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15 September 2022

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**32 Blays Road LAKE TYERS BEACH Lot 1 PS 808330**
The application is for a permit to:	**Building and Works for a Dwelling, associated habitable outbuilding and domestic outbuilding**
The applicant for the permit is:	**Lake Tyers Beach Design**
The application reference number is:	**343/2022/P**
You may look at the application and any documents that support the application on the website of the responsible authority.	**(Intentionally blank)**

This can be done anytime by visiting the following website:
https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

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

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

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

Please note submissions received will be made available for inspection and may be made available to other parties in accordance with the Planning & Environment Act 1987. If you have concerns about this, please contact the East Gippsland Shire Council's Planning Office.

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

VOLUME 12278 FOLIO 966 Security no : 124099213283D
Produced 26/07/2022 12:39 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 808330A.
PARENT TITLE Volume 10914 Folio 675
Created by instrument PS808330A 20/01/2021

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SCOTT ADDISON WEALANDS
MICHELLE YVETTE WEALANDS both of 23 WARFE DRIVE LAKE TYERS BEACH VIC 3909
AU037849G 11/02/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU037850X 11/02/2021
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE PS808330A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 32 BLAYS ROAD LAKE TYERS BEACH VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 11/02/2021

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**24/06/2022 09:58**

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PLAN OF SUBDIVISION

EDITION 1 PS 808330A

LOCATION OF LAND

PARISH: COLQUHOUN

TOWNSHIP: EAST CUNNINGHAME

SECTION: ———

CROWN ALLOTMENT: 44 (PART)

CROWN PORTION: ———

TITLE REFERENCE: VOL 10914 FOL 675

LAST PLAN REFERENCE: LOT A - PS534554B

POSTAL ADDRESS: (at time of subdivision) 11 WARFE DRIVE, LAKE TYERS BEACH 3909

MGA CO-ORDINATES: (of approx centre of land in plan) E: 594 610 N: 5809 440 ZONE: 55 GDA 94

Council Name: East Gippsland Shire Council

Council Reference Number: PS808330A
Planning Permit Reference: 239/2017/P
SPEAR Reference Number: S109840E

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 27/11/2017

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Robert Pringle for East Gippsland Shire Council on 12/07/2020

Statement of Compliance issued: 09/11/2020

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 239/2017/P

This survey has been connected to permanent marks No(s).

In Proclaimed Survey Area No.

NOTATIONS

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3 & E-5	DRAINAGE	SEE DIAG	PS534554B	EAST GIPPSLAND SHIRE COUNCIL & LAND IN PS534554B
E-2, E-3	SEWERAGE	SEE DIAG	PS534554B	EAST GIPPSLAND REGION WATER AUTHORITY
E-4, E-5	SEWERAGE	SEE DIAG	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY

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

SURVEYORS FILE REF: 17207

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2 SHEETS

Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (3), 11/06/2020, SPEAR Ref: S109840E

PLAN REGISTERED
TIME: 4 : 30 PM DATE: 20 / 01 / 2021
R McBain Assistant Registrar of Titles

Amended by: Michael J Sadler, Licensed Surveyor 19/01/2021.

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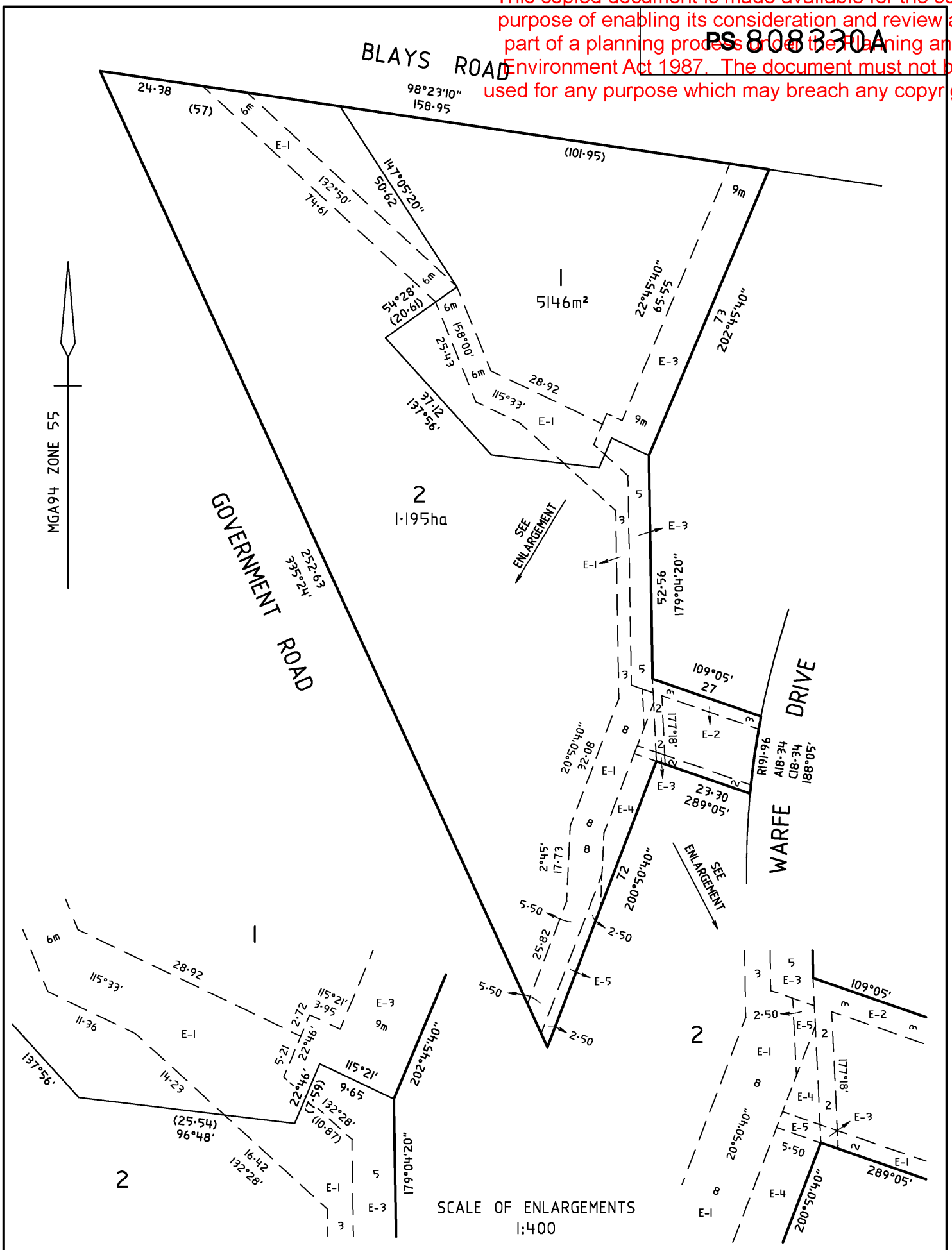
PS 808330A



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	Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (3), 11/06/2020, SPEAR Ref: S109840E		Digitally signed by: East Gippsland Shire Council, 12/07/2020, SPEAR Ref: S109840E	

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Wealands Residence

32 Blays Road – LAKE TYERS BEACH.
Proposed Dwelling & Associated Shed.

Planning Report -

Property Details:

Address: 32 Blays Road – LAKE TYERS BEACH (Lot 1 PS 808330)

Zone: GRZ1 – General Residential Zone (Schedule 1)

Overlays: 'DDO' - Design Development Overlay (Schedule DDO11)
'BMO' – Bushfire Management Overlay
'EMO' – Erosion Management

32.08 General Residential Zone

32.08 – 2 Table of uses – The Proposed Dwelling is a Section 1 Use – No Permit Required.

32.08 – 3 Subdivision – Not Applicable

32.08 – 4 Construction or extension of a dwelling or residential building

Minimum Garden area requirement –

Allotment Size – 5146 Sqm. (Above 650 Sqm – requires 35% garden area)

Proposed Building Area including Shed =568.4 Sqm
(= 89 % remainder)

32.08 – 5 Construction and extension of one dwelling on a lot

No Permit Required – to construct or carry out works normal to a dwelling.

32.08 – 6 Two or more dwellings on a lot – Not Applicable

32.08 – 7 Requirements of Clause 54 and Clause 55 –

32.08 – 8 Residential aged care facility – Not Applicable

32.08 – 9 Buildings and works associated with a section 2 use – Not Applicable

32.08 – 10 Maximum Building height - The proposed Dwelling is less than the maximum 11m height specified, and will consist of 2 Storeys.

32.08 – 11 Application requirements – Refer to attached drawings.

Designated Bushfire Prone Area – A BAL assessment will be conducted to determine the required Construction Level.

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Wealands Residence

32 Blays Road – LAKE TYERS BEACH.

Proposed Dwelling & Associated Shed.

In response to Design Development Overlay (DDO11) for a proposed Single Dwelling at the above mentioned address.

1.0 Design Objectives –

It is believed that the proposed Dwelling closely addresses criteria within the Design Objectives outlined.

The Proposed Dwelling has been designed using Modern Coastal Style of Architecture, consistent with criteria within the Design Development Overlay. The visual bulk of the proposed dwelling has been reduced by Siting the Dwelling low to the Ground upon approach and the use Smaller roof portions over various areas of the home. Low pitched link roofs have been used to create smaller building portions and avoid overall height and building bulk. The main Living Area Roof and 2 Storey Bedroom/Studio Area are below the scheduled 7.5m height. (7.25m Maximum building height)

The proposed Dwelling is not visible from any coastal areal, lake or township. The allotment and Proposed building area are screened by existing Dwellings and vegetation upon approach along the Bream Road roadway.

The Dwelling has been located central to the large allotment, positioned high adjacent the Northern boundary to avoid the Natural watercourse and to allow for native vegetation to be planted around the building. The shed has been positioned at the lower part of the site near the southern boundary and would be screened by existing Dwellings along the Warfe Drive roadway. There is no vegetation required to be removed for the development.

The Dwelling has been designed with mixed roof forms well below the existing Trees surrounding the site surrounding allotments. The building uses expansive glazed areas, combined with use muted tones, mixture of heavy and light weight building materials will ensure the '*development is visually and physically integrated with the site and surrounding landscape'.*

The Dwelling has been designed as a Single Storey structure, combined with Slab on ground construction onto higher timber framed floor system to ensure the Building is not visually intrusive, or high in scale.

The secluded allotment, part of the Warfe Drive subdivision is located away from the main Lake Tyers Beach Roadway with access via Bream road ensuring the Proposed Dwelling is not be visible form any distant vantage point.

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2.0 Permit Requirement –

Marlo –

Building Height **-** *Permit required to construct a building exceeding 7.5m within other locations*.

The maximum Building height for the Proposed Dwelling is within the scheduled 7.5m height –

- NOT APPLCABLE

Total Building Footprint – *Permit required to for Building works with a Footprint exceeding 300sqm*.

The Total building Footprint including all Building Elements = 568.4 sqm 'Permit Required'

Slope Of Land – *Permit required for Building works on a site Greater Than 15 per cent*

- The average slope of the allotment is below the maximum 15% gradient
  NOT APPLCABLE

3.0 Subdivision – Not Applicable

4.0 Advertising Signs - Not Applicable

5.0 Application Requirements –

- Refer to associated drawings 21045 TP1.1 to 21045 -TP1.3
- There is no vegetation proposed to be removed or disturbed.

Refer to Decision guideline response below.

6.0 Decision Guidelines –

It is believed that the Design Objectives of the Overlay have been met, by combination of mixed building form, claddings used and overall site positioning to reduce visual impact from street & distant waterway.

No Vegetation is proposed to be removed as part the proposed Building works. New native vegetation & landscape works would form part of the proposal, once the footprint is established leaving remaining areas for planting in accordance with Bushfire level requirements.

Building form and Design has combined contemporary elements with Coastal style Architecture. The use of a light weight Cladding combined with Brickwork feature walls, large glazed areas and a mixed roof forms provides the Coastal style architecture outlined within the Overlay, whilst being sympathetic within the rural style setting.

Building elements will be highlighted using claddings and Brickwork on staggered built forms. The use of these claddings will aid to reduce the visual impact of Dwelling, giving the appearance of smaller building portions combined.

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A proposed Covered Area and Open courtyard have also been incorporated with the Dwelling, to provide reduced scale elements leading up to the higher roof forms.

Colours for these elements would be muted, by use of lighter neutral tones, and natural finishes to ensure a subtle appearance is created when viewed upon approach or from surrounding allotments.

A neutral colorbond Roof colour with is proposed to tie in with surrounding buildings and be sympathetic to the Bush environment of the adjacent Oneonta and provide the Coastal style appearance outlined.

The site location ensures roofs will not create glare/reflectivity to distant waterway areas.

The painted cladding would be a light natural tone, combined with the natural texture of the Brickwork walls positioned on separate building elements to provide a coastal appearance suitable within the larger size allotment.

The building Design has ensured visual bulk is minimal, by use of varying roof from, and use of expansive glass to provide transparency through the Dwelling.

Bushfire Management Overlay **(BMO)**

Please Refer to attached Bushfire management Statement and Site Hazard Plan - BAL level 12.5 is Proposed.

If you require any additional information, please do not hesitate to contact me to discuss.

Kind Regards,

Ashley Carroll

Lake Tyers Beach Design. 0438 321 559

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Bushfire Management Statement

PATHWAY 1 APPLICATION

Construction of a single dwelling in the Bushfire Management Overlay

Property Address:	32 Blays Road – LAKE TYERS BEACH
Applicant/Owner Name:	S Wealands – C/O Lake Tyers Beach Design
Date:	24/07/2022

Prepared by:

Name:	Ashley Carroll - LTBDesign
Address:	27 Gully Road – Lake Tyers Beach – Vic 3909
Telephone:	0438 321 559
Email:	Ashley@ltbeachdesign.com

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 52.47 – Planning for Bushfire.

The statement contains two components:

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia). Photographs or other techniques maybe used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 52.47.

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Application Details

Municipality:	East Gippsland Shire
Title description:	Lot 1 – PS 808330
Overlays:	BMO, DDO11, EMO
Zoning:	GRZ1 – General Residential

Site Description

Site shape:	Irregular – Refer to Plan (Approx 75m x 75m)
Site Dimensions:	North 101.95 East 73m (Refer to Plan)
Site Area:	5145 Sqm
Existing use and siting of buildings and works on and near the land:	Existing Vacant residential Allomtment within a residential development area. Excludable low threat vegatation adjacent East Boundary. Farmland Approx 23m North
Existing vehicle arrangements:	Existing gravel roadway access via Warfe Drive (Approx 3.0km to Princes highway)
Location of nearest fire hydrant:	Located at Warfe Drive intersection (Approx 60m)
Any other features of the site relevant to bushfire considerations:	Forest Vegetation in a reserve area Approx 130m from Site. Excludable Low threat vegetation exists adjacent the allotment. Farm area grassland approx 23m North beyond the road reserve area

Refer to Attachment 1 for a scaled plan that shows the following:

- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building

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Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas

	Direction (Aspect)			
	Northern	**Southern**	**Eastern**	**Western**
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ☐ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland X	Excludable / Low Threat X Modified ☐ Forest ☐ Woodland ☐ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ☐	Excludable / Low Threat ☐ Modified ☐ Forest X Woodland ☐ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ☐	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ☐ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland X
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat X **DOWNSLOPE** >0 to 5 ° ☐ >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ☐ >20° ☐	Upslope / Flat ☐ **DOWNSLOPE** >0 to 5 ° X >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ☐ >20° ☐	Upslope / Flat X **DOWNSLOPE** >0 to 5 ° ☐ >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ☐ >20° ☐	Upslope / Flat ☐ **DOWNSLOPE** >0 to 5 ° X >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ☐ >20° ☐
Distance (m) to Classifiable Vegetation	23m	N/A	131m	76m

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52.47-1 Dwellings in Existing Settlements – Bushfire Protection Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

Approved Measure (AM) 1.1 - Siting

Requirement

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

- **The maximum separation distance between the building and the bushfire hazard**

  The Dwelling is located near to the roadway away from downslope area adjacent rear boundary. Defendable Space is achieved using managed area within the site and the Excludable/low threat vegetation surrounding the site.

- **The building is in close proximity to a public road**

  Sited with a 23m Offset – Access is available from Blays road (gravel roadway) from the sealed Warfe Drive roadway.

- **Access can be provided to the building for emergency service vehicles**

  Access is available to the site from Blays Road

Any other comments

A road reserve area exists for an Extension of Blays road adjacent the North Boundary. This road reserve area provides additional defendable space between the Dwelling and Grassland located on adjacent Farmland

Has Approved Measure (AM) 1.1 been fully met? **Yes** X **No** ☐

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Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space

Requirement:

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E of and Table 6 to Clause 52.47-3. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The building will be provided with defendable space in accordance with Column A . The defendable space distance required is within Managed areas metres.

Table 6 of Clause 52.47-3 - Defendable space management requirements:

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
• 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.	**X**

Is the defendable space wholly contained within the boundaries of your property?

Yes **No** **X** if no, provide an explanation

Defendable space is available within adjacent road reserve area to the North and Low threat Vegetation within adjacent Residential Allotments

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 52.47-3. The building will be constructed to BAL 12.5

OR

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- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 52.47-3. The building will be constructed to where both of the following will apply:

  ☐ A private bushfire shelter (a Class 10c building within the meaning of the Building regulations 2006) is constructed on the same land as the dwelling.

  ☐ A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

Any other comments

Defendable space is available in within the site and adjacent managed Residential allotments with Excludable Low Threat Vegetation, and Blays road reserve area.

Has Approved Measure (AM) 1.2 been fully met? **Yes** **X** **No** ☐

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Approved Measure (AM) 1.3 – Water Supply and Access

Water Supply Requirement

The building is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 52.47-3.

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

Lot Size (m^2)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	☐
500 – 1000	Yes	5,000	No	☐
500 – 1000	No	10,000	Yes	☐
1001 and above	Not Applicable	10,000	Yes	X

Note: a hydrant is available if it is located within 120 metres of the rear of the building

Confirm Static Water Supply meets the following requirements	X	Is stored in an above ground water tank constructed of concrete or metal
	X	All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal.
	X	Include a separate outlet for occupant use
	The following additional requirements apply when 10,000 litres of static water is required:	
	X	Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided.
	X	Be located within 60 metres of the outer edge of the approved building
	X	The outlet/s of the water tank must by within 4 metres of the accessway and unobstructed
	X	Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting)
	X	Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

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Additional Information:

A hydrant point is located at the end of Warfe Drive approx 60m from the site

Has Approved Measure (AM) 1.3 (Water Supply) been fully met?	**Yes**	**X**	**No**	☐

Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.47-3

Column A	Column B
Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	The following design and construction requirements apply: **X** All weather construction **X** A load limit of at least 15 tonnes **X** Provide a minimum trafficable width of 3.5 metres **X** Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically **X** Curves must have a minimum inner radius of 10 metres **X** 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 **X** Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle

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Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ☐ A turning circle with a minimum radius of eight metres ☐ A driveway encircling the dwelling ☐ The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	☐ Passing bays must be provided at least every 200 metres. ☐ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Additional Information:

Access to the Dwelling is available via Blays Road off Warfe Drive.

Has Approved Measure (AM) 1.3 (Access) been fully met? **Yes** X **No** ☐

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Attachment 1 – Bushfire Site Hazard Plan

Refer to Attached Drawing

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Attachment 2 – Site Photos

Refer to Attached Photo's

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Attachment 3 – Bushfire Management Plan

Refer to Attached Drawing & associated notes.

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Wealands Residence

32 Blays Road – LAKE TYERS BEACH.

Proposed Dwelling – Attachment 2 Photo's.

Photo Above - *Photo viewed from Entry Gate adjacent Blays Road looking West across the Proposed Building Site.*

Photo Above - *Photo viewed from Blays road looking West onto Entry Gate to site. Duel access is available to the Site providing access to the Proposed Shed location.*

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Wealands Residence

32 Blays Road – LAKE TYERS BEACH.

Proposed Dwelling – Attachment 2 Photo's.

Photo Above - *Photo viewed from Entry Gate along Blays Road access onto Warfe Drive. The rear of an Existing Dwelling along Warfe Drive is visible*

Photo Above - *Photo viewed from Blays road looking South towards the Proposed Shed location.*

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Wealands Residence
32 Blays Road – LAKE TYERS BEACH.
Proposed Dwelling – Attachment 2 Photo's.

Photo Above - *Photo viewed from Blays road looking South Along Warfe Drive. The Fire Plug location is indicated.*

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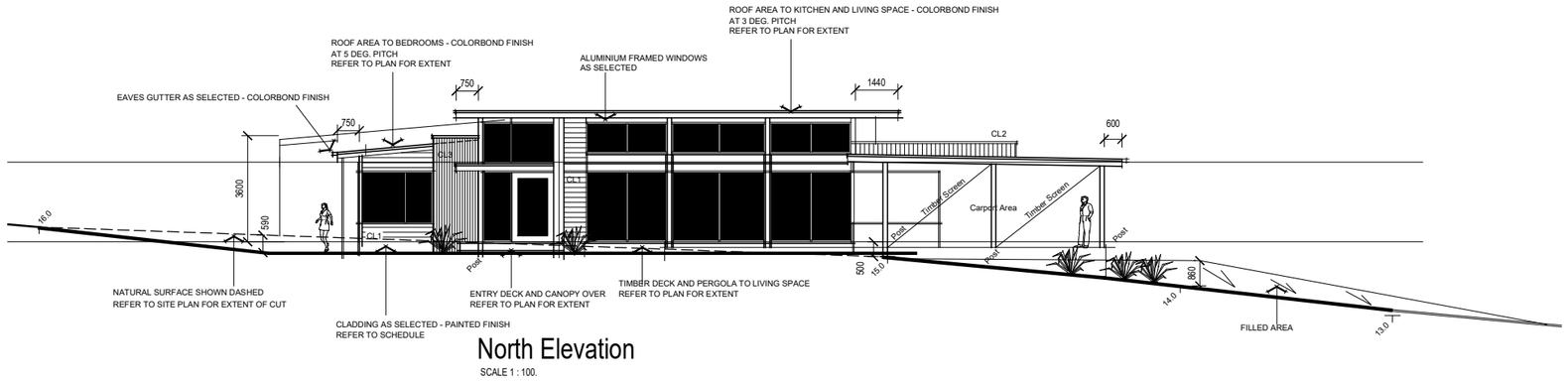
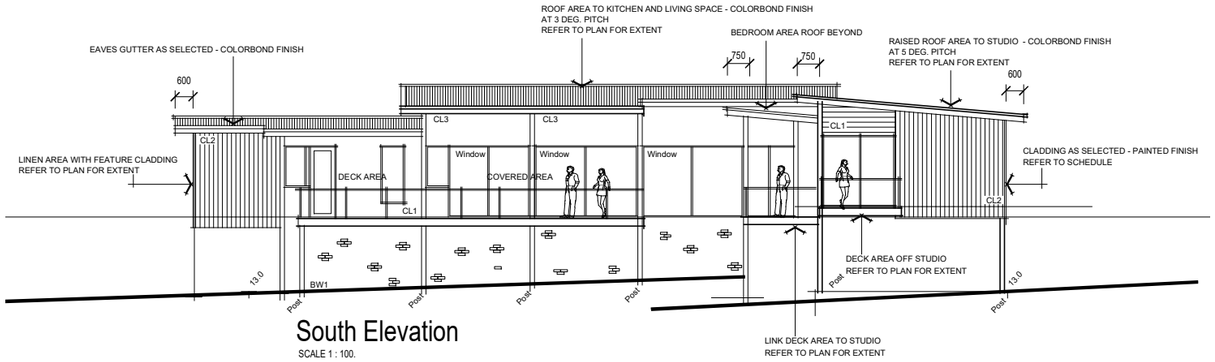


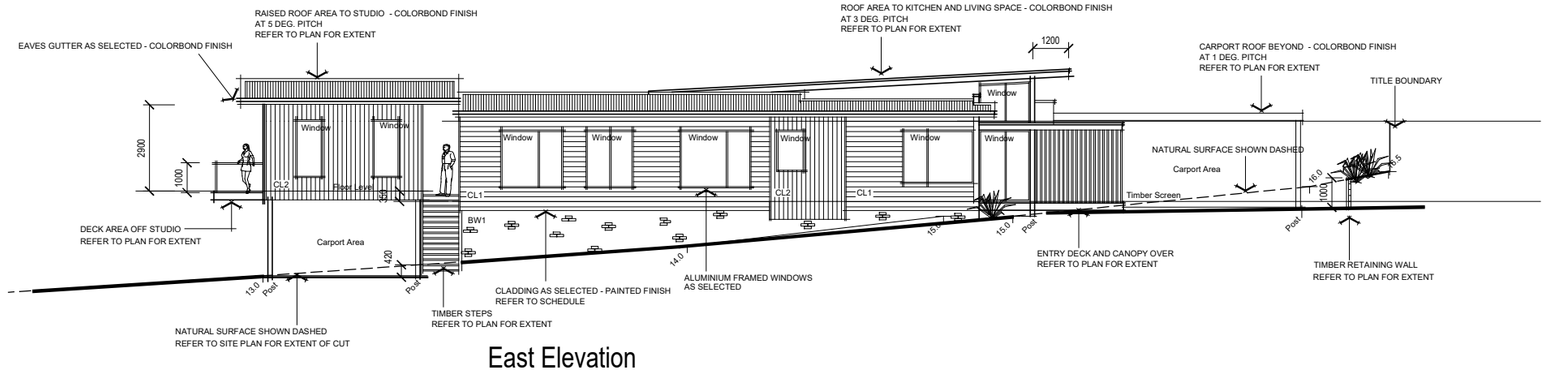
North Elevation

SCALE 1 : 100.



South Elevation

SCALE 1 : 100.



East Elevation

SCALE 1 : 100.

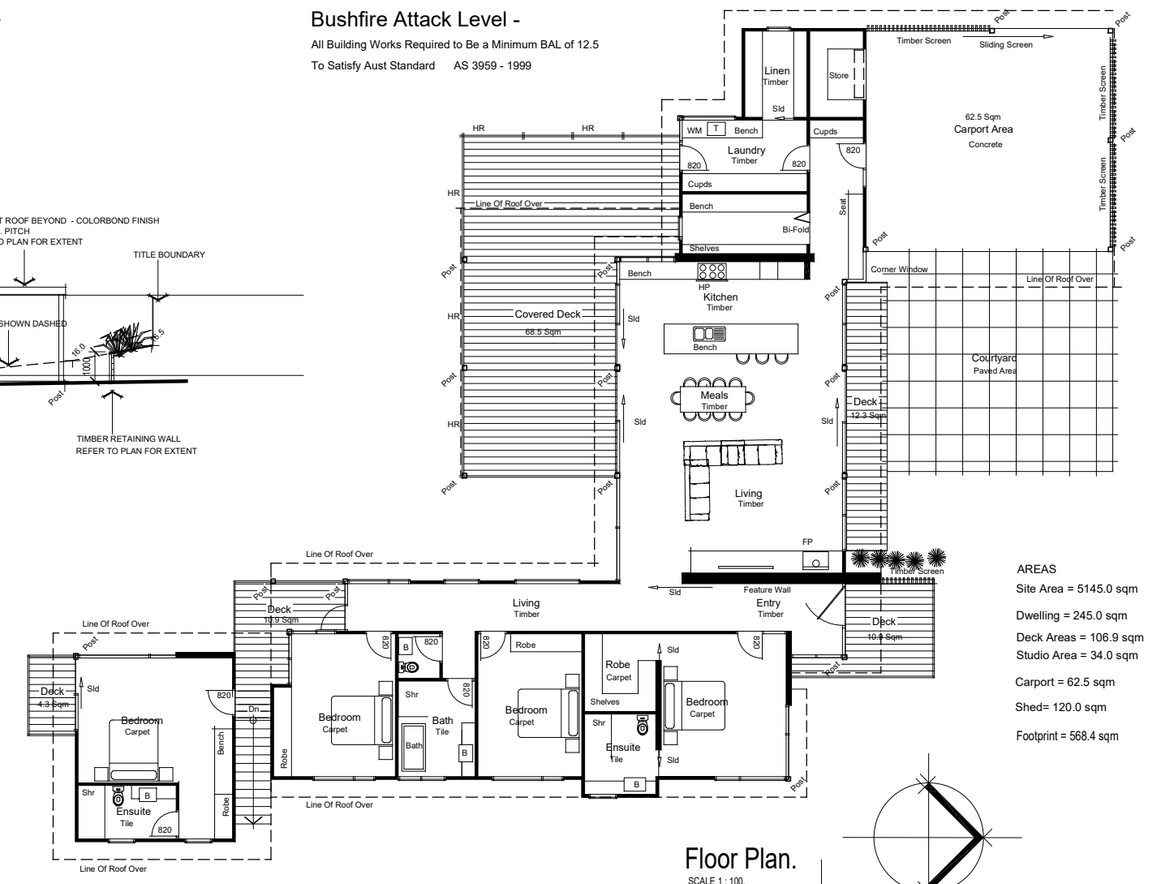
CLADDING TYPES

CL1	DENOTES WEATHERBOARD CLADDING AS SELECTED PAINTED FINISH - JAMES HARDIE OR SIMILAR
CL2	DENOTES SHEET CLADDING AS SELECTED PAINTED FINISH - JAMES HARDIE OR SIMILAR
BW1	DENOTES BRICKWORK WALL FINISH - AS SELECTED

Bushfire Attack Level -

All Building Works Required to Be a Minimum BAL of 12.5

To Satisfy Aust Standard AS 3959 - 1999



Floor Plan.

SCALE 1 : 100.

AREAS

Site Area = 5145.0 sqm

Dwelling = 245.0 sqm

Deck Areas = 106.9 sqm

Studio Area = 34.0 sqm

Carport = 62.5 sqm

Shed= 120.0 sqm

Footprint = 568.4 sqm

wealands residence - blays road - lake tyers beach

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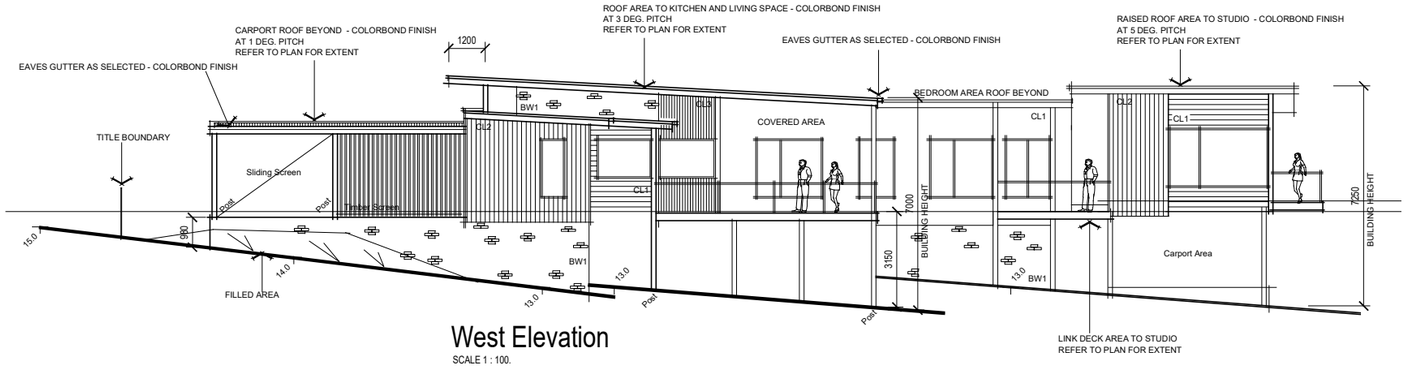
CLADDING TYPES.

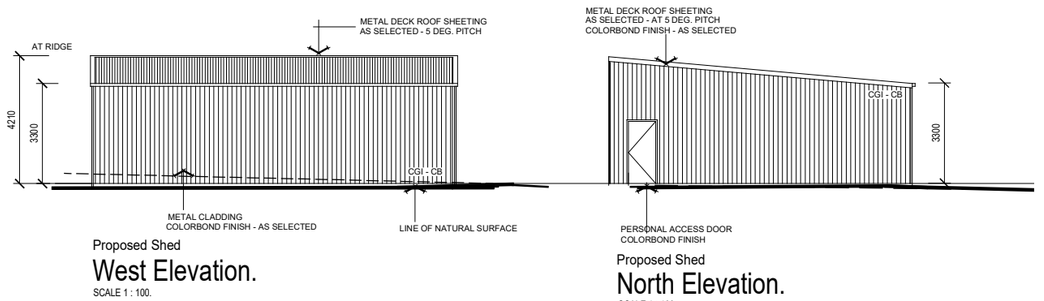
CL1 DENOTES WEATHERBOARD CLADDING AS SELECTED
PAINTED FINISH - JAMES HARDIE OR SIMILAR

CL2 DENOTES SHEET CLADDING AS SELECTED
PAINTED FINISH - JAMES HARDIE OR SIMILAR

BW1 DENOTES BRICKWORK WALL
FINISH - AS SELECTED



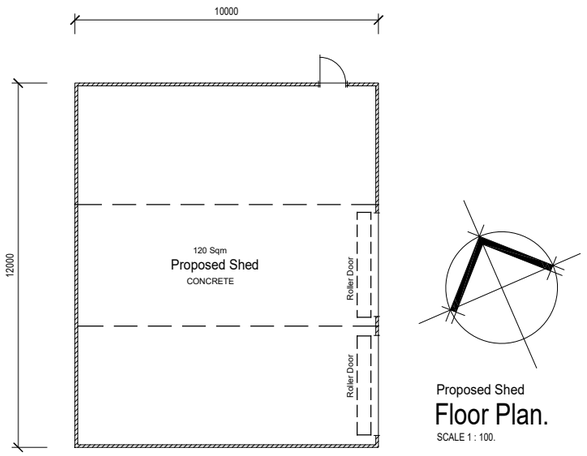
West Elevation
SCALE 1 : 100.



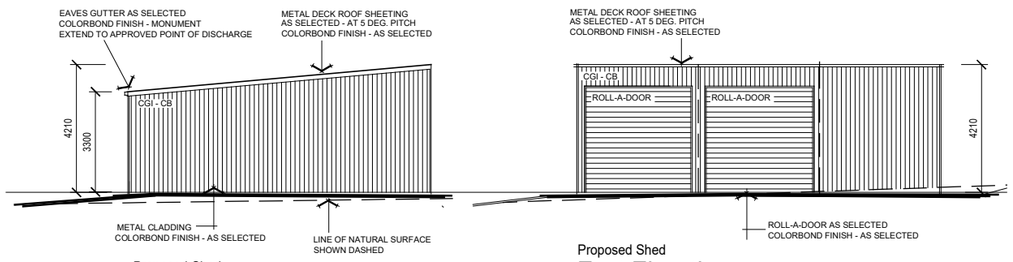
Proposed Shed
West Elevation.
SCALE 1 : 100.

Proposed Shed
North Elevation.
SCALE 1 : 100.

Bushfire Attack Level -
All Building Works Required to Be a Minimum BAL of 12.5
To Satisfy Aust Standard AS 3959 - 1999



Proposed Shed
Floor Plan.
SCALE 1 : 100.



Proposed Shed
South Elevation.
SCALE 1 : 100.

Proposed Shed
East Elevation.
SCALE 1 : 100.

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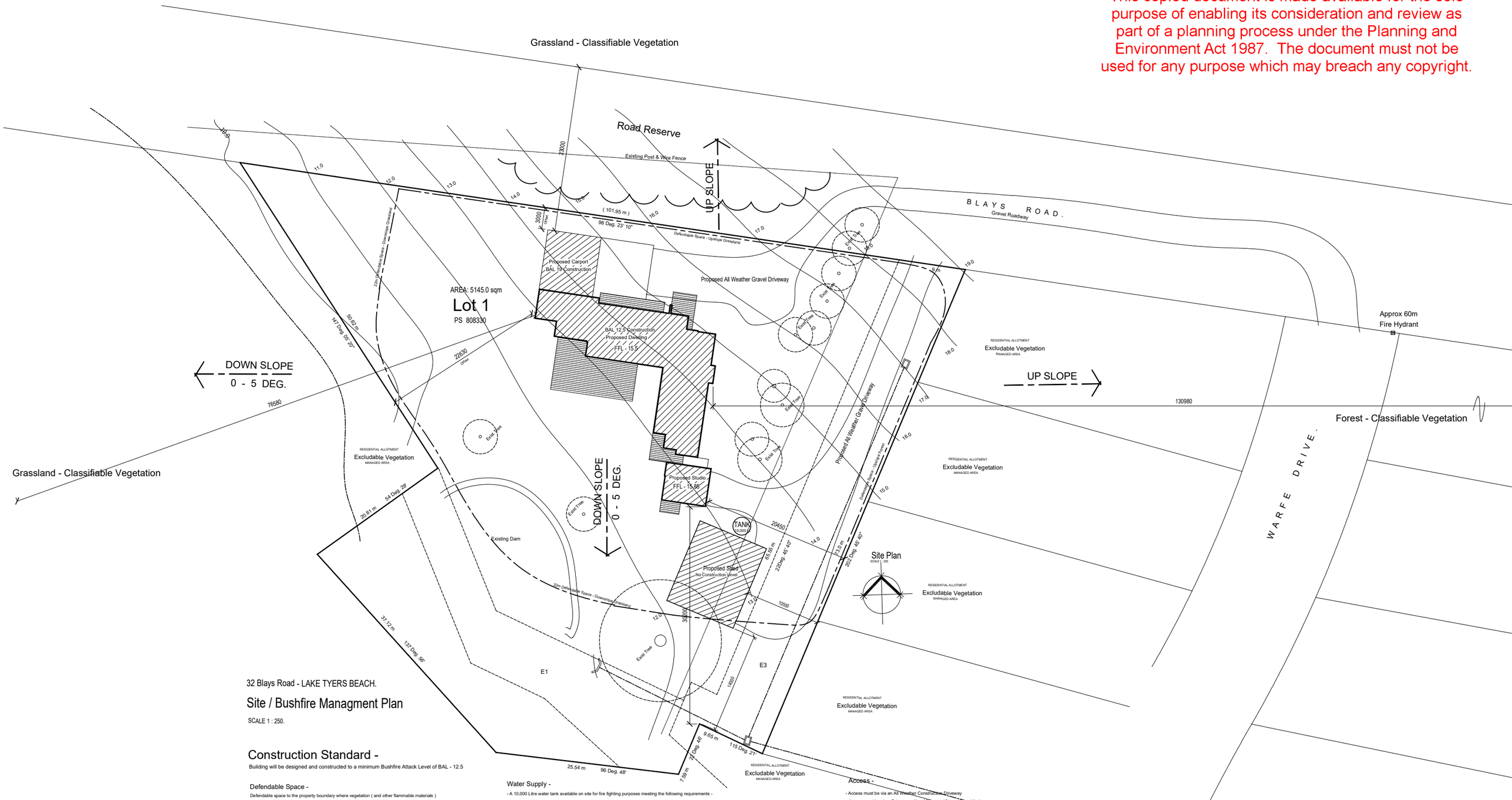

32 Blays Road - LAKE TYERS BEACH.

Site / Bushfire Managment Plan

SCALE 1 : 250.

Construction Standard -

Building will be designed and constructed to a minimum Bushfire Attack Level of BAL - 12.5

Defendable Space -

Defendable space to the property boundary where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirments -

- Grasses 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 meters of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centermeters 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 sqm. in area and must be separated by at least 5 meters.
- Tree's must not overhang or touch any elements of the building.
- The canopy of tree's must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

Water Supply -

- A 10,000 Litre water tank available on site for fire fighting purposes meeting the following requirements -
- Is stored in an above ground water tank constructed of concrete or metal.
- Be readily identifiable from the building or appropriate indentification signage to the satisfaction of the relevant fire authority.
- Be located within 60 meters of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobtructed
- 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).
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- Include a seperate outlet for occupant use.

Access -

- Access must be via an All Weather Construction Driveway
- Access must be via a Driveway with a Minimum 15 tonnes load limit
- Provide a Minimum trafficable width of 3.5m
- Be Clear of encroachments for at least 0.5m on each side and at least 4m vertically
- Curves must have a minimum inner radius of 10m
- The Average Grade must not be more than 1 in 7 (8.1 Deg) with a Maximum no more than 1 In 5 (11.3 Deg.) for no more than 50m
- Dips must have no more than a 1 in 8 (7.1 Deg) entry and exit angle

wealands residence - blays road - lake tyers beach

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tp 1.**3**

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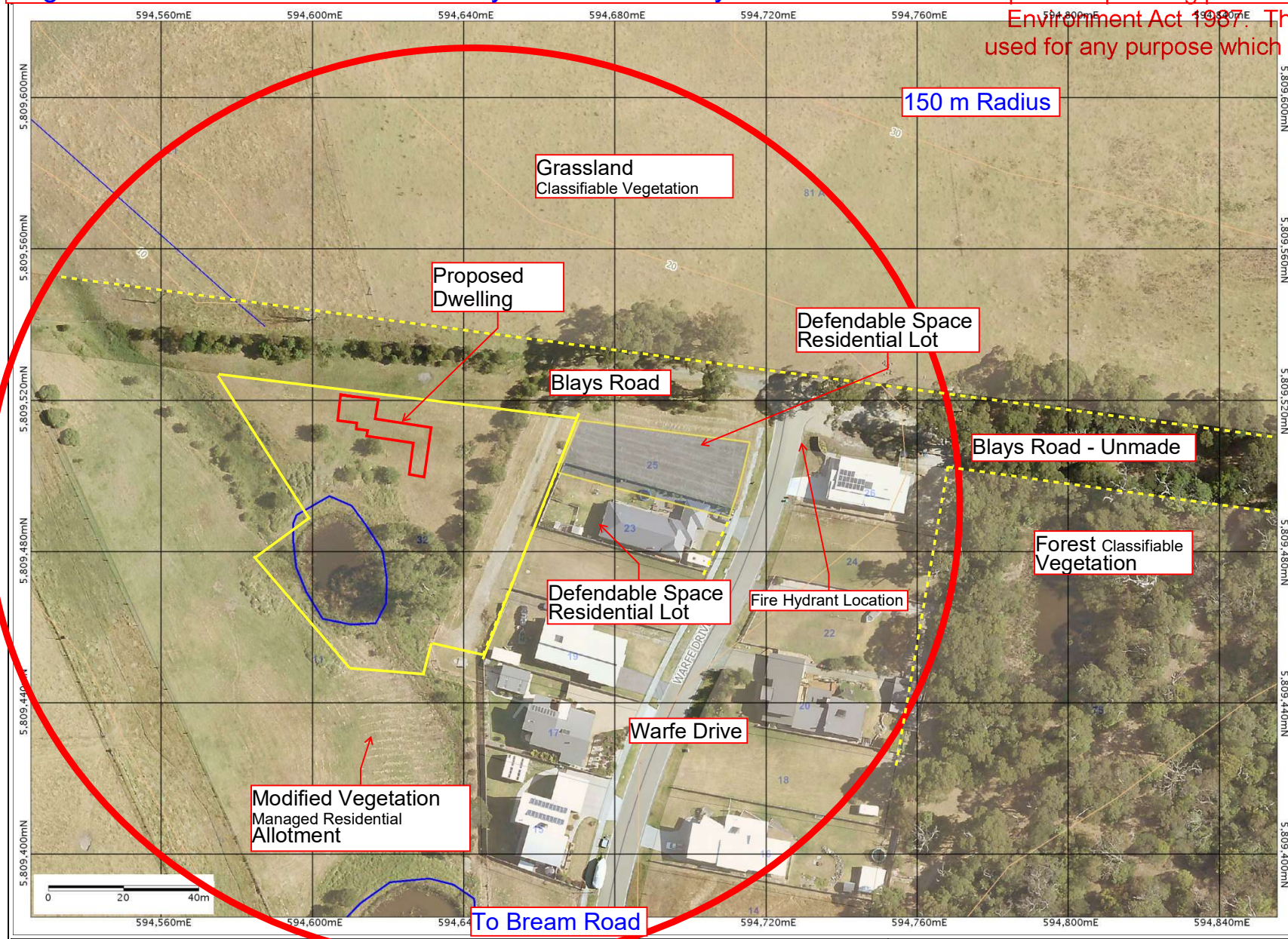
Vegetation Assessment Plan - 32 Blays Road - Lake Tyers Beach - Bushfire Hazard Plan



Wealands
Residence

Proposed Dwelling

32 Blays Road
Lake Tyers Beach
Vic.

North Point

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Map Scale: 1:1,000
Projection: MGA 55

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