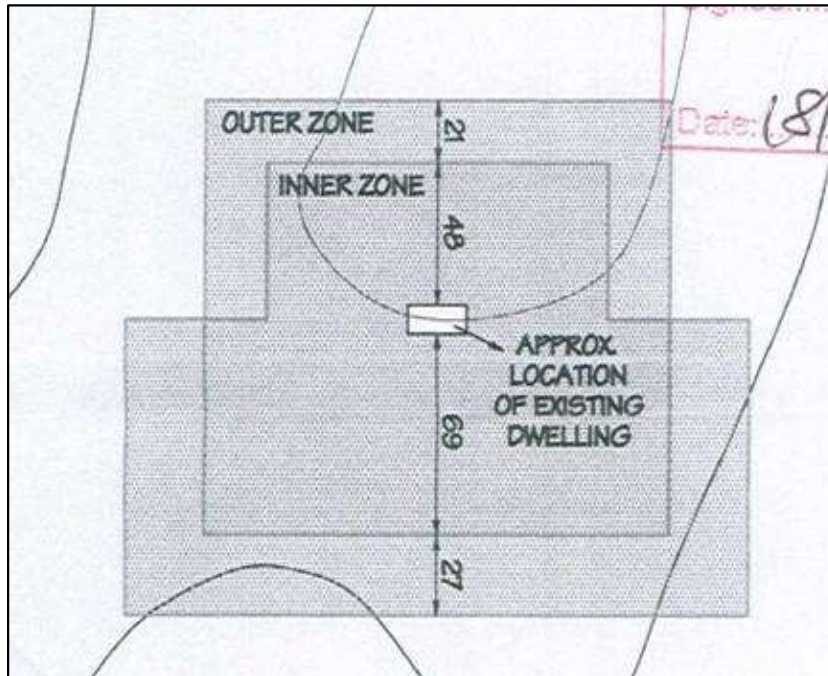
Encumbrances

The proposed development has been sited on the northern portion of the land being outside of the area encumbered by the Trust for Nature Covenant AY118106W.

Given the development is located outside of the covenanted area, it will not have any detrimental impact on the obligations and duties imposed through the covenant. It will however aid the landowner in meeting the covenant objectives which pertain to the conservation of the land for public scientific and public educational purposes.

Section 173 Legal Agreement AL385164A was imposed in accordance with Conditions 5 & 6 of Planning Permit 205/2013/P preventing removal of vegetation for the establishment of boundary fencing and to lock in bushfire mitigation measures for the protection of the existing dwelling.

The proposal does not include the establishment of any boundary fencing however regard has been given to the previously imposed bushfire mitigation measures which were established at the time of subdivision due to the surrounding bushfire risk.



*Extract from Bushfire Management Statement Plan (V3)
Endorsed as part of Planning Permit 205/2013/P*

The proposal will introduce the establishment of defensible space consistent with Table 6 to Clause 53.02-5 across the cleared portion of the property which is more advanced than the management of defensible space to inner and outer zone requirements specified within Agreement AL385164A.

Agreement AJ827092G prevents the removal of vegetation for the purpose of constructing a boundary fence between allotments and for the creation of new vehicle access. The proposal does not breach the agreement with no vegetation removal being sought for these purposes.

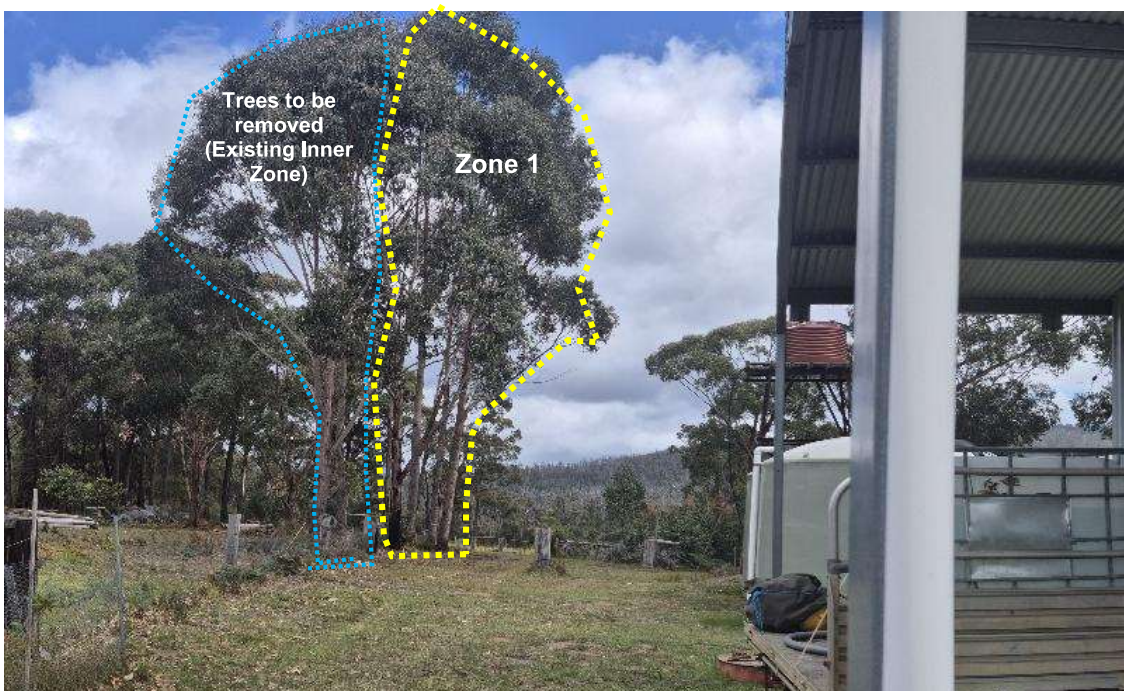
Vegetation Removal

The Application has adopted the principals of avoid and minimise impact to native vegetation with only a small element of vegetation removal required to ensure that the proposal responds appropriately to the high bushfire risk presented by the surrounding landscape.

Zone 1 represents a cluster of small trees which need to be removed to ensure sufficient separation distance is established between vegetation and both the Recreation Building and the existing dwelling.

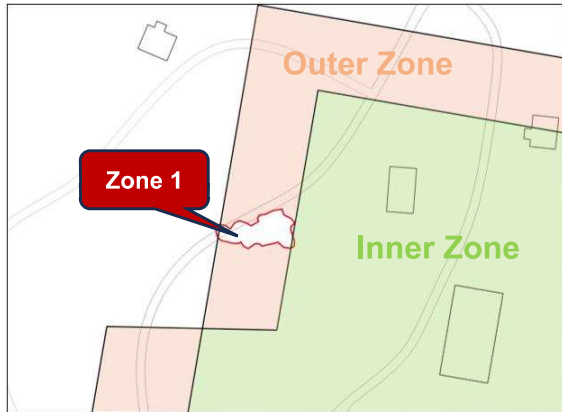


*Looking in a south westerly direction towards Zone 1
Source: realestate.com.au*

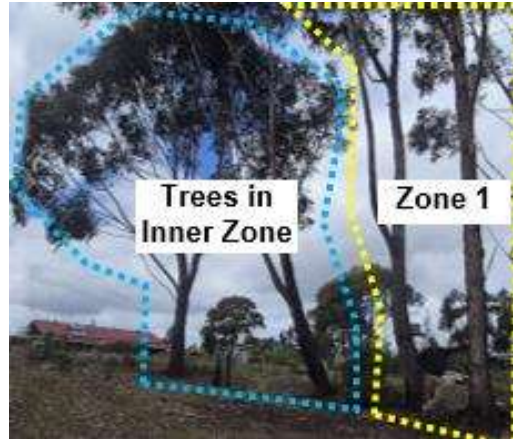


Looking east towards Zone 1 from existing shed

Whilst Zone 1 is located within the established 'outer zone' area locked in by Agreement AL385164A it requires planning approval for removal. The two trees immediately to the east within the established inner zone, will also be removed as they do not align with the approved Bushfire Management Statement Plan and need for 2.0 metres canopy separation. These two inner zone trees can be removed today pursuant to Clause 52.12-5.



Extract from QGIS

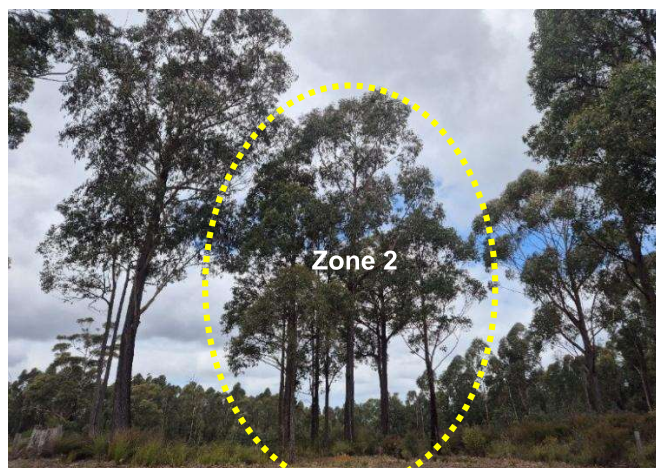


Trees to be removed

Zone 2 represents a cluster of small trees which need to be removed to ensure the connection between the surrounding forest and vegetation within the defensible space is severed.



Looking in a south easterly direction towards Zone 2



Looking in a southerly direction over Zone 2

The total extent of vegetation loss equates to 0.028ha which comprises of two patches of native vegetation as identified on the accompanying Plan of Vegetation Removal. The proposal has been designed to ensure no large trees will be removed.



Extract from Vegetation Removal Plan (Version 1)

As the removal of native vegetation forms part of the Application, a Native Vegetation Removal Report ID: 319_20250625_N2Y has been provided. This report confirms that the Application follows a Basic Assessment Pathway and sets out the criteria for suitable vegetation offsets to accommodate losses.

Basic Assessment Pathways apply to applications where the amount of native vegetation is very small, and the vegetation is not considered to be highly sensitive. The vegetation being removed incurs a General Offset which is a lower level of biodiversity compensation compared to that required under Intermediate and Detailed Assessment Pathways.

Standard permit conditions prescribed by the Assessor's handbook *Applications to remove, destroy or lop native vegetation* (DELWP, June 2025) relating to vegetation offsets are expected to be imposed.

Wastewater

A Land Capability Assessment Report (LCAR) as prepared by *Chris O'Brien & Company Pty Ltd* has been provided to demonstrate the ability of the proposed development to treat and retain wastewater on site in the absence of reticulated sewer.

The proposal is unique in that the use of Alectra composting toilet systems will result in very limited black water thereby restricting the Land Application Area (LAA) calculations to that for the provision of grey water.

The LCAR has confirmed that there is more than ample area available to accommodate grey water generated by the proposed cabins with LAA's for each cabin measuring 20m X 10m.

Planning approval is required pursuant to the following Clauses of the *East Gippsland Planning Scheme*:

Planning Scheme Clause No.	Description of what is Proposed
35.07-1 (FZ)	Use of the Land for Group Accommodation
35.07-4 (FZ)	Buildings & Works for Section 2 Use Construct a Building within nominated Setbacks (100m of a Waterway)
44.06-2 (BMO)*	Buildings & Works
52.17-1	Remove, Destroy or Lop Native Vegetation

Notice & Review Exemptions

- Always exempt matters are marked with an asterisk (*).
- Conditionally exempt matters are marked with a plus (+).

Referrals

The Application will require referral to the Relevant Fire Authority (CFA) as they are a Determining Referral Authority due to the site's inclusion within the Bushfire Management Overlay.

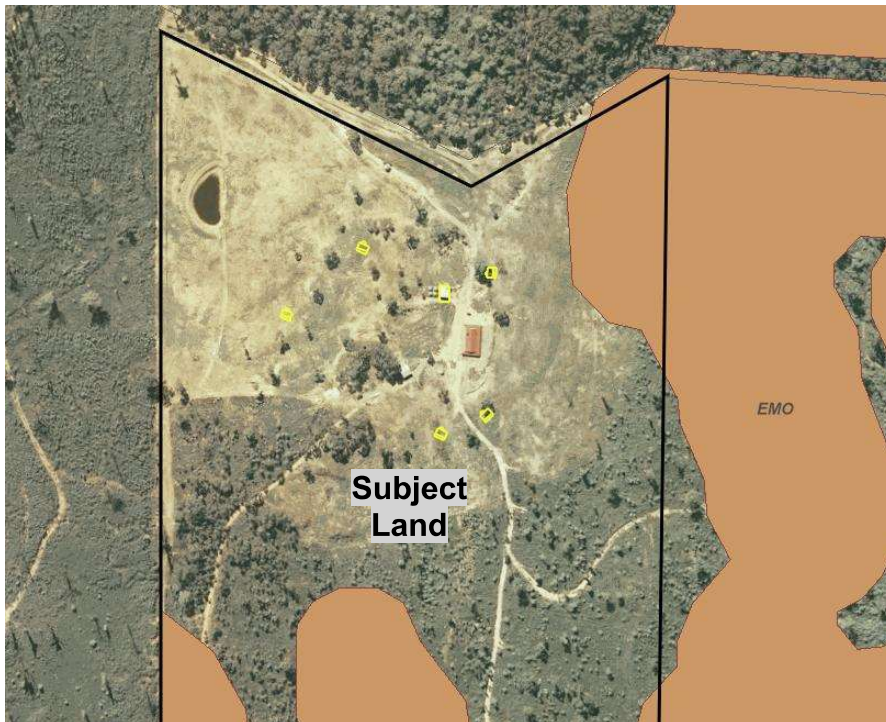
The Application will also require referral to the relevant water board or water supply authority as they are a Determining Referral Authority due to the site's inclusion within a declared Special Water Supply Catchment Area.

It is noted that DEECA are not a referral Authority under the native vegetation provisions (Clause 52.17) as the application does not follow a detailed assessment pathway. They are however expected to be provided of notice of the Application given the property adjoins Crown Land.

To consider the matter of onsite wastewater disposal, drainage and access we also anticipate Council will undertake internal referrals to their Environmental Health and Engineering Departments.

Erosion Management Overlay

Whilst the provisions of the Erosion Management Overlay apply to the subject land in part, the proposed siting has excluded the development from the mapped area. There is therefore no planning approval triggered for the development under the provisions of the Erosion Management Overlay.

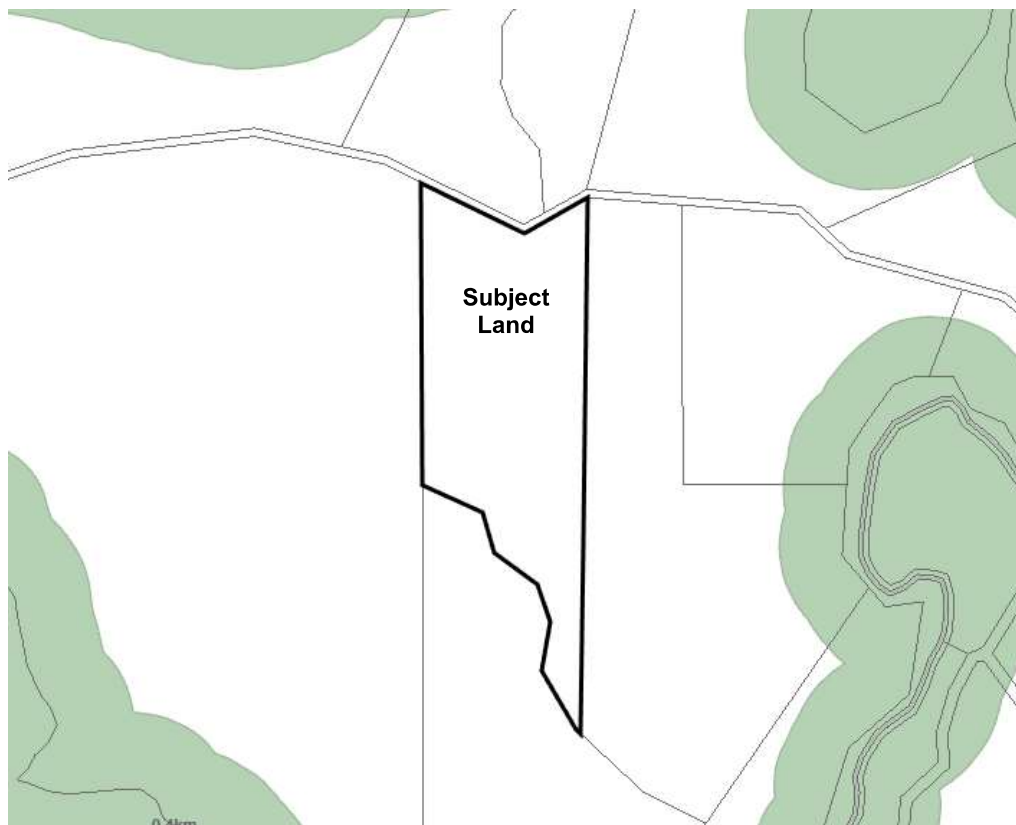


Erosion Management Overlay Mapping – Source: VicPlan

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006* for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity.*



Cultural Heritage Sensitivity Mapping – Source: VicPlan

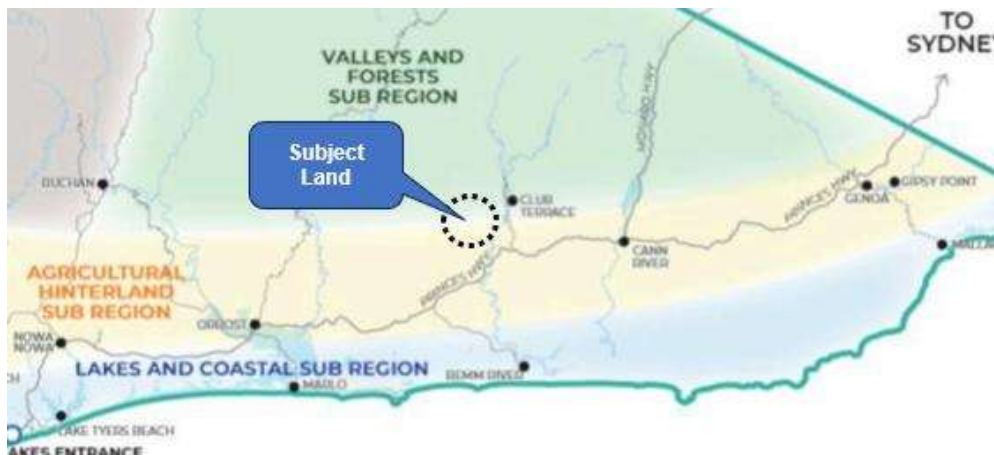
The subject land is not identified as being within an area of cultural heritage sensitivity and group accommodation is not included in the list of uses that constitute a high impact activity under Regulation 46, meaning a CHMP is not required for the proposed use.

5. Planning Policy

The following is a response to State and Local Planning Policy as relevant to the proposal.

5.1 Municipal Planning Strategy

Clause 02.01 *Context* identifies the subject land as being on the cusp of the Agricultural Hinterland Sub Region and Valleys and Forest Sub Region. The Agricultural Hinterland Sub Region is recognised as including areas of high value agricultural land and opportunities for tourism and the timber industry. The Valleys and Forests Sub Region however has tourism potential related to natural areas and opportunities for plantations.



Subregions Map – EGPS

Clause 02.03-1 *Settlement and housing* recognises Club Terrace as a small rural settlement. Council's strategic directions for rural settlements focus on consolidation of development within existing town boundaries, using infill development, before further expansion of the towns. They also seek to provide for further subdivision where the land has capacity to absorb wastes, native vegetation is protected, and minimal impact is made on adjoining public land.



East Gippsland Settlement Hierarchy Plan - EGPS

Clause 02.03-2 *Environmental & Landscape Values* identifies that Council's strategic vision is to restore and maintain biodiversity, protect areas of value, balance development with wildlife corridors and areas of rural or natural landscape and to protect sites of significance by encouraging sensitive development.

The proposal responds well as whilst the site is generally well vegetated the proposed development has been restricted to the northern clear portion of the property. The proposal carefully positions the group accommodation within the natural surrounds so patrons can benefit from and enjoy what it has to offer. The development itself is very environmentally friendly having adopted the use of Alectra composting toilets and is sited within an existing clearing which is responsive to Council's strategic directions for environmental and landscape values.

Clause 02.03-3 *Environmental risks and amenity* outlines that Council's plays an important role in managing and mitigating environmental risks associated with erosion, bushfire and salinity. The subject land is affected by the provisions of the Bushfire Management Overlay and Erosion Management Overlay.

The broader context does provide a significant bushfire threat, and the development has therefore been sited and designed carefully to ensure it can mitigate the bushfire risk.

The operation of the group accommodation premises will be restricted to the cooler months of April through to the end of September only thereby ensuring visitors will not be present during the higher bushfire risk of the summer months. A Bushfire Emergency Plan has also been provided which sets in place protocol for actions which needs to be followed if in the event a bushfire does occur during the operational months.



Fire Danger Rating System – Source: CFA

The proposed cabins will be built to a minimum construction of BAL-19 whilst the Recreation Room will be built to a minimum construction of BAL-29 as it will serve as a place of refuge in times of emergency. Defendable space has been enhanced around the entire development and will exceed the distances prescribed at Column A of Table 2 to Clause 53.02.

Clause 02.03-6 *Economic development* recognises that the tourism industry attracted over 1.3 million visitors to the region in 2017-18, contributing over \$325 million to the regional economy. East Gippsland is seen as a region with great tourism potential for nature-based experiences which is exactly what the proposal seeks to deliver.

5.2 Planning Policy Framework

The proposal has considered Clause 13.02-1S *Bushfire Planning* as the whole of the subject land is contained within a Designated Bushfire Prone area and the Bushfire Management Overlay.

The proposal has prioritised human life by restricting the Group Accommodation use to the cooler months of the year and establishing a Bushfire Emergency Management Plan which sets in place protocol for if a bushfire does occur.

Generous defensible space has been established across the entire northern portion of the property and the Recreation Room will be constructed to higher standards to serve as a place of refuge, if ever necessary.

Clause 14.01-1S *Protection of agricultural land* seeks to protect the State's agricultural base by preserving productive farmland. The proposal will not remove any agricultural land from production as it is not currently utilised for any agricultural activities.

Clause 14.01-1L-01 *Protection of agricultural land* applies to land within the Farming Zone – Schedule 1 and includes strategies which specifically support tourist-related or other economic development in non-urban areas, where it maintains environmental protection and the rural character of the area. The proposal confidently responds to these strategies given it will result in eco-tourism with a strong environmental connection.

Clause 15.01-2S *Building Design* seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. The development will be lower in scale and bulk and well setback from the adjoining road network ensuring it can be visually integrated easily into the surrounding context. It is also sympathetic to the natural surrounds having been sited within an existing clearing.

The proposal will also facilitate the efficient use of rainwater through provision of tanks for domestic supply and will utilise award winning composting toilet systems which are a waterless and free of chemicals.

The strategy at Clause 15.01-4L *Health and wellbeing* to support community health, wellbeing and safety as an integral part of any development is strongly satisfied. The premise of the Group Accommodation is to facilitate nature-based programs which are structured to meet individual and group needs and designed to achieve specific mental wellbeing needs including reduced stress and anxiety, improved mood, self-esteem and confidence.

The vegetated context along with the limited scale and strategic siting of the development assists with protecting the amenity of the area. It is also generously setback from mapped waterways respecting the rural character consistent with Clause 15.01-6S *Design for removal areas*.

Clause 17.01-1S *Diversified economy* and Clause 17.01-1L *Diversified economy* include strategies which support rural economies to grow and diversify. The establishment of the proposed Group Accommodation will ultimately assist to with the provision of visitor accommodation and spending within the region.

The proposal is strongly supported by Policy relating to *Tourism* provided for at Clause 17.04.

It will provide for an innovative tourism experience which is compatible with the natural surrounds whilst being a limited distance from the Princes Highway. It will not result in any detrimental impacts to agriculture and the land is close to many natural attractions meeting the objective and strategies of Clause 14.04-1S *Facilitating Tourism*.

Clause 17.04-1R *Tourism – Gippsland* includes strategies which support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

The proposal is strongly aligned in that it will facilitate Tourist Accommodation with a direct link to the great outdoors by both location and the through facilitation of environmental programs.

The objective of Clause 17.04-1L *Tourism – Shire* is to develop and promote East Gippsland as a major tourist destination with supporting strategies also encouraging nature-based tourism and tourist facilities in keeping with the landscape, environment and character of the area.

The siting of the proposal is quite key in that it provides a remote outdoor experience whilst also being quite accessible from the Princes Highway. The siting of the development is also responsive to the natural surrounds having utilised an existing clearing which will provide each cabin with a treed outlook. The design philosophy also takes an environmentally friendly approach through adoption of high-quality composting toilet systems and limited building footprints which can be easily incorporated into the environment.

Nature-based tourism is largely reliant upon the forested landscape which from a planning perspective is often difficult to achieve when considering issues of remoteness, bushfire and impacts to the natural environment. The proposal at hand is quite unique in that it balances these matters carefully and achieves the desires for tourist accommodation and nature-based activities.

6. Planning Elements

6.1 Farming Zone

The proposed Group Accommodation does not conflict with the purposes of the Farming Zone – Schedule 1 as it has been sited on an existing cleared portion of the site and will not adversely impact any existing agricultural activities or surrounding properties. The proposed use is highly unlikely to cause a land use conflict within the area and the proposed use is well supported by Council's Municipal Planning Strategy.

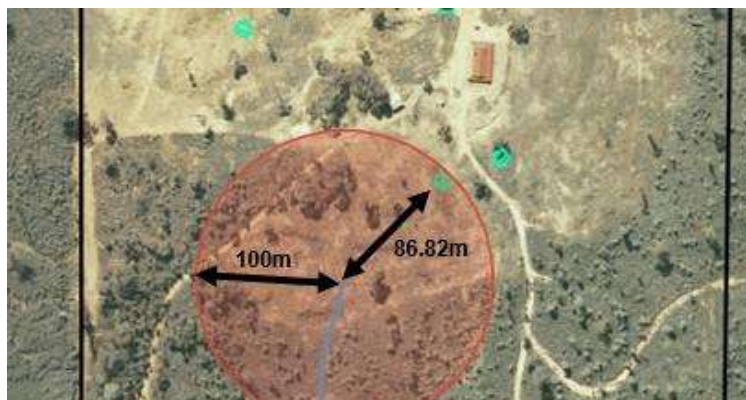
The southern portion of the subject land and most surrounding properties are generally well vegetated with forest and aren't conducive to viable agricultural production. There are some pockets of grazing land established within the precinct however they will not be adversely impacted by the proposal.

Use of the land for the purposes of Group Accommodation triggers planning approval at Clause 35.07-1 *Table of Uses* and Buildings & Works associated with a Section 2 use at Clause 35.07-4 *Buildings & Works*.

Whilst the Application seeks approval for Group Accommodation rather than a dwelling, small second dwelling or rural worker accommodation, it is appropriate to respond to the provisions of Clause 35.07-2.

- Access to the proposed Group Accommodation will be facilitated from J Tree Track to the north which is an all-weather road capable accommodating emergency vehicles.
- In the absence of reticulated sewerage the proposed cabins will deal with wastewater via onsite means. The proposal seeks to adopt an environment friendly approach to wastewater disposal by using Alectra Composting toilets which are EPA accredited. Black water will be dealt with via the composting toilets however grey water will be treated by Land Application Areas (LAA's). The accompanying Land Capability Assessment Report has been provided to confirm the site's ability to accommodate the onsite wastewater disposal.
- Given the rural locality the proposed cabins will each be connected to individual water tanks for domestic supply. They will also each have access to larger water tanks for firefighting purposes which have been strategically positioned to ensure coverage to all buildings.
- An electricity supply is already established to the land which can service the development however the use of alternative energy sources may also potentially be explored.

Response to Clause 35.07-4 Buildings and works		
Trigger	Requirement	Response
B&W Section 2 Use		Consideration Required Group Accommodation is a Section 2 use and therefore triggers approval at Clause 35.07-4.
Earthworks in Schedule	None Specified	N/A
Setback from TZ2	100m	N/A
Setback from TZ3 or PAO	40m	N/A
Setback from any other road	20m	N/A
Setback from any other boundary	5m	The siting of the development includes generous setbacks from side and rear boundaries (>5m).
Setback from dwelling not in same ownership	100m	The closest neighbouring dwelling is approximately 1km away from the proposed development.
Setback from small second dwelling not in same ownership	100m	There are no small second dwellings within 100 metres of the proposed development.
Setback from Waterways	100m	Consideration Required The proposed development is generously offset from waterways however cabin #3 has been sited approximately 86.82 meters from a mapped waterway thereby triggering consideration of Clause 35.07-4.
Feeding Infrastructure		N/A – the application is not for feeding infrastructure.
Wind Energy Facilities	1km	There are no wind energy facilities within 1km of the subject land.
Work Authority	500m	The proposed dwelling is not within 500 metres of a Work Authority.



Waterway Mapping – Source: VicPlan

Decision Guidelines

Planning Policy is very supportive of nature-based tourism which the proposed Group Accommodation is intended to support. The purpose for the development is to provide an environmentally friendly accommodation premises which will allow visitors to partake in nature-based programs for personal well-being.

Patrons will experience off-grid nature-based living allowing for connection with the natural environment which is proven to have significant benefits for mental health.

The site is well located to accommodate the proposed operation as it provides great opportunity to immerse into the natural surrounds whilst not being a significant distance from the Princes Highway. The property is quite accessible by vehicles in all-weather conditions albeit provides a feeling of 'seclusion'.

The land is most capable of accommodating the proposed development which is confirmed by the supporting Land Capability Assessment Report. There is plentiful area available to accommodate suitable Land Application Area's for wastewater associated with each of the cabins however the proposal also adopts the use of high-quality composting toilet systems which are on balance more environmentally friendly.

The subject land sits within a vegetated context and is boarded by vegetated Crown Land to the west. Whilst adjoining properties immediately to the north, south and east are also contained within Farming Zone – Schedule 1, they are also generally well vegetated. Farming activity that does occur nearby is limited to grazing which will not be adversely impacted by the proposed development. Equally grazing activities are not expected to have any detrimental impacts on the proposed business operation.

The proposed development will not be highly visible from nearby farming properties given the vegetated character of the area and the differing land uses are most compatible. There is no intensive agricultural operations occurring within the wider area nor are there likely to be in the future given the vegetated characteristics of the area and limited availability of cleared land.

The proposed Group Accommodation is considered to make good use of the subject land which already contains an existing dwelling and is not otherwise performing any meaningful agricultural activity. The cleared portion of the land does arguably have the capacity to accommodate some less intensive animal grazing however this potential is not compromised by the proposal. If anything, the addition of rural activities such as grazing or animal keeping would enhance the experience for patrons.

The nature-based and environmentally friendly philosophies of the operation have resulted in the design of a development which highly respects the natural surrounds.

6.2 Bushfire Management Overlay

The subject land is contained within the Bushfire Management Overlay which triggers approval at Clause 44.06-2 for Buildings & Works associated with an accommodation use.

The purpose of the Bushfire Management Overlay is to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire, to identify areas where the bushfire hazard warrants bushfire protection measures to be implemented and to ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The Application is considered to satisfy the purpose of the Bushfire Management Overlay with the risk to life and property having been reduced to an acceptable level by:

1. Restricting operation of the premises from start of April through to end of September.
2. Use of a Bushfire Emergency Plan.
3. Nomination of defendable space which exceeds Column A to Table 2 of Clause 53.02-5.
4. Constructing the Recreation Room to BAL-29 to serve as an emergency assembly point.
5. Implementation of mitigation measures prescribed in Clause 53.02 pertaining to vegetation management, access, construction standards and water supply.

The higher bushfire risk presented to the site from the surrounding landscape was acknowledged early during the design phase of the proposal and *Fire Risk Consultants* were engaged to prepare a Bushfire Management Statement & Clause 13.02-1S Assessment Report along with a Bushfire Emergency Plan.

Both these documents have been lodged in support of the Application albeit the nature of the proposal has altered since their preparation. The themes provided within the documentation prepared by *Fire Risk Consultants* are still relevant however the documentation is not tailored specifically to the design and layout of the proposal at hand.

The Bushfire Management Statement prepared by *Fire Risk Consultants* references the adjoining eastern parcel and only two cabins; however, the assessment of landscape conditions remains applicable. The Bushfire Emergency Plan also remains valid, though it references water supply requirements that differ from those currently proposed.

We have included another Bushfire Management Statement as part of this Report to bridge the gap between the previously prepared documentation and the proposal at hand. It is acknowledged however that we have relied upon the landscape assessment and relevant details provided by *Fire Risk Consultants* when preparing the response.

Application Requirements Clause 44.06-3	
Bushfire Hazard Site Assessment	<p>We have prepared a Bushfire Hazard Site Assessment which includes the layout of the proposed development. Detail pertaining to slope and vegetation classifications provided on our plan are consistent with the classifications provided within the Bushfire Hazard Site Assessment included within documentation prepared by <i>Fire Risk Consultants</i> (page 15).</p> <p>The landform and vegetation classifications within the surrounding 150 metre assessment area has been considered in the calculations for separation distances and associated Bushfire Attack Levels.</p>
Bushfire Hazard Landscape Assessment	<p>A Bushfire Hazard Landscape Assessment describing the bushfire hazard in the wider landscape (>150 metres from the site) is provided as part of the Bushfire Management Statement & Clause 13.02-1S Assessment Report prepared by <i>Fire Risk Consultants</i> (Page 8).</p> <p>The Bushfire Hazard Landscape Assessment determined the site has a Broader Landscape Type: Type 4.</p>
Bushfire Management Statement	<p>A Bushfire Management Statement has been provided at Section 6.3.1 of this Report which relates specifically to the proposal at hand. It does however draw upon some of the detail and concepts otherwise included within the documentation previously prepared by <i>Fire Risk Consultants</i>.</p> <p>A detailed response to each of the Approved Measures at Clause 53.02-4 <i>Bushfire Protection Objectives</i> has been included as part of the Bushfire Management Statement.</p>

6.3 Particular Provisions

6.3.1 Bushfire Planning (Clause 53.02)

CLAUSE 53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES

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 Measures

AM 2.1

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

Response:

The Bushfire Management Statement & Clause 13.02-1S Assessment prepared by *Fire Risk Consultants* addresses AM 2.1. The documentation identifies the surrounding landscape risk as 'Type 4' and highlights the use of a Bushfire Emergency Plan along with mitigation measures including suitable defensible space, static water supply and construction requirements as being effective in risk reduction.

The proposal acknowledges the high bushfire risk presented by the surrounding landscape and responds by limiting the operation of the Group Accommodation premises to the cooler and wetter months of the year between April and end of September.

The design solution includes the construction of the Recreation Room to a minimum BAL-29 to serve as a place of refuge in the event of a bushfire or other emergency and the proposed cabins will be constructed to a minimum BAL-19.

The proposed development has been sited to ensure generous defensible space around each cabin, the recreation room, and the existing dwelling. While separation distances largely align with Table 3 of Clause 53.02-5, the proposal adopts Alternative Measure 3.6 and provides defensible space exceeding the requirements of Column A, Table 2 to Clause 53.02-5.

Whilst the subject land has been subjected to two bushfire events during the lifetime of the existing dwelling, it has survived both events. This is largely due to its positioning within a cleared area which has generous separation from the surrounding forested areas.

Mitigation measures prescribed within Bushfire Management Statement Plan (V3) including management of defensible space to inner and outer zone requirements, water supply and access were also implemented as part of a previous subdivision approval (Planning Permit 205/2013/P).

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 service vehicles.

Response:

The proposed development has been sited within the existing cleared portion of the land with good separation provided from the surrounding bushfire hazard. The proposed building sites ensure the ability to achieve generous defendable space which exceeds separation distances prescribed at Column A, Table 2 to Clause 53.02-5.

The siting of the development is well balanced as it accommodates generous separation from the surrounding forest whilst also ensuring establishment occurs relatively close to J Tree Track. This siting has the impact of reducing radiant heat from the forested vegetation established to the north of J Tree Track.

The development will make use of the existing driveway access as established direct from J Tree Track to the north. J Tree Track is an all-weather road which is capable of accommodating emergency vehicles. The access is relatively wide and is easily clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. There are also no sharp corners or steps slopes which would adversely affect the potential for emergency vehicles to gain access to the subject land.

The following photographs depict the standard of vehicle access along J Tree Track at regular intervals (apx every 200m).



Access Photo #1

Looking in a westerly direction from existing driveway along J Tree Track



Access Photo #2
Looking in a westerly direction along J Tree Track



Access Photo #3
Looking in a westerly direction along J Tree Track



Access Photo #4
Looking in a westerly direction along J Tree Track

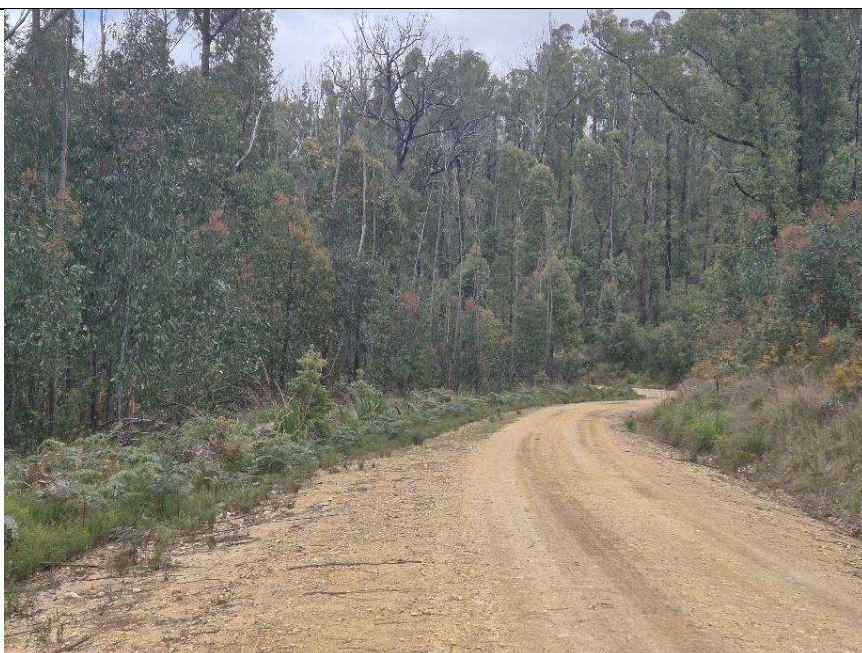


Access Photo #5
Looking in a westerly direction along J Tree Track



Access Photo #6
Looking in a westerly direction along J Tree Track towards intersection with Goolengook Road

The length of access from the subject land along J Tree Track to the intersection with Goolengook Road is approximately 1.5km. Access to Princes Highway from the intersection is provided via Goolengook Road and Club Terrace Loop Road (apx 8.6km) which are also provide all-weather access which is suitable standard to accommodate emergency vehicles.



Access Photo #7

Looking in a southerly direction along Goolengook Road (from near intersection with J Tree Track)



Access Photo #8

Looking in a southerly direction along Goolengook Road

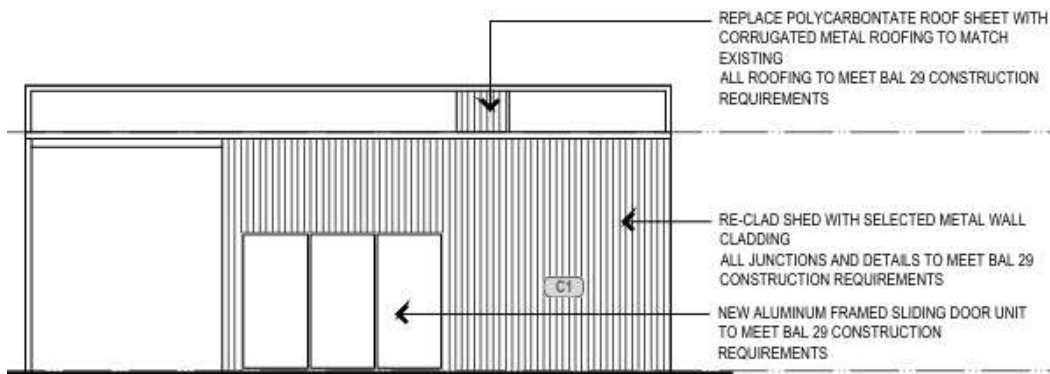
AM 2.3

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

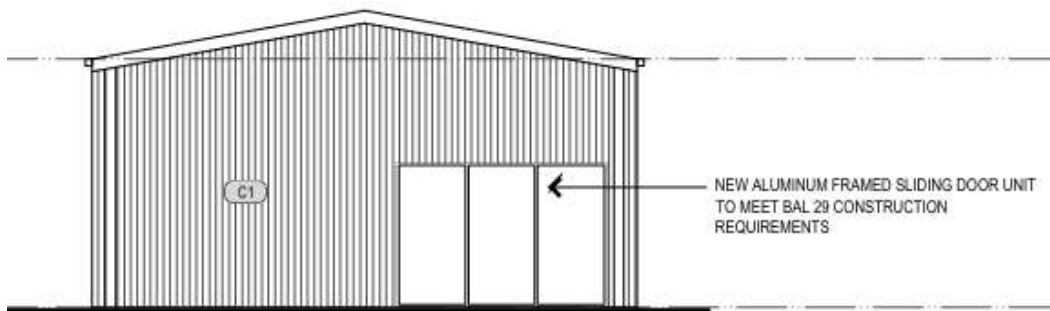
Response:

The cabins have been designed with minimal re-entrant corners and basic roof profiles to limit the potential areas for embers to land and impact thereby reducing the risk to property. However, the Recreational Building will be used as a place of refuge in an emergency event and will therefore be constructed to a minimum BAL-29 to prioritize the protection to life.

The Recreation Building will also be basic in shape and comprise a simplistic roof profile to reduce the potential for embers to lodge. It will be constructed on a concrete slab and will be clad with metal sheeting and corrugated metal roofing.

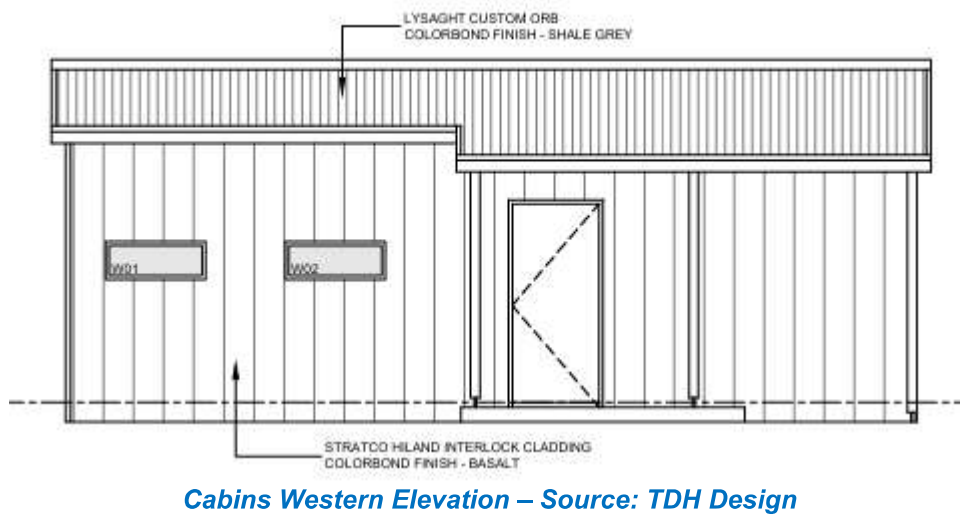
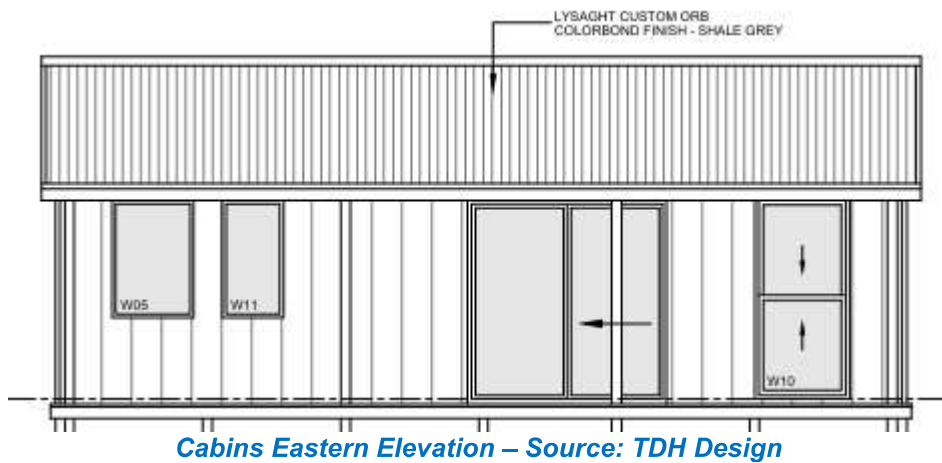


Eastern Elevation of Shed



Southern Elevation of Shed

Whilst a minimum construction standard of BAL-19 has been stipulated for the proposed cabins, they will be clad with Stratco Hiland Interlock Cladding which is otherwise rated to BAL-29 being metal and generally resistant to ember attack. The use of colourbond for the roof of the cabins is also a good response as it does not ignite easily.



Whilst the cabins will be provided on a stump footing system there are no standards prescribed for sub-floor supports or posts to meet BAL-19. It is envisaged however that the sub-floor space will be enclosed to limit the potential for embers to lodge beneath the buildings.

CLAUSE 53.02-4.2 DEFENDABLE SPACE & CONSTRUCTION OBJECTIVES

Objective

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

Approved Measures

AM 3.1

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

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

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

Response:

Not Applicable – AM 3.2 applies

AM 3.2

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

- Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.
- Constructed to a bushfire attack level of BAL12.5.

Response:

AM 3.2 applies as the proposal is for Group Accommodation.

While the required separation distances vary across each aspect of the cabins in response to landform and vegetation classification, it is generally expected that the greatest applicable distance be applied consistently around each cabin. In this instance, the layout achieves the 85-metre separation distance specified in Table 3 (forest, downslope >5–10°) for most aspects. However, this distance is not fully achieved on all sides of all buildings.

Cabins 1, 4, and 5 achieve the 85-metre separation distance in accordance with Table 3 on three aspects, with the fourth aspect falling short due to a vegetated corridor contained within the site lacking the required 100-metre separation from forest within the adjacent Crown Land. Nevertheless, when assessed by individual aspect, Table 3 separation distances are otherwise arguably achievable for these cabins.

For Cabins 2 & 3 the 85-metre separation distance under Table 3 is also achieved in most directions except to the south due to the forest classification on a downslope 5-10°. On that basis Alternative Measure 3.6 has been used to increase the construction standard for each of the proposed cabins to BAL-19 whilst maintaining separation distances on all aspects which are greater than that specified by Table 2, Column A to Clause 53.02-5.

Each proposed building has been provided with defensible space for a minimum of 69 metres in all directions in response to the surrounding bushfire risk. Defendable space for the buildings has been designed to overlap and has been enhanced to the property boundaries and internal fencing as appropriate.

A minimum construction standard of BAL 19 has been stipulated for the proposed cabins, they also include design elements such as non-combustible wall and roof cladding which are more bushfire resilient, and the proposed Recreation Room will be constructed to minimum BAL-29 as it will serve as a place of refuge in an emergency event.

The combination of proposed mitigation measures, including the provision of defensible space and enhanced construction standards, exceeds the typical requirements of BAL-12.5. In this context, Alternative Measure 3.6 is considered to provide an appropriate and effective response to the surrounding bushfire risk.

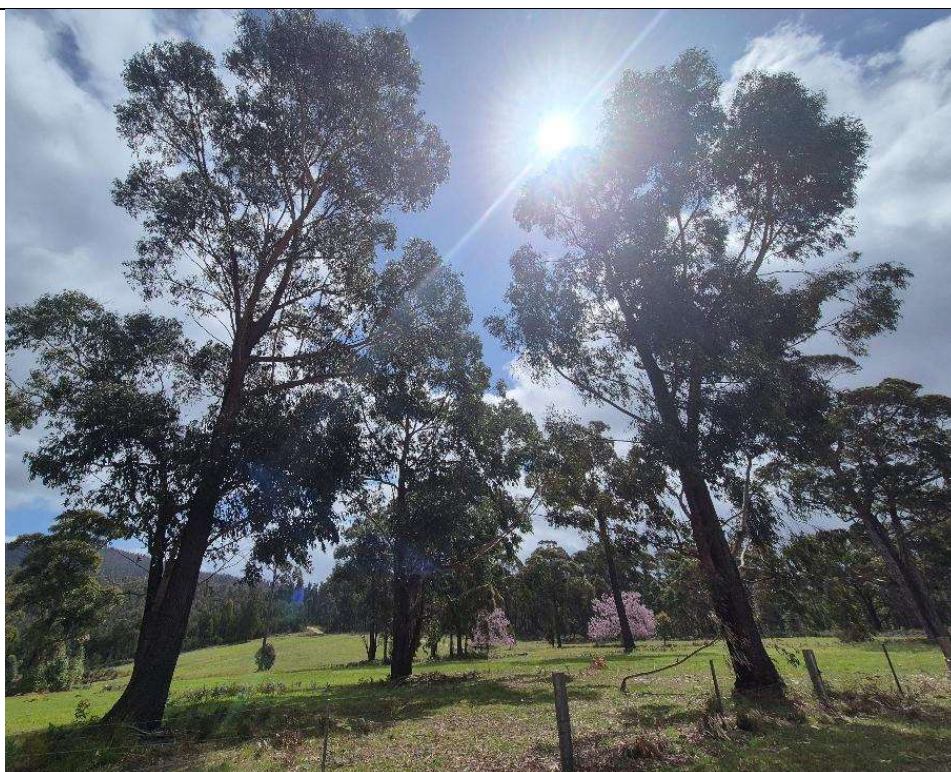
The vegetation management requirements prescribed within Table 6 to Clause 53.02-5 have been prescribed on the Bushfire Management Plan and defensible space has been confined to within the property boundaries.

Clusters of existing trees within the area of defensible space have been nominated for retention to reduce impacts on the environmental values of the land whilst otherwise responding appropriately to the surrounding bushfire risk. Suitable separation has been provided between the trees and small tree 'clusters' to be retained as demonstrated on the Bushfire Management Plan.

There are X3 established trees located to the west of the proposed Recreation Room which do not currently meet defensible space requirements for tree canopy separation. There is however the ability for these trees to be trimmed (less than 1/3 canopy) to ensure their canopies are separated by at least 5 metres.



Extract from Bushfire Management Plan (Version 2)



Looking in a north west direction at the X3 trees to be trimmed



Looking south towards the X3 trees to be trimmed

AltM 3.6

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

- An integrated approach to risk management has been adopted that considers:
 - The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.
 - The intended frequency and nature of occupation.
 - The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.
- Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

Response:

The proposal adopts AltM 3.6 as a separation distance of 85.0 metres consistent with Table 3 (forest, downslope >5-10°) is achieved on most aspects for each of the proposed cabins however this distance cannot be established on all sides.

Table 3 Separation Distance not met: 85 metres (forest, downslope 5-10°)	
Cabin	Aspect
Cabin 1	West
Cabin 2	South
Cabin 3	South & West
Cabin 4	East
Cabin 5	Southeast



Aerial showing 85.0 metre offset from each Cabin

The vegetated corridor within the subject site, which does not achieve a 100-metre separation from the adjoining forested Crown Land, is classified as 'forest.' However, it is noted that this area does not exhibit the typical characteristics of a fully established forest, given its limited understory and ongoing management. The proposed vegetation removal will also interrupt the canopy connection of the vegetation further altering potential fire behaviour. Only a small section of the 'forest' segmenting the site is located within 85.0 metres of the proposed cabins and this vegetation is located on relatively flat land.

- The approach of a fire from the west for cabin one will be predominately through grassland on a downslope 0-5° which would otherwise only require a separation distance of 40 metres under Table 3. This distance has been generously exceeded by the proposal.
- The approach of a fire from the west towards Cabin 3, from the east towards Cabin 4 and from the Southeast towards Cabin 5 would also be predominantly through grassland on an upslope which would otherwise only require a separation distance of 35 metres under Table 3. The proposal achieves this distance.

For Cabins 2 & 3 the 85-metre separation distance under Table 3 for downslope 5-10° is not achieved and on that basis AltM 3.6 has been used to increase the construction standard for each of the proposed cabins to BAL-19 whilst maintaining separation distances on all aspects which are greater than that specified by Table 2, Column A to Clause 53.02-5.

Defendable space has been established around the proposed development which exceeds the requirements prescribed at Table 2, Column A to Clause 53.02-5 by nomination across the northern clear portion of the property.

	NORTH	SOUTH	EAST	WEST
SLOPE	Flat	Downslope 5-10°	Downslope 5-10°	Downslope 5-10°
VEG TYPE	Forest	Forest	Grassland	Forest
SEPARATION DISTANCES*	48m	69m	25m	69m

*Separation distances derived from Table 2, Column A to Clause 53.02-5



Looking in a northerly direction from existing driveway towards 'Forest' vegetation on the northern side of J Tree Track



Looking in an easterly direction from near existing dwelling across 'Grassland'



Looking in a westerly direction from subject land



Looking in a southerly direction from subject land

The presence of forest on a downslope of 5–10° triggers a requirement for 69 metres of defendable space in all directions, in accordance with Table 2, Column A of Clause 53.02-5. The proposed development achieves the necessary separation from classified vegetation, facilitated in part by the removal of several trees within Zone 1.



Looking in a southerly direction towards vegetation earmarked for removal (Zone 1)

The defendable space has been applied to the property boundaries across the northern clear portion of the land in response to the surrounding bushfire risk. The defendable space requirements have been included on the Bushfire Management Plan and replicate that prescribed at Table 6 to Clause 53.02-5.

Several tree 'clusters' have been nominated for retention within the area of defendable space however these clusters are provided with good separation from buildings and one another. The Bushfire Management Plan otherwise ensures that vegetation is not able to regenerate to result in any increase in fuel loads from that already established.

There is an existing fire break located on the southern side of the internal fencing which separates the cleared portion of the land from the vegetated portion.



Looking in a westerly direction along the established fire break



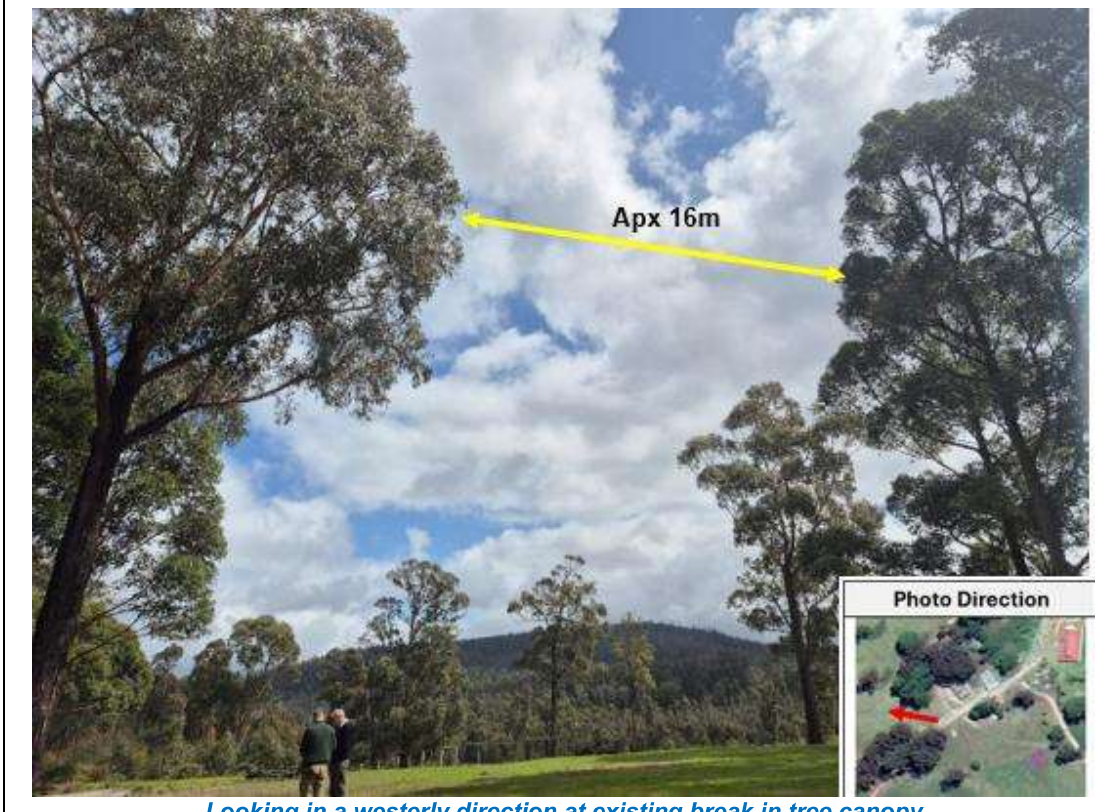
Looking in an easterly direction along the established fire break

The proposal seeks to sever the vegetative connection provided by the canopies of trees within the wider forested area and the trees earmarked for retention within the area of defendable space. Whilst the removal of these trees (Zone 2) will not prevent a bushfire approaching from the southwest, it will potentially aid in altering fire behaviour by ensuring the fire run towards the development is dispersed.



Looking in an easterly direction at vegetation earmarked for removal (Zone 2)

There is a natural gap in the canopy to the southwest of the proposed development which assists further with severing the connection between tree canopies within defensible space.



Looking in a westerly direction at existing break in tree canopy

The proposed Group Accommodation premises will only operate for half the year from the start of April through to the end of September and will not be used for tourist accommodation during high-fire danger periods when bushfire events are more likely to occur.

It is anticipated that a Condition will be imposed on Permit which will ensure the operation of the business is restricted to the months of April through to the end of September only.

Should a Catastrophic fire rating be forecast during the operational months, the Bushfire Emergency Plan will otherwise require closure of the premises and for evacuation to occur.

The cabins will only be occupied when the fire danger period is forecast to be less than Catastrophic, and it is likely that the fire danger will be less than the design inputs (FDI100) if/when a bushfire approaches. The Bushfire Emergency Plan also outlines the considerations required to be followed if a bushfire is threatening the property. This may still see occupants leaving the property and travelling to a safer location.

CLAUSE 53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

Clause 53.02-4.3 Objective

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 Measures

AM 4.1

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

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

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

Response:

Not Applicable – AM 4.2 applies

AM 4.2

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

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

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

Response:

AM 4.2 applies as the proposal is for Group Accommodation.

The size of the proposed development is well under 1,500 square metres and therefore only incurs the need to provide 10,000 litres of static water supply for firefighting purposes. Each of the individual buildings will however need to have access to the supply.

The proposal nominates the use of X3 water tanks dedicated solely for firefighting purposes which each have 10,000 litre capacity. These tanks have been strategically positioned within 60 meters of each of the proposed buildings ensuring sufficient coverage and access by firefighters.

- A tank has been positioned near the existing driveway which will service Cabin #1, the existing dwelling and Recreation Building;
- Another tank has been sited between Cabin #4 and Cabin #5 to ensure both lots are serviced; &
- The third tank has been positioned near existing internal access which will ensure Cabin #2 and Cabin #3 are both provided with sufficient water supply for fire fighting purposes.

Whilst there is the ability for domestic water supply to be contained within the same tank as that dedicated for firefighting purposes, individual water tanks will be provided to each of the individual cabins for domestic use.

The proposal will make use of the existing internal accessway as already established on the land. The driveway will be enhanced to afford fire fighting vehicles the ability to get within 4 metres of all water supply outlets and to provide for sufficient turning and passing.

Access requirements have been prescribed on the accompanying Bushfire Management Plan which include the provision of passing bays and turning areas as the length of access will be greater than 200 metres.

6.3.2 Native Vegetation (Clause 52.17)

Planning approval is triggered at Clause 52.17-1 for the removal of native vegetation in accordance with Particular Provisions relating to Native Vegetation.

The vegetation removal element of the project is necessary to ensure the proposal responds appropriately to the provisions of the Bushfire Management Overlay and the surrounding high bushfire risk environment.

Application Requirements

Information including plans and photos accompanying the application satisfy the Application Requirements specified within the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation, December 2017* ('the Guidelines').

Accompanying the Application is a Native Vegetation Removal Report (NVRID: 319_20250625_N2Y) which confirms the assessment pathway (Basic Assessment Pathway), details of the vegetation to be removed, mapping and offset requirements, along with other details required by Table 4 of the Guidelines.

The extent of vegetation removal being considered under the provisions of Clause 52.17 is limited to two small patches of native vegetation (NVRID: Zone1 & Zone 2).

These two areas of vegetation have been identified as native vegetation patches given the presence of more than three native canopy trees which have a continuous canopy cover.

Zone 1 comprises 3 small trees which need to be removed to provide ample separation between the proposed Recreation Room and site vegetation to meet defensible space requirements.

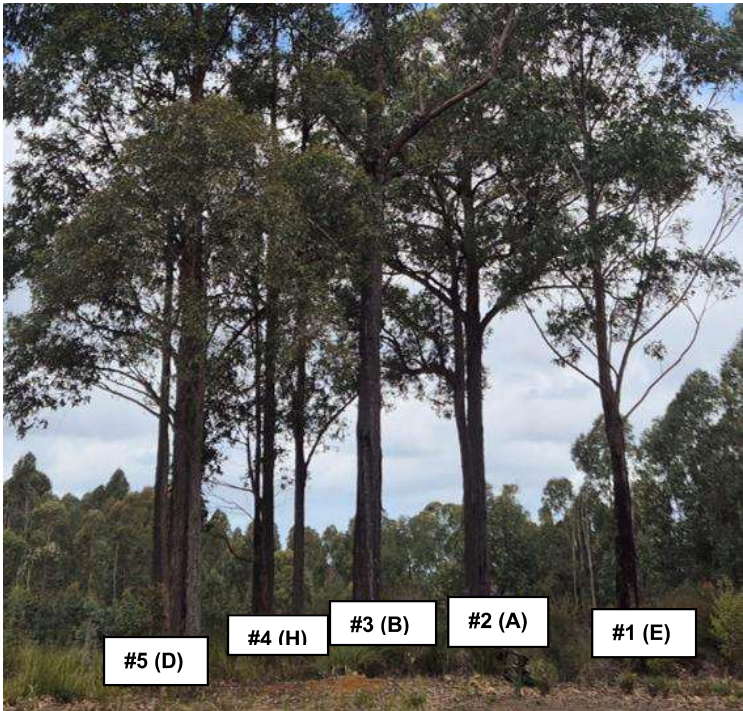


Looking in a southerly direction towards Zone 1 patch trees (26/09/2024)

Zone 2 comprises small trees which need to be removed to sever the connection between the surrounding forest and fuel loads within the nominated defensible space. This is necessary to provide a satisfactory response to the controls of the Bushfire Management Overlay.



Looking in a south easterly direction towards Zone 2 (26/09/2024)

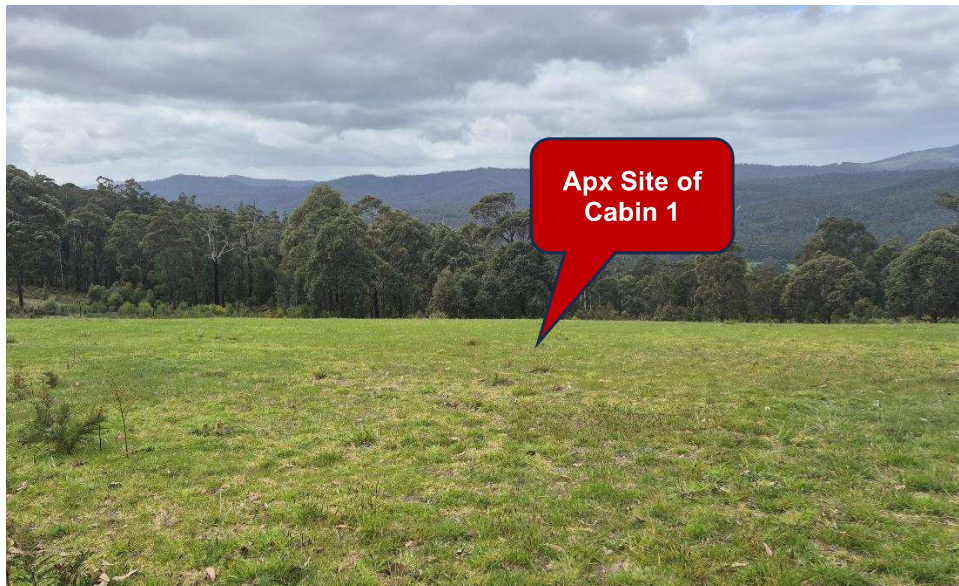


Looking in a south easterly direction towards Zone 2 patch trees (26/09/2024)

NVR ID 319_20250625_N2Y	Tree # Based off Field Data	Circumference (in cm) at Breast Height (1.3m above ground level)	Large or Small Tree
Zone 1			
C	6.	131cm	Small
F	7.	128cm	Small
G	8.	139cm	Small
Zone 2			
E	1.	123cm	Small
A	2.	152cm	Small
B	3.	110cm	Small
H	4.	80cm	Small
D	5.	59cm	Small

To compensate for the impacts to native vegetation, a third-party offset will be secured to ensure no net loss of biodiversity, in accordance with the requirements of Clause 52.17-5. Search results from the Native Vegetation Credit Register have been provided in support of the Application which confirm the availability of the required offsets on the current market with all necessary attributes (Report ID: 30547).

The northern portion of the land where the proposed development has been sited has historically been subjected to grazing activity and is highly dominated by non-native pastoral grasses with less than 25% perennial native understory present. Although it's not currently grazed this portion of the land has continued to be well managed and maintained with grasses kept short cropped in response to the surrounding bushfire threat.



Looking in a north easterly direction towards siting for Cabin 1



Looking in a north easterly direction towards siting for Cabin 3

In response to the application requirements specified at Table 4 of the Guidelines we offer the following comments.

	Application Requirement	Response/Comment
1.	Vegetation to be removed	<p>The accompanying Native Vegetation Removal Report includes adequate information to address this Application Requirement.</p> <p>The total extent of vegetation removal is 0.028ha which triggers a Basic Assessment Pathway.</p> <p>A total offset amount of 0.038 general habitat units with a minimum strategic biodiversity value of 0.777 and 0 large trees within the East Gippsland Catchment Management Authority or East Gippsland Shire Council will be required.</p>
2.	Topographic and land information	The landform within proximity to the proposed vegetation removal is flat and there are no steep slopes nearby.
3.	Photographs	Photographs of the existing vegetation have been included within this report (date of photography 26/09/2024).
4.	Past Removal	There are no records on Council's ePathways system of any removal of native vegetation from the subject land within the past 5 years.
5.	Avoid and minimise statement	An avoid and minimise statement has been included later within this report.
6.	Property Vegetation Plan	Not applicable.
7.	Defendable space statement	The subject land is contained within the Bushfire Management Overlay and the proposed vegetation removal is in direct response to the need to establish defendable space and reduce fuel loads and influence fire behaviour. The surrounding landscape presents a high bushfire risk, and it is therefore prudent to ensure the risk to life and property is reduced to an acceptable level.
8.	Native Vegetation Precinct Plan	The Application is not being made under the provisions of Clause 52.16.
9.	Offset statement	<p>As a Permit is required to remove native vegetation the biodiversity impacts from the removal must be offset in accordance with the Guidelines. It is anticipated that the standard Conditions will be imposed on Permit which specify the offset requirement and the timing to secure the offset.</p> <p>It is anticipated that the vegetation offsets will be achieved through third party arrangements.</p> <p>A Report of Available Native Vegetation Credits ID: 30547 has been provided in support of the proposal which confirms suitable offsets are available to compensate for the proposed vegetation removal.</p>

	Decision Guidelines	Response/Comment
1.	Efforts to avoid and minimise vegetation removal to be commensurate with the biodiversity and other values.	Efforts to avoid and minimise impacts to native vegetation are considered commensurate to the biodiversity values of the area as detailed in the below avoid and minimise statement. The extent of vegetation removal is quite limited (Basic Assessment Pathway), and is not modelled as being an endangered EVC or comprising threatened species.
2.	Water courses, land degradation and groundwater.	The vegetation proposed to be removed is considered to play a minimal role in protecting water quality and preventing land degradation given the flat nature of the landform and generous separation from watercourses.
3.	Identified landscape values.	There are no Environmental Significance, Vegetation Protection or Character Overlays applying to the site or immediate surrounds.
4.	Aboriginal Heritage Act 2006.	The vegetation to be removed is not protected under the <i>Aboriginal Heritage Act 2006</i> .
5.	Defendable space.	The purpose of the proposed vegetation removal is to provide sufficient area to accommodate vegetation management requirements for the establishment of defendable space. The sites inclusion within the Bushfire Management Overlay and the location within a high bushfire risk area invokes the need to provide a robust response to the surrounding bushfire hazard.
6.	Property Management Plan.	N/A There is no Property Management Plan applying.
7.	Offsets	There is the ability to obtain and secure vegetation offsets which meet the offset requirements in accordance with the Guidelines. This has been demonstrated through the inclusion of a Report of Available Native Vegetation Credits ID: 30547.
8.	Clause 52.16	N/A The Application is not being made under the provisions of Clause 52.16.
9.	Impacts on biodiversity	As outlined on the accompanying Native Vegetation Removal Report the removal of less than 0.5ha of native vegetation in Location category 1 will not require a Species Offset. The area to which the vegetation removal applies has not been modelled as being an endangered EVC (Page 12, NVR report).

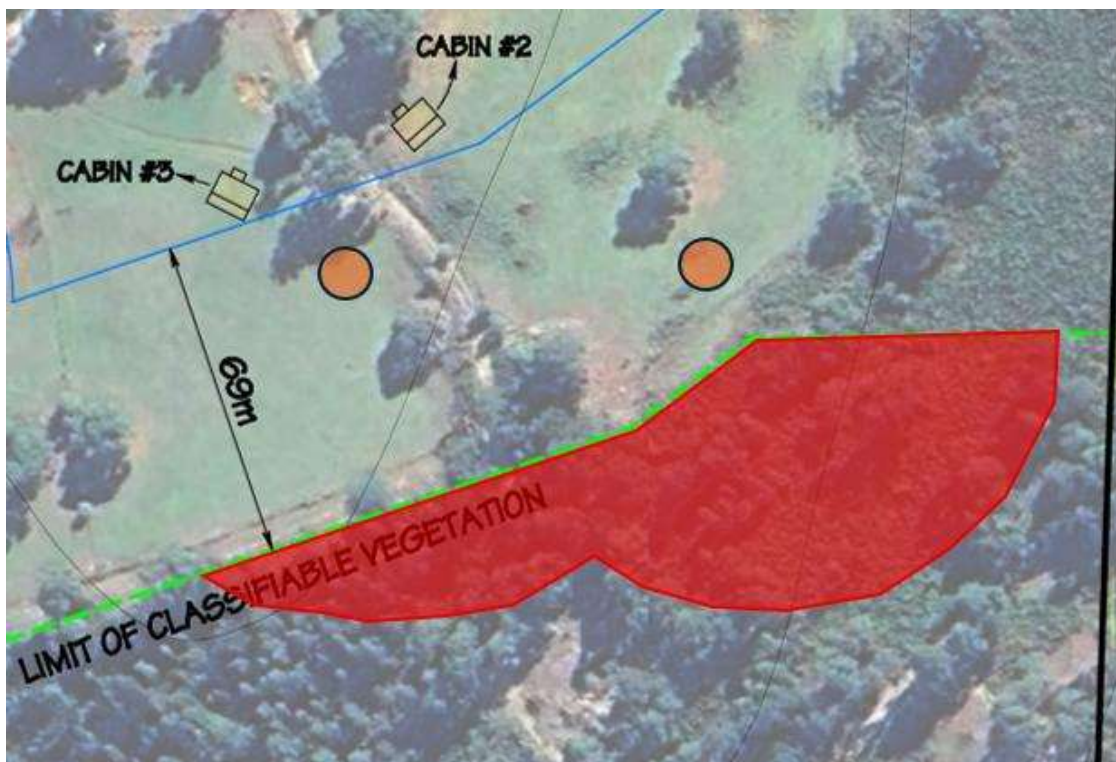
Avoid & Minimise Statement

There is strong support within Planning Policy for nature-based tourism like what the proposal seeks to deliver, and the proposal has been designed and sited to ensure impacts to native vegetation are avoided and minimised to that absolutely necessary.

The proposal has recognised both the high bushfire risk of the locality and the environmental significance of native vegetation by siting the proposed development within existing cleared areas of the site.

The proposed development has been strategically sited to ensure that defensible space can be maximised around the buildings whilst having minimal impact on native vegetation.

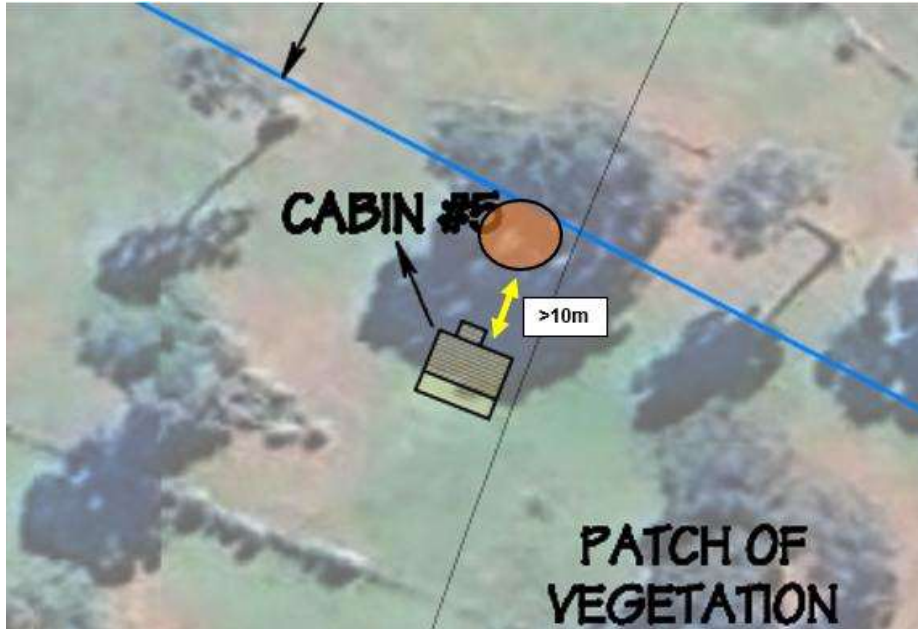
Whilst cabin sites were initially desired further to the south to take in the ambience of the forested area and provide a sense of seclusion, efforts have been made to set all cabins back well into the cleared portion of the site, so defensible space does not unnecessarily impact existing site vegetation. If the proposal had adopted the original sighting for Cabin #2 and Cabin #3 for example, a large patch of native vegetation >0.5ha in area (Detailed Assessment Pathway) would have been compromised.



Extract from Site Plan (Version 3)

- Initial siting for Cabin #2 and Cabin #3
- Vegetation which would have been impacted

Whilst initially there was a desire to site Cabin #5 directly under an existing tree, its position was adjusted to ensure its TPZ would not be impacted, and the tree would not be assumed lost as a result of the proposal.



Extract from Site Plan (Version 3)

○ Initial siting for Cabin #5

From a bushfire perspective the presence of surrounding vegetation classified as 'forest' and the downslope $>5-10^\circ$ to the south incurs the need for defendable space to fully surround each building for a minimum distance of 69 metres. We therefore developed a plan showing the limit of classifiable vegetation and a 69-metre offset line to show available area for the development which would not have a significant impact of vegetation for establishment of defendable space.



Extract from Site Plan (Version 1)

Area available for development

The surrounding Landscape is 'Type 4' which presents a high bushfire risk. Whilst the existing clearing provides good opportunity to site buildings without impacting existing vegetation, consideration needs to be given to the surrounding fuel loads and fire runs.

Preliminary discussions with *Fire Rescue Victoria* revealed the need to reduce the vegetative connection presented by a cluster of trees to the southwest of the existing dwelling. The proposal has therefore included the removal of a small patch of vegetation (Zone 2) to reduce the risk associated with a fire approaching from the southwest.



Aerial photograph – Source: Google Earth

Location Risk mapping indicates that there is the potential for some more significant vegetation to be present within the area, and we have therefore ensured that Zone 2 was designed to restrict vegetation removal to within Location 1 only.



Location Risk Mapping – Source: NVR Report ID 319_20250625_N2Y

Our client has spent many years within the environmental sector as an Ecologist and has a strong preference to retain and enhance the environmental values of the land. He also acknowledges the need to protect life and property from the high bushfire risk presented by the landscape and worked with us in determining how to sever the fuel load and fire run connection by proposing the removal of vegetation of less environmental significance (Zone 2).

Whilst there is no way to totally avoid the removal of some vegetation from within the strip of vegetation to the southwest of the existing dwelling without compromising the developments response to bushfire, every effort has gone into minimising the extent of loss that absolutely necessary.

Similarly, the removal of Zone 1 is also necessary to reduce the risk to life and property from bushfire. This vegetation needs to be removed to ensure sufficient separation distance (69 meters) achieved between vegetation and existing shed which will be converted to the Recreation Room (shelter in place).

Whilst it is arguable that the Recreation Room could have been sited elsewhere on the property to avoid the removal of this vegetation (Zone 2), its removal also serves an additional role in enhancing protection to the existing dwelling. On balance the removal of this small patch of vegetation is appropriate given the existing dwelling is not BAL rated and otherwise surrounded by a significant bushfire risk.

It is also necessary to remove the vegetation to ensure compliance with the requirements of the Bushfire Management Statement Plan under Agreement AL385164A.



Aerial and vegetation removal – Source: NVR Map

The proposal has deviated from the standard vegetation management requirement for canopy trees to be separated by at least 5 meters prescribed at Table 6 to Clause 53.02-5. To further limit impacts to native vegetation the Bushfire Management Plan nominates specific clusters of trees for retention which otherwise have good separation from one another. If the more standard approach were taken the proposal would incur considerably more vegetation removal.

The proposal has sought to find an acceptable balance between the need to protect life and property from bushfire while avoiding and minimising impacts to native vegetation.

7. Conclusion

The proposed Use & Development of Group Accommodation within 100m of a Waterway and Removal of Native Vegetation at 142 J Tree Track, Club Terrace is considered to accord with all relevant provisions of the Farming Zone, Erosion Management Overlay, Bushfire Management Overlay and Particular Provisions of the *East Gippsland Planning Scheme*. The proposal is consistent with Planning Policy Framework and Local Policy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the Application favourably and resolve to issue a Planning Permit.

Crowther & Sadler Pty Ltd
July 2025

Your Reference: 15574
Contact: Bill Williams
Our Reference: 205/2013/P
Telephone No: (03) 5153 9500
Email: feedback@egipps.vic.gov.au

18 February 2016

C/- Crowther & Sadler Ptd Ltd
PO Box 722
BAIRNSDALE VIC 3875

275 Main Street (PO Box 1018)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN: 81 957 967 765

Dear Sir or Madam,

Planning Permit Number: 205/2013/P
Proposal: Subdivision of the land into three lots
Location: 142 J Tree Track CLUB TERRACE
Lot 1 LP 707815, WF 1603565

The above permit has been amended under the provisions of section 71 of the *Planning and Environment Act 1987*.

The correction involves the following:

- Endorsed plans

Your copy of the amended permit (and plans) is enclosed. This permit now replaces the original permit issued to you.

Yours sincerely

BEN MARCHBANK
Acting Senior Statutory Planner

PLANNING PERMIT

Permit No: 205/2013/P AMENDED
 Planning Scheme: East Gippsland
 Responsible Authority: East Gippsland Shire

Form 44

ADDRESS OF THE LAND

142 J Tree Track CLUB TERRACE
 Lot 1 LP 707815, WF 1603565

BN: 95959 3

THE PERMIT ALLOWS

Subdivision of the land into three lots in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The subdivision as shown on the endorsed plan must not be altered without the prior written consent of the responsible authority.
2. This permit will expire if one of the following circumstances applies:
 - The plan of subdivision is not certified within two years.
 - A statement of compliance for stage 1 is not issued within five years of the date of the plan of subdivision being certified.
 - A statement of compliance for stage 2 is not issued within five years of the issue of the statement of compliance for stage 1.

The responsible authority may extend the period for certification if a request is made in writing before or within 6 months after the permit expiry date.

3. The subdivision must proceed in the order of stages as shown on the endorsed plans unless otherwise agreed in writing by the responsible authority.

Department of Environment and Primary Industries

4. Vegetation must not be removed for the creation of a fence on the common boundary between Lots 1, 2 and 3.
5. Before the issue of a Statement of Compliance, the owner of the land must enter into an agreement with the responsible authority in accordance with Section 173 of the Planning & Environment Act 1987, which will provide that no vegetation can be removed for fencing the common boundaries.

Date Issued: 10 December 2013

Date Amended: 18 February 2016

Page 1 of 4

Signature for the
Responsible Authority

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

Country Fire Authority conditions

6. Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 and make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act. The agreement must set out the following matters:

- Specify that all vegetation on Lot 1 must be maintained in accordance with the requirements of the condition labelled 'defendable space' on this permit.
- Specify that any dwelling on Lot 1 must be provided with a static water source of 10000 litres which meets the requirements of the condition labelled 'water supply' on this permit.
- Specify that Lots 2 and 3 are unable to be developed for a dwelling or residential use due to the bushfire risk.
- Specify that the bushfire protection measures forming part of the section 173 agreement and the planning permit and endorsed plans, including those relating to defendable space, water supply and access must be maintained to the satisfaction of the Responsible Authority and the relevant fire authority on a continuing basis.
- Include a copy of this permit as an annexure (including the plan labeled 'Bushfire Management Statement Plan' prepared by Crowther & Sadler, Surveyors Ref: 15574 Version 3 Dated 15/10/2013) to the section 173 agreement.

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 agreement.

7. **Water supply**

Prior to the statement of compliance, a static water supply must be provided for the existing dwelling on Lot 1.

8. A static water supply must meet all of the following requirements:

- The water supply must have a minimum capacity of 10,000 litres that is maintained solely for firefighting purposes.
- The water supply must be stored in an above ground water tank constructed of concrete, steel or corrugated iron.
- The water supply must be located within 60 metres of the outer edge of the dwelling (including any obstructions).

Date Issued: 10 December 2013

Date Amended: 18 February 2016

Page 2 of 4

**Signature for the
Responsible Authority**

- The water supply outlet/s must be attached to the tank and must face away from the building to enable access during emergencies.
- All pipework between the water supply and the outlet/s must be a minimum of 64 mm nominal bore.
- All fixed above-ground water pipelines and fittings must be of non-corrodible and noncombustible materials.
- The water supply and outlet must:
 - Be located so that fire brigade vehicles are able to get within 4 metres of the water supply outlet.
 - Incorporate a 64 mm (minimum) gate or ball valve and 64 mm (fixed size), 3 threads per inch, male fitting to suit a CFA coupling.
 - Incorporate a vortex inhibitor or additional water must be provided to ensure that the volume of water available is not restricted by a vortex. Refer to Section 5 of AS.2419 for requirements for vortex inhibitors.
 - Incorporate an additional ball or gate valve to provide access to the water by the resident of the dwelling.
- The water supply outlet must not be obstructed by vegetation, buildings, fences or other structures.
- All below-ground water pipelines must be installed to at least the following depths:
 - Subject to vehicle traffic: 300 mm
 - Under dwellings or concrete slabs: 75 mm
 - All other locations: 225 mm
- A sign displayed on or adjacent to the tank that indicates that the water supply is for fire fighting purposes only and which specifies the capacity of the tank. The sign must be in upper case lettering not less than 75 mm in height and must be in fade-resisting lettering in a contrasting colour with that of the background.

9. **Defendable space**

Prior to the statement of compliance, defendable space must be provided for the existing dwelling on Lot 1 in accordance with the plan submitted with the application and labelled 'Bushfire Management Statement Plan' prepared by Crowther & Sadler, Surveyors Ref: 15574 Version 3 Dated 15/10/2013 or as agreed in writing by CFA.

10. **Access**

Prior to the statement of compliance, emergency vehicle access must be provided on Lot 1.

Date Issued: 10 December 2013

Date Amended: 18 February 2016

Page 3 of 4

**Signature for the
Responsible Authority**

11. Emergency vehicle access to the dwelling and any static water supply outlet must be provided on Lot 1 and must comply with the following minimum requirements (including gates, bridges and culverts):
- Curves in driveway must have a minimum inner radius of 10 metres.
 - The average grade must be no more than 1 in 7 (14.4 percent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 percent) (11.3 degrees) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5 percent) (7.1 degrees) entry and exit angle.
 - Designed, constructed and maintained for a load limit of at least 15 tonnes and be of all-weather construction.
 - Have a minimum trafficable width of 3.5 metres and be substantially clear of encroachments for at least 0.5 metres on each side.
 - Be clear of encroachments 4 metres vertically.
 - Incorporate a turning area for fire fighting vehicles close to the building must be provided, by either:
 - A turning circle with a minimum radius of eight metres; or
 - The driveway encircling the dwelling; or
 - A T head or Y head with a minimum formed surface of each leg being eight metres in length measured from the centre point of the head, and four metres trafficable width.
 - Incorporate passing bays at least every 200 metres which must be at least 20 metres long and have a minimum trafficable width of six metres.

Amended 18/02/2016:

Amended to alter the endorsed plans.

Date Issued: 10 December 2013

Date Amended: 18 February 2016

Page 4 of 4

Signature for the
Responsible Authority

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

WHEN DOES A PERMIT BEGIN?

A permit operates:

From the date specified in the permit, or

If no date is specified, from:

- The date of the decision of the Tribunal, if the permit was issued at the direction of the Tribunal, or
- The day on which it is issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

A permit for the development of land expires if:

- The development or any stage of it does not start within the time specified in the permit, or
- the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision, or
- the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A permit for the use of land expires if:

- The use does not start within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit, or
- The use is discontinued for a period of two years.

A permit for the development and use of the land expires if:

- The development or any stage of it does not start within the time specified in the permit, or
- The development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
- The use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- The use is discontinued for a period of two years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2), of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains, a different provision:

- The use or development of any stage is to be taken to have started when the plan is certified; and
- The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in such case, no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form and lodged with the Victorian Civil and Administrative Tribunal, and be accompanied by the prescribed fee. An appeal must state the grounds on which it is based.
- An appeal must also be served on the responsible authority.
- Details about appeals, notice of appeal forms and the fees payable can be obtained from the Planning & Environment List at the Victorian Civil and Administrative Tribunal.

PROPOSED SUBDIVISION

PARISH OF GOOLENGOOK
SECTION A
CROWN ALLOTMENT 10 & 11(PARTS)

C/T VOL 11375 FOL 273
LOT 1 ON P5707815M

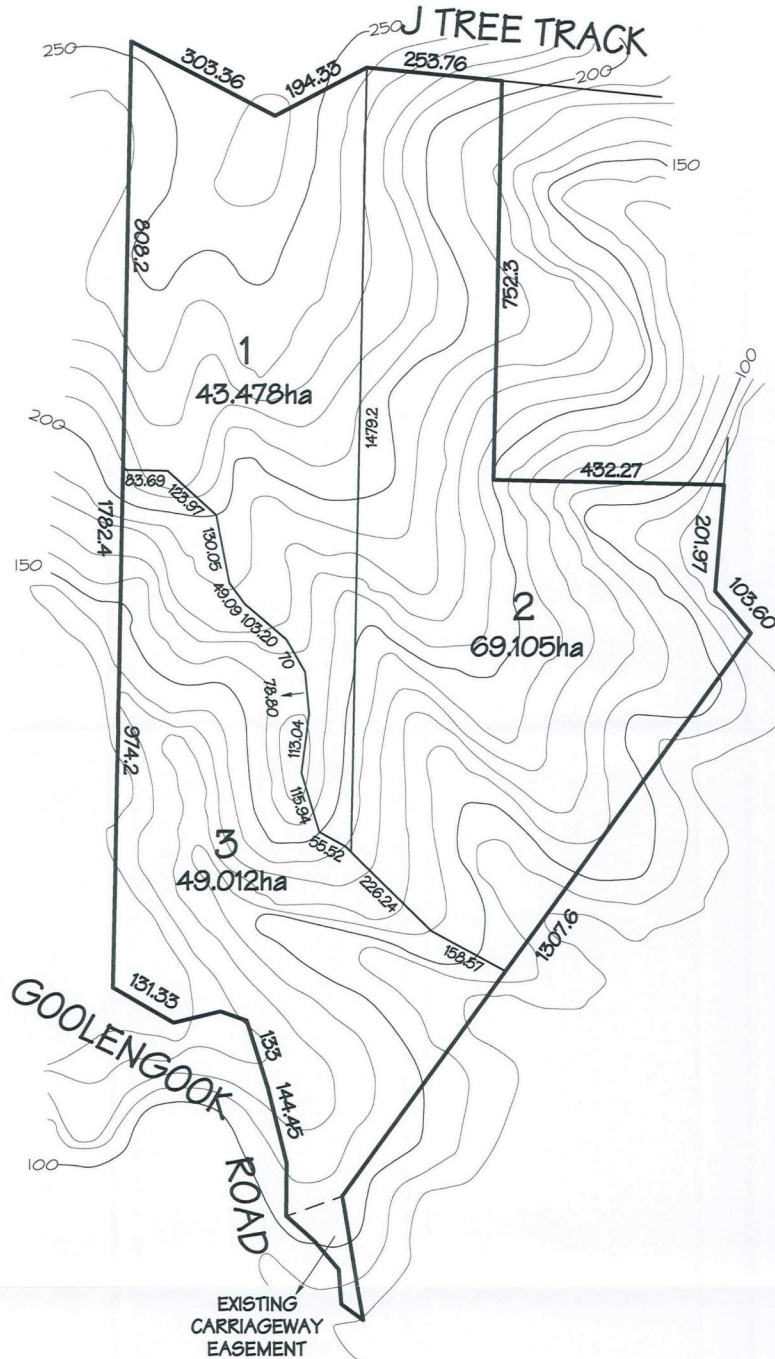
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Page No. 205 / 2018 / F

Date: 18/02/2016

1 of 2

AMG ZONE 55



142 J TREE TRACK, CLUB TERRACE

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 5152 5011 FAX (03) 5152 5705

FILENAME: N:\Jobs\15000-15999\15500-15599\15574 King\15574 Prop V2.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

CONTOURS DERIVED FROM D.S.E. MAPBASE
CONTOUR INTERVAL - 10m

SCALE (SHEET SIZE A3)

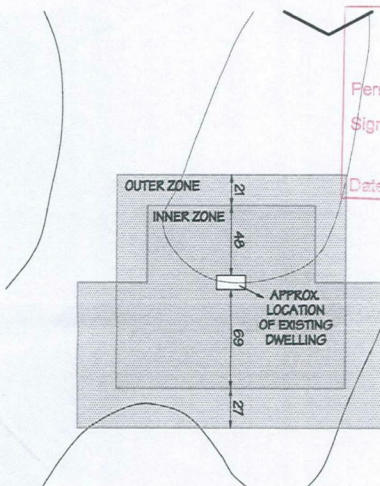
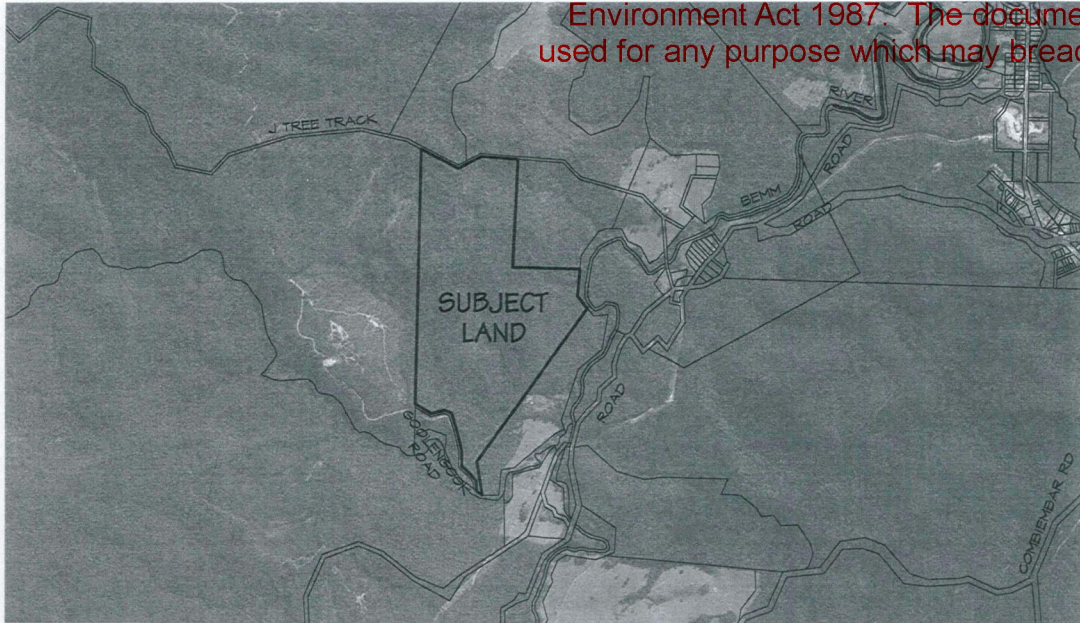
1 : 10000

SURVEYORS REF.

15574

VERSION 2 - DRAWN 19/06/2013

SITE LOCALITY PLAN



SCALE OF ENLARGEMENT
1:2500

MANAGEMENT OF DEFENDABLE SPACE

THE FUEL LOADS WITHIN THE INNER ZONE WILL BE MANAGED IN THE FOLLOWING CONDITION:

- FLAMMABLE OBJECTS SUCH AS PLANTS, MULCHES AND FENCES WILL NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING SUCH AS WINDOWS, DECKS AND EAVES.
- TREES WILL NOT OVERHANG THE ROOFLINE OF THE BUILDING, TOUCH WALLS OR OTHER ELEMENTS OF THE BUILDING.
- CONSISTENT WITH LONG STANDING CROWN TREE MANAGEMENT ADVICE GRASS AROUND THE DWELLING WILL BE KEPT SHORT (50CM OR LESS). ALL LEAVES AND VEGETATION DEBRIS WILL BE REMOVED AT REGULAR INTERVALS.
- SHRUBS WILL NOT BE PLANTED UNDER TREES.
- PLANTS GREATER THAN 10CM IN HEIGHT AT MATURITY WILL NOT BE PLACED DIRECTLY IN FRONT OF WINDOWS OR OTHER GLASS FEATURES.
- TREE CANOPY SEPARATION OF TWO METRES AND OVERALL CANOPY COVER OF NO MORE THAN 10% AT MATURITY WILL BE RETAINED AT ALL TIMES.

THE FUEL LOADS WITHIN THE OUTER ZONE WILL BE MANAGED IN THE FOLLOWING CONDITION:

- THE GRASS WILL BE RETAINED AT NO MORE THAN 10CM IN HEIGHT AND LEAF AND OTHER DEBRIS BE MOVED, SLASHED OR MULCHED.
- SHRUBS AND TREES WILL NOT FORM A CONTINUOUS CANOPY.
- ANY TREE BRANCHES BELOW TWO METRES FROM GROUND LEVEL WILL BE REMOVED.
- TREE CANOPY COVER WILL BE NO MORE THAN 30% AT MATURITY WITH FEW SHRUBS IN THE UNDERSTOREY.
- SHRUBS WILL BE CONTAINED TO CLUMPS NO GREATER THAN 10M² WHICH ARE SEPARATED FROM EACH OTHER BY AT LEAST 10 METRES.

FOR BOTH THE INNER ZONE AND THE OUTER ZONE:

- FEATURES WITH HIGH FLAMMABILITY SUCH AS DOORMATS AND FIREWOOD STACKS WILL NOT BE LOCATED NEAR THE DWELLING STRUCTURE.

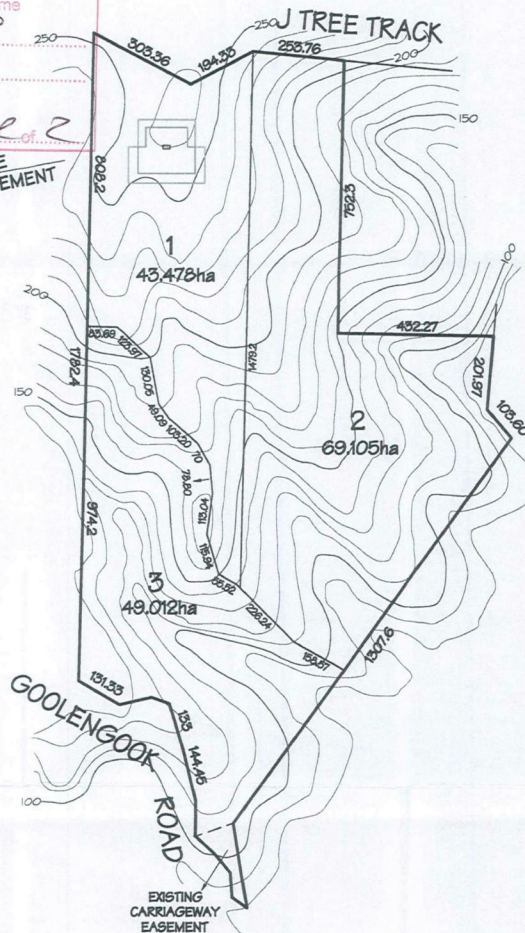
WATER SUPPLY

A MINIMUM 10,000L TANK (STATIC STORAGE) MUST BE PROVIDED FOR FIRE FIGHTING PURPOSES, IN AN ACCESSIBLE LOCATION, WITHIN 60M OF THE DWELLING. THE LOCATION OF THE TANK & CONNECTIONS MUST COMPLY WITH C.F.A. REQUIREMENTS

ACCESS

PROPOSED DRIVEWAY TO HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5M & MUST BE CLEAR OF ENCROACHMENTS FOR A VERTICAL DISTANCE OF 4M

SEE ENLARGEMENT



AMG ZONE 55

LOT 1
BAL 12.5

	NORTHERN ZONE	SOUTHERN ZONE
SLOPE	FLAT	6° DOWNSLOPE
VEG TYPE	FOREST	FOREST
INNER ZONE	48m	69m
OUTER ZONE	21m	27m

SCALE (SHEET SIZE A2)

1 : 10,000

SURVEYORS REF.

15574

VERSION 3 - DRAWN 15/10/2013

BUSHFIRE MANAGEMENT STATEMENT PLAN

PARISH OF GOOLENGOOK
SECTION A
CROWN ALLOTMENT 10 & 11(PARTS)

C/T VOL 11375 FOL 273
LOT 1 ON PS707815M

142 J TREE TRACK, CLUB TERRACE

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
182 MACLEOD STREET, BAYVIEW VIC. 3878
TELEPHONE (03) 6182 8011 FAX (03) 6182 6705

FILENAME: N:\Job\15500-15999\15500-15999\15574 King\15574 Bushfire V3.prc

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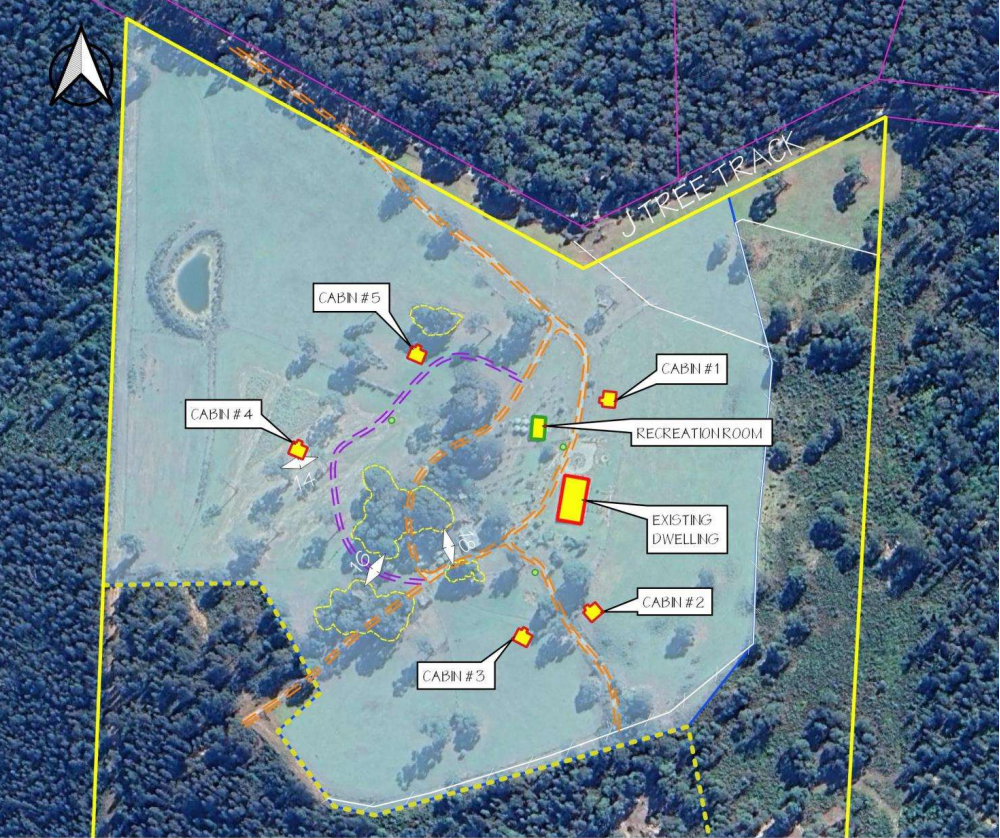
- Subject Land
- PARCEL_VIEW
- Existing Dwelling
- Recreation Room
- Proposed Cabin
- Existing Driveway
- Proposed Driveway
- Existing Fence
- Trust for Nature Boundary
- Vegetation - Patch to be Removed
- Google Satellite

142 J TREE TRACK, CLUB TERRACE	NOTATIONS		PLAN OF VEGETATION REMOVAL	
	VEGETATION REMOVAL CONSISTENT WITH NATIVE VEGETATION REMOVAL REPORT ID:319_20250625_N2Y		PARISH OF GOOLENGOOK SECTION A CROWN ALLOTMENT 11 (PART)	
	SCALE (SHEET SIZE A3)	SURVEYORS REF.	LOT 1 ON PS748246U	
	1:2500	20931 VERSION 1 - DRAWN 27/06/2025		

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS

152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

Bushfire Management Plan – 142 J TREE TRACK, CLUB TERRACE

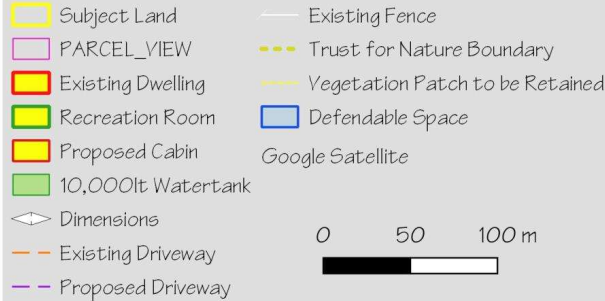


THE PROPOSED CABINS MUST COMPLY TO A MINIMUM BUSHFIRE ATTACK LEVEL OF 19 (BAL-19).

THE PROPOSED RECREATION ROOM MUST COMPLY TO A MINIMUM BUSHFIRE ATTACK LEVEL OF 29 (BAL-29).

PLAN REF : 20931 BMP V1

Crowther & Sadler Pty Ltd
LICENSED SURVEYORS & TOWN PLANNERS



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.

a) Defendable Space

Defendable space is provided for a distance of 69 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

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

b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL – 19

c) 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.

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

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: No ☐ Yes ☒

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

Length of access is greater 100 metres: Yes ☒ No ☐

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

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Length of driveway is greater than 200 metres: Yes ☒ No ☐

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

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

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- Subject Land
- PARCEL_VIEW
- Existing Dwelling
- Recreation Room
- Proposed Cabin
- 10,000lt Watertank
- Existing Driveway
- Proposed Driveway
- Assessment Area
- 150m Assessment Area
- Existing Fence
- Trust for Nature Boundary
- EL_CONTOUR
- HY_WATERCOURSE
- Google Satellite

142 J TREE TRACK, CLUB TERRACE

Crowther & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS

152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 P. (03) 5152 5011 E. contact@crowthersadler.com.au

	North	East	South	West
Slope	Flat	Downslope >5°-10°	Downslope >5°-10°	Downslope >5°-10°
Veg Type	Forest	Grassland	Forest	Forest
Separation Distances	48m	25m	69m	69m

*SEPARATION DISTANCES DERIVED FROM TABLE 2, COLUMN A.

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:2500	20931 VERSION 1 - DRAWN 27/06/2025

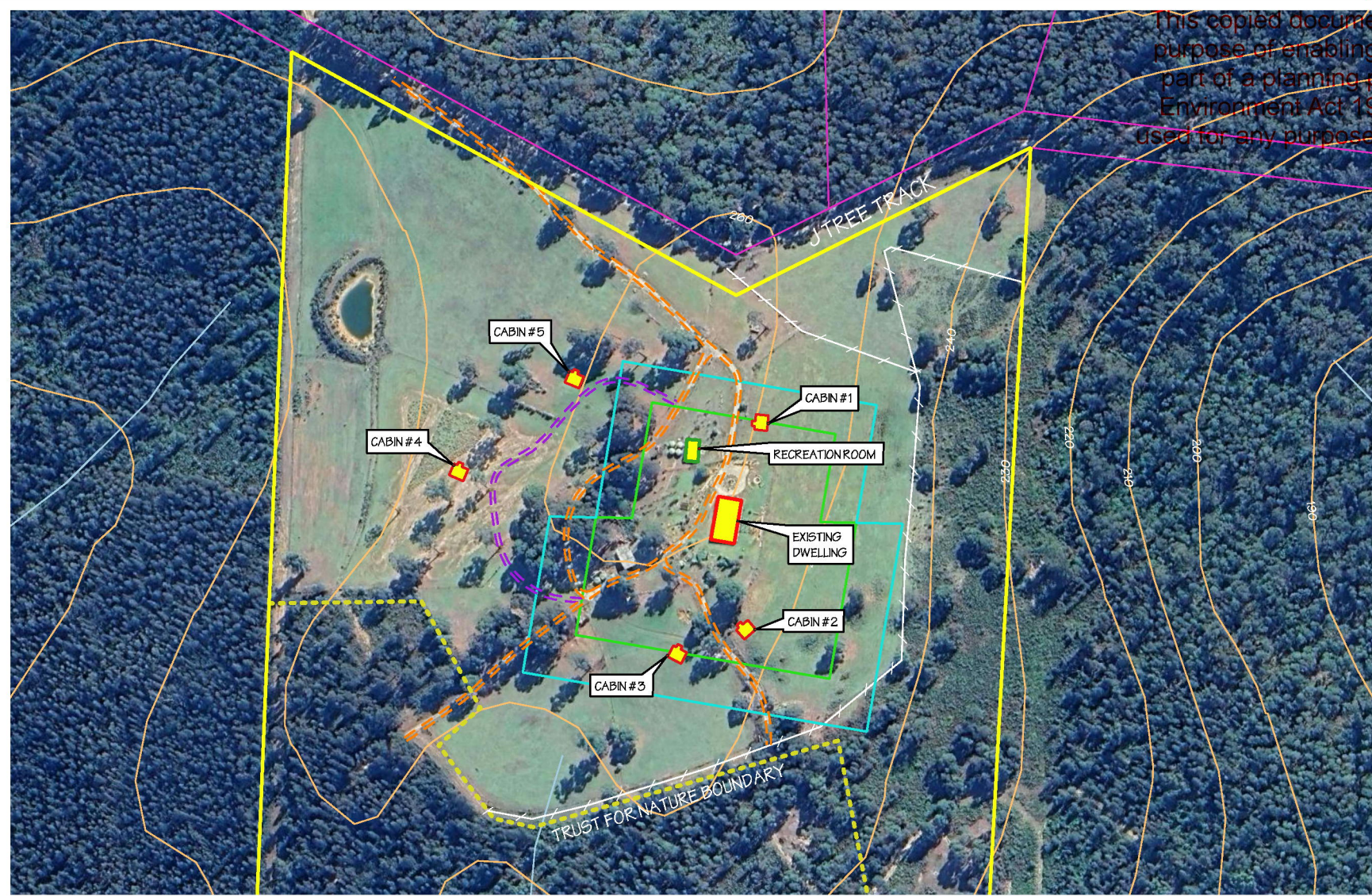
BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF GOOLENGOOK
 SECTION A
 CROWN ALLOTMENT 11 (PART)

LOT 1 ON PS748246U

Printed 21/08/2025
Page 70 of 74

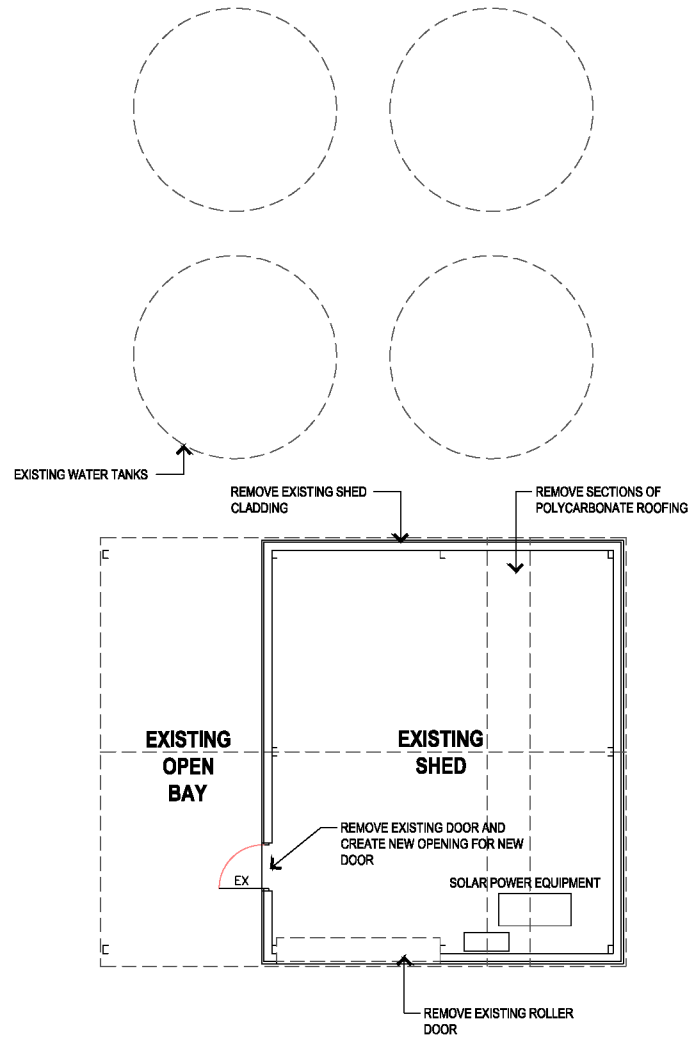
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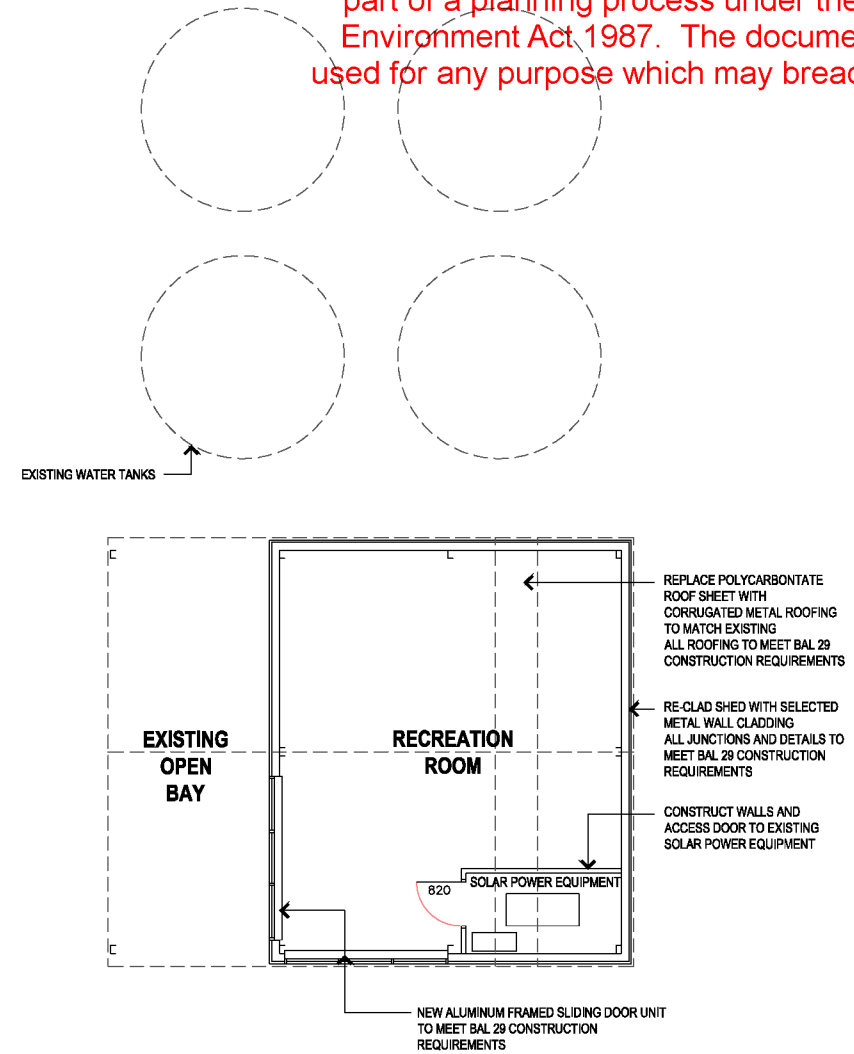
- Subject Land
- PARCEL_VIEW
- Existing Dwelling
- Recreation Room
- Proposed Cabin
- Existing Driveway
- Proposed Driveway
- Existing Outer Zone
- Existing Inner Zone
- Existing Fence
- Trust for Nature Boundary
- EL_CONTOUR
- HY_WATERCOURSE
- Google Satellite

142 J TREE TRACK, CLUB TERRACE		NOTATIONS		SITE PLAN	
		SCALE (SHEET SIZE A3) 1:2500		SURVEYORS REF. 20931 VERSION 1 - DRAWN 27/06/2025	
PARISH OF GOOLENGOOK SECTION A CROWN ALLOTMENT 11 (PART) LOT 1 ON PS748246U					

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EX EXISTING SHED PLAN
SCALE 1:100



NOTE:
PROPOSED RECREATION ROOM TO MEET BAL 29
CONSTRUCTION REQUIREMENTS

GF PROPOSED FLOOR PLAN
SCALE 1:100

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING	A	ISSUED FOR REVIEW	18.02.2025
PLANNING	B	ISSUED PLANNING PERMIT	03.03.2025

PROJECT:
PROPOSED SHED EXTENSION

PROJECT ADDRESS:
**142 J TREE TRACK
CLUB TERRACE**

CLIENT:

JOB NUMBER:
0469_25

DRAWING TITLE:
FLOOR PLANS

SCALE: AS SHOWN

SHEET: A3

DRAWN: TH

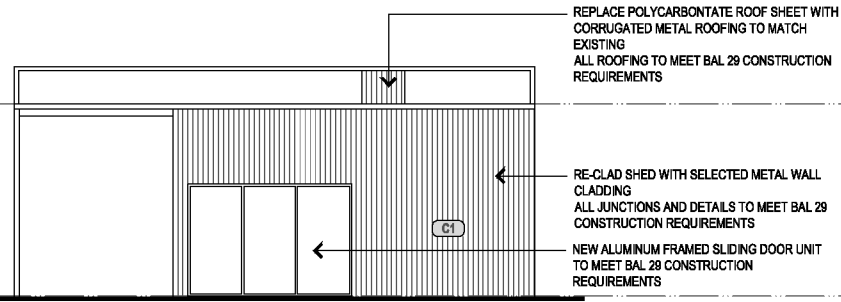
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ISSUE:
PLANNING

REVISION:
A

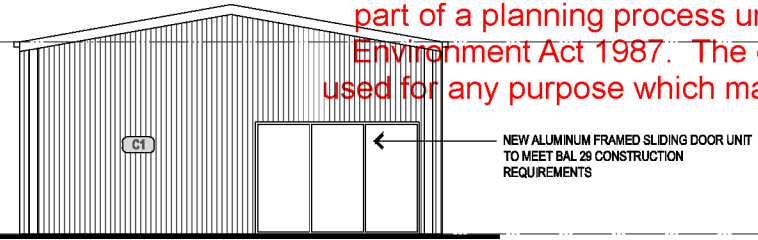
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EE

EAST ELEVATION

SCALE 1:100

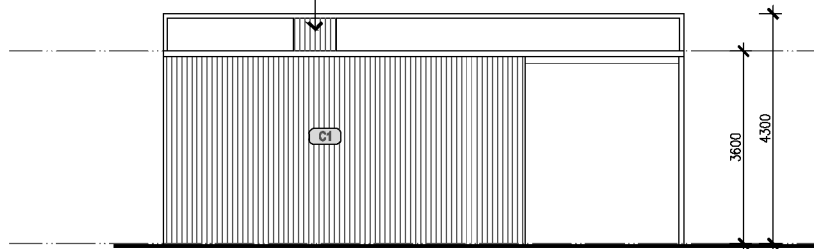


SE

SOUTH ELEVATION

SCALE 1:100

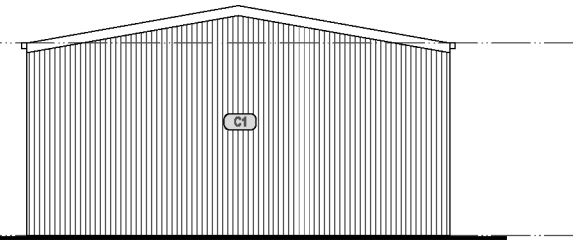
REPLACE POLYCARBONATE ROOF SHEET WITH CORRUGATED METAL ROOFING TO MATCH EXISTING ALL ROOFING TO MEET BAL 29 CONSTRUCTION REQUIREMENTS



WE

WEST ELEVATION

SCALE 1:100



NE

NORTH ELEVATION

SCALE 1:100



COLORBOND "MONUMENT"

CLADDING SCHEDULE

REF	DESCRIPTION	FINISH	COLOUR
C1	COLOURBOND CLADDING	COLORBOND	MONUMENT

ISSUE:	REVISION:	AMENDMENT:	DATE:
PLANNING	A	ISSUED FOR REVIEW	18.02.2025
	B	ISSUED PLANNING PERMIT	03.03.2025

PROJECT:
PROPOSED SHED EXTENSION

PROJECT ADDRESS:
**142 J TREE TRACK
CLUB TERRACE**

CLIENT:

JOB NUMBER:
0469_25

DRAWING TITLE:
ELEVATIONS

SCALE: AS SHOWN
SHEET: A3
DRAWN: TH

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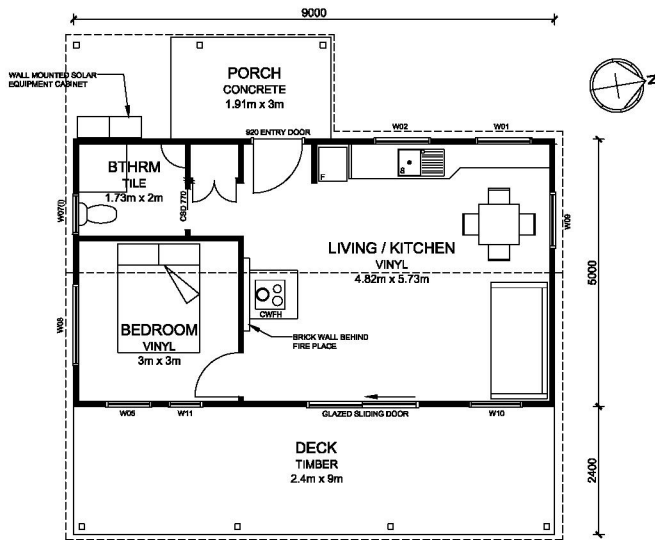
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A.03

ISSUE:
PLANNING

REVISION:
A

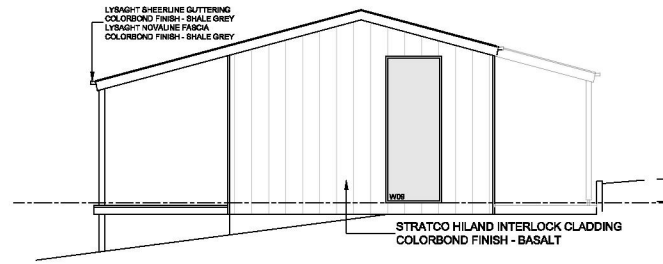
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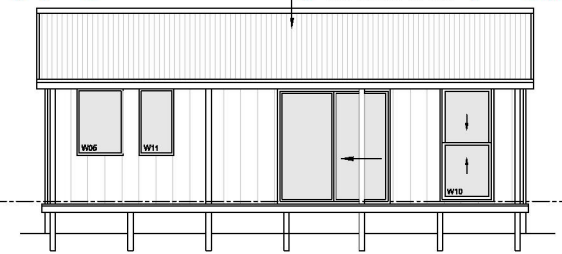
FLOOR PLAN

CABIN 1
1:100



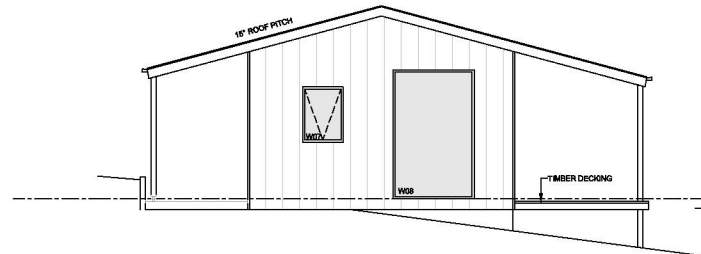
NORTH ELEVATION

CABIN 1
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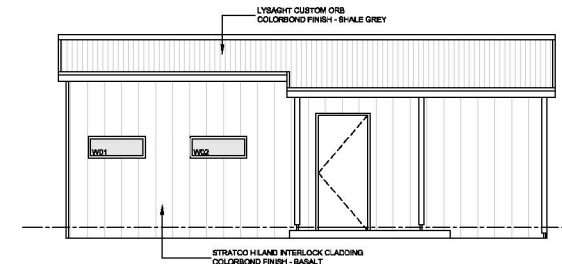
EAST ELEVATION

CABIN 1
1:100



SOUTH ELEVATION

CABIN 1
1:100



WEST ELEVATION

CABIN 1
1:100

**PRELIMINARY ISSUE
NOT FOR CONSTRUCTION**

REVISION - DESCRIPTION - DATE	PROPOSAL:	ISSUE:	SHEET:
REV 0 - ISSUED TO CLIENT FOR APPROVAL - 26/06/2022	CABIN ACCOMMODATION	DESIGN	CABIN 1
	ADDRESS:	CLIENT:	DRAWN BY:
	142 J TREE TRACK, CLUB TERRACE 3889, VIC		M.RYAN
			SCALE:
			AS NOTED

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