

3 May 2023

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	303 Colquhoun Road LAKES ENTRANCE Lot 1 PS 616917
The application is for a permit to:	Siting of 5no. glamping tents and Change of Use of Shed (to a Place of Assembly) for Guest Functions
The applicant for the permit is:	Eight Acres Lakes Entrance
The application reference number is:	457/2022/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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PS616917K

PLAN OF SUBDIVISION

STAGE No. 1 OF 1 USE ONLY

EDITION 1 PS

30/09/2008 18:41:50

LOCATION OF LAND

PARISH: COLQUHOUN
TOWNSHIP: _____
SECTION: _____
CROWN ALLOTMENT: 120 (PART)
CROWN PORTION: _____

TITLE REFERENCES: VOL 10886 FOL 743
VOL 10886 FOL 744

LAST PLAN REFERENCE: LOTS 1 & 2 ON PS442890V

POSTAL ADDRESS: COLQUHOUN ROAD
(At time of subdivision) LAKES ENTRANCE, 3909

MGA 94 CO-ORDINATES: E 586 760
(Of approx. centre of land in plan) N 5811 340 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 75/2008/CRT

1. This plan is certified under Section 6 of the Subdivision Act 1988.
2. This plan is certified under Section 11(7) of the Subdivision Act 1988.
Date of original certification under Section 6 / /
3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in stage

Council Delegate
Council seal

Date 28/4/2008

Re-certified under Section 11(7) of the Subdivision Act 1988

Council Delegate

Council seal

Date / /

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
NIL	NIL

NIL

NIL

NOTATIONS

STAGING This is / is not a staged subdivision
Planning Permit No 13/2008/P

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

DIMENSIONS UNDERLINED ARE NOT A RESULT OF THIS SURVEY

AREA OF LOT 2 IS BY DEDUCTION FROM TITLE

THE EASEMENT E-1 DESCRIBED IN PS442890V IS TO BE REMOVED
UPON REGISTRATION OF THIS PLAN BY DIRECTION OF PLANNING PERMIT NO. 13/2008/P

SURVEY THIS PLAN IS / IS NOT BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s)

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	POWERLINE	SEE DIAG.	PS442890V - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY LTD

LR USE ONLY

STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT

RECEIVED



DATE 30/9/08

LR USE ONLY

PLAN REGISTERED

TIME 10.34am

DATE 9/10/2008

Sam Giordano

Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 6162 6011

LICENSED SURVEYOR

MICHAEL JOSEPH SADLER

SIGNATURE

DATE 8/4/2008

REF 12673

VERSION 1

DATE 28/4/2008

COUNCIL PLANNING SIGNATURE

ORIGINAL SHEET SIZE

Printed 3/05/2023

Page 3 of 48

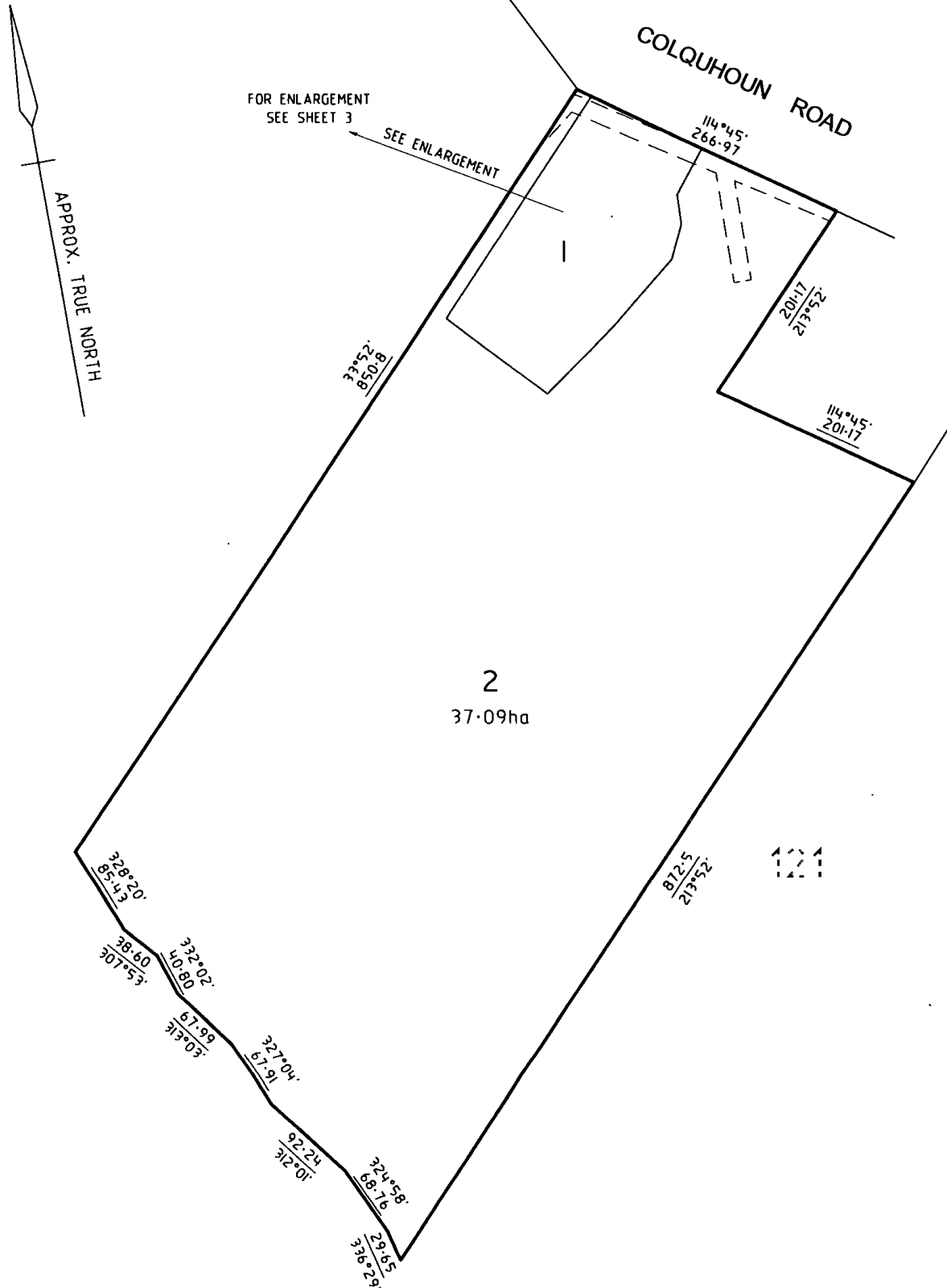
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 616917K



ORIGINAL

SHEET
SIZE
A3

SCALE
40 0 40 80 120 160
LENGTHS ARE IN METRES

LICENSED SURVEYOR

SIGNATURE

REF 12673

MICHAEL JOSEPH SADLER

SIGNATURE

VERSION 1

DATE 8 / 4 / 2008

SHEET 2 OF 3 SHEETS

DATE 28 / 4 / 2008

COUNCIL DELEGATE SIGNATURE

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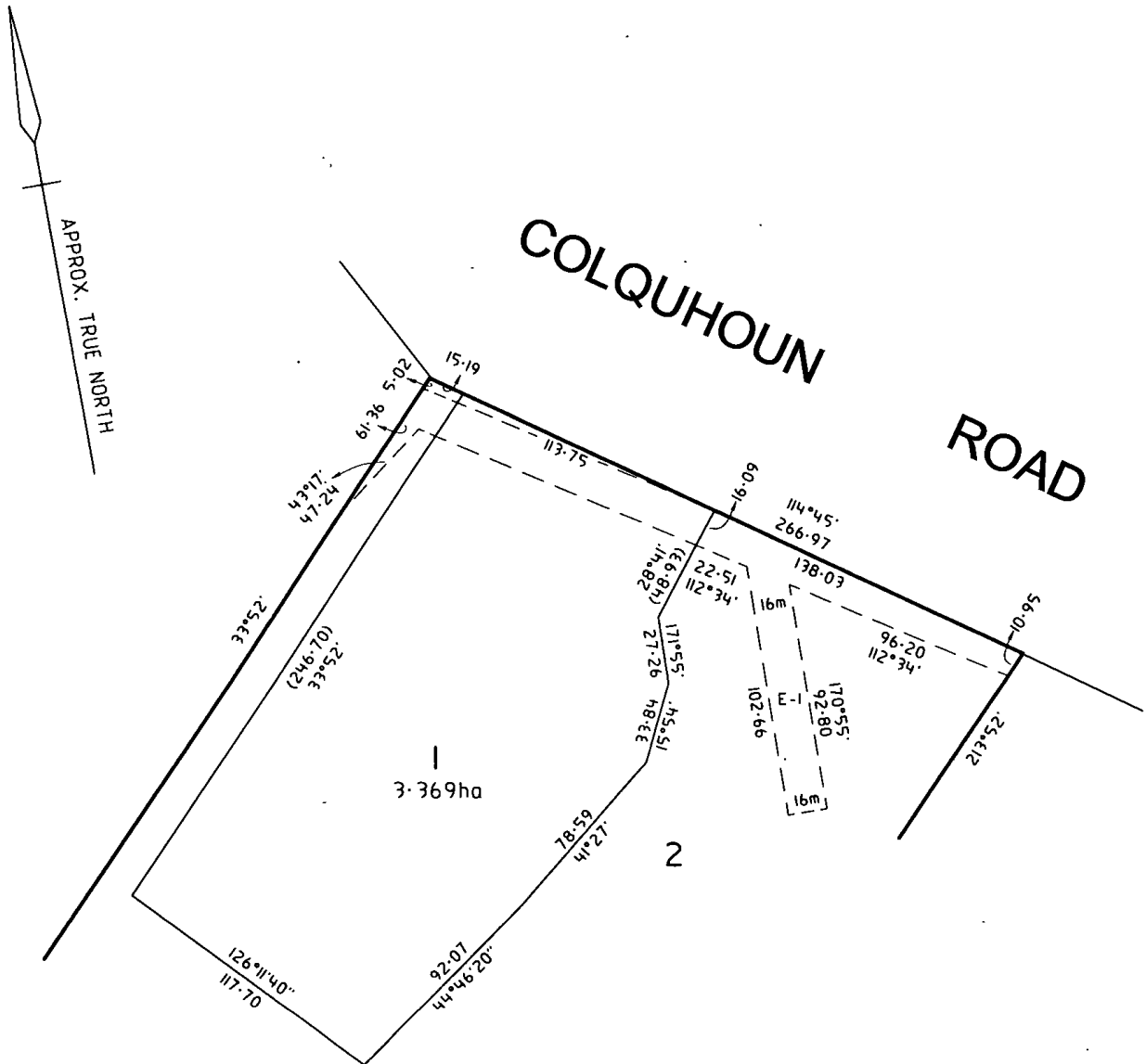
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 616917K



ORIGINAL		SCALE	
SHEET SIZE	SCALE	20	0 20 40 60 80
A3	1:2000	LENGTHS ARE IN METRES	

LICENSED SURVEYOR	MICHAEL JOSEPH SADLER
SIGNATURE	DATE 8, 4, 2008.
REF 12673	VERSION 1

SHEET 3 OF 3 SHEETS	
DATE 28/4/2008	COUNTY COUNCIL SIGNATURE



Bushfire Planning Report V 1.0 (Including Bushfire Management Statement)

Lot 1 PS616917

303 Colquhoun Rd, Lakes Entrance 3909

Traditionally the land of GunaiKurnai People

November 25th, 2022

Euca Planning Pty Ltd

PO Box 570, Warragul 3820.

Phone: 0418 597 662 Email: info@eucaplanning.com.au

Director & Principal Consultant: Deanne Smith

Qualifications/Accreditations:

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

Memberships

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

Acknowledgement of Country

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

Disclaimer

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Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at www.cfa.vic.gov.au or through your local CFA Regional office.

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Version Control

	Name	Date Completed	Comments
Field Assessment	Deanne Smith	13 November 2022	
Draft Report	Jeff Marriott	19 November 2022	
Final Report	Jeff Marriott	23 November 2022	
Report Approved	Deanne Smith	25 November 2022	

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Executive Summary

This report has been prepared to support a planning permit to develop a place of assembly and group accommodation (glamping) at 303 Colquhoun Road, Lakes Entrance. The site is within the Bushfire Management Overlay (BMO) and is required to demonstrate that the development has regard for the surrounding bushfire hazards.

This report presents a comprehensive assessment of the hazards and suggests mitigation measures to improve the protection of life and property for the proposal at 303 Colquhoun Road, Lakes Entrance. The site is within the Rural Activity Zone (RAZ) and requires a Pathway 2 application to meet the objectives and approval measures of Clause 53.02 of the East Gippsland Planning Scheme. As such a Pathway 2 style response has been adopted for this report.

This report includes the following components:

- A Clause 13.02-1S Assessment considering the strategic intent of the scheme.
- A Bushfire Hazard Landscape Assessment that considers the landscape risk and whether the Clause 53.02 modelled fire assumptions are adequate.
- A Bushfire Hazard Site Assessment considering localised hazards, defensible space and the bushfire attack level.
- The design response (Bushfire Management Statement) to the relevant approval measures in Clause 53.02 from the East Gippsland Planning Scheme.
- The Bushfire Management Plan that responds to the site and the proposed development, including the standard CFA permit conditions.

The development site is in East Gippsland, approximately 4.5 kilometres north of Lakes Entrance and adjacent the southern aspect of Colquhoun/Boyanga Gidi State Forest. Forest, grassland and low threat vegetation exist close to the site, with grassland and forest in the broader landscape. Colquhoun Road is the egress route from this area connecting to the south and the greater area to the west. The site is a seven minute travel time by car to the town of Lakes Entrance.

Bushfire Management Statement demonstrates that the defensible space objectives can be met for Column A of Table 2 to Clause 53.02-5 with the existing siting of the proposed place of assembly and the group accommodation (glamping). Defensible space objectives for Column A can be met with a construction level of BAL12.5 for the place of assembly, with access and water supply provided. The proposal prescribes no construction for the glamping, rather a reliance on emergency planning and the place of assembly.

Due to significant forest in the greater area, the proposed development is expected to be affected by a high level of ember attack in the event of a bushfire and some radiant heat from localised ignitions. A BAL of 12.5 is deemed appropriate for the construction to address the expected bushfire and considering the opportunities of the site and its proximity to forest, grassland and egress. The proposal provides for a decrease in risk by enhancing the existing development, including the revision of the Emergency Management Plan, and responds to Clause 13.02-1S of the East Gippsland Planning Scheme.

1.0 Introduction

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

The statement contains these components:

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

1.1 Application Details

Municipality	East Gippsland
Title Description	Lot 1 PS616917, 303 Colquhoun Road, Lakes Entrance
Overlays	Bushfire Management Overlay (BMO) Environmental Significance Overlay – Schedule 5 (ESO1-53) Erosion Management Overlay (EMO)
Zoning	Rural Living Zone

1.2 Site Description

Site shape	Irregular Rectangle
Site area	Approximately 3.369 hectares
Site Dimensions	The property has road frontage to Colquhoun Road of approximately 113.75 metres, and a property depth of approximately 246.70 metres.
Existing use and siting of buildings and works on and near the land	Existing dwelling and existing group accommodation, intensely managed and manicured grounds
Existing vehicle arrangements	Access from Colquhoun Road
Nearest fire hydrant	Not applicable
Private bushfire shelter	Not proposed
Any other site features relevant to bushfire risk	Rural living land adjacent State Forest and farmland.

1.3 Site Location

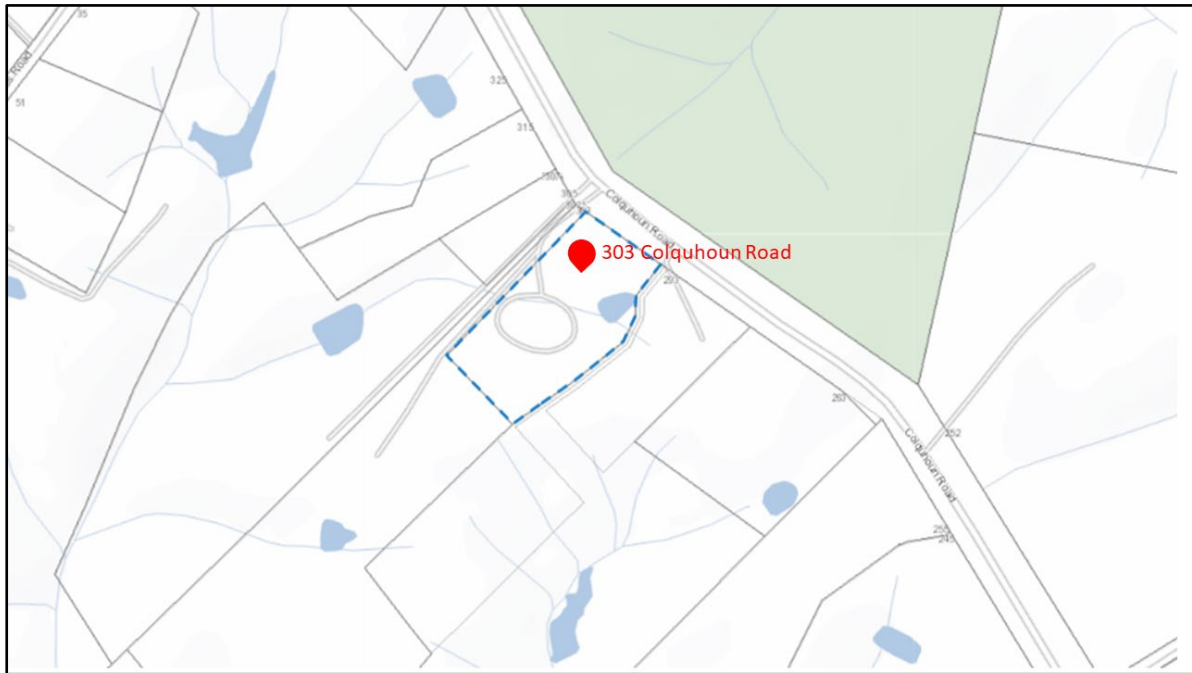


Figure One: Property Location – identified with the blue dashes central to the map (VicPlan, 2022)

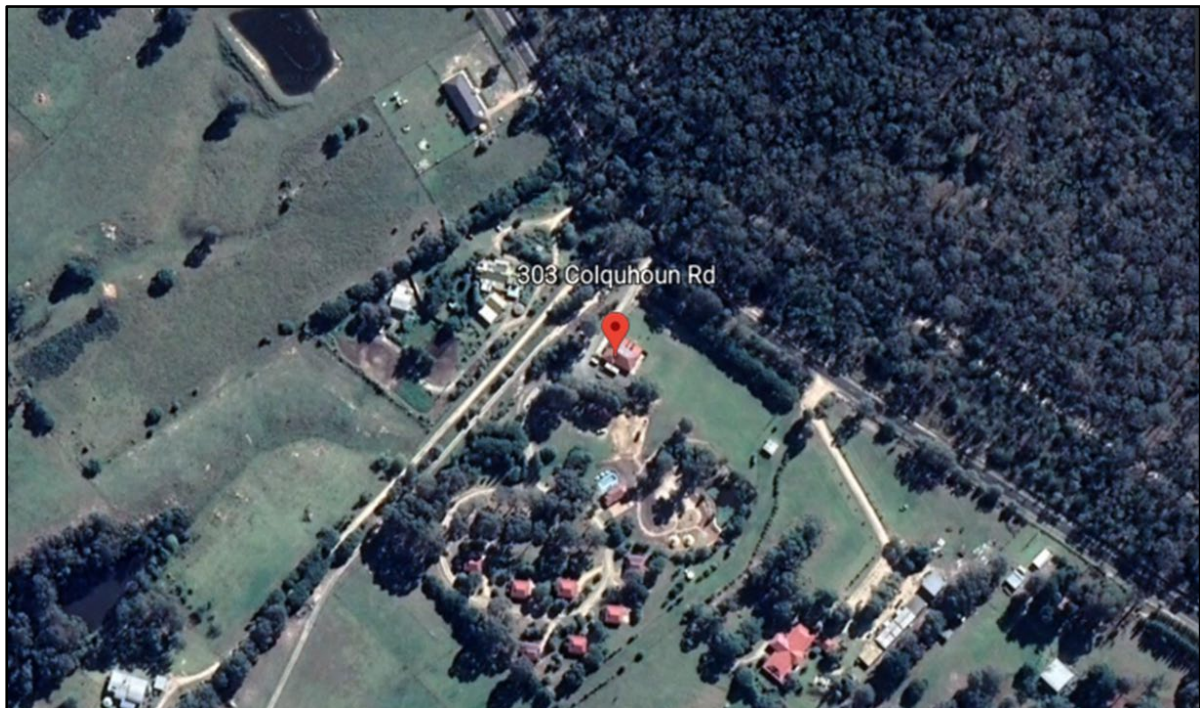


Figure Two: Property Location – 303 Colquhoun Road, Lakes Entrance (Google Maps, 2022)

2.0 Planning Policy Framework

2.1 Planning Policy Framework

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

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

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

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

[Emphasis added]

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

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

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

Give priority to the protection of human life by:

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

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

Identify bushfire hazard and undertake appropriate risk assessment by:

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

regulations made under that Act.

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

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

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

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

- *Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2018.*

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

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

... Accommodation

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

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

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

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

2.2 Planning Policy Framework Assessment

2.2.1 Objective

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

2.2.2 Application

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

Bushfire Prone Area and Bushfire Management Overlay

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

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

2.2.3 Strategies

Protection of human life

<i>Give priority to the protection of human life by:</i>	<i>Response</i>
Prioritising the protection of human life over all other policy considerations	<ul style="list-style-type: none"> - This proposal provides for a place of assembly that responds to the risk of bushfire through siting and construction. - The proposal can be undertaken in a manner that will improve the safety of the operations of the facility. - The existing clearings and site management are used to support the application.
Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	<ul style="list-style-type: none"> - The lot has existed for many years and recent ownership change has led to the retrospective approval for some elements of the site, and for the 'clean-up' of the land to present as a manicured site. - Existing dwellings exist adjacent to this development and the place of assembly (wedding barn) and group accommodation (glamping) are sited in an

	<p>area of the site that is substantially cleared and contains managed low threat vegetation in a landscaped manner.</p> <ul style="list-style-type: none"> - The overall design can respond to the public land in the north by setback from the boundaries and retention of the highly managed low threat vegetation state of the site. - The existing road network facilitates safe egress towards the established Lakes Entrance Township. - Access and egress are facilitated from Colquhoun Road in two directions, however a single direction is primarily used.
Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.	<ul style="list-style-type: none"> - An application to develop land needs to articulate how the design responds to the identified bushfire risk. - The building and glamping exist, and an assessment has been undertaken to ensure that it responds to bushfire with the assessment of the bushfire risk being undertaken to ensure the development maximises the separation from the hazard and achieves a radiant heat exposure no greater than 12.5kW/m².

Bushfire hazard identification and assessment

<i>Identify bushfire hazard and undertake appropriate risk assessment by:</i>	<i>Response</i>
Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.	<ul style="list-style-type: none"> - The East Gippsland Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods. - Clauses 13.02-15, 44.06 and 53.02 are to be considered for proposal. - Clause 71.02-3 <i>Integrated Decision Making</i> strengthens the importance of bushfire planning as an appropriate tool to reconcile potential conflicts in design and vision. - The assessment method aligns with AS3959-2018, and is provided in this report (see Section 4).
Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared	<ul style="list-style-type: none"> - Consistent with the revised Clause 13.02-15, the planning proposal responds to the Bushfire Prone Area and the Bushfire Management Overlay.

under the Building Act 1993 or regulations made under that Act.	<p>This report demonstrates that sufficient setbacks from the vegetation can be achieved to meet Column A of Table 2 of Clause 53.02, which is an appropriate benchmark for this development.</p> <ul style="list-style-type: none"> - Detailed design and consideration of the development application is reinforced by the preliminary planning drawings.
Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard	The BMO does apply to this land recognising that the land is in an area of high bushfire hazard. The BMO is addressed in Sections 3 to 5 of this report.
<p>Considering and assessing the bushfire hazard on the basis of:</p> <ul style="list-style-type: none"> • Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site; • Local conditions - meaning conditions in the area within approximately 1 kilometre from a site; • Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and, • The site for the development 	<ul style="list-style-type: none"> - In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 3.0 of this report. - Landscape conditions present long duration ember attack potential. - Local conditions show the forest to the north that present a radiant heat function and constraint to egress in a fire event. This makes emergency planning important. - Neighbourhood conditions reveal the rural living style development with scattering of trees, small paddocks and single dwellings. - Site conditions show the existing dwelling (north), central communal areas of wedding barn, mown lawn and pool; the glamping area and multiple group accommodation cottages in the south. All on a highly manicured site. - The site conditions are considered through the Bushfire Hazard Site Assessment.
Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.	It is expected that this development would be referred to CFA for consideration as it is in the Bushfire Management Overlay, particularly as the nature of the site make it different to a simple dwelling.
Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures	<ul style="list-style-type: none"> - The content of this report provides a solid foundation for the design and subsequent approval of the planning proposal, with regard to bushfire risk. - Assessing the site-based bushfire risk and including appropriate bushfire protection measures (e.g. managed land, BALs, separation from the hazard) enables the achievement of the direction of the Planning Scheme.

Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.	<p>This element of the revised Clause 13.02-1S is the most important element and empowers the Responsible Authority to not approve a permit application until it is satisfied with the bushfire protection measures being implemented.</p> <ul style="list-style-type: none"> - This report demonstrates that the risk of bushfire should not be a reason for refusal.
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Settlement Planning

<i>Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:</i>	<i>Response</i>
Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	<ul style="list-style-type: none"> - Recognising the land is an established lot with a high landscape risk from bushfire, development of land should only proceed where all elements of the BMO are achieved. - This report demonstrates that this goal is achieved including the provision of the greatest separation from the hazard and revision of emergency management plans. - The glamping and wedding barn achieve siting that have been assessed as having a radiant heat flux of less than 12.5kW/m2 under AS3959-2018.
Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire	<ul style="list-style-type: none"> - The nature of the settlement provides ready access with a 7 minute drive to areas of the Lakes Entrance township that constitute BAL-LOW.
Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.	<ul style="list-style-type: none"> - The establishment and maintenance of defensible space will accompany the approval of the development. The increased level of vegetation management recently will continue to reduce the risk of bushfire.
Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.	<ul style="list-style-type: none"> - The proposed place of assembly will implement the current regulations pertaining to bushfire construction. This measure has been implemented in the design of the building and will be carried out through to the completion of the building, with any additional works undertaken.

Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale Destruction	<p>In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 3.0 and 4.0 of this report.</p> <ul style="list-style-type: none"> - All four scales have been considered and discussed earlier. - The site conditions are best considered through the Bushfire Hazard Site Assessment methodology.
Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	<ul style="list-style-type: none"> - The proposal is an existing lot in an established rural living area.
Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2018.	<ul style="list-style-type: none"> - The proposal is a statutory planning application only.

Areas of high biodiversity conservation value

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

Assessment of the development

- The highly maintained landscaping of the site minimises the need of vegetation removal.

Use and development control in a Bushfire Prone Area

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

Assessment of the proposal's response: As the proposal is to develop a place of assembly, and 'place of assembly' and extend the group accommodation use, this section of Clause 13.02-1S is relevant.

When assessing a planning permit application for the above uses and development:	Response
Consider the risk of bushfire to people, property and community infrastructure.	Consistent with Clause 13.02-1S, Clause 53.02 of the Scheme has been used as a guide and is supported by a landscape analysis that demonstrates that the risk to people, property and the asset can be appropriately mitigated by its inherent design features in this specific location – specifically siting, separation from the hazard, building

	construction, and site maintenance and emergency management.
Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.	The development provides a siting that achieves Column A separation from the hazard in all directions and the design of the place of assembly (wedding barn) is in accordance with BAL12.5 of AS3959.
Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.	No vegetation is proposed for removal.

2.2.4 Policy Guidelines

Planning must consider as relevant:	Response
Any relevant approved State, regional and municipal fire prevention plan.	Fire prevention measures of the East Gippsland Shire Municipal Fire Prevention Plan ensure the roadside of the Colquhoun Road is managed. Management of the public land occurs, with current fire breaks and fuel reduction burns occurring within neighbouring forests of the subject land.
AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	This is relevant through the derivation of Bushfire Attack Levels, and is considered when referring to BAL12.5
Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993, May 1993).	This is the handbook to AS3959-2018 and does not need to be considered directly by the planning proposal.
Any Bushfire Prone Area map prepared under the Building Act 1993 or regulations made under that Act.	The updated Bushfire Prone Area map has been considered in this report.

3.0 Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site (Figure Three, additionally a copy is provided in Appendix One).

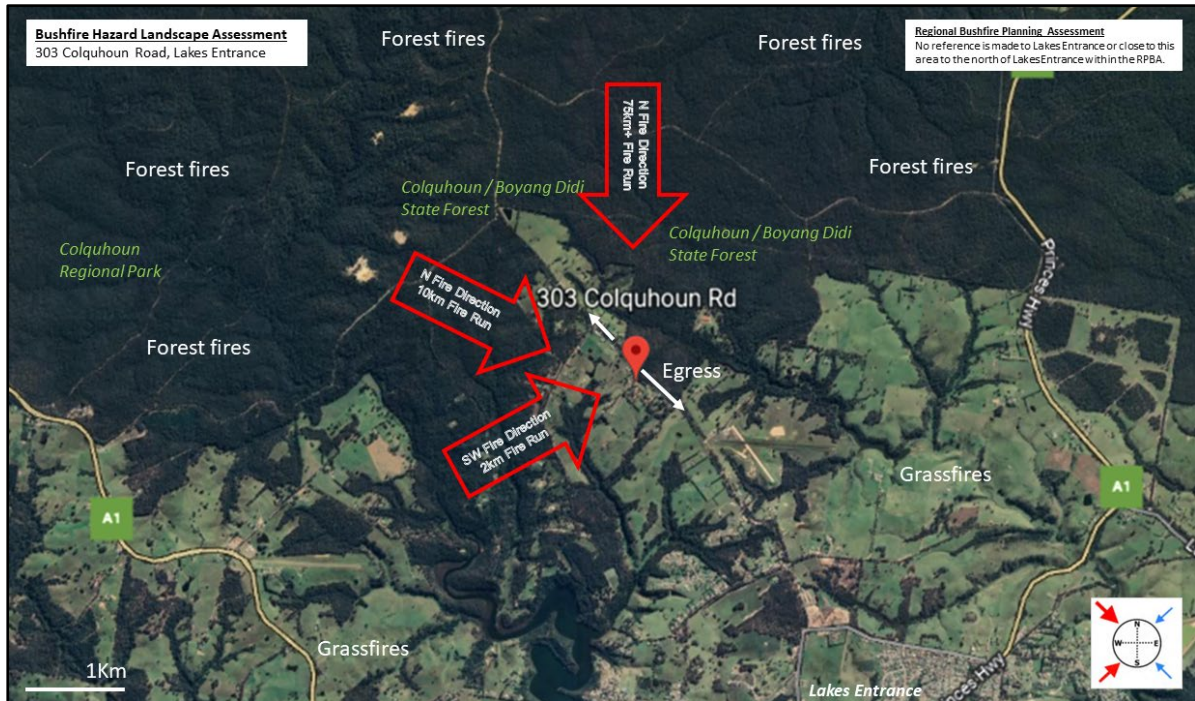


Figure Three – Bushfire Hazard Landscape Assessment

The landscape risk of a site is an important consideration when mitigating bushfire hazards. The landscape risk is the combination of several elements in the surrounding landscape. These relate to the vegetation extent, the area available to a landscape bushfire, the orientation of the ridgelines and the steepness of the terrain, the accessibility to low threat areas and the quality of the road networks surrounding the site.

This site is positioned in low threat vegetation with forest and grassland in the broader landscape. The site is considered '**Landscape Type 3**' as defined by DELWP guidance:

- *The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.*
- *Bushfire can approach from more than one aspect.*
- *The site is located in an area that is not managed in a minimum fuel condition.*
- *Access to an appropriate place that provides shelter from bushfire is not certain.*

The site will experience landscape fire scenarios that are within the assumptions of the Bushfire Management Overlay. The design of the building, siting, integrated site management including the defendable space and consideration of egress is necessary to develop an appropriate site-responsive design. The site will experience ember attack, radiant heat and localised ignitions associated with the landscape fire.

3.1 Regional Bushfire Planning Assessment

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

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

After review of the RBPA, it is noted that there is no reference to this area.

3.2 Vegetation extent in the broader landscape

The vegetation in the broader landscape is a variety of forest and grassland. The forest vegetation is associated with large tracts in public ownership through the northern aspect of the site ranging from the west to east. The grassland occurs as grazing land primarily to the south of the site. An indication of the Ecological Vegetation Classes in the landscape is provided below (site central to image).

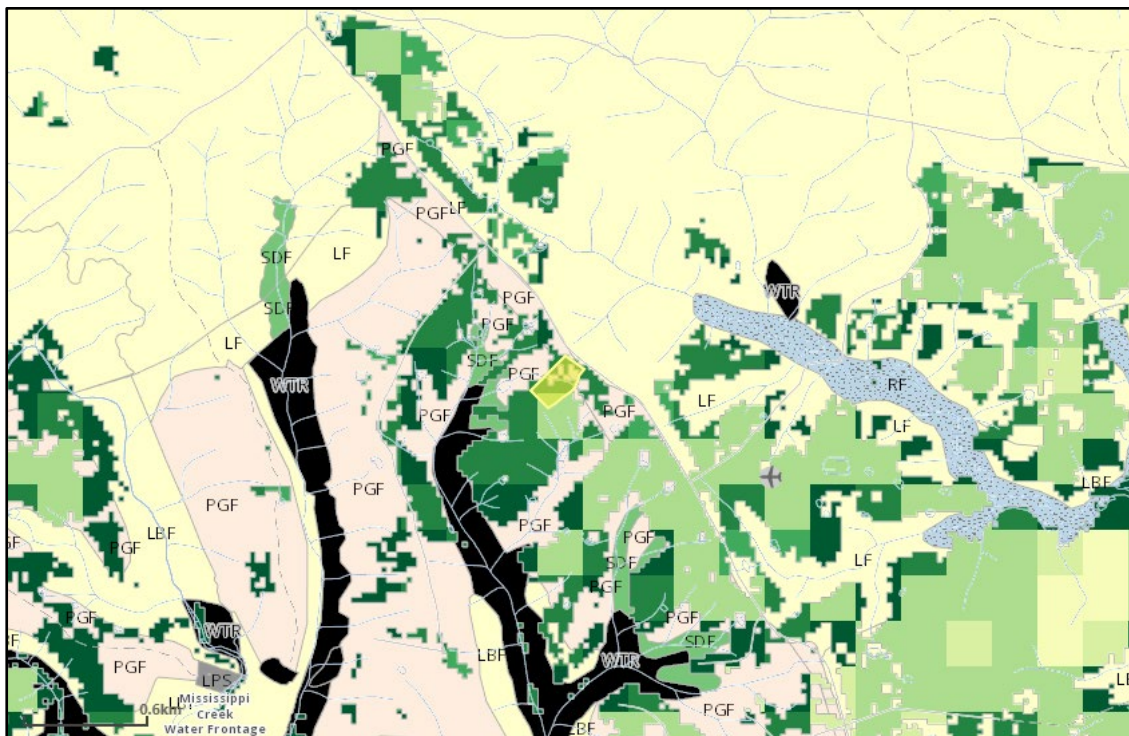


Figure Four – Ecological vegetation class group map (NatureKit, 2022) showing Lowland/Lowland Box Forest (cream), Plains Grassy Forest (light pink), Damp/Wet Forest (green), Warm Temperate Rainforest (black) and Riparian Forest (speckled blue) Wet forest (green), Rainforest (black), Healthy Woodlands (red).

3.3 Topography

The topography of the surrounding landscape is typical of this area of Lakes Entrance. The terrain within the local area is low level undulations with a distinct gully to the south-west of the site. The majority of the land in the greater area to the north of the site (ranging from the west to the east) is heavily forested public land that extends to the north-west and north for 75+ kilometres. The site has larger lots to the north west and west, which will assist with bushfire mitigation at a site level, from those directions. The land to the south of the site comprises larger allotments and has an interface with the Lakes Entrance township 4.5 kilometres away. The road network comprises local roads with numerous well-made forest roads and tracks.

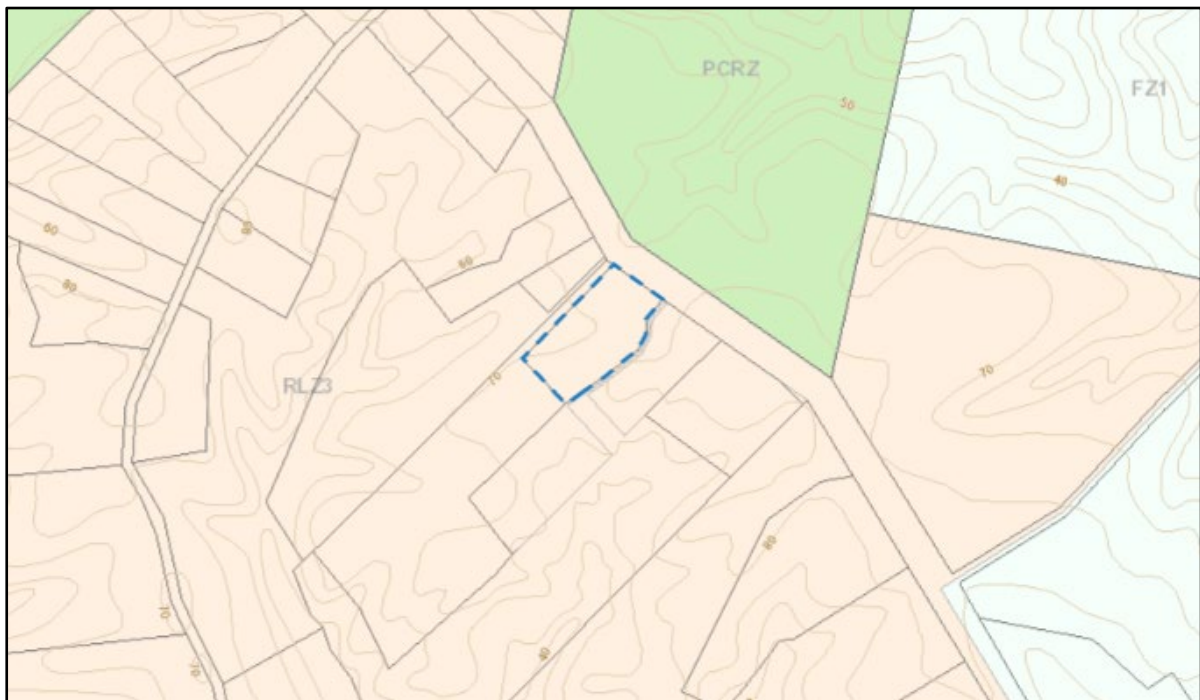


Figure Five – Topography of surrounding landscape (VicPlan, 2022)

3.4 Surrounding Road Network

The planning proposal site has its frontage to Colquhoun Road. This access is a local through road providing egress to the properties and farms. To the north of the road is public land that comprises extensive forest.

3.5 Bushfire History of the Area

Fire history in the immediate and broader landscape is indicated by Figure Six. The region has a fire history primarily to the north west and west. The greater area has experienced major campaign fires in previous years, in addition to smaller localised fires. Planned burning is a major undertaking within this regional area to prevent entry of fire to the numerous parks and public forest, or exit of fire from the parks and forests.

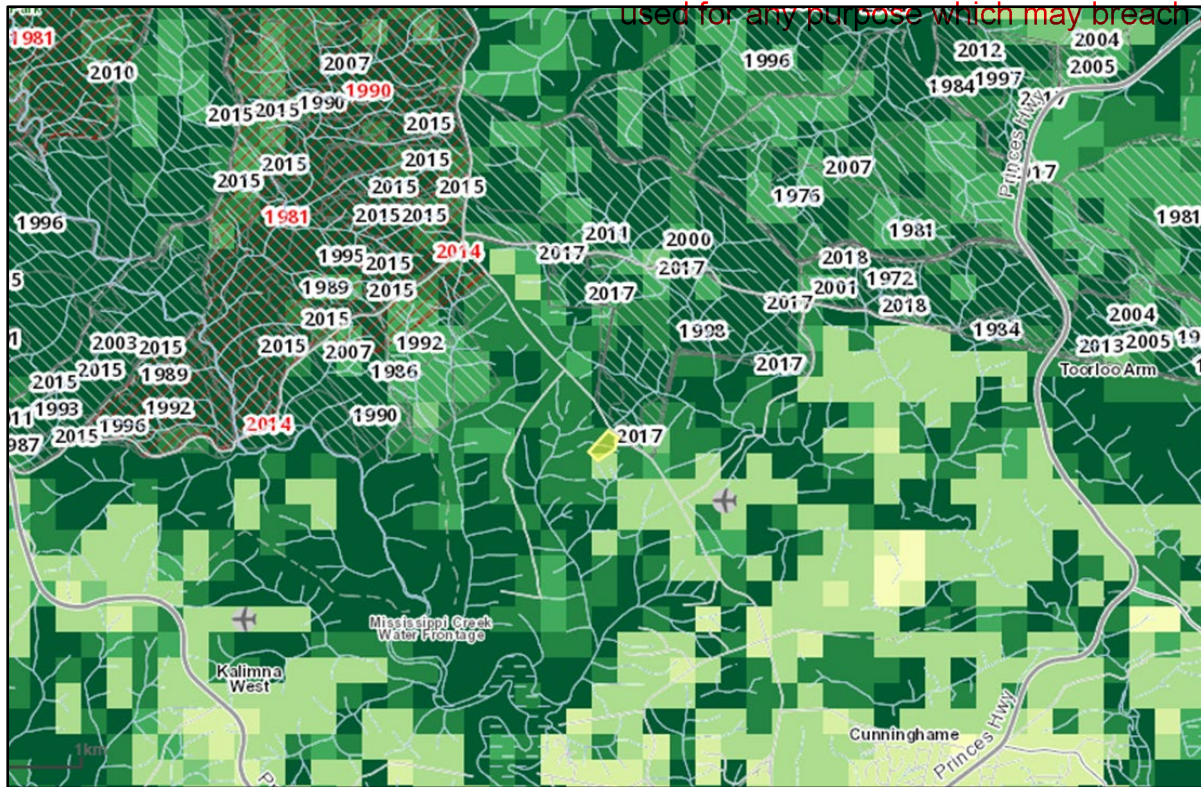


Figure Six: Fire History Map (NatureKit, 2022)

3.6 Bushfire Scenarios

The site is at a high risk of bushfire due to its location south and southeast of extensive forest and in close proximity to grazing land in undulating country. The surrounding rural lots with grazing land and maintained vegetation provides some moderation to the effects of bushfire. Consideration of the potential bushfire behaviour local to the site has been undertaken in refining the options and to inform the building design, siting, extent of vegetation management and building construction levels.

Scenario No. 1- Bushfire from the north

The worst scenario for this site is a fire approaching from the north which has the potential for a fire run in excess of 75 kilometres propagated by hot and strong northerly winds and heavily vegetated forest country over many areas of steep slope and hard to access terrain. This fire is seen as a landscape fire and likely to be part of a larger campaign fire. The fire will present to the site as ember attack and create localised ignitions. This fire may block egress from the site, however as a large fire the awareness would see that early evacuation being advised. This fire might present a hazard for multiple days and weeks.

Scenario No.2 – Bushfire from the north west

A fire from the north west would comprise a shorter fire run of 10 kilometres. This fire would be propagated by strong hot winds and enhanced due to the terrain and heavily forested area. The last kilometre would see some mitigation where the forest meets the start of the rural living zone where the vegetation is significantly less. This interrupted fire run will provide for a more moderated fire upon reaching the closer proximity of the site and enable local fire suppression. Fire suppression

would largely be limited to asset protection in this landscape. The fire will present to the site as ember attack, and localised ignitions. This fire is likely to block egress from the site, and early evacuation is advisable.

Scenario No. 3 – Bushfire from the south west

A fire from the south west is seen as being a localised event of having its source of ignition is from Scenario 2 and being driven by a change in wind direction. The fire from this direction will be a short localised event with opportunities for the fire head to run up through the north easterly running gully heads. A shorter fire run short fire run propagated by strong hot winds still has the potential of threatening the site but with adequate separation and preventative measures will provide for a moderated fire. As this fire may be landscape fire having changed direction the fire will present to the site as ember attack, and localised ignitions. This site is located between the fire and egress but the egress from the site could get blocked. Early evacuation is advisable.

3.7 Neighbourhood Safer Place – Place of Last Resort

There are no nearby designated Neighbourhood Safer Place – Place of Last Resort, however there are many informal places of shelter within Lakes Entrance and the surrounding area that provide opportunity to shelter.

4.0 Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment includes a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard is prepared in accordance with AS 3959 Construction of buildings in bushfire prone areas (Standards Australia) excluding any exclusions i.e. paragraph (a) of section 2.2.3.2 (Vegetation exclusions). Refer to Figure Seven, and a larger copy is provided in Appendix Two.



Figure Seven – Bushfire Hazard Site Assessment

4.1 Vegetation

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

The Bushfire Hazard Site Assessment has been conducted to deliver the 'Bushfire hazard identification and assessment' strategy outlined in Clause 13.02-1S of the Scheme. This report demonstrates that the application meets the objective of Clause 13.02-1S '*To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*' by avoiding the bushfire hazard using maximum separation, and implementing bushfire mitigation measures that respond to the planning zone, the neighbourhood and site context, and the outcome of the assessment.

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

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

Vegetation Classification: Forest

AS3959:2018 Definition:

Low open forest – Trees 10-30 m high; 30-70% foliage cover (may include understorey of sclerophyllous low trees and tall scrubs or grass). Typically dominated by eucalypts.

Site Description:

The site has forest in the north and west of the site on adjacent land. The forest is undulating within the public land area whilst the adjacent property it is on a gentle downslope to the west.



Image– Typical forest within the assessment area. Photo taken looking to the north across Colquhoun Road into the adjacent Colquhoun/Boyanga Didi State Forest.

Vegetation Classification: Grassland

AS3959:2018 Definition:

Sown pasture – All forms, including situations with shrubs and trees, if the overstorey foliage cover is less than 10%.

Site Description:

The site has grassland in the north-east and the south associated with small grazing paddocks on the site and on the adjacent land. The grassland is essentially flat and is managed in a low fuel loading. The three elements of grassland are all more than 100 metres away from the proposed place of assembly, but have close proximity to the glamping proposal.



Image– Grassland interface between subject land (right) and the adjacent grassland (left), photo taken looking south along the fenceline with glamping to the right of photo.

Low Threat vegetation

2.2.3.2 Exclusions – Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site*
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*

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

NOTES:

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

Site Description

Low threat vegetation exists the entire site, apart from the small area of the dam in the south-west. The area is maintained at a high level with gardens and lawns mixed with landscaping in a manner to reduce bushfire risk. Recent additions include the refreshing of gravel areas and the placement of rocks in all the drains.



Images – Low threat vegetation of the site – looking from the forecourt of the proposed place of assembly (wedding shed) to the poolhouse.



Images – Low threat vegetation of the site. Photos showing the onsite dam to the north of the glamping and the egress path to the south along Colquhoun Road with the Colquhoun forest to the left and roadside vegetation to the right.

4.2 Topography

The topography of the site and the surrounding area is characterised by low level undulations with a westward downslope into the nearby gully to the south west. The surrounding Rural Living Zone comprises maintained properties with dwellings that have extensive forested areas to the north and the greater area. Large rural lots are a feature of the area with well-maintained roads providing good access and egress.

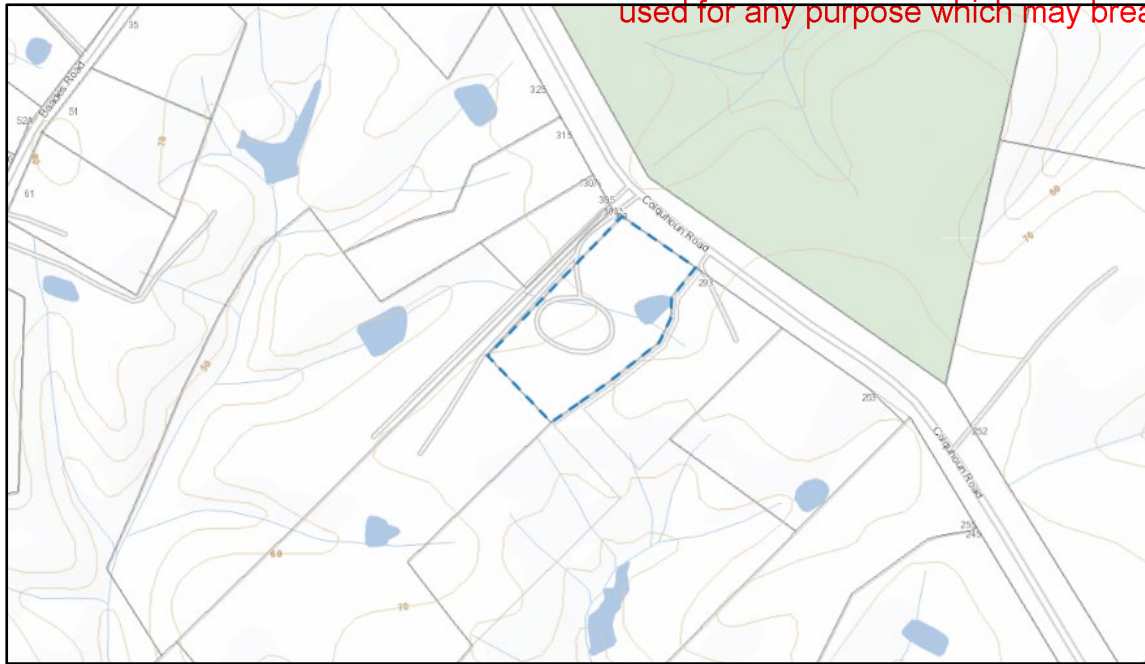


Figure Eight – Topography local to the site (VicPlan, 2022)

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

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

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

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

Place of Assembly (wedding barn)

Table 1 – Separation from the Hazard Assessment (without modification)

Orientation	Classified vegetation	Average slope under classifiable vegetation	Separation distance	Separation achieved
North	Grassland	Flat Gradient	115 metres	Column A
	Forest	Upslope	89 metres	Column A
	Low Threat	Not applicable	Not applicable	Table 2
East	Forest	Not applicable	89 metres	Column A
	Low threat	Not applicable	Not applicable	Table 2
South	Grassland	Upslope	110 metres	Column A
	Low threat	Not applicable	Not applicable	Table 2
	Grassland	2 degrees downslope	118 metres	Column A
West	Low threat	Not applicable	Not applicable	Table 2
	Forest	2 degrees downslope	105 metres	Column A

Table 2 – Separation determination

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Separation achieved
North	Forest	Upslope	89 metres	Column A 48 metres
East	Low threat	Not applicable	Not applicable	50 metres or to the property boundary
South	Grassland	2 degrees downslope	118 metres	Column A 22 metres
West	Forest	2 degrees downslope	105 metres	Column A 57 metres

Glamping Tents

Table 1 – Separation from the Hazard Assessment (without modification)

Orientation	Classified vegetation	Average slope under classifiable vegetation	Separation distance	Separation achieved
North	Forest	Upslope	110 metres	Column A
	Low Threat	Not applicable	Not applicable	Table 2
East	Low threat	Not applicable	Not applicable	Table 2
South	Grassland	Upslope	21 metres	Column A
	Low threat	Not applicable	Not applicable	Table 2
West	Low threat	Not applicable	Not applicable	Table 2
	Forest	2 degrees downslope	120 metres	Column A

Table 2 – Separation determination

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Separation achieved
North	Forest	Upslope	110 metres	Column A 48 metres
East	Low threat	Not applicable	Not applicable	50 metres or to the property boundary
South	Grassland	Upslope	21 metres	19 metres
West	Forest	2 degrees downslope	120 metres	Column A 57 metres

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

- The highest threat vegetation will be used to determine the defensible space in each direction.
- The defensible space is all within boundaries.
- The requirement for Low Threat vegetation being '50 metres or to the property boundary whichever the lesser' has been applied in all directions due to the use of the site and the landscape of the greater area outside of the site.
- The land to the west provides the balance of the 57 metres of defensible space for Column A forest required for the wedding barn 'place of assembly'.
- The glamping tents cannot be constructed to BAL12.5 and are not roofed structure, rather present as tents. It is demonstrated that the existing shed can meet the requirements for BAL12.5 which provides a suitable compromise.

5.0 Bushfire Management Plan

<p>Bushfire Management Plan Page 1 of 2 303 Colquhoun Road Lakes Entrance 3909 Version 1.2/31/2022 Euca Planning Pty Ltd</p> <p>BUSHFIRE PROTECTION MEASURES</p> <p>Mandatory Condition The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed</p> <p>Defensible space Defensible space extending around the place of assembly (proposed function room) and the glamping tents (cluster) for a distance of 50 metres, or to the property boundary where lesser, will be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> • Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. • Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of the building. • The canopy of trees must be separated by at least 5 metres, except for existing trees as marked on the plan. • There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	<p>Construction Standard – Place of Assembly (function room) Building designed and constructed to a minimum Bushfire Attack Level of BAL-12.5 from AS 3959.</p> <p>Firefighting water supply The following requirements apply:</p> <ul style="list-style-type: none"> • 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 corrosion resistant metal. • Include a separate outlet for occupant use. • Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority. • The outlet/s of the water tank must be within 4m of the accessway and be unobstructed. • Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting). • Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling). <p>Access Access is required to the water supply, function room and existing amenities block adjacent the glamping tents (cluster) and the following design and construction requirements apply:</p> <ul style="list-style-type: none"> • All-weather construction. • A load limit of at least 15 tonnes. • Provide a minimum trafficable width of 3.5 metres. • Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. • Curves must have a minimum inner radius of 10 metres. • The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres. • Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle. • A turning area for fire fighting vehicles must be provided close to the building and water supply by one of the following: <ul style="list-style-type: none"> • A turning circle with a minimum radius of eight metres. • Existing internal driveway encircling the development. • The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.
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Figure Nine: Bushfire Management Plan; Refer to Appendix Three for the large version of the Bushfire Management Plan

5.1 Proposed Planning Permit Conditions

The following are the expected planning permit conditions.

The bushfire management plan prepared by Euca Planning (Version V1.0, dated 23/11/2022) be endorsed by the Responsible Authority and form part of this permit.

5.2 Design Response Against Clause 53.02

In accordance with Clause 44.06 Bushfire Management Overlay a response is provided against Clause 53.02. A selection of the sub clauses and associated objectives, approved measures (AM), alternative measures (AltM) and decision guidelines applies to this application. Table 4 details which clauses are relevant to this application and the following pages demonstrate how the requirements have been met for each relevant standard.

Table 4 - Specification of Relevant Clauses

Clause	Approved Measure	Achieved	Justification
Clause 53.02-3 Dwelling in existing settlements – Bushfire protection objective	AM 1.1	Not applicable	
	AM 1.2	Not applicable	
	AM 1.3	Not applicable	
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable	The development is on a well-maintained site with extensive separation to the bushfire hazards in addition to being close to the public road with ease of access for emergency service vehicles as described in Clause 53.02
	AM 2.2	Applicable	The development has maximum separation from the bushfire hazards in addition to being close to the public road with ease of access for emergency service vehicles as described in Clause 53.02 .
	AM 2.3	Applicable	The development has a maximum separation within an area comprising low threat vegetation and has a key building (wedding barn) able to constructed to BAL12.5 in accordance with Clause 53.02.
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Not applicable	The building is not a dwelling and a dependent person's unit as described in Clause 53.02
	AM 3.2	Applicable	The glamping will be provided with defendable space but is unable to achieve a construction level of BAL12.5 (refer Unspecified AltM)
	AltM 3.3	Not applicable	

	AltM 3.4	Not applicable	
	AltM 3.5	Not applicable	
	AltM 3.6	Not applicable	
	Unspec Alt Measure	Applicable	
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Not applicable	The building is not a dwelling and a dependent person's unit as described in Clause 53.02
	AM 4.2	Applicable	The proposed place of assembly will be provided with a 10,000 litre water supply solely for firefighting purposes with access for emergency service vehicles to assist with risk management obligations as described in accordance with Clause 53.02
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not applicable	
	AM 5.2	Not applicable	
	AM 5.3	Not applicable	
	AM 5.4	Not applicable	
	AM 5.5	Not applicable	

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

Clause 53.02-2.1 Bushfire Protection Objective

Landscape, siting and design objective

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

Development is sited to minimise the risk from bushfire.

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

Building design minimises vulnerability to bushfire attack.

Approved Measure	Requirement
AM 2.1	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Response: The site is in an area that has forest to the north interfacing with Colquhoun Road and the site. The forest extends to the greater areas of the west and east and is separated by rural lots to the north and north west. A forest patch exists to the west of the site in addition to areas of grassland to the north, and south with areas of low threat vegetation making up the site. The land is a rural living parcel that is already developed with an existing dwelling and existing accommodation unit. Colquhoun State Forest surrounds the property in the greater area from west to east. The terrain is undulating with a distinct downslope to the gully to the west. It is expected that a large landscape fire could occur near the site due to the orientation of the</p>

	<p>winds and the geography. Scenarios are detailed earlier in this report. it is noted that site has excellent access from the east; and is located in a lower area of risk being proximal to clear rural living land. All bushfire scenarios are within the scope of the Bushfire Management Overlay assumptions. The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level by adopting a Column A of Table 2 to Clause 53.02-5 separation, integrated with 'low threat' and non-vegetated areas to comprise the creation of site-responsive defensible space.</p>
AM 2.2	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard • The building is in close proximity to a public road • Access can be provided to the building for emergency services vehicles <p>Response: The proposed place of assembly is sited in a cleared area approximately 292 metres from the road, achieving separation from the boundaries, the forest, the grassland and all defensible space being onsite. The dwellings will be accessed by an all-weather driveway of approximately 92 metres directly from the public road. The driveway is existing with turning opportunities and a continuous loop. Emergency vehicles will be able to access the building and water supply from the access, with turning and a loop near the water supply.</p>
AM 2.3	<p>A building designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</p> <p>Response: The proposed place of assembly has ample separation and defensible space in addition to being a simple, modest design that will be constructed to meet the requirements of BAL12.5.</p>

Clause 53.02-2.2 Defensible space and construction objective

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

Approved Measure	Requirement
AM 3.2	<p>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:</p> <ul style="list-style-type: none"> ▪ Provided with defensible 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. <p>Response: The proposed place of assembly is sited more than 100 metres from all areas of forest and grassland within the 150 metre assessment area. Low threat vegetation surrounds the siting in all</p>

	<p>directions and comprises a combination of maintained lawns and gardens and non vegetated areas including a dam and roadways. The distance to the forest is 89 metres upslope to the north and 105 metres to the west on a 2 degree downslope. The grassland areas range from 115 metres flat gradient to the north; 100 metres upslope to the south and a second area with 118 metres on a 2 degree downslope to the south. The siting achieves the optimum separation from the hazards given the proximity of boundaries.</p> <p>The proposed place of assembly achieves a separation from the hazard in accordance with Column A of Table 2 of Clause 53.02-5. The defendable space is located predominantly on the lot, but does have some reliance (approximately 15 metres) on the lot to the west. In that 15 metres space access roads and single row plantings of driveway vegetation exist. That area is well maintained. The wedding barn can be designed to meet the requirements of BAL12.5 as detailed in AS3959-2018.</p> <p>The glamping proposal is to the south-east of the wedding barn. Whilst it can be sited to achieve Column A (BAL12.5) by virtue of being 'glamping tents' it can't be constructed to BAL12.5. The glamping proposal relies on the wedding barn, and secondarily the poolhouse/amenities to provide a constructed building.</p>
AltM 3.3	<p>Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space</p> <p>Response: The proposal relies on approximately 15 metres of adjoining land to the west of the wedding barn to achieve the Column A setback. The land to the west is classified as low threat vegetation and exists of driveways and linear 'avenue' tree planting with a dwelling. It is reasonable to rely on the defendable space, in addition to the gravelled area provided onsite between the wedding barn and the western boundary.</p>
Unspecified AltM	<p>Glamping tents can rely on a building available for occupant use that is constructed to a bushfire attack level of BAL12.5.</p> <p>Response: The glamping tents are located in an area to the south-east that has an ornamental dam (lily pads,etc) to the north, a mown strip of grassland and screening vegetation to the east, and gravel tracks from north to west to south. By nature, the development type, it is not possible to construct the glamping tents to a bushfire attack level of BAL12.5 nor are they buildings. The site is highly manicured, and it is reasonable to propose that the wedding barn comply with BAL12.5, in lieu of the tents. A bushfire emergency plan exists for the site and will be updated to respond to the change in use for a place of assembly and the addition of 5 glamping tents. In particular, the plan will be revised to ensure place of assembly and glamping is not occupied on days of extreme fire danger.</p>

Clause 53.02-2.3 Water supply and access objectives

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

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

Approved Measure	Requirement
AM 4.1	<p>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:</p> <ul style="list-style-type: none"> ▪ 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. <p>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.</p> <p>Response: The proposed development is serviced by water points around the site, from concrete tanks set into the hollow to the south-west. As these tanks are lower than the access road, a new tank is proposed within 4 metres of the western side of the main access track. This tank will be able to be interconnected into the site's water supply system and provide service to a fire truck to provide protection to the central assembly area (bordered by wedding barn to the north and pool amenities to the south. This position also enables broader access to protect the existing dwelling to the north, or the accommodation units to the south. The existing driveway ensures turning is available near the water supply.</p> <p>The occupiers of the development generally provide their own vehicle with parking onsite. A range of ages and mobility are expected to attend for weddings, and the like, however sufficient party size ensures that all guests are looked after. A typical function is expected to remain onsite overnight in accommodation. A central assembly area between the function centre (wedding barn) and pool amenities block is logical and achieves the best separation from off-site hazard, is a location that is irrigated to remain green and free of fuel hazard, and adjacent the firefighting water supply.</p>

6.0 References

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

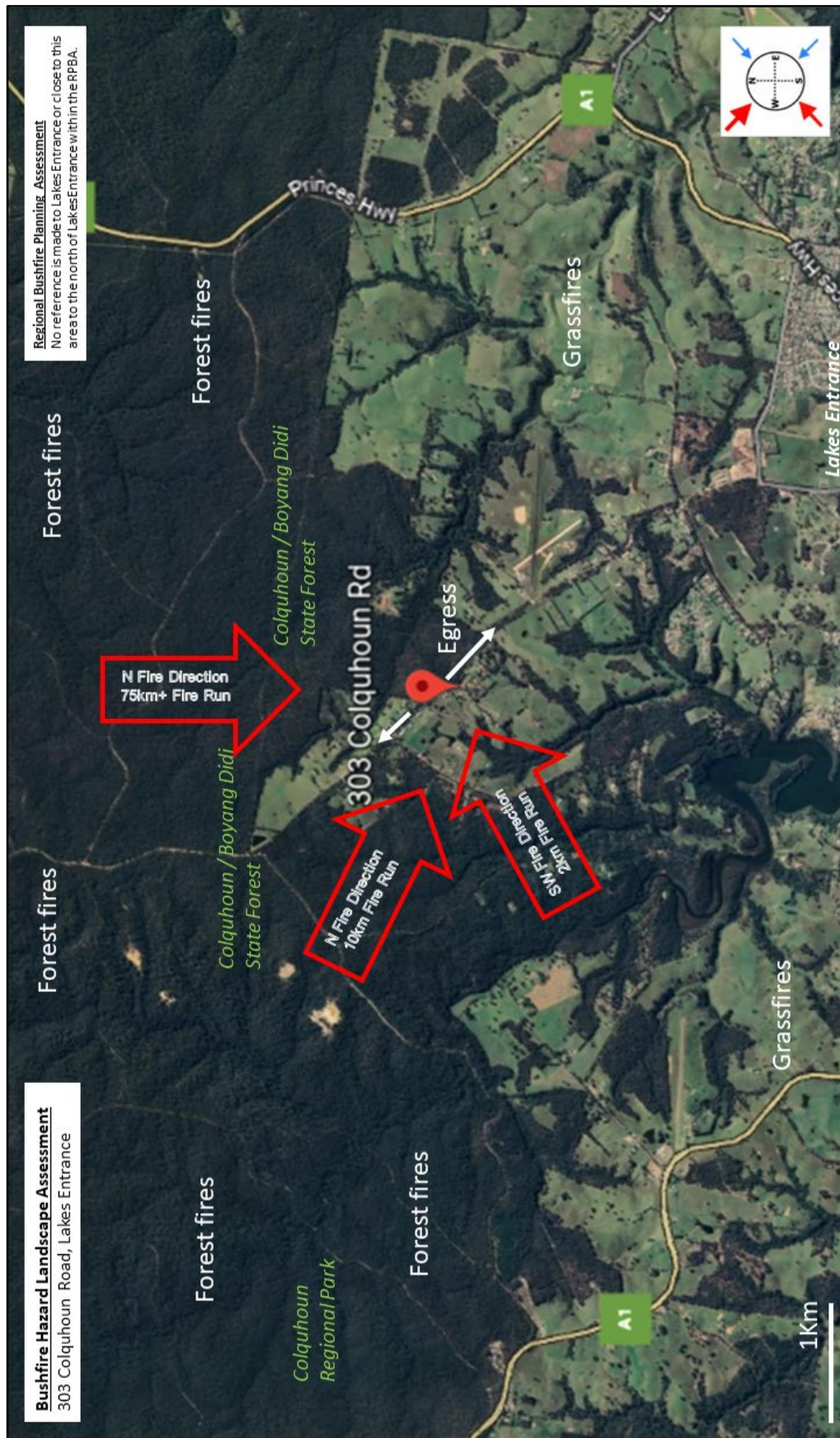
The State of Victoria - Department of Environment, Land, Water and Planning (2022) NatureKit.

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

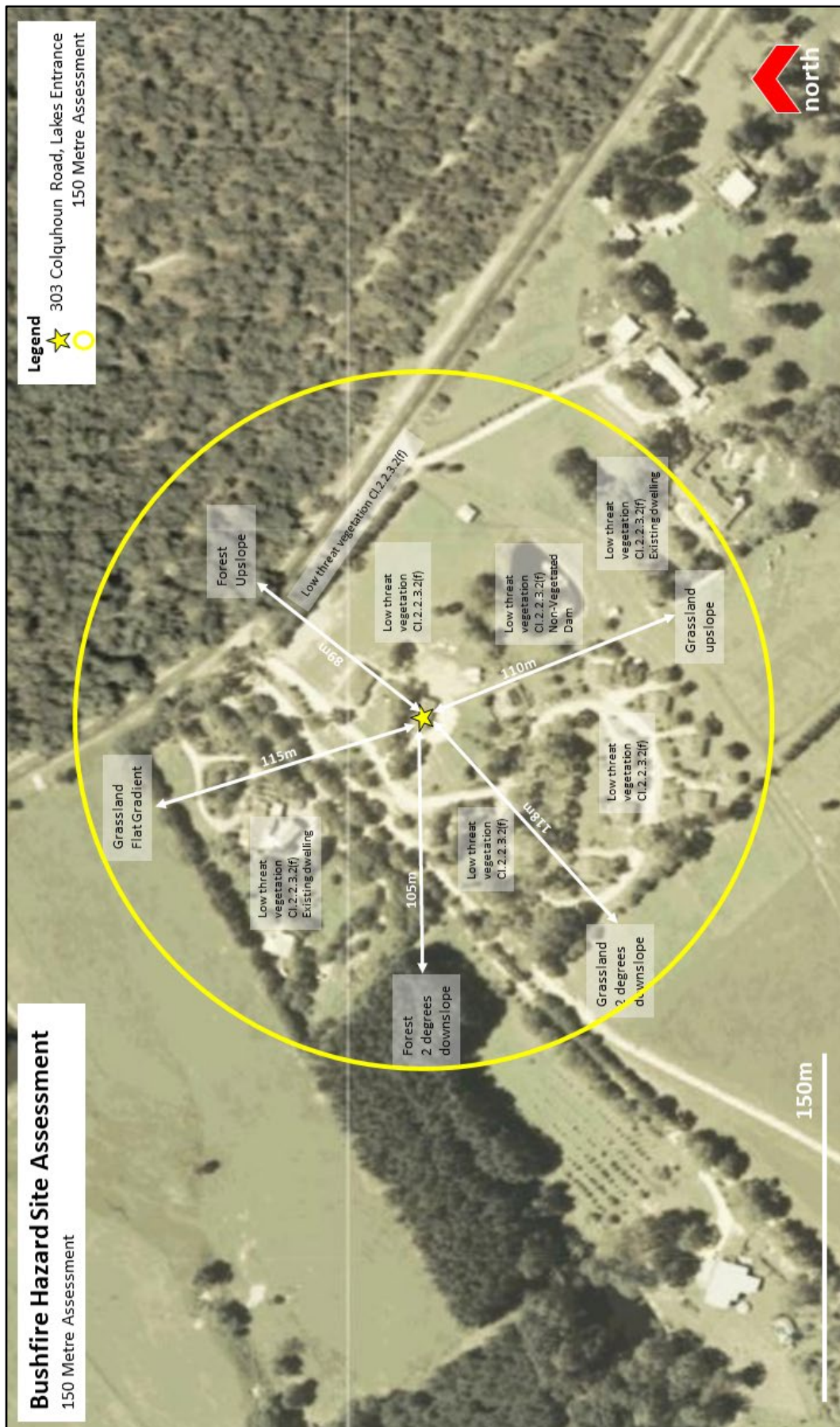
The State of Victoria Department of Planning and Community Development (2012) Regional Bushfire Planning Assessment – Gippsland Region.

7.0 Appendices

Appendix One: Bushfire Hazard Landscape Assessment



Appendix Two: Bushfire Hazard Site Assessment



Appendix Three: Bushfire Management Plan

<p>Bushfire Management Plan Page 1 of 2 303 Colquhoun Road Lakes Entrance 3909 <small>Version 1.23/11/2022 Euca Planning Pty Ltd</small></p> <p>BUSHFIRE PROTECTION MEASURES</p> <p>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</p> <p>Defendable space Defendable space extending around the place of assembly (proposed function room) and the glamping tents (cluster) for a distance of 50 metres, or to the property boundary where lesser, will be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> • Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 cm in height must not be placed within 3m of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. • Individual and clumps of shrubs must not exceed 5sq. metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of the building. • The canopy of trees must be separated by at least 5 metres, except for existing trees as marked on the plan. • There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	<p>Construction Standard – Place of Assembly (function room) Building designed and constructed to a minimum Bushfire Attack Level of BAL-12.5 from AS 3959.</p> <p>Firefighting water supply The following requirements apply:</p> <ul style="list-style-type: none"> • An effective capacity of 10,000 litres • Be stored in an above ground water tank constructed of concrete or metal. • Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. • Include a separate outlet for occupant use. • Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority. • The outlet/s of the water tank must be within 4m of the accessway and be unobstructed. • Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting). • Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling). <p>Access Access is required to the water supply, function room and existing amenities block adjacent the glamping tents (cluster) and the following design and construction requirements apply:</p> <ul style="list-style-type: none"> • All-weather construction. • A load limit of at least 15 tonnes. • Provide a minimum trafficable width of 3.5 metres. • Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. • Curves must have a minimum inner radius of 10 metres. • The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres. • Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle. • A turning area for fire fighting vehicles must be provided close to the building and water supply by one of the following: <ul style="list-style-type: none"> • A turning circle with a minimum radius of eight metres. • Existing internal driveway encircling the development. • The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.
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Bushfire Management Plan Page 1 of 2

303 Colquhoun Road Lakes Entrance 3909

Version 1, 23/11/2022 Euca Planning Pty Ltd

BUSHFIRE PROTECTION MEASURES

Mandatory Condition

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

Defendable space

Defendable space extending around the place of assembly (proposed function room) and the glamping tents (cluster) for a distance of 50 metres, or to the property boundary where lesser, will be managed in accordance with the following requirements:

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

Construction Standard – Place of Assembly (function room)

Building designed and constructed to a minimum Bushfire Attack Level of BAL-12.5 from AS 3959.

Firefighting water supply

The following requirements apply:

- An effective capacity of 10,000 litres
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

Access is required to the water supply, function room and existing amenities block adjacent the glamping tents (cluster) and the following design and construction requirements apply:

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

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The Bushfire Emergency plan must be revised to include the use of the land for a place of assembly and glamping tents.

The place of assembly and glamping must not operate on days of Extreme Fire Danger and above.

Firefighting water supply
(minimum 10,000 litres)

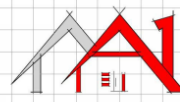
LOT 1
3.369ha

Defendable extending a minimum of 50 metres (or to the property boundary where lesser) around the glamping tents. Trees marked on plan can remain.

Scale.1 : 1250

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HOUSE AREA:		-	-	-
GARAGE AREA:		-	-	-
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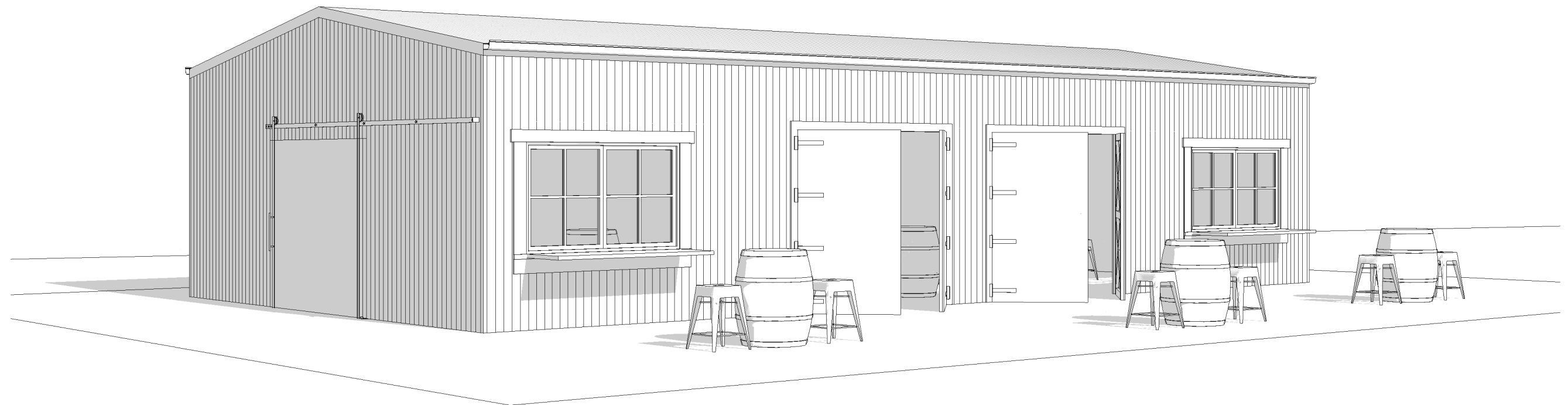


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Checked:	Designer	Project:	PROPOSED CHANGE OF USE OF EXISTING SHED, 303 COLQUHOUN ROAD , LAKES ENTRANCE		
Drawn:	LACHLAN BENSON				
Plot Date:	20/09/2022 8:29:36 AM				
Client Approval Signature:		Job No:	17687	Revision:	
Date:		Printed 3/05/2023			

Printed 3/05/2023
Page 44 of 48

PROPOSED SHED CHANGE OF USE (UPDATED SITE PLAN) 303 COLQUHOUN ROAD , LAKES ENTRANCE EIGHT ACRES



BAL tbc

**AS. 3959 Construction of
Buildings In Bushfire Prone
Areas**

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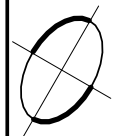
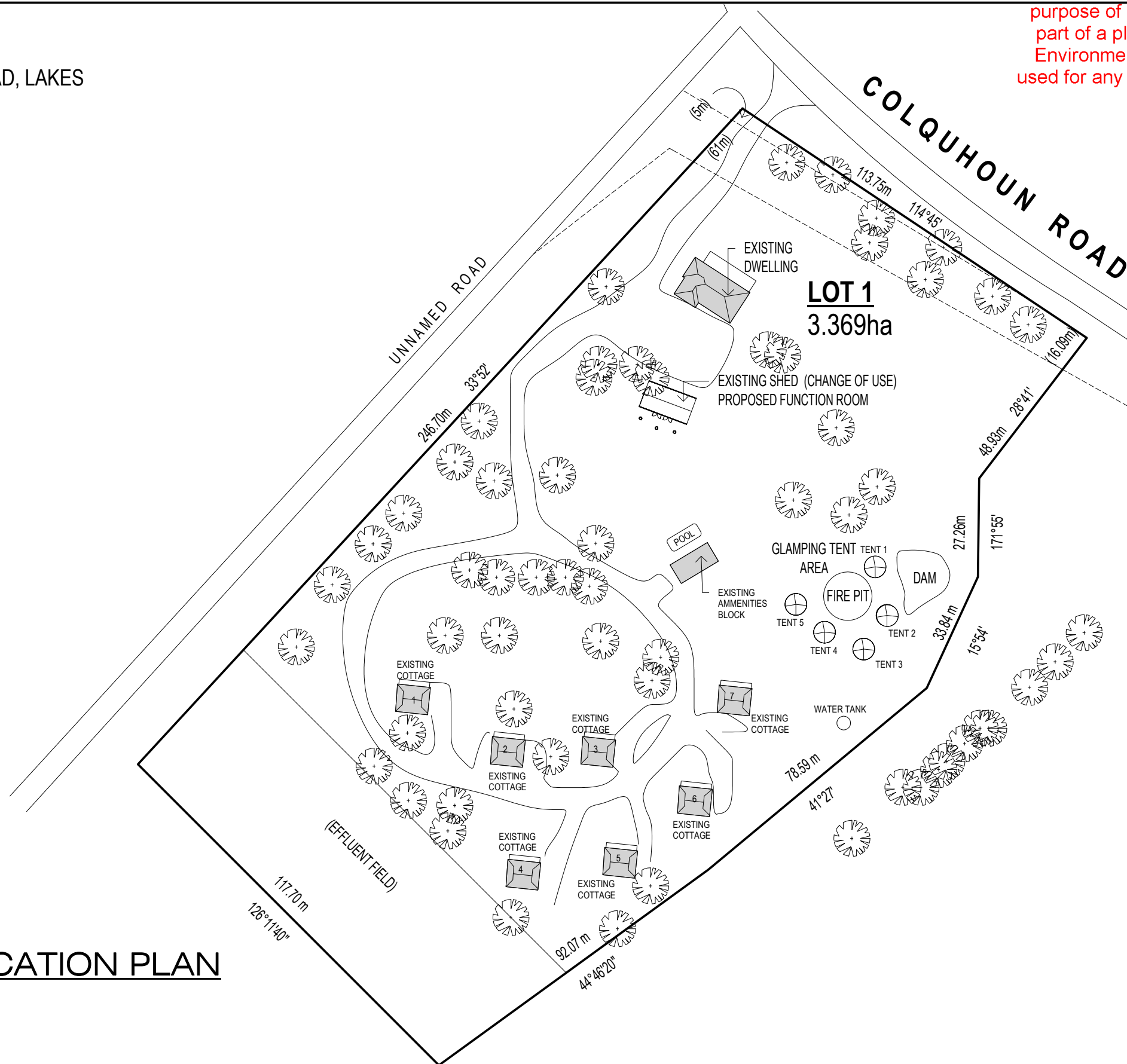
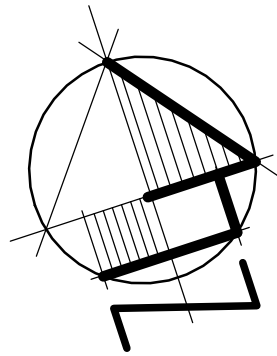
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LOT: LOT 1 PS616917

COUNCIL: EAST GIPPSLAND

COUNCIL PROPERTY No: 93980

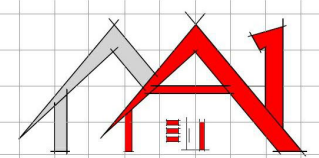


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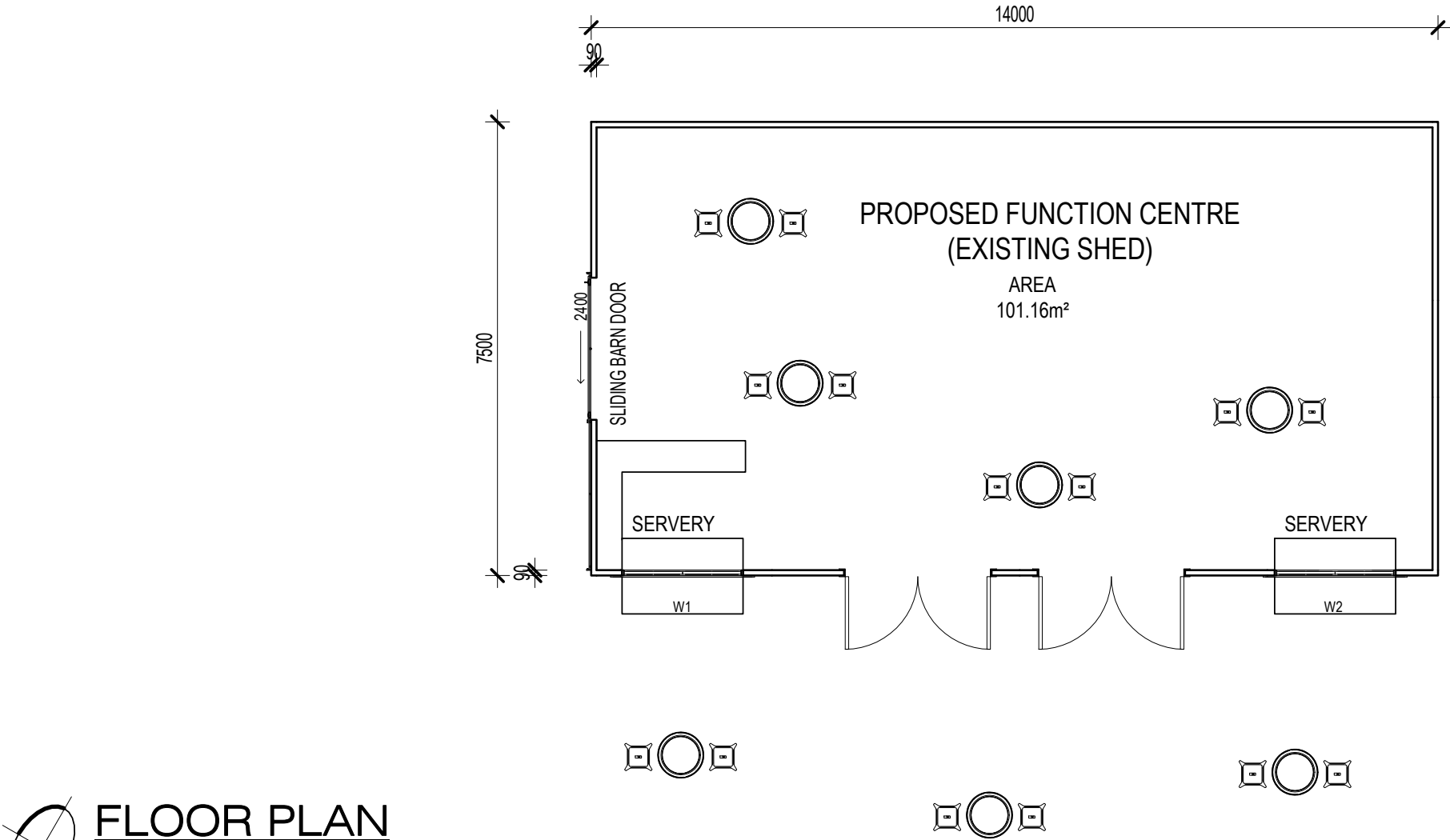
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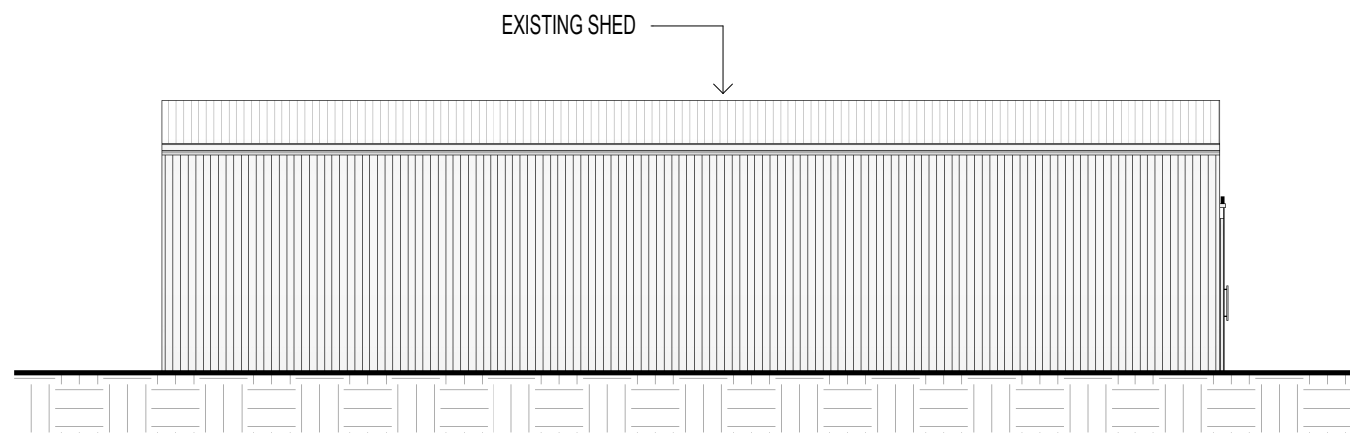
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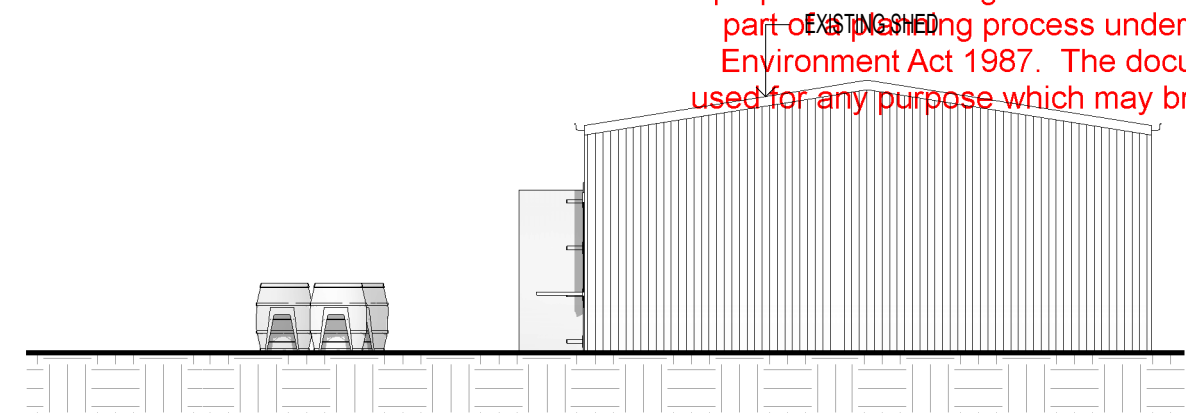
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Scale.: 1 : 100

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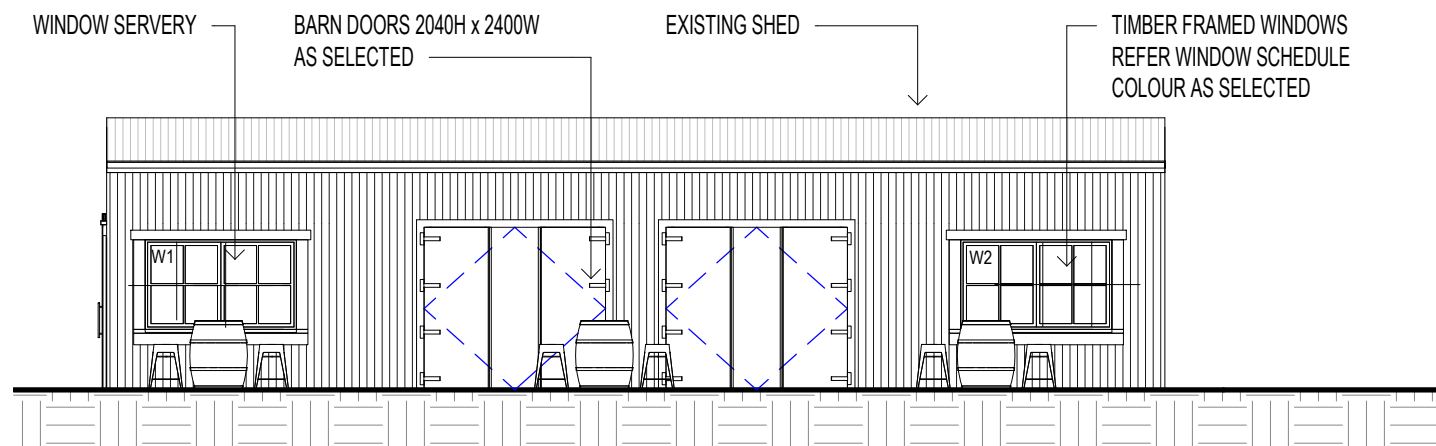
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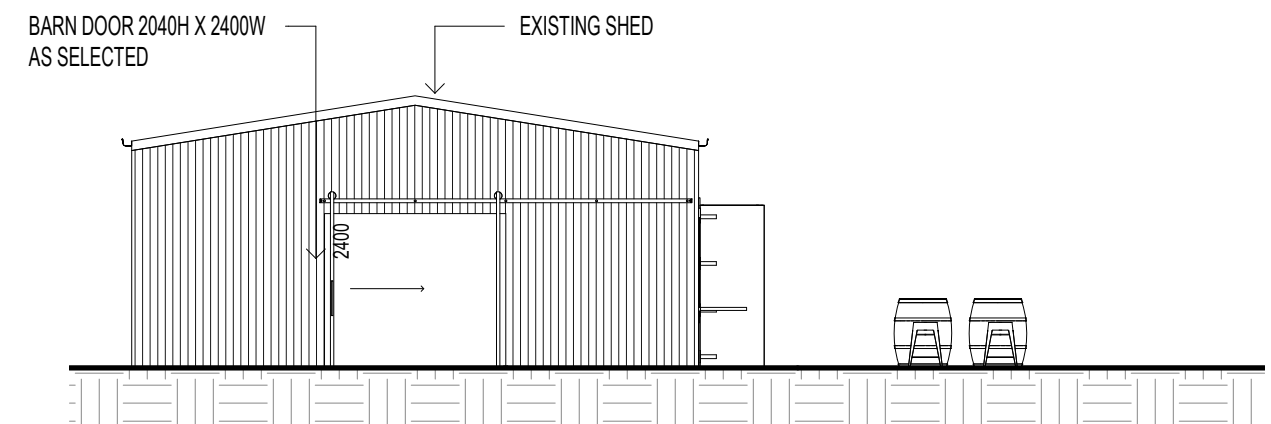
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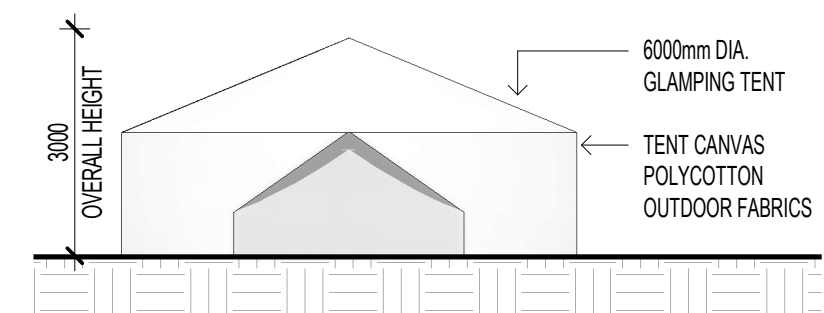


SOUTH ELEVATION
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WEST - ELEVATION
Scale: 1 : 100

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	Existing		800	1600			
1	New Construction	FIXED	1185	2000	TIMBER		
2	New Construction	CASEMENT	1185	2000	TIMBER		



TENT ELEVATION
Scale: 1 : 100

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