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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	65 Karbeethong Avenue MALLACOOTA 3892 Lot: 1 TP: 194849
The application is for a permit to:	Development of Two Dwellings on a lot
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-7 (GRZ1)	Construct or extend two or more dwellings on a lot
43.02-2 (DDO)	Construct a building or construct or carry out works
44.06-2 (BMO)	Construct a building or construct or carry out works
The applicant for the permit is:	EGBP Building Surveyors - Traralgon
The application reference number is:	5.2022.386.2

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

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

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

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

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

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

April McDonald

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From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 12 December 2024 10:50 AM
To: Planning Unit Administration
Subject: Amend a Planning Permit Form Submission
Attachments: Appendix 1 - Title (1).pdf; Appendix 3 - Architectural Issue N - Second dwelling.pdf; Appendix 2 - Plan of Subdivision (1).pdf; Appendix 4 & 5 - Soil & LPOD.pdf; Application Report & Appendix 6 - Clause 55.pdf; Appendix 7 & 8 - BMS & BMP.pdf

Amend a Planning Permit

An 'Amend a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Sam Shanahan

Business trading name: EGBP - Traralgon

Email address:

Postal address: PO Box 304 Traralgon VIC 3844

Work phone number: 51765599

Owners name: Louis & Margaretha Fortmann

Owners email address:

Owner's mobile number:

Street number: 65

Street name: Karbeethong Avenue

Town: Mallacoota

Post code: 3892

Lot number: 1

Plan type: Title plan

Plan number: TP194849J

Crown allotment number: -

Section number: -

Parish/Township name: -

Planning permit number to be amended: 386/2022/P

Your reference number: 20240302

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Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

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

Description of amendment - Describe the amendment being applied for (i.e. change to condition, change to development): Previously approved outbuilding to be changed to Second Dwelling on allotment.

Existing conditions - Describe how the land is used and developed now: Vacant

Required - Title (must have been generated within the past 30 days): [Appendix 1 - Title \(1\).pdf](#)

Amended plans: [Appendix 3 - Architectural Issue N - Second dwelling.pdf](#)

1. Supporting information/reports: [Appendix 2 - Plan of Subdivision \(1\).pdf](#)

2. Supporting information/reports: [Appendix 4 & 5 - Soil & LPOD.pdf](#)

3. Supporting information/reports: [Application Report & Appendix 6 - Clause 55.pdf](#)

4. Supporting information/reports: [Appendix 7 & 8 - BMS & BMP.pdf](#)

Who is the invoice to be made out to?: EGBP

Declaration: Yes

Privacy Statement: Yes

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

VOLUME 09268 FOLIO 115

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Security no: 1241205969240
Produced 12/12/2024 10:09 AM

LAND DESCRIPTION

Lot 1 on Title Plan 194849J.

PARENT TITLES :

Volume 08112 Folio 167 Volume 08783 Folio 111

Created by instrument H014301 23/03/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

LOUIS MARTIN FORTMANN

MARGARETHA FORTMANN

AV076079C 30/11/2021

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP194849J 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: 65 KARBEETHONG AVENUE MALLACOOTA VIC 3892

ADMINISTRATIVE NOTICES

NIL

eCT Control 22727X EAST GIPPSLAND CONVEYANCING

Effective from 30/11/2021

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP194849J
Number of Pages (excluding this cover sheet)	1
Document Assembled	12/12/2024 10:09

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

TITLE PLAN		EDITION 1	ADVERTISED	TP 194849J
Location of Land		Notations		
Parish:	MALLACOOTA			
Township:				
Section:				
Crown Allotment:	7(PT)			
Crown Portion:				
Last Plan Reference: LP91509				
Derived From: VOL 9268 FOL 115				
Depth Limitation: 15.24 m		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN		

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Description of Land / Easement Information

ENCUMBRANCES REFERRED TO
 As to the land coloured blue - - -
THE EASEMENTS (if any) existing --
 over the same by virtue of - - - -
 Section 98 of the Transfer of Land
 Act - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 21/10/1999
 VERIFIED: BH

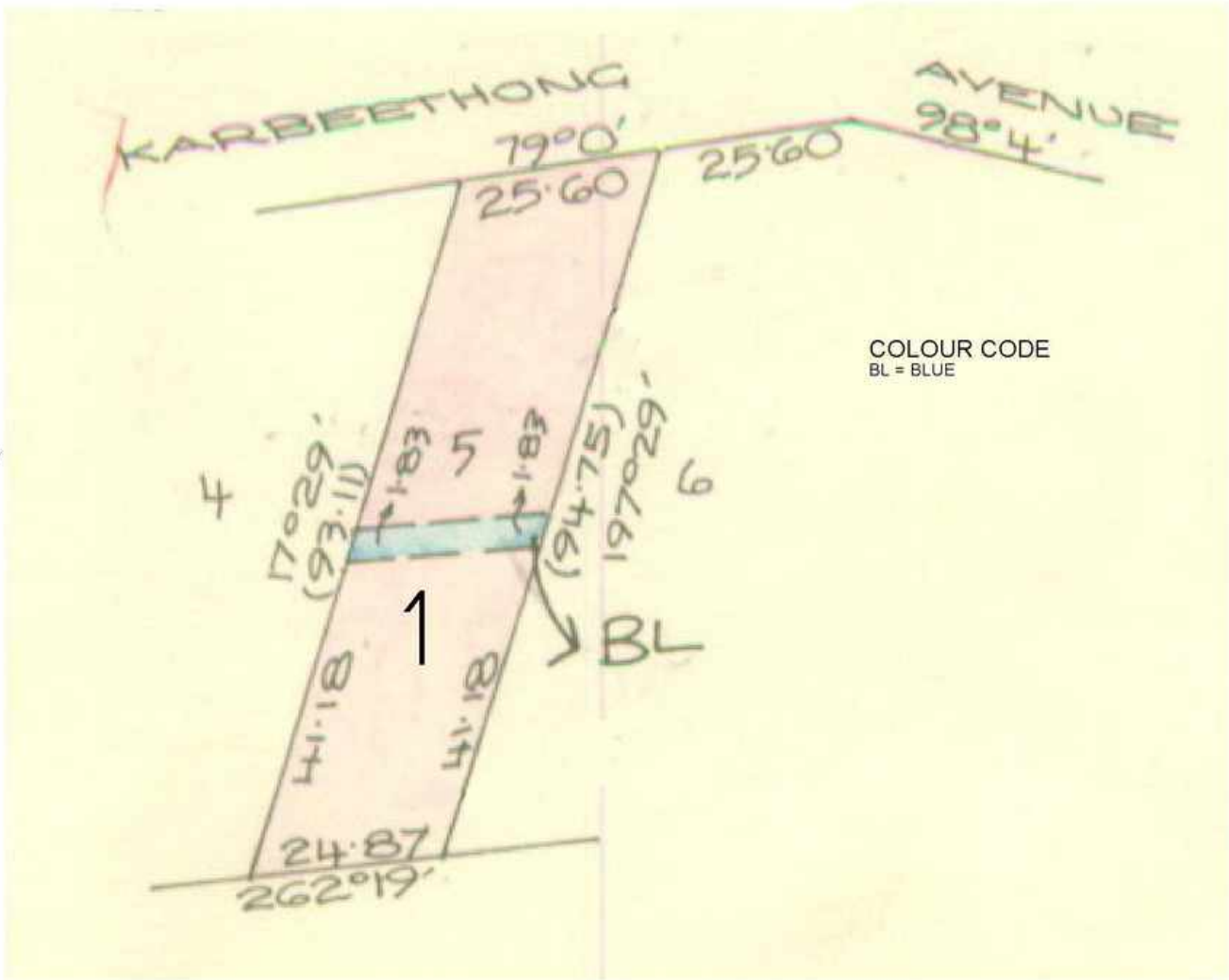


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = LOT 5 ON LP91509	

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links
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SIMON ANDERSON CONSULTANTS

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20 April 2022

SITE CLASSIFICATION AND SOIL REPORT

Louis Fortmann

Proposed Residence - 65 Karbeethong Ave, Mallacoota

SITE CLASSIFICATION: P
IN ACCORDANCE WITH AS2870-2011
WIND CLASSIFICATION: N2
IN ACCORDANCE WITH AS4055-2012



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GENERAL

This Soil Investigation consists of the drilling of 2 boreholes on proposed site area using an auger. Disturbed soil samples collected have been subject to visual examination and classification.

SITE DESCRIPTION

This allotment is vacant land with sparse grass cover, large trees throughout the site and evidence of some vegetation previously removed. The site displays a moderate fall towards the east and south. **NOTE: Any trees to be removed should have their root balls grubbed out. The resulting voids should be backfilled with cement-stabilised sand.**

GEOLOGY

Na2 (Tp); Tertiary Non-Marine (Alluvial) Deposits consisting of Fluvial: gravel, sand, silts.

SITE CLASSIFICATION

Samples from bores show the classification of the site to be **PROBLEM CLASS (P)** in accordance with **AS 2870 - 2011 "RESIDENTIAL SLABS AND FOOTINGS"**. This is due to the abnormal moisture conditions caused by the presence of nearby trees.

NOTE: These classifications are based on limited bores and should conditions vary after site excavation classification should be reassessed.

RECOMMENDED FOUNDING MATERIAL (RFM) FOR FOOTINGS

Stiff, Natural, Silty Clay at approx.. 500mm Below existing surface. **Bearing Capacity 120kPa**

RECOMMENDATIONS

Problem (P) Sites

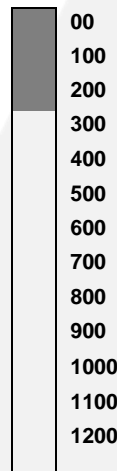
It is recommended that basic footings and slab details be designed by an experienced Structural Engineer.

WIND CLASSIFICATION

N2 In accordance with AS – 4055



BORE LOG B1

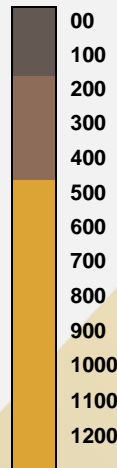


00 Grey Wet Dense Sandy
100 & Gravelly with extensive
200 Quartz and Chert Cobbles
300 Auger refusal at depth

SILT



BORE LOG B2



00 Grey/Brown Moist Dense
100 Sandy & Clayey
200 Brown Dry Stiff Silty
300
400
500 Yellow Dry Stiff Silty
600
700
800
900
1000
1100
1200

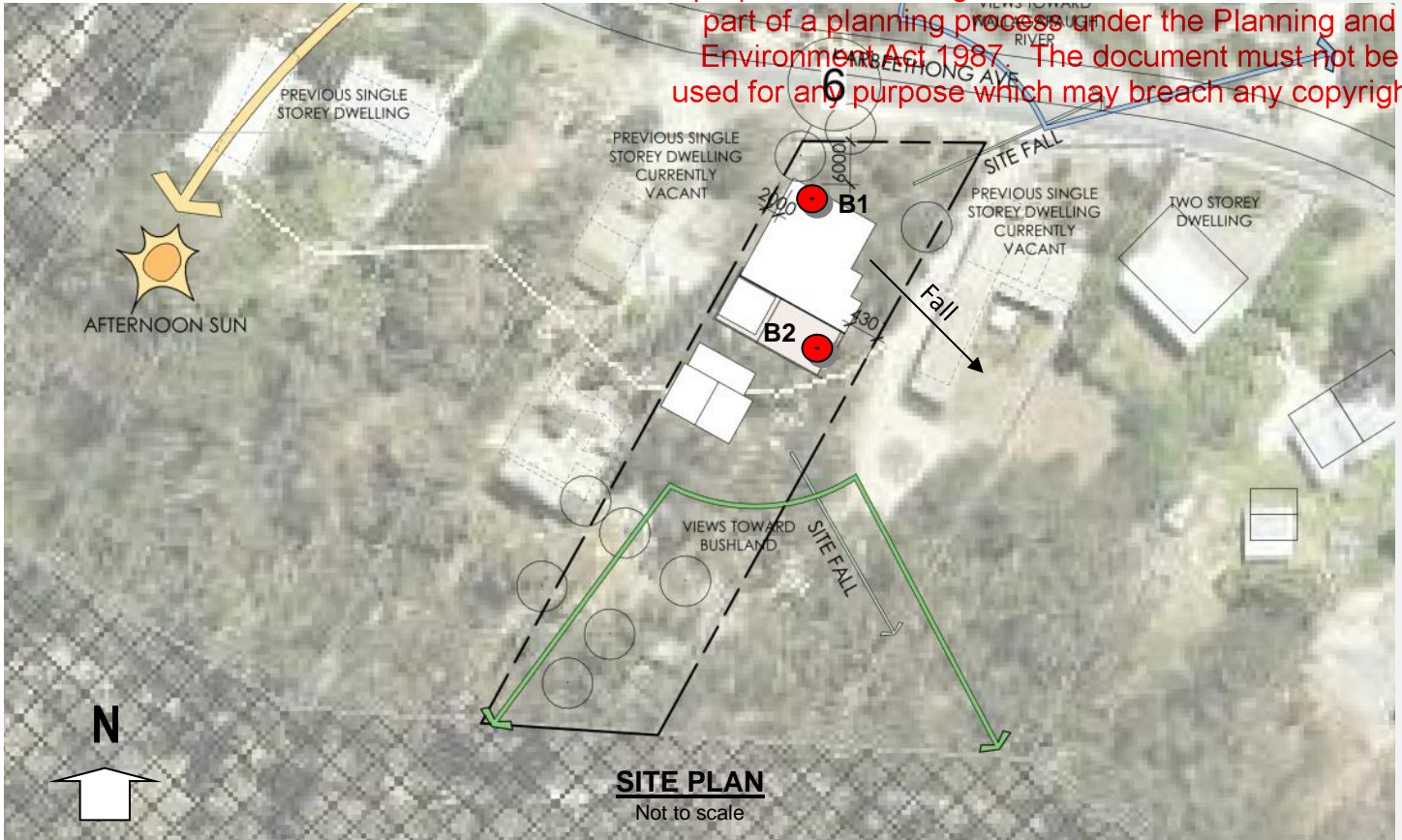
SILT

CLAY

CLAY

Note: Depths noted may vary if the site is cut and/or filled. All footings should penetrate the "Recommended Founding Material" by at least 100mm.

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MAINTENANCE

Changes in subsoil moisture can cause expansion and contraction in varying degrees to clays. It is important that the Owner take steps to maintain relatively constant moisture conditions in the subsoil. The Owner should be made aware of the following:

On clay sites trees and shrubs can cause substantial drying of the subsoil and possible shrinkage of the clay. Droughts or long dry spells in conjunction with trees and shrubs can cause damage. The planting of trees and shrubs at reasonable distances from the building can reduce the risk of damage. Trees should be avoided on reactive clay sites.

Plumbing and drainage lines should be maintained in good order on the site and should leaks occur prompt repairs are necessary to avoid saturation of the foundations. Also garden watering, in particular by fixed irrigation systems should be controlled. Proper garden maintenance should produce year round uniform subsoil moisture.

SUBSOIL DRAINAGE

The installation of subsoil drainage systems on poorly drained reactive clays sites can stabilise moisture conditions.

CRACKING

Minor cracking of brickwork will occur in a significant number of buildings on reactive clay sites. Footing systems that completely protect a building from cracking under all circumstances is both impossible and would be uneconomical to design.

DETAILS

Various construction and architectural details can be adopted to reduce the effects of ground movement these are:

1. Articulation of brickwork.
2. Subsoil drainage.
3. Proper drainage of ground surface to avoid ponding of water against buildings.
4. Flexible plumbing connections.

EXCAVATIONS

Any excavations required parallel to the footing shall be kept at a suitable distance to avoid undermining of the footing. Service trenches shall be filled with compacted natural site material to prevent the soil moisture moving into the trench backfill.

NOTE

The owners attention is drawn to the "Foundation Maintenance and Footing Performance: A Homeowners Guide" by CSIRO publishing. Freecall 1800 645 051 or <http://www.publish.csiro.au/pid/7076.htm> to purchase.

Contact Gareth Hutchings
Phone (03) 51539500
Our ref 224/2022/LPOD
Your ref 20220226

20 June 2022

East Gippsland Building Permits
PO Box 304
TRARALGON VIC 3844

sam@egbp.com.au

Dear Sam

Storm Water Point of Discharge
65 Karbeethong Avenue MALLACOOTA VIC 3892
Lot 1 TP 194849

As per your application, please find the attached plan showing Storm Water Point of Discharge for the above property.

The storm water pipe layout to the discharge point must be shown on the approved building permit plans.

For further information or advice on the provided Storm Water Point of Discharge, please contact the **Senior Technical Officer on 5153 9500**.

Yours sincerely

Lachlan McArthur
Senior Technical Officer

Encl. Plan
Debtor No 22442
Fee \$42.00

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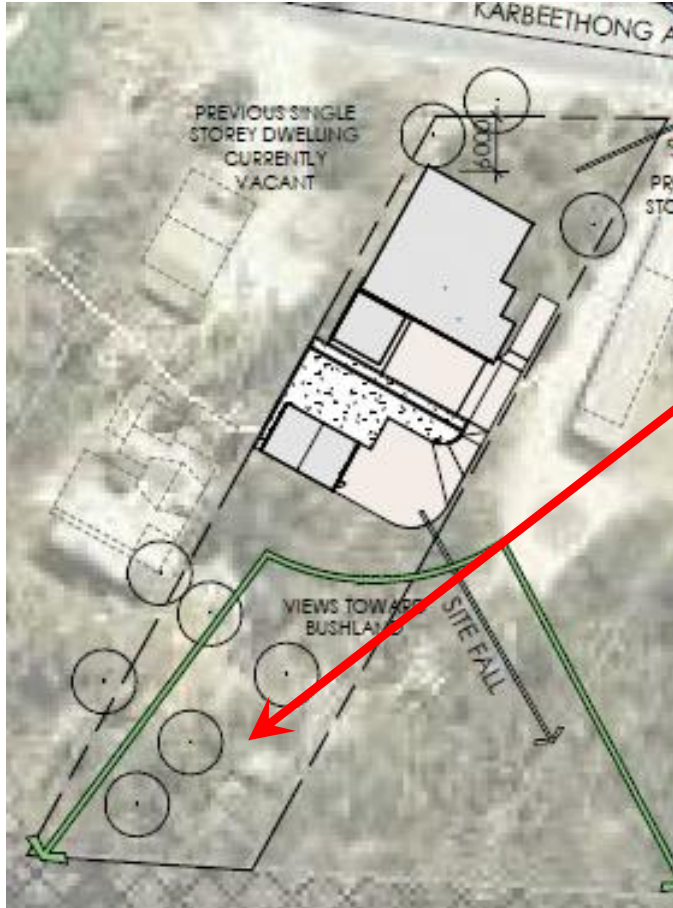
Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

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STORM WATER POINT OF DISCHARGE

Property: 65 Karbeethong Avenue MALLACOOTA VIC 3892
Proposed: Dwelling and Garage



Discharge dwelling and hard surface storm water to a Rubble Pit or Rock Beached Outlet located a minimum of 6m from any building and 3m from any property boundaries. Note red arrows are approximate only

1. There is no drainage infrastructure immediately available to the subject site.
2. Storm water runoff must be dispersed on site using appropriate methods (e.g., a Rubble Pit or an appropriately designed rock beached outlet) to prevent erosion and pollution of the environment. This must be installed by a Registered Plumber and be approved by the Relevant Building Surveyor.
3. Stormwater runoff from all building and paved surfaces must not be permitted to flow or discharge over any adjoining property and be located well clear of (or below) any sewerage treatment or outfall area(s).

Our ref 224/2022/LPOD



Clause 55 – Rescode Assessment

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Address: Lot 1, 65 Karbeethong Avenue Mallacoota VIC 3892

<p>Clause 55.02-1 Neighbourhood character objectives</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p>	<p>Standard B1</p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>The adjoining lots to the north, east and west to the subject lot are also zoned General Residential Zone with a Design and Development Overlay and Bushfire Management Overlay.</p> <p>The adjoining residential lots and those in proximity are similar in size and configuration to Lot 1, 65 Karbeethong Avenue, Mallacoota. Allotment located to the south of the proposed is zoned farming which is significantly larger in size</p> <p>The proposed second dwelling is to be constructed in neutral tones, like that of the main dwelling.</p> <p>It is considered that design of the proposal is consistent with the objectives of this clause.</p>
<p>Clause 55.02-2 Residential policy objectives</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>Standard B2</p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>Please see attached Planning Permit Application details for response to Clause 32.03-5 Decision Guidelines.</p>
<p>Clause 55.02-3 Dwelling diversity objective</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Standard B3</p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, 	<p>*Not applicable if less than 10 dwellings</p>

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	<p>bath or shower, and a toilet and wash basin at ground floor level.</p>	
<p>Clause 55.02-4 Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>Due to the size of the property, there is sufficient space on the allotment to allow for the second dwelling with a minimal floor area of 103m² without causing any negative effects on the property or any adjoining properties Please see attached Site Plan. It is considered that this proposal is consistent with the objectives of this clause.</p>
<p>Clause 55.02-5 Integration with the street objectives To integrate the layout of development with the street.</p>	<p>Standard B5 Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.</p>	<p>The configuration of the two dwellings on the allotment will be in line with each other. There is to be no high fencing, instead re-vegetation will form part of this proposal. Whilst still remaining compliant with the Bushfire Management Overlay requirements. Therefore, this additional dwelling will not cause an adverse effect on the street.</p>
<p>Clause 55.03-1 Street setback objective To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard B6 Walls of buildings should be set back from streets the distance specified in Table B1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>A Report and Consent Regulation 74 will be required for the proposed second dwelling. Please note: Report and Consent was approved by Council for previous Plans for the main dwelling to have a setback on 7.072m. Please see attached documents for detailed site and proposal description.</p>
<p>Clause 55.03-2 Building height objectives To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Standard B7 The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone,</p>	<p>The proposed dwelling has a maximum height of 3.350m and is setback from the side boundary at 1.2m, therefore compliant with the requirements of this Standard. It is therefore considered that this proposal is consistent with the objectives of this clause and Standard B7, as the height of the building does not exceed 9 meters.</p>

Clause 55 – Rescode Assessment

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	<p>schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>Please see attached documents for detailed site and proposal description and photos.</p>
<p>Clause 55.03-3 Site coverage objective</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p>	<p>Standard B8</p> <p>The site area covered by buildings should not exceed 60 per cent.</p>	<p>The total proposed building area on the property including the main dwelling, carport and proposed second dwelling is 420.34m², on an allotment area of 2131m² allotment provides a site coverage area of 19.73% which is well within the maximum of 60%.</p> <p>It is therefore considered that this proposal is consistent with the objectives of this clause and Standard B8.</p> <p>Please see attached documents for detailed site and proposal description and photos.</p>
<p>Clause 55.03-4 Permeability objectives</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Standard B9</p> <p>At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p>The stormwater run-off from both dwellings will be directed to the Council's nominated Legal Point of Discharge, "Discharge dwelling and hard surface storm water to a Rubble Pit or Rock Beached Outlet located a minimum of 6m from any building and 3m from any property boundaries".</p> <p>It is therefore considered that this proposal is consistent with the objectives of this clause and Standard B9.</p> <p>Please see attached documents for detailed site and proposal description and photos.</p>

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<p>Clause 55.03-5 Energy efficiency objectives To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Standard B10 Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>In order to comply with the relevant Building Regulations, the Owner will obtain an Energy Rating Report to ensure compliance with the current 7 star requirements. All points of Standard B10 have been considered and have been met in order to achieve the above Energy Rating.</p>
<p>Clause 55.03-6 Open space objective To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>Standard B11 If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. ▪ Be designed to protect any natural features on the site. ▪ Be accessible and useable. 	<p>Not Applicable to this amendment.</p>
<p>Clause 55.03-7 Safety objective To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide</p>	<p>The property will have a driveway at the north entrance of the allotment, off Karbeethong Avenue. This driveway will allow for access to both dwellings and emergency vehicles, in particular CFA due to the Bushfire Management Overlay placed over the subject allotment. It is therefore considered that this proposal meets the objective of</p>

Clause 55 – Rescode Assessment

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	<p>good lighting, visibility and surveillance of parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	
<p>Clause 55.03-8 Landscaping objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>Standard B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>There is currently no vegetation that exists within the confines of the subject allotment, the owner will re-vegetate the allotment after construction.</p> <p>Please see enclosed Landscape Plan endorsed under previous Planning Permit.</p> <p>It is therefore considered that this proposal meets the objective of this clause and of Standard B13 and is also consistent with the Decision Guidelines.</p>
<p>Clause 55.03-9 Access objectives</p> <p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p>	<p>Standard B14</p> <p>Accessways should:</p> <ul style="list-style-type: none"> ▪ Be designed to allow convenient, safe and 	<p>As mentioned above, the proposal will be accessed via a proposed all-weather driveway and crossover. There is sufficient space around the proposed dwelling to ensure that vehicles, including</p>

<p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>efficient vehicle movements and connections within the development and to the street network.</p> <ul style="list-style-type: none"> ▪ Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. ▪ Be at least 3 metres wide. ▪ Have an internal radius of at least 4 metres at changes of direction. ▪ Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the access way serves ten or more spaces and connects to a road in a Road Zone. <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33 per cent of the street frontage, or ▪ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>Emergency Services vehicles can access the property.</p> <p>It is therefore considered that this proposal meets the objective of this clause and of Standard B14 and is also consistent with the Decision Guidelines.</p>
<p>Clause 55.03-10 Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p>	<p>Standard B15</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. 	<p>Please see enclosed Plans for car-parking details, provided onsite for both dwellings.</p>

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<p>To protect residents from vehicular noise within developments.</p>	<ul style="list-style-type: none"> ▪ Be designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	
<p>Clause 55.04-1 Side and rear setbacks objective</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high,</p>	<p>The proposed single storey second dwelling has the following side and rear setbacks.</p> <ul style="list-style-type: none"> - North boundary - 24.5m approx. - East boundary - 14.201m approx. - West boundary - 1.2m approx. <p>It is therefore considered that this proposal meets the objectives of this clause and of Standard B17 and is also consistent with the Decision Guidelines.</p>

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	<p>stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	
<p>Clause 55.04-2 Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B18 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> ○ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ○ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, <p>whichever is the greater.</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p>	<p>The proposed single storey dwelling is setback 1.2m from the side boundary, with a wall height of 3.35m and therefore compliant.</p> <p>Please refer to attached site plans and architectural plans for details.</p>
<p>Clause 55.04-3 Daylight to windows objective To allow adequate daylight into existing habitable room windows.</p>	<p>Standard B19 Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3</p>	<p>This proposal has more than sufficient daylight to habitable windows with all windows having 1m x 3m clear to sky.</p> <p>It is therefore considered that this proposal meets the objective of</p>

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	<p>square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55-degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>this clause and of Standard B19 and is also consistent with the Decision Guidelines.</p> <p>Please refer to attached site plans and architectural plans for details.</p>
<p>Clause 55.04-4 North facing windows objective To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface-oriented north 20 degrees west to north 30 degrees east.</p>	<p>The north facing habitable room windows are all clear of visual obstruction.</p> <p>It is therefore considered that this proposal meets the objective of this clause and of Standard B20 and is also consistent with the Decision Guidelines.</p> <p>Please refer to attached site plans and architectural plans for details.</p>
<p>Clause 55.04-5 Overshadowing open space objective To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard B21 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum</p>	<p>Not applicable to the proposed single storey second dwelling.</p> <p>Please refer to attached site plans and architectural plans for details.</p>

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dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
 If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Clause 55.04-6
Overlooking objective
 To limit views into existing secluded private open space and habitable room windows.

Standard B22
 A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45-degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.
 A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below

The habitable rooms of the proposed second dwelling do not overlook existing secluded private open space or habitable room windows.
 It is therefore considered that this proposal meets the objective of this clause and of Standard B22 and is also consistent with the Decision Guidelines.
 Please refer to attached site plans and architectural plans for details.

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	<p>1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	
<p>Clause 55.04-7 Internal views objective</p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Standard B23</p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>Not applicable to this amendment for a proposed single storey second dwelling.</p> <p>Please refer to attached site plans and architectural plans for details.</p>
<p>Clause 55.04-8 Noise impacts objective</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>Standard B24</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p>	<p>There is a setback of 10.2m between the boundary wall of the main dwelling to the proposed second dwelling, which is separated by the proposed carport. This should act as a buffer between both dwellings, in addition the proposed second dwelling is significantly smaller in size then the main dwelling.</p> <p>It is therefore considered that this proposal meets the objective of this clause and of Standard B24 and is also consistent with the</p>

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	<p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>Decision Guidelines. Please refer to attached site plans and architectural details.</p>
<p>Clause 55.05-1 Accessibility objective To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>Standard B25 The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>The proposed second dwelling has included Liveable Housing Design Standards throughout the dwelling, therefore easily accessible to people with limited mobility.</p> <p>It is therefore considered that this proposal meets the objective of this clause and Standard B25 and is also consistent with the Decision Guidelines.</p> <p>Please refer to attached site plans and architectural plans for details.</p>
<p>Clause 55.05-2 Dwelling entry objective To provide each dwelling or residential building with its own sense of identity.</p>	<p>Standard B26 Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>Not Applicable to this amendment.</p>
<p>Clause 55.05-3 Daylight to new windows objective To allow adequate daylight into new habitable room windows.</p>	<p>Standard B27 A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open 	<p>This proposal has more than sufficient daylight to habitable windows with all windows having 1m x 3m clear to sky.</p> <p>It is therefore considered that this proposal meets the objective of this clause and of Standard B27 and is also consistent with the Decision Guidelines.</p> <p>Please refer to attached site plans and architectural plans for details.</p>

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	<p>sides and is open for at least one third of its perimeter.</p>	
<p>Clause 55.05-4 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	<p>The 2131m2 subject allotment allows for sufficient private open space on the property for both dwellings, second dwelling floor area is a minimal 103m2 approximately.</p> <p>It is therefore considered that this proposal meets the objective of this clause and of Standard B28 and is also consistent with the Decision Guidelines.</p> <p>Please refer to attached site plans and architectural plans for details.</p>
<p>Clause 55.05-5 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>Standard B29 The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>The private open space surrounds the entirety of the proposed dwellings. The amount of space on all sides is more than sufficient to meets the requirements of Standard B29.</p> <p>It is therefore considered that this proposal meets the objective of this clause and of Standard B29 and is also consistent with the Decision Guidelines.</p>

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		Please refer to attached site plans and architectural plans for details.
<p>Clause 55.05-6 Storage</p> <p>To provide adequate storage facilities for each dwelling.</p>	<p>Standard B30</p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>Due to the size of the subject allotment, there is sufficient area to allow for adequate storage facilities for both dwellings.</p> <p>It is therefore considered that this proposal meets the objective of this clause and of Standard B30 and is also consistent with the Decision Guidelines.</p>
<p>Clause 55.06-1 Design Detail</p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Standard B31</p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>The proposed second dwelling has been designed to be sited directly behind the main dwelling and carport previously issued under Planning Permit 386/2022/P. Due to the siting, size and being single storey in nature we believe this dwelling respects the existing neighbourhood character of the area .</p>
<p>Clause 55.06-2 Front Fences</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Standard B32</p> <p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ Streets in a Road Zone, Category 1: 2 metres. ▪ Other streets: 1.5 metres. 	<p>There is to be no front fence as part of this proposal, therefore it is not applicable.</p>
<p>Clause 55.06-3 Common Property</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas</p>	<p>Standard B33</p> <p>Development should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>No applicable to this proposal.</p>

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<p>of common ownership.</p>		
<p>Clause 55.06-4 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.</p>	<p>Standard B34 The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>As previously mentioned, all required site services are existing, Due to the size of the property, there is sufficient space on the allotment to allow for the second dwelling with a minimal floor area of 103m2 without causing any negative effects on the property or any adjoining properties.</p>

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Planning Permit Amendment



Lot 1, 65 Karbeethong Avenue, Mallacoota

Construction of Double Storey Dwelling, **Second Dwelling**,
Carport & Retaining Walls

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Appendices

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Appendix 2.	Plan of Subdivision
Appendix 3.	Architectural Plans
Appendix 4.	Site Survey/ Soil Report
Appendix 5.	Legal Point of Discharge from EGSC
Appendix 6.	Neighbourhood & Site Description and Design Response/Clause 55
Appendix 7.	Bushfire Management Statement prepared by Fire Risk Consultants
Appendix 8.	Bushfire Management Plan prepared by Fire Risk Consultants

1. Preamble

1.1 Introduction

This application seeks planning approval to amend the previously approved Planning Permit & Endorsed Plans – 386/2022/P – Proposal: Buildings and works for a dwelling and associated structures and outbuildings within a Bushfire Management Overlay, to now alter the previously approved outbuilding to become a second dwelling on the subject allotment as per the enclosed plans (Appendix 3). The proposed second dwelling will have a total floor area of approximately 103m².

EGBP Building Surveyors have been appointed by the owner of the property to prepare the Planning Permit Amendment Submission.

The property is covered by Clause 32.08 General Residential Zone and is affected by a Clause 43.02 Design & Development Overlay – Schedule 12, Clause 44.06 Bushfire Management Overlay and a Clause 42.02 Vegetation Protection Overlay.

The following document outlines the details of this assessment based on the information provided and the relevant Planning Scheme requirements pursuant to Clause 32.08, 43.02, 44.06 and 42.02 as well as relevant Particular Provisions.

1.2 Background

The subject property is owned by Louis and Margaretha Fortmann and is currently vacant. The current subdivision was created on the 23rd of March 1978 from Instrument H014301.

1.3 Objectives

It is the objective of this application to provide details of the proposed development and ensure said proposal responds to and is consistent with the requirements under the East Gippsland Shire Council Planning Scheme, including, but not limited to, Clause 32.08 General Residential Zone 1, Clause 43.02 Design & Development Overlay – Schedule 12, Clause 44.06 Bushfire Management Overlay and a Clause 42.02 Vegetation Protection Overlay.

1.4 Triggers

The relevant triggers affecting this proposal are as follows.

- **Clause 32.08-7** – Construction and extension of two or more dwellings on a lot.
- **Clause 43.02-2 Buildings & Works** – a permit is required to construct or carry out works; Where the total building area proposed on a site is greater than 300m².
- **Clause 44.06 Buildings & Works** – a permit is required to construct a building construct or carry out works.

2. Existing Conditions

2.1 Subject Site

Municipality	East Gippsland Shire Council	
Title Description	Vol/Folio – 09268/115	Lot & Plan – TP194849J
Zoning	32.08 General Residential Zone 32.08 General Residential Zone – Schedule 1	
Overlays	43.02 Design and Development Overlay 43.02 Design and Development Overlay – Schedule 12 42.02 Vegetation Protection Overlay 42.02 Vegetation Protection Overlay – Schedule 8 44.06 Bushfire Management Overlay	
Planning Permit triggers	- Clause 32.08-7 – Construction and extension of two or more dwellings on a lot. - Clause 43.02-2 Buildings & Works – a permit is required to construct or carry out works; Where the total building area proposed on a site is greater than 300m ² . - Clause 44.06 Buildings & Works – a permit is required to construct a building construct or carry out works.	
Statutory Mechanisms	Not Applicable	
Site Dimensions	North boundary – 25.8m approx. East boundary – 94.2m approx. South boundary – 25.2m approx. West boundary – 92.8m approx.	
Site Area	2131m ²	
Existing Use	Vacant	
Existing Buildings	Vacant	
Access to Property	Proposed crossover & driveway off Karbeethong Avenue	
Car parking Available	Sufficient parking space available throughout the site as shown – proposed carport	

2.2 Site Context

The property is located in the residential area of Mallacoota and is approximately 1.9km north of Mallacoota’s Shady Gully Caravan Park.

The adjoining lots to the north, east and west to the subject lot are also zoned General Residential Zone with a Design and Development Overlay and Bushfire Management Overlay. The adjoining residential lots and those in close proximity are similar in size and configuration to Lot 1, 65 Karbeethong Avenue, Mallacoota. Allotment located to the south of the proposed is zoned farming which is significantly larger in size.

The subject allotment slopes from the front northern setback, down slope towards the rear of the property.

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3. Proposal

3.1 General

In accordance with the Architectural Plans provided (see Appendix 3) this application proposes to amend the currently approved Planning Permit 386/2022/P, to now be the Development of a two-storey dwelling, second dwelling, carport and retaining walls.

The proposed two-storey dwelling has not been altered as part of this amendment and will remain a total overall floor area of approximately 282m². The second dwelling will have a total floor area of approximately 103m². This dwelling consists of two bedrooms, kitchen, laundry and bathroom facilities.

The property will have accessed via the proposed crossover and driveway off Karbeethong Avenue.

5.1 Planning Policy Framework

The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

This application is consistent with the aforementioned requirements.

RELEVANT STATE PLANNING POLICIES

12 ENVIRONMENTAL AND LANDSCAPE VALUES

12.03 River corridors, waterways, lakes and wetlands

The objective of this policy is to ensure the development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands. The setback, design, colours and materials will be keeping in with the neighbouring properties ensuring that the proposal respects the existing character and amenity of the area. While the proposal is located in close proximity to both Mullett Creek and Wallagaraugh River, the dwellings are sited in a location that maintains and enhances the environmental assets and coastal views.

12.05 SIGNIFICANT ENVIRONMENTS & LANDSCAPES

12.05-1 ENVIRONMENTALLY SENSITIVE AREAS

It is the aim of this objective to protect and conserve environmentally sensitive areas. There will be no impact on either lakes or beach located in close proximity to the proposed. This proposal will not harm or cause any adverse effects on the surrounding coastal areas.

13.02-1S BUSHFIRE PLANNING

The objective of this policy is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that priorities the protection of human life. Please see enclosed – Updated Bushfire Management Plan and Statement prepared by Fire Risk Consultants. Which details the way in which the immediate and greater landscape has been considered and its impact upon this settlement.

13.04-2S EROSION AND LANDSLIP

This objective aims to protect areas prone to erosion, landslip or other degradation processes. It is considered that this proposal will not impact the area or cause any detrimental effects to the area, as retaining walls have been incorporated within this proposal to stabilize and minimise erosion.

15 BUILT ENVIRONMENT AND HERITAGE

15.01-5 Cultural identity and neighbourhood character

The objective of this policy is to recognize and protect cultural identity, neighbourhood character and sense of place. The proposed buildings are considered to be keeping in with the character of the neighbourhood. For further details, please refer to enclosed plans.

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5.2 Local Planning Policy Framework

21.06-2 Natural Resource Management

The object of this Clause is to ensure that rural land is used and developed in a way that will support efficient agricultural production. It is considered that the proposed development on this allotment is not affected by Clause 21.06-2 and is therefore not applicable.

21.07-7 BUILT ENVIRONMENT AND HERITAGE

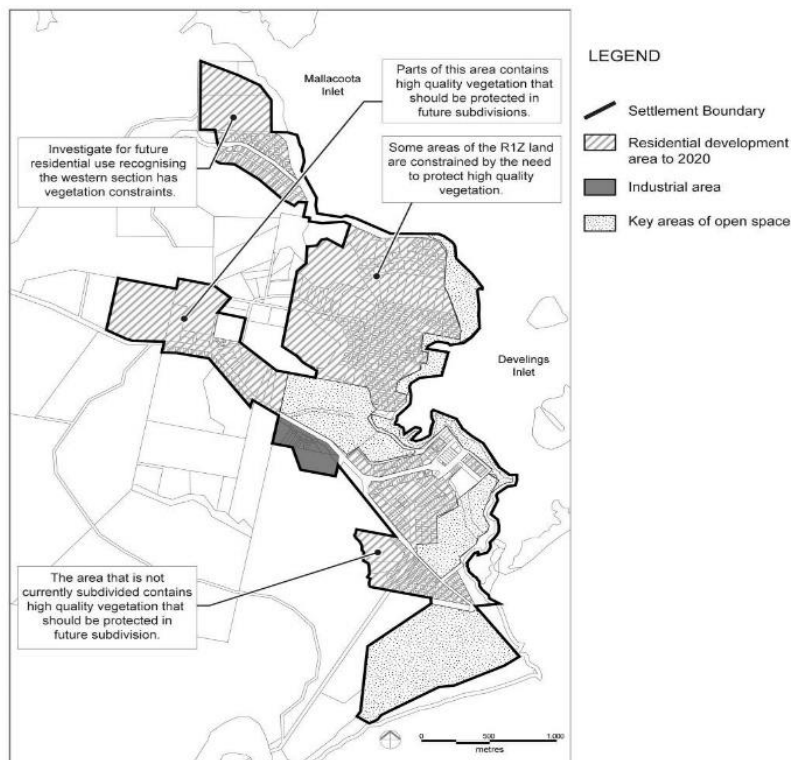
21.07-1 Urban Design

This objective aims to ensure that future development contributes to, reinforces, and enhances East Gippsland Shire's identity, aesthetic quality, and economic diversity. Although the proposed is considered a small-scale development, it has still thoroughly considered the aforementioned design and siting issues. As there are multiple other dwellings located along and in close proximity to Karbeethong Avenue, this proposal will continue to contribute and enhance the overall aesthetic quality of Mallacoota.

21.12 STRATEGIES FOR SUB-REGIONS, TOWNS AND LOCALITIES

21.12-2 Mallacoota

This document outlines the Visions, Objectives and Strategies adopted to ensure the Lakes and Coastal areas in Mallacoota are planned and developed in an appropriate and consistent manor. Building design, materials and appropriate planting will reflect the coastal character of the town's setting. Mallacoota's setting within a wilderness area will be recognised and the town's environmental tourism role will further develop in a sustainable manner. The existing streetscape has been considered and it is believed that the proposal meets the residential development objectives as outlined within this clause.



5.3 Decision Guidelines - Clause 53.02 - Bushfire Planning

The Municipal Planning Strategy and the Planning Policy Framework.

This application is consistent with the aforementioned requirements.

The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.

Please see enclosed updated Bushfire Management Statement, the landscape assessment for this subject allotment has resulted in a Type 4 classification, with safer locations available within Mallacoota which is a short drive to the south of the property. The siting of the subject dwellings has taken into consideration the hazard landscape, as being sited to the east of the allotment allows for sufficient defensible space towards the western side of the allotment. Please see enclosed Bushfire Management Statement prepared by Fire Risk Consultants for details regarding the bushfire hazard landscape, assessment, site assessment and bushfire management statement.

The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.

Please see enclosed Bushfire Management Statement and Plan prepared by Fire Risk Consultants for further details regarding the bushfire hazard landscape, assessment, site assessment and bushfire management statement.

Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.

It is considered that the proposed development meets the objectives of Clause 53.02-4. The landscape and siting of the proposed structures have been chosen in order to promote access from firefighting services. The defensible space distance required for the dwelling is 49 metres to achieve the BAL29 requirements. However, due to the elevated landscape risk and the defensible space will be extended to the rear boundary. This will provide approximately 66 metres managed space, please see attached Bushfire Management Plan for further details.

Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.

The allotment is zoned General Residential Zone and there are multiple existing dwellings located along Karbeethong Avenue, therefore it is considered that these proposed measures can be practically implemented with the ongoing use of the land.

Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.

Bushfire Management Statement prepared by Fire Risk Consultants for details regarding the measures to be implemented on the subject allotment. The dwellings are to be constructed to comply with the requirements of Section 3 of Australian Standard AS3959:2018 and all water and electricity to comply with Section 4.1.3 of Planning for Bushfire Protection 2019.

If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.

It is believed that all of the Approved Measures under Clause 53.02-4 have been met for these structures and therefore warrants the proposal proceeding.

Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.

While there is greater vegetation risk located along the broader landscape, it is mitigated to an acceptable level that it does warrant the development proceeding. As previously stated, there are many dwellings established along Karbeethong Avenue, with many developed with the risk of bushfire in mind and therefore collectively able to oppose the risk of bushfire.

5.4 Decision Guidelines - Clause 43.02-6 Design and Development

The Municipal Planning Strategy and the Planning Policy Framework:

This application is consistent with the aforementioned requirements.

The design objectives of the relevant schedule to this overlay.

See below design objectives for Schedule 12 of the Design & Development Overlay.

Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.

The design and details of the second dwelling are compatible in character with the existing proposal and the nearby properties within the area. The second dwelling will have a total floor area of approximately 103m² and is to be sited directly behind the main dwelling and carport, thereby will not be considered overtly obtrusive in relation to the greater neighbourhood. The dwelling will be constructed of neutral exterior cladding materials and will therefore be in keeping with the character and appearance of the adjacent buildings and streetscape of the area. See attached plans for further details.

Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion and scale of any identified heritage places surrounding the site.

The dwelling, second dwelling and carport have been designed specifically to fit within the size, shape and topography of the subject property.

Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.

The vegetation has been removed as a part of the previously approved Planning Permit 386/2022/P. Please see previously endorsed plan 13 of 15 for the revegetation proposed.

The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.

The proposal includes a carport to the rear of the dwelling, as illustrated on the east Elevation. This will provide car parking, access, and egress, loading and unloading and additionally is not visible from the streetscape.

Any other matter specified in a schedule to this overlay.

Please see below response to Schedule Decision Guidelines

5.5 Design Objectives – Schedule 12 to Clause 43.02 - Design and Development Overlay

All areas

To protect and manage the township character of coastal settlements.

The proposed structures, while being a two-storey dwelling with an overall height of less than 7.5m, is considered compatible with the coastal neighbourhood setting as various other structures in the locality have similar heights and a similar visual bulk. The addition of the second dwelling to be sited directly behind the main dwelling will be of single storey construction with a minimal floor area of approximately 103m². There are also no residential developments located to the rear of the subject allotment; therefore this additional development will not impede the coastal view to any residents from the rear. Thereby ensuring its compatibility and an inconsequential impact on the immediate and greater neighbourhood.

To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.

The proposed structures, while being a two-storey dwelling with an overall height of less than 7.5m, is considered compatible with the coastal neighbourhood setting as various other structures in the locality have similar heights and a similar visual bulk. The addition of the second dwelling to be sited directly behind the main dwelling will be of single storey construction with a minimal floor area of approximately 103m². There are also no residential developments located to the rear of the subject allotment; therefore this additional development will not impede the coastal view to any residents from the rear. Thereby ensuring its compatibility with the coastal neighbourhood setting.

To ensure that new development is designed to minimise visual impacts on the natural landscape.

As previously stated, the proposed second dwelling is to replace the recently approved outbuilding development and is utilizing neutral-coloured materials and therefore will ensure it has minimal visual impact on the natural landscape.

To ensure that new development is visually and physically integrated with the site and surrounding landscape.

The proposed second dwelling, is to be sited directly behind the main two-storey dwelling, the second dwelling will be of single storey construction, with an overall height of 4.150m. There are also no residential developments located to the rear of the subject allotment; therefore this development will not impede on the coastal view to any residents for the rear. Thereby ensuring its compatibility and an inconsequential impact on the immediate and surrounding landscape.

To ensure that new development is sited and designed to be visually unobtrusive through and above the surroundings tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.

The design and details of the proposed second dwelling is to be sited directly behind the main two-dwelling and carport, with a floor area of approximately 103m² and being smaller in size and of single-storey construction, it is thereby considered to not be overtly obtrusive in relation to the greater neighbourhood. The development will not

obstruct the view of the coastline from any nearby streets or public access points. As the adjacent allotment to the rear is zoned Farming Zone and includes a vast array of dense vegetation, it is considered this proposal will not cause any detriment or obstruction to the surrounding area.

To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.

While vegetation was removed due to the previous proposal, due to poor quality vegetation - please see sheet 800-801 for Landscaping Plan details for proposed revegetation.

To conserve and enhance views to the Inlet from public places in the town centre character area.

The proposal is to be constructed in a modern style exterior and is set to utilize all new materials, therefore contributing to the enhancement of the streetscape. The neutral colours of the proposed structures will conserve the surrounding natural landscape.

Karbeethong residential (area 1)

To reinforce the character of large homes within established gardens on the north east slope overlooking the inlet.

A large portion of the existing dwellings located along Karbeethong Avenue are large two-storey dwellings. The main dwelling will still be constructed, this amendment is to add a small two-bedroom dwelling directly behind the main dwelling and therefore it is considered that this development is consistent with the established character of the north-east slope which overlooks the inlet. Please see sheet 13 of 15 of previously endorsed plans under Planning Permit no: 386/2022/P.

To encourage, where appropriate, the planting of indigenous tree species that help gardens to blend with the adjoining national park.

Please see sheet 13 of 15 of previously endorsed plans for the proposed revegetation.

To ensure that views to the ridgeline from the inlet are predominantly occupied by the tree canopy rather than buildings.

As previously stated, the allotment is located to the south-west of the coastline at Wallagaraugh River and surrounded by other dwellings and vegetation. The dwellings are also located approximately 300m from the closest water point, with multiple buildings and vegetation between the two. Therefore, ensuring that the structures will not be obscenely viewable from the beach, foreshore, or water body. The existing canopy trees located in close proximity to the ridgeline from the inlet will not me impacted and continue to be seen from the water.

5.6 Decision Guidelines – Schedule 12 to Clause 43.02 - Design & Development Overlay

All areas

The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal).

Please see above response on Page 9, under Local Planning Policy Framework.

Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.

There is no prescribed siting guidelines listed in the Victorian Coastal and Gippsland Coastal Boards. However, there is reutterance to ensure the minimisation of intrusion into public views, by locating structures so that they are visually unobtrusive from public areas of beach, foreshore, and the water.

As the allotment is located to the south-west of the coastline at Wallagaraugh River and surrounded by other dwellings with bushland to the rear, it is considered that the siting will not impede upon any views from the beach, foreshore, and water. The dwellings are also located approximately 300m from the closest water point, with multiple buildings and vegetation between the two. Therefore, ensuring that the structures will not be obscenely viewable from the beach, foreshore, or water body.

Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.

Not applicable to this application as there are no covenants, Section 173 Agreements or similar statutory mechanisms governing this allotment.

The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.

Not applicable to this proposed amendment.

The need for and purpose of proposed vegetation removal.

Not applicable to this proposed amendment.

Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.

The siting of this proposed second dwelling is to be located in the same area as the recently approved outbuilding on Planning Permit no: 386/2022/P.

Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.

Please see architectural plans sheet 800-801 for Landscaping Plan details. Recently endorsed Sheet 13 of 15.

Whether the form, design and details of the building are compatible with the landscape setting, and the character of nearby or adjacent buildings.

The proposed structures, while being a two-storey dwelling with an overall height of less than 7.5m, is considered compatible with the coastal neighbourhood setting as various other structures in the locality have similar heights and a similar visual bulk. The addition of the second dwelling to be sited directly behind the main dwelling will be of single storey construction with a minimal floor area of approximately 103m². There are also no residential developments located to the rear of the subject allotment; therefore this additional development will not impede the coastal view to any residents from the rear. Thereby ensuring its compatibility with the landscape setting, and the character of nearby or adjacent buildings.

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Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.

As stated above, the dwelling, second dwelling and carport are to be constructed of neutral exterior cladding materials. These materials are low-reflective and will not provide a stark contrast with the surrounding landscape.

The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.

The proposed structures, while being a two-storey dwelling with an overall height of less than 7.5m, is considered compatible with the coastal neighbourhood setting as various other structures in the locality have similar heights and a similar visual bulk. The addition of the second dwelling to be sited directly behind the main dwelling will be of single storey construction with a minimal floor area of approximately 103m². The dwellings are located approximately 300m from the closest water point, with multiple buildings and vegetation between the two. Therefore, ensuring that the structures will not be obscenely viewable from the beach, foreshore, or water body.

Whether the roof form of the building sits generally below the prevailing tree canopy.

This amendment is for the previously approved outbuilding to be changed to a second dwelling on the allotment. This dwelling is a small two-bedroom single storey dwelling to be sited behind the recently approved main 2 storey dwelling and therefore the roof form would be considered minimal.

Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.

The slope to the allotment has facilitated the requirement for retaining walls and filling. However, these structures are quite small and unobtrusive as they allow for the carport to be constructed to the rear of the dwelling, avoiding being seen from the street. Furthermore, this amendment is for a second dwelling to be constructed directly behind the main dwelling and carport, due to been single storey in nature and location it is considered this amendment will avoid the building being visually obtrusive in form.

Whether, in locations adjacent to the coast, the coastal reserve, or the foreshore reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.

As indicated on the Colour Schedule, the materials of the proposed building are considered to be 'light weight' and also light in colour.

The impact of any new development on adjoining public land.

The subject allotment is not adjoining or in close proximity to public land, therefore not applicable to this application.

Karbeethong residential (area 1)

Whether the proposed development is consistent with the established character of large homes and gardens on the northeast slope overlooking the inlet.

A large portion of the existing dwellings located along Karbeethong Avenue are large two-storey dwellings. This amendment proposal is for a second dwelling to also be constructed on the allotment, which will be sited directly behind the main dwelling and therefore it is considered that this development will remain consistent with the established character of the north-east slope which overlooks the inlet.

Whether any proposed landscaping treatment incorporates indigenous tree species that helps the garden blend with the adjoining national park.

Not Applicable to this amendment.

The impact of buildings and structures on views of tree canopy on the ridgeline from the inlet.

As previously stated, the allotment is located to the south-west of the coastline at Wallagaraugh River and surrounded by other dwellings and vegetation. The dwelling is also located approximately 300m from the closest water point, with multiple buildings and vegetation between the two. Therefore, ensuring that the structure will not be obscenely viewable from the beach, foreshore, or water body.

5.8 Clause 65 - Approval of an Application or Plan

Any significant effects the environment, including the contamination of land, may have on the use or development.

As illustrated in the attached Arborist Report prepared by Tree Limits Pty Ltd, the trees have been structurally compromised due to the bushfires and environmental elements, therefore enhancing danger to tree failure and removed as part of Planning Permit Application no: 386/2022/P.

The Municipal Planning Strategy and the Planning Policy Framework.

The Municipal Planning Strategy and Planning Policy Framework had been considered in the siting of the dwelling, second dwelling, carport and it is believed that it is consistent with the aforementioned Strategy and Framework.

The purpose of the zone, overlay or other provision.

The purpose of the Design and Development Overlay is to identify areas which are affected by specific requirements relating to the design and built form of a new development. As this is proposal is to amend previously approved planning permit to include a second dwelling in the General Residential Area, being built of neutral colours, similar bulk as the surrounding buildings, previously approved building location and slightly larger in size to that of a small second dwelling (103m²), it is considered that these structures comply with the purpose to this zone.

The purpose of the Bushfire Management Overlay is to ensure that the development of land priorities the protection of human life and strengthens community resilience to bushfire and identify areas where the bushfire hazard warrants bushfire protection measures to be implemented. Please see attached updated Bushfire Management Statement and Plan for details of the protection measures to be implemented.

Any matter required to be considered in the zone, overlay or other provision.

Please see above response to the requirements under the Bushfire Management Overlay and Design and Development Overlay.

The orderly planning of the area.

Considering the above, we believe this proposal to be consistent with the orderly planning of the area.

The effect on the environment, human health and amenity of the area.

It is considered that no person or property will suffer any detrimental effect as a result of this proposal.

The proximity of the land to any public land.

The allotment is not in close proximity to any public land; it is believed that this will not impact this proposal.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality.

All stormwater run-off from the proposed buildings is to be discharged to the Legal Point of Discharge, to not cause erosion, flooding, or nuisance to the subject or surrounding land as per Council's advice. The proposed retaining walls will also ensure that there is no land degradation.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

All stormwater run-off from the proposed is to be discharged to the Legal Point of Discharge, to not cause erosion, flooding, or nuisance to the subject or surrounding land as per Council's advice.

The extent and character of native vegetation and the likelihood of its destruction.

Please see attached Arborist Report for details in regards to the extent and character of vegetation removed as a result of previous approval, due to their poor health and danger to occupants.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

Please see architectural plans sheet 800-801 for Landscaping Plan details – Endorsed under previous Planning Permit sheet 13 of 15.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

As mentioned throughout this report, the fire hazard associated with this proposal has been considered and is furthermore details in the enclosed updated Bushfire Management Statement and Plan.

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

This proposal is for residential purposes, therefore no additional impact on traffic flow or road safety.

The impact the use or development will have on the current and future development and operation of the transport system.

Not applicable to this application.

6. Summary & Conclusion

In summary, the proposal details for this application are as follows;

- Previously Approved Planning Permit and Endorsed Plans – 386/2022/P – Buildings and works for a dwelling and associated structures and outbuildings within a Bushfire Management Overlay.
- This proposal is to amend the above to change the approved outbuilding into a second dwelling on the allotment.
- Proposed second dwelling will have a floor area of approximately 103m².
- Subject property is 2131m².
- Subject property is in a 32.08 General Residential Zone.
- Subject property is covered by a 43.02 Design & Development Overlay – Schedule 12 and 44.06 Bushfire Management Overlay and 42.02 Vegetation Protection Overlay – Schedule 8;
- The use and development of this proposal is consistent with that of the adjoining properties and neighbourhood Character;
- The use and development of this proposal is consistent with that of the existing character and amenity of the properties in Mallacoota;
- It is considered that no person or property will suffer any detrimental affect as a result of this proposal.

It is considered that this proposal and application meet all planning scheme requirements, pursuant to Clause 43.02 Design & Development Overlay – Schedule 12 and 44.06 Bushfire Management Overlay and 42.02 Vegetation Protection Overlay – Schedule 8; as well as any relevant Particular Provision and Building Regulations.

If any further information is required, please advise us at your earliest convenience.

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**Bushfire Management
Statement and 13.02-1S
Assessment**

**65 Karbeethong Avenue,
Mallacoota**

December 2024



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Prepared by: Mark Potter – Risk & Emergency Planning Lead

Disclaimer and Information Statement

This report is issued by Fire Risk Consultants Pty Ltd and the information in this report is current as at the date of publication. Any Bushfire Emergency Plan or Bushfire Response Plan is current only at the date of issue as it is up to you to maintain the Australian Standard AS3959:2018 (or equivalent) and AS3745:2018 (or equivalent) for the property and/or building. Failure to maintain the property and/or building to these standards may compromise an insurance policy if currently covering any of your assets or those of any third party that may be consequentially affected due such failure. If not insured, and if you are seeking insurance, this report may not influence the decision of any insurer not to offer cover. To the extent permitted by law, Fire Risk Consultants Pty Ltd will not be held liable for any claims, demands, costs or expenses for any personal injury, property damage or death arising out of failure by you to maintain the property and/or building to AS3959:2018 (or equivalent) and AS3745:2018 (or equivalent).

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Any fire safety work, including but not limited to planned burning, back burning and/or fire suppression, on any property or building is specifically excluded from this report.

*Where the term “**Bushfire prevention and mitigation related activities**” (or words to that effect) are used, this is to be defined as the clearance of vegetation in accordance with the Victorian State Government guidelines, including clearing and maintenance of existing fire breaks and/or fire access for fire fighters under electricity pylons and properties that have been constructed to Australian Standard AS3959 and/or the National Construction Code.*

Introduction

This report has been developed to meet the requirements of the Bushfire Management Overlay as outlined within the Victorian Planning Provisions. The site located at 65 Karbeethong Avenue, Mallacoota is within the Bushfire Management Overlay. This report outlines the required treatments to enable compliance with the Bushfire Management Overlay.

The proposal is to construct a dwelling, carport and secondary dwelling. The buildings are located less than 3m from each other and worst-case construction requirements will apply to all three buildings as per AS3959:2018 Clause 3.2.3.

The report has been developed following extensive assessment of the landscape and local bushfire risk along with access, egress and topography.

The report addresses the following provisions of the Victorian Planning Scheme:

Clause 13.02-1S – Bushfire Planning

Clause 44.06-3 – Bushfire Hazard Site Assessment, Bushfire Hazard Landscape Assessment and Bushfire Management Statement.

To ensure sufficient information is provided to both CFA and Council to enable a detailed understanding of bushfire risk, a Pathway 2 report has been developed along with a Clause 13.02-1S assessment. This report only addresses those parts of the Victorian Planning Provisions that relates to Bushfire.

Application Details

Municipality:	East Gippsland
Title description:	Lot 1 TP194849
Overlays:	Bushfire Management Overlay (BMO), Design and Development Overlay (DDO) and Vegetation Protection Overlay (VPO)
Zoning:	General Residential Zone (GRZ)

Site Description

Existing use and siting of buildings and works on and near the land:	The property is currently vacant.
Existing access arrangements:	The property is accessible from Karbeethong Avenue. There is a track at the rear of the property which is part of the buffer between the forested area and the residential estate.
Location of nearest fire hydrant:	Street fire hydrants are located along Karbeethong Avenue. Refer to Appendix 4 for further information.

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Figure 1 - Overview of the site with the BMO shaded (site boundary shown in blue outline)

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Access and egress

The site is accessible from Karbeethong Avenue which is a through road. Access is also available from the rear of the property via a track between the forested area and the residential properties.

Karbeethong Avenue connects to Karbeethong Road which provides access to the Mallacoota township to the south or west to Genoa – Mallacoota Road. The likely egress option during a bushfire is to the south to the Mallacoota township where safer locations are available.

Topography

The topography on the property is influenced by Mullet Creek to the south west. The slope under the forested area to the west of the property is between 5- 10°. The slope on the property is between 0 - 5°.

The surrounding landscape to the west and north west is influenced by gullies and ridgelines. Bushfire behaviour will likely be influenced by the topography in the local area.

Vegetation

The vegetation on the property is considered managed. There are trees on the rear of the site, and these will be thinned to enable the achievement of defendable space. There are small areas of tree stands that due to the density of the canopy have been conservatively assessed as woodland as per AS3959.

The vegetation that will likely influence bushfire behaviour is to the west of the site and has been classified as forest as per AS3959. This vegetation extends down to Mullet Creek and beyond. There are cleared areas to the south and west however the vegetation continuity in the surrounding landscape will likely result in bushfires being able to travel long distances before impacting on the property.

Bushfire risk in southeast Australia

The southeast of Australia is one of the most fire prone areas in the world.

The rate a bushfire can spread is a direct result of the weather, fuel hazard (including dryness, quantity and arrangement) and the topography in which the fire is burning. Bushfire fuel is the only one of these three factors that it is possible to modify.

Extreme fire conditions can occur in south-eastern Australia when dry winters and springs are followed by summers where bushfire fuels become very dry.

When these conditions combine, fires can be expected to move quickly under the influence of strong, gusty north westerly winds. These fires can then move rapidly in a different direction when the subsequent south-westerly wind change arrives. Fires that start under these conditions can reach a very high intensity, even in areas of relatively low fuel loads and can be difficult to control until the weather conditions abate.

The height of a bushfire's intensity is directly linked to its destructiveness and the more difficult it is to control. As the intensity increases so does the difficulty of containment and effective suppression. Very high intensity fires with flame heights greater than 10 metres are generally uncontrollable.

Bushfire intensity is a function of the heat content of the fuel, the quantity of fuel and the rate of spread of the bushfire. The heat content of vegetation fuels is roughly constant. It has been found that the quantity and distribution of fine fuels are the main factor influencing bushfire behaviour. Larger fuels burning during a bushfire do not contribute significantly to the spread of a bushfire.

Fine fuels available to a bushfire are fuels such as grass, leaves, dead pine needles and twigs that ignite readily and are consumed rapidly when dry. They are often defined as those dead fuels less than 6mm in thickness. Fine fuel load (measured in tonnes per hectare) has therefore been used as a convenient measure of the underlying bushfire hazard in areas dominated by woody vegetation. The fine fuel load at any given time is a balance between the rate of fuel build up, and factors that remove fuel such as litter decomposition and fire. In the absence of fire, fuel loads in forests and woodlands with a shrubby or heathy understorey build up to a quasi-equilibrium state where the rate of fuel production equals the rate of decomposition. The maximum levels vary for different vegetation types and for the same vegetation types in different locations.

It has been found that fuel structure is possibly more important than the total fine fuel load in determining bushfire behaviour. Fuels in forests, woodlands and shrublands can be categorised into four layers with differing effects on fire behaviour (Hines, et al., 2010). These layers are:

Surface fine fuels: leaves, bark, small twigs and other fine fuel lying on the ground. These fuels provide the horizontal continuity that allows a bushfire to spread

Near surface fine fuels: grasses, low shrubs, bracken etc. up to about .5 m above the ground surface. Fuels in this layer will burn when the surface fuel layer burns and will increase bushfire intensity

Elevated fuels: larger shrubs and small saplings with most of the fuel closer to the top of this layer and a clear gap between them and the surface fuels. These interact with the two-layer fuel layers to further increase bushfire intensity. They also contribute to the vertical continuity of fire that allows fire to 'climb' into the tree canopy

Bark fuels: flammable bark on trees, saplings and large bushes from ground level to the canopy. Loose fibrous bark on string-bark eucalypts, and candle bark on some gums can generate large amounts of burning embers which can start spot fires ahead of the main fire front.

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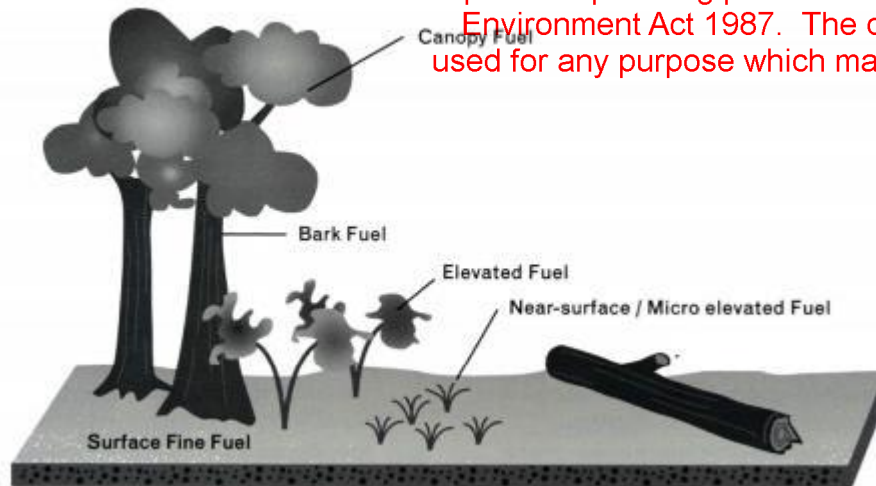


Figure 2 - Overview of fuel structure that affects bushfire behaviour

Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment is completed to provide an assessment of the bushfire hazard more than 150 metres away from the subject site. This assessment considers all available information to determine the effects of a bushfire from more than 150m from the site.

For this assessment, the landscape risk has been assessed at one kilometre and 10 kilometres.

Fire History

The available records demonstrate that there is bushfire history in the surrounding landscape. This is due to the areas of Public Land mixed with managed and unmanaged properties in the surrounding landscape. The large, forested areas to the north, west and south have experienced major fires in the past.

The most recent major bushfire activity in the surrounding area occurred in 2020. This property was affected by the bushfire including the surrounding areas. The bushfire approached from the west and travelled up the slope from Mullet Creek to the property.

There has been other bushfire activity in the surrounding landscape including a bushfire to the north in 2004 that was extinguished prior to it becoming uncontrollable.

Due to the mix of properties and forested vegetation, there is the potential for this type of bushfire to occur again in the future.

Figure 3 shows the bushfire history according to DELWP records.

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Bushfire history

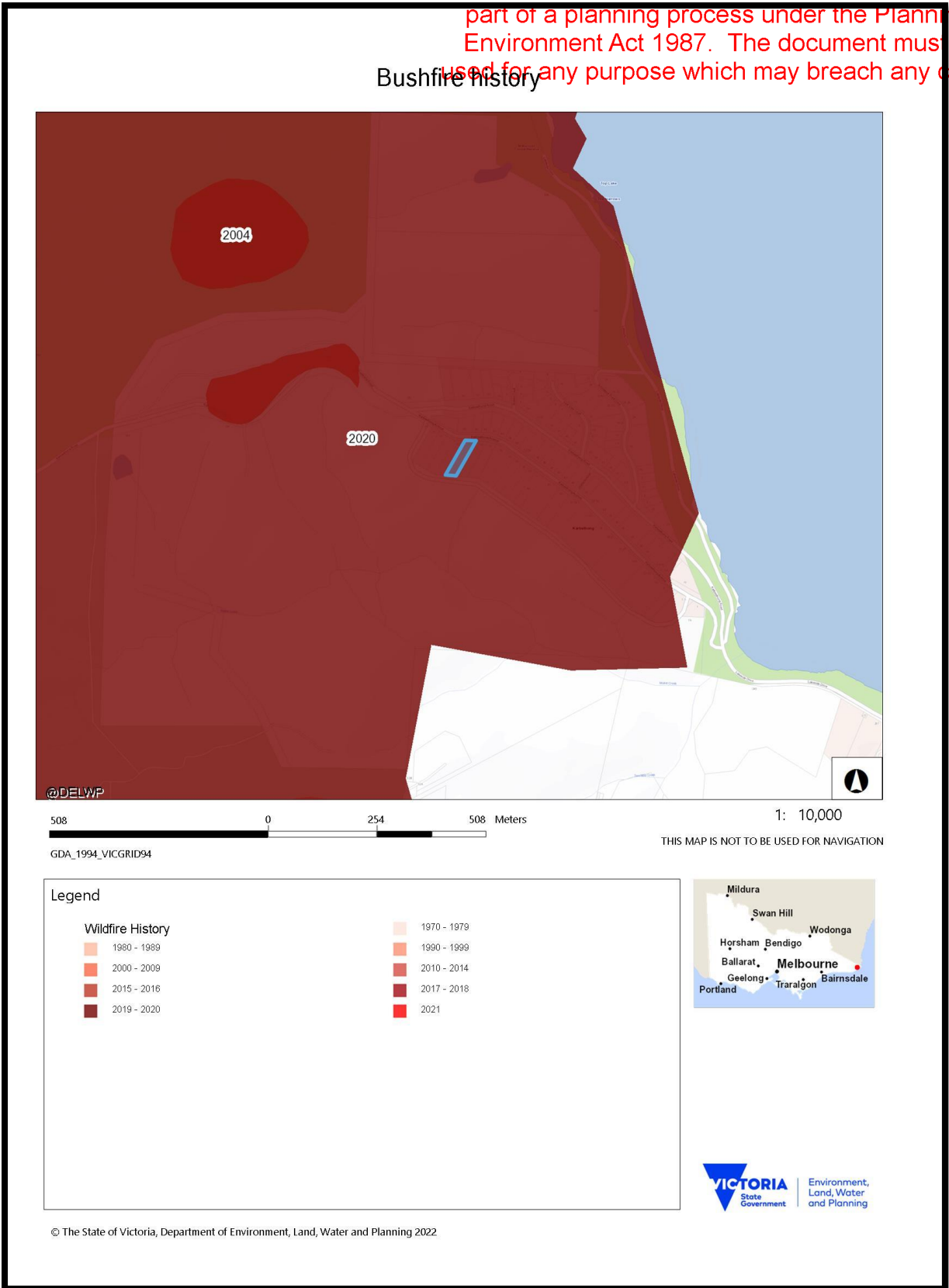


Figure 3 - Bushfire history with the property outlined in blue. The shapes represent multiple bushfire events

Likely Bushfire Scenarios

Figures 4 and 5 indicate the likely scenarios from a bushfire in the surrounding area and how they may impact on the proposed dwelling. This assessment considers all aspects however history shows us that bushfires would be likely to impact on the property from a north westerly direction and then subsequently from a south westerly direction after the wind change. These two fire scenarios cause the greatest amount of damage, including loss of life, in south-eastern Australia during bushfire events.

The following table describes the scenarios that may impact on the dwelling:

Table 1 - Bushfire scenarios

Scenario reference	Description
Scenario A	<p>Figure 4 and 5 outlines the potential for a bushfire to approach the property under a north westerly wind influence. The vegetation continuity between the forested areas and the property results in the potential for bushfires to travel up to the north side of Karbeethong Road. The presence of vegetation to the west of the property will result in a bushfire travelling past the rear boundary when influenced by a north westerly wind.</p> <p>The vegetation to the immediate north is fragmented with the presence of roads and other properties reducing the vegetation in the surrounding area. The forested areas further to the north are in areas dominated by steep slopes and numerous gullies that will enable the generation of extreme bushfire behaviour like what was experienced in 2020.</p> <p>It is likely for extreme levels of ember attack to impact on the dwelling and the surrounding area.</p>
Scenario B	<p>To the southwest of the property, apart from certain roads and some cleared areas, the landscape is dominated by forested vegetation. This vegetation extends well beyond the 10 km assessment area and bushfires will be able to burn in the surrounding landscape for multiple days if elevated weather conditions are experienced.</p> <p>The most significant landscape feature that could disrupt the spread of a bushfire under a south westerly influence is the Genoa – Mallacoota Road. Whilst this is maintained and provides a break in the forested fuel, under elevated fire danger conditions, the bushfire would likely spread across the road rapidly.</p> <p>Figures 4 and 5 outline how the bushfire may approach the property under a south westerly wind influence.</p>

In summary, both scenarios are possible with ember attack and radiant heat being the key bushfire attack mechanisms.

Landscape type

The determination of the landscape type enables the consideration of other treatments depending on the level of risk. These treatments may include

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additional construction requirements, vegetation management or other solutions. Note that whilst the determination of a landscape risk level is part of this analysis, the determination of the need for additional treatments will be considered as part of further assessments within this report.

Table 2 -Bushfire landscape assessment

Landscape risk descriptors	
Type 1	<p>There is little vegetation beyond 150 metres of the site (except grasslands and low threat vegetation).</p> <ul style="list-style-type: none"> • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire.
Type 2	<p>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.</p> <ul style="list-style-type: none"> • Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.
Type 3	<p>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.</p> <ul style="list-style-type: none"> • 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
Type 4	<p>The broader landscape presents an extreme risk.</p> <ul style="list-style-type: none"> • Fires have hours or days to grow and develop before impacting. • Evacuation options are limited or not available.

In accordance with the Technical Guide, the landscape has been assessed as Type 4. The extensive areas of forested vegetation to the north west and south west will likely generate extreme bushfire behaviour.

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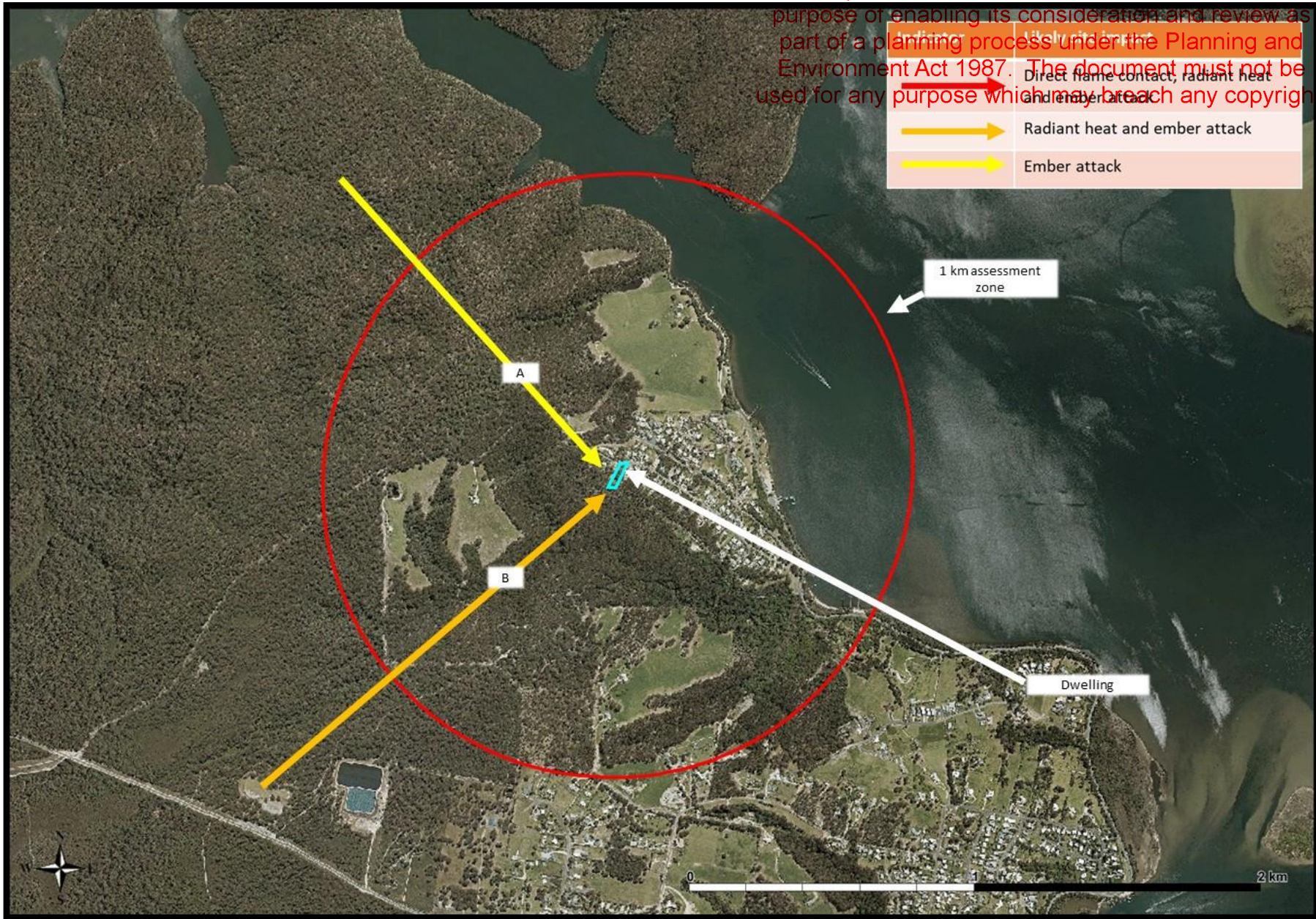


Figure 4 - Aerial photo showing site and identified bushfire attack scenarios (1 kilometre)

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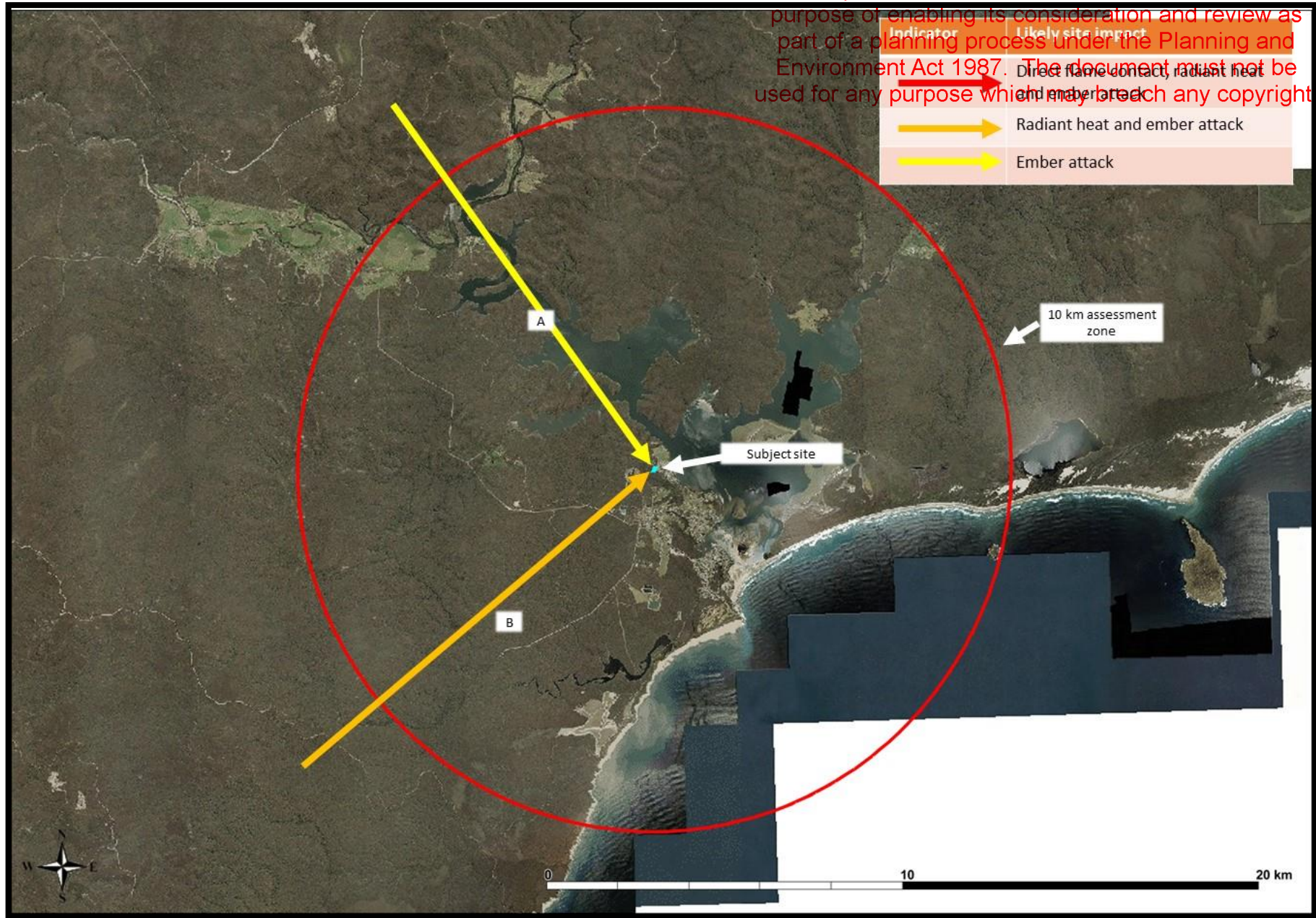


Figure 5 - Aerial photo showing landscape 10 km from site and potential bushfire scenarios

Clause 13.02 assessment

Clause 13.02 of the Planning Scheme outlines its objective as:

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

The analysis against Clause 13.02 is reliant on the information contained within the Bushfire Hazard Landscape Assessment.

The following strategies from Clause 13.02-1S are aimed at ensuring a focus on the protection of life is achieved:

Table 3 - Clause 13.02 strategy assessment

Strategy	Response
1	<p>Prioritising the protection of human life over all other policy considerations.</p> <p>Compliance with the Bushfire Management Overlay has ensured that the prioritisation of human life is achieved. For this development, a solution is proposed that achieves the BMO requirements.</p> <p>The design solution includes:</p> <ul style="list-style-type: none"> • The dwelling, carport, and secondary dwelling will be constructed to BAL 29. • Defendable space is provided to the property boundary. • A minimum of 10,000 litre static water supply is provided for firefighting purposes. • Effective access for firefighters is provided.
2	<p>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.</p> <p>The new proposed structures are in an existing residential development. Due to the depth of the property, there is ample ability to create sufficient defendable space to ensure the structures won't be exposed to more than 19kW/m². Due to the landscape risk the construction requirement will be elevated to BAL 29. Due to the separation between all structures, this construction requirement will be applicable to the secondary dwelling, carport and dwelling.</p> <p>The property can access safer areas if required.</p>
3	<p>Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.</p> <p>This report addresses the Bushfire Management Overlay and has considered the bushfire risk and identified treatments based on this risk.</p>

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Bushfire Hazard Site Assessment

The bushfire hazard within 150 metres is outlined within Figure 6 and Table 4.

Bushfire Hazard Site Assessment



Figure 6 - Bushfire Site Hazard Assessment

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Table 4 - Bushfire Site Hazard Assessment vegetation assessment

Plot	Vegetation classification	Slope	Separation distance	BAL rating
1	A. Forest	Downslope > 5 - 10°	58 metres	BAL 19
2	B. Woodland	Flat / upslope	33 metres	BAL 12.5
3	B. Woodland	Downslope > 0 - 5°	48 metres	BAL 19
4	A. Forest	Downslope > 0 - 5°	102 metres	BAL 12.5
5	Excluded	Flat / upslope	N/A	BAL 12.5

**This BAL assessment has not considered landscape risk. The separation distance is taken from the closest structure to the plot.*

The assessment of vegetation has identified five plots within the 150 metre assessment area outlined in Figure 6. The indicative BAL ratings resulting from this assessment are provided in Appendix A.

Bushfire Management Statement

53.02-4.1 Landscape, siting and design objectives

- **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 (AM) 2.1 – Landscape

Requirement

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

The bushfire risk to the development from the surrounding landscape is considered elevated. This is supported by the historical analysis of bushfires in the local area and the surrounding topography, vegetation types and its continuity in the landscape. It is highly likely that under elevated bushfire conditions, the landscape will influence bushfire behaviour.

The landscape assessment has resulted in a Type 4 classification. There are safer locations available within Malla-coota which is a short drive to the south of the property.

The dwellings are being placed on the northern side of the property near the road to maximise the ability to create sufficient defensible space on the southern side of the property. The adjoining properties being residential will also provide managed areas that will assist with the reduction in bushfire behaviour surrounding the dwellings. It is likely for the two areas that have been conservatively assessed as woodland on the adjoining properties, once developed will be managed in accordance with the defensible space requirements of the Bushfire Management Overlay.

This BMS includes an assessment against Clause 13.02 which has identified the elevated risk but acknowledges that this can be managed through the provision of suitable defensible space and construction requirements. The landscape bushfire risk has been classified as Type 4¹.

Has Approved Measure (AM) 2.1 been fully met? Yes No

Approved measure (AM) 2.2 – Siting

Requirement

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

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

All structures are located as far north the property as possible on and is provided with sufficient separation from the classifiable vegetation to achieve a low BAL

¹https://www.planning.vic.gov.au/_data/assets/pdf_file/0029/107669/Technical-Guide-Planning-Permit-Applications-Bushfire-Management-Overlay.pdf

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rating. Whilst the presence of a landscape risk will elevate the construction requirements, the ability for the dwellings to not be exposed to radiant heat from an approaching bushfire is limited.

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

The dwelling is located approximately 15 metres from Karbeethong Avenue. The dwelling is close enough for firefighters to have a choice about operating from the roadside or driving onto the property. The second dwelling has been located as close to the road as reasonably possible. The BMO requirement for driveways will ensure that the driveway is maintained in a good condition to enable firefighting appliances to easily access the property.

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

Emergency service vehicles can access the dwellings from either the road or by entering the property. This will meet the access provisions within the Bushfire Management Overlay. There is sufficient space near the dwellings for vehicles to park and multiple opportunities to turn around if required.

Any other comments

The landscape risk has been assessed as elevated and the location of the dwellings and the BMO conditions will ensure an appropriate level of safety for the occupants.

Has Approved Measure (AM) 2.2 been fully met?	Yes ✓	No <input type="checkbox"/>
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Approved Measure (AM) 2.3 – Building design

Requirement

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

Due to the presence of an elevated landscape risk, the structures will be constructed to meet the BAL 29 requirements. Whilst the structures are in a location that can achieve a lower BAL rating, due to the elevated bushfire risk resulting from the extensive forested vegetation to the north west and south west, a higher construction requirement is required.

The building will be constructed to a minimum of **BAL 29**.

Has Approved Measure (AM) 2.3 been fully met?	Yes ✓	No <input type="checkbox"/>
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53.02-4.2 – Defendable Space and Construction Objectives

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

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

A building used for a dwelling is provided with defendable space in accordance with:

- **Table 2 Columns A, B, C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land**

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

The defendable space distance required for the dwellings is 49 metres to achieve the BAL29 requirements. As such, defendable space will be provided to the property boundary and in accordance with Table 6 (below). Refer to the Bushfire Management Plan (Appendix 2) for further details.

Table 6 of Clause 53.02-5 – Vegetation management requirements

Defendable space is provided and is managed in accordance with the following requirements:

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

A building is constructed to the bushfire attack level:

That corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5. Due to the landscape risk, the dwelling, carport and secondary dwelling will be constructed to **BAL 29**.

Any other comments?

The provision of defendable space to the property boundary and BAL 29 construction will ensure that the reduction in risk is acceptable because of the surrounding landscape risk.

As the zoning of this property would normally allow an assessment to be completed against Pathway 1, due to the landscape risk a Pathway 2 assessment has been undertaken including Clause 13.02. The adjoining properties will also be utilised as part of the defendable space using the 'reasonable assurance' principle. The following supporting reasons are provided:

1. The roadway and road edges will be maintained in a managed state due to the surrounding residential area.
2. The properties to the north and south will be managed during the fire danger period by the owners proactively or by East Gippsland Shire Council issuing a Fire Prevention Notice.
3. Whilst the surrounding properties are currently vacant largely due to the 2020 bushfire, they will likely be redeveloped which will result in a higher certainty of the properties being maintained.

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Has Approved Measure (AM) 3.1 been fully met? Yes No

53.02-4.3 – 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 AM 4.1 – Water Supply and Access

Water Supply Requirement

The building is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

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

The Tank is proposed to be located adjacent to the secondary dwelling and access provided by a remote outlet. The remote outlet is located next to the secondary dwelling and access is provided for firefighting vehicles.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000*	Yes	5,000	No	<input type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input checked="" type="checkbox"/>

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

Note: Fittings must be in accordance with the published requirements of the relevant fire authority

<p>Confirm Static Water Supply meets the following requirements</p>	<p>Unless otherwise agreed in writing by the relevant fire authority, the water supply must:</p> <ul style="list-style-type: none"> • 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. <p>The CFA outlet must be:</p> <ul style="list-style-type: none"> • Easily accessible by a firefighter in the event of a bushfire <ul style="list-style-type: none"> ○ Clear of all vegetation for a distance of 1.5 metres
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	<ul style="list-style-type: none">○ Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 4.5 metres○ Located a minimum distance of 10 metres and no more than 60 metres from the dwelling○ Oriented horizontally○ Located within 4 metres of the accessway and unobstructed● The pipe between the tank and the remote outlet must be either 80mm PVC/Cu or 90mm HDPE diameter.● The internal diameter for the fitting connecting the tank to the pipeline must be equivalent to or greater than the internal diameter of the pipeline between the tank and the fire authority outlet● The centreline of the CFA outlet must be:<ul style="list-style-type: none">○ A minimum of 300mm and maximum 600mm in height above the finished ground level○ Located below the level of the outlet on the tank● The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm● A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.● The CFA outlet must be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements:<ul style="list-style-type: none">○ Has an arrow pointing to the location of the fire authority outlet○ Has dimensions of not less than 310mm high and 400mm long○ Is red in colour, with a blue reflective marker attached○ Is labelled with a 'W' that is not less than 15cm high and 3cm thick● The CFA outlet must include a fade-resistant or engraved sign that:<ul style="list-style-type: none">○ Is fixed to the post supporting the fire authority outlet riser and has a minimum height of at least 1.5m from the ground surface level○ Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and white on a red background○ A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disk must be located immediately below the sign● All below-ground water pipes must be installed to provide at least the following cover below the finished surface:<ul style="list-style-type: none">○ 300 mm for pipes subject to vehicle traffic○ 75 mm for pipes under dwellings or concrete slabs
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	○ 225 mm for all other locations
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Additional Information:

The site will be provided with a minimum of 10,000 litre static water supply. Additional domestic water supplies will be available for the dwelling occupants.

Has Approved Measure AM 4.1 (Water Supply) been fully met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 53.02-5.

Column A	Column B
Length of access is less than 30 metres	<input type="checkbox"/> 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	<input checked="" type="checkbox"/> 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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> All weather construction <input checked="" type="checkbox"/> A load limit of at least 15 tonnes <input checked="" type="checkbox"/> Provide a minimum trafficable width of 3.5 metres <input checked="" type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically <input checked="" type="checkbox"/> Curves must have a minimum inner radius of 10 metres <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
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: <ul style="list-style-type: none"> <input type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> 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	<ul style="list-style-type: none"> <input type="checkbox"/> Passing bays must be provided at least every 200 metres. <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Additional Information:

The buildings are provided with effective access to the water supply and the property. The access provisions have been measured to the location of the static water supply.

Has Approved Measure AM 4.1 (Access) been fully met?

Yes No

Conclusion

The construction of the buildings on this site can be achieved safely and in accordance with the Bushfire Management Overlay.

Due to the location of the buildings, the likely bushfire impact will be through embers landing on and around the property and low levels of radiant heat from a bushfire that approaches from the north west or south west.

The outcome of the landscape assessment has identified the elevated risk to the north west and south west. This type of landscape will be conducive to increased embers and erratic bushfire behaviour. To offset this risk, additional treatments have been included within the design to ensure the safety of the occupants.

The design solution including water supply, emergency vehicle access and a dwelling design that includes additional treatments will ensure this design achieves the requirements of the Bushfire Management Overlay and Clause 13.02 of the Planning Scheme.

Appendix 1 – Indicative BAL Ratings

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Appendix 2 – Bushfire Management Statement

Construction Standard

The dwelling, secondary dwelling, and carport will be designed and constructed to a minimum Bushfire Attack Level of **BAL 29**.

Defendable Space

Defendable space will be provided to the property boundary, whichever is the lesser and where vegetation (and other flammable materials) will be modified and 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 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.

Water Supply

Unless otherwise agreed in writing by the relevant fire authority, the 10,000 litres of water supply must:

- 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.

The CFA outlet must be:

- Easily accessible by a firefighter in the event of a bushfire
 - Clear of all vegetation for a distance of 1.5 metres
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres
 - Located a minimum distance of 10 metres and no more than 60 metres from the dwelling
 - Oriented horizontally
 - Located within 4 metres of the accessway and unobstructed
- The pipe between the tank and the remote outlet must be either 80mm PVC/Cu or 90mm HDPE diameter.
- The internal diameter for the fitting connecting the tank to the pipeline must be equivalent to or greater than the internal diameter of the pipeline between the tank and the fire authority outlet
- The centreline of the CFA outlet must be:
 - A minimum of 300mm and maximum 600mm in height above the finished ground level
 - Located below the level of the outlet on the tank

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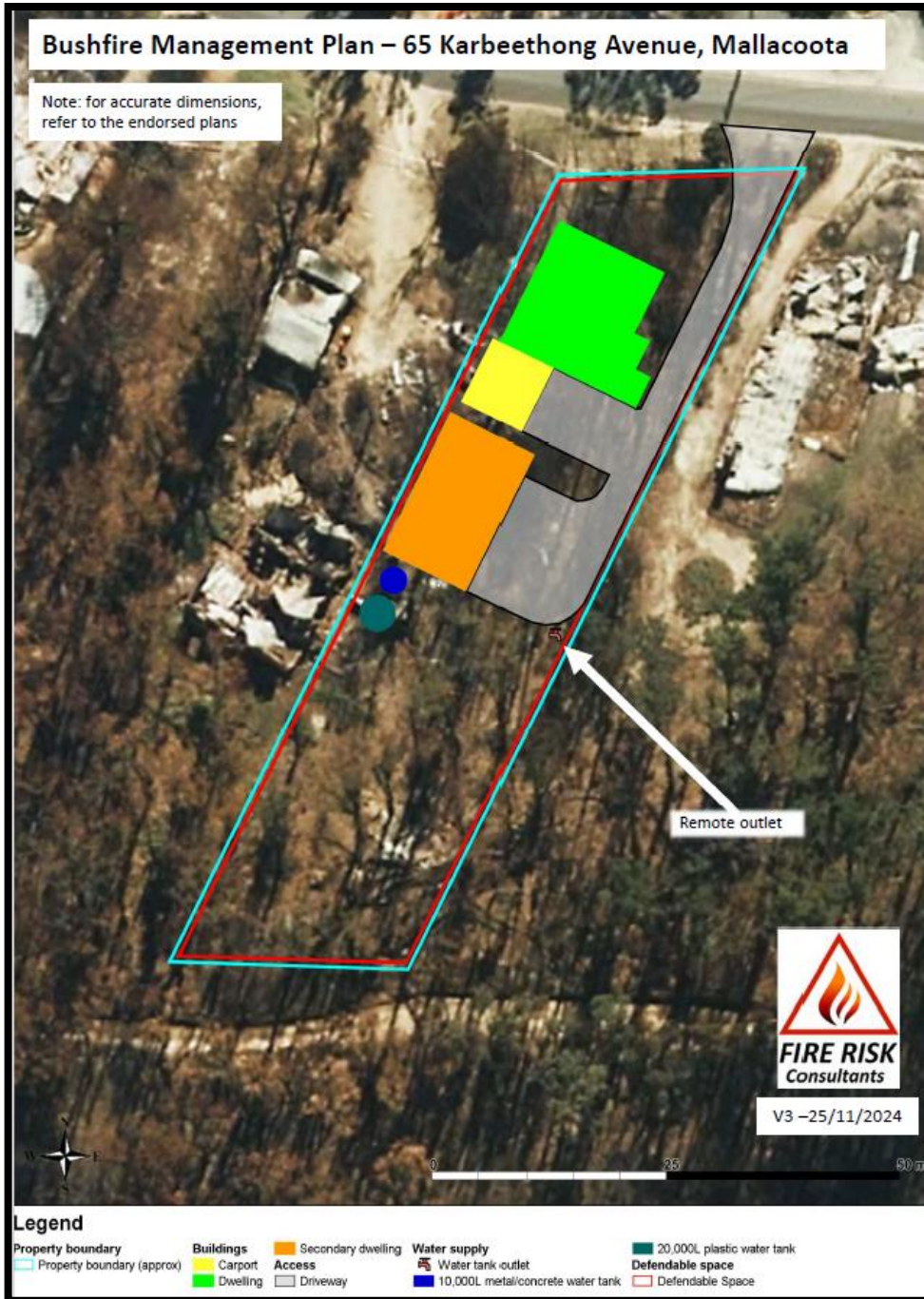
- The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm
- A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
- The CFA outlet must be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements:
 - Has an arrow pointing to the location of the fire authority outlet
 - Has dimensions of not less than 310mm high and 400mm long
 - Is red in colour, with a blue reflective marker attached
 - Is labelled with a 'W' that is not less than 15cm high and 3cm thick
- The CFA outlet must include a fade-resistant or engraved sign that:
 - Is fixed to the post supporting the fire authority outlet riser and has a minimum height of at least 1.5m from the ground surface level
 - Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and white on a red background
 - A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disk must be located immediately below the sign
- All below-ground water pipes must be installed to provide at least the following cover below the finished surface:
 - 300 mm for pipes subject to vehicle traffic
 - 75 mm for pipes under dwellings or concrete slabs
 - 225 mm for all other locations.

Access

The following design and construction requirements will apply for the driveway access and the access to the static water supply:

- 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

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- Construction standard**
The dwelling, carport and secondary dwelling will be designed and constructed to a minimum Bushfire Attack Level of BAL 29.
- Defendable Space**
Defendable space will be provided to the property boundary and where vegetation (and other flammable materials) will be modified and 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 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.
- Water Supply**
Unless otherwise agreed in writing by the relevant fire authority, the 10,000 litres of water supply must:
- 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.
- The CFA outlet must be:
- Easily accessible by a firefighter in the event of a bushfire
 - Clear of all vegetation for a distance of 1.5 metres
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres
 - Oriented horizontally
 - Located a minimum distance of 10 metres and no more than 60 metres from the dwellings
 - Located within 4 metres of the accessway and unobstructed
 - The pipe between the tank and the remote outlet must be either 80mm PVC/Cu or 90mm HDPE diameter.
 - The internal diameter for the fitting connecting the tank to the pipeline must be equivalent to or greater than the internal diameter of the pipeline between the tank and the fire authority outlet
 - The centreline of the CFA outlet must be:
 - A minimum of 300mm and maximum 600mm in height above the finished ground level
 - Located below the level of the outlet on the tank
 - The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm
 - A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
 - The CFA outlet must be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements:
 - Has an arrow pointing to the location of the fire authority outlet
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 - Is red in colour, with a blue reflective marker attached
 - Is labelled with a 'W' that is not less than 15cm high and 3cm thick
 - The CFA outlet must include a fade-resistant or engraved sign that:
 - Is fixed to the post supporting the fire authority outlet riser and has a minimum height of at least 1.5m from the ground surface level
 - Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and white on a red background
 - A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disk must be located immediately below the sign
 - All below-ground water pipes must be installed to provide at least the following cover below the finished surface:
 - 300 mm for pipes subject to vehicle traffic
 - 75 mm for pipes under dwellings or concrete slabs
 - 225 mm for all other locations.
- Access**
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. 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 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.

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Appendix 3 – Photos



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1
Intersection of Karbeethong Avenue and Karbeethong Road.



2
Looking west along Karbeethong Avenue.



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3
Front of the property.



4
Typical roadside vegetation along Karbeethong Avenue.



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5
Looking across the property.



6
Looking north east from the front of the property.



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7
Looking east along Karbeethong Avenue.



8
Road marking indicating a street fire hydrant.



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9
Street fire hydrant.



10
Typical vegetation on the property.



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11
Typical vegetation on the property.



12
Typical vegetation at the rear of the property.



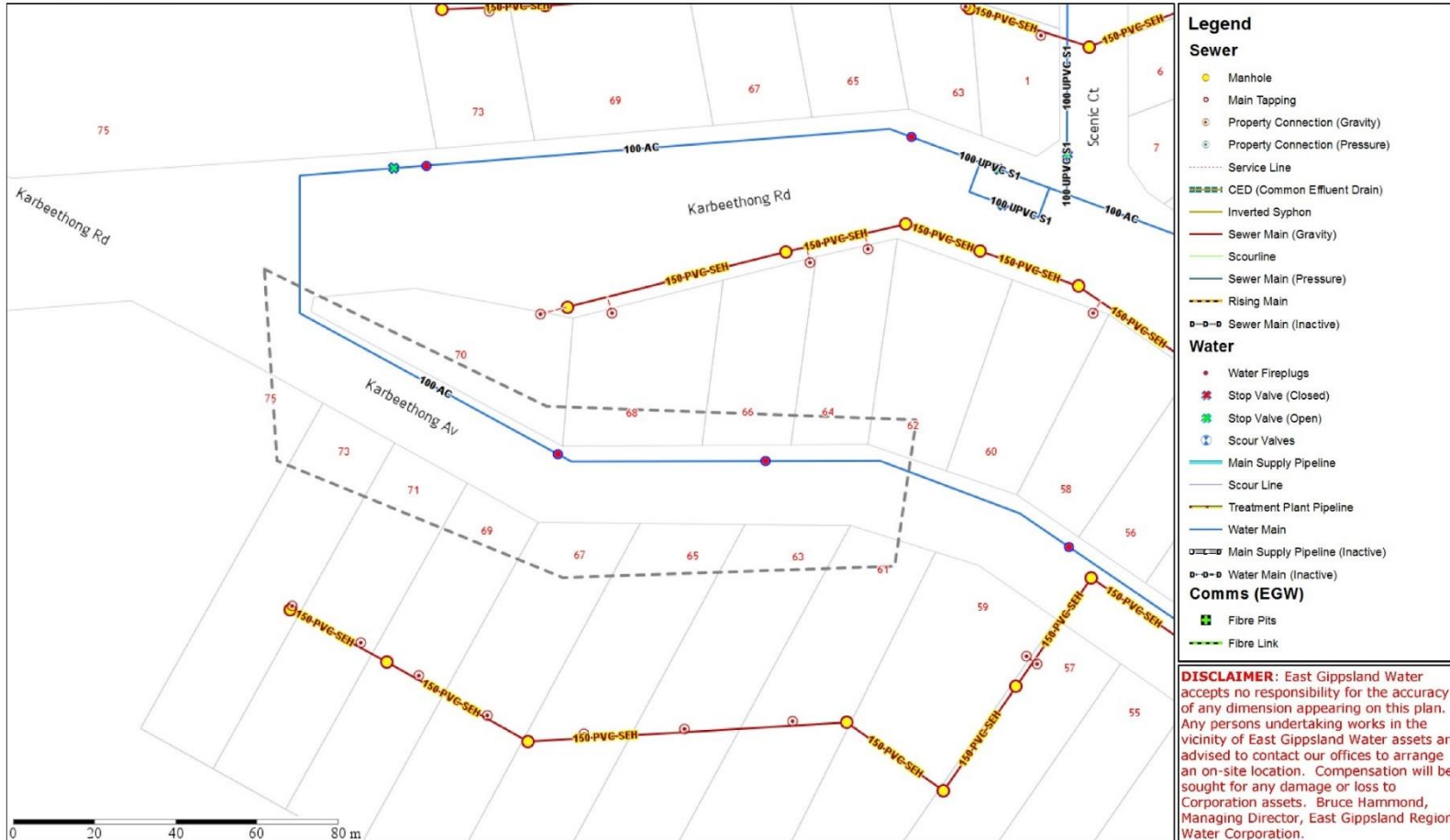
Appendix 4 – Street fire hydrant location

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 Location: 68 Karbeethong Avenue, Mallacoota VIC 3892
 Date Generated: 31/07/2022 (valid for 30 days)



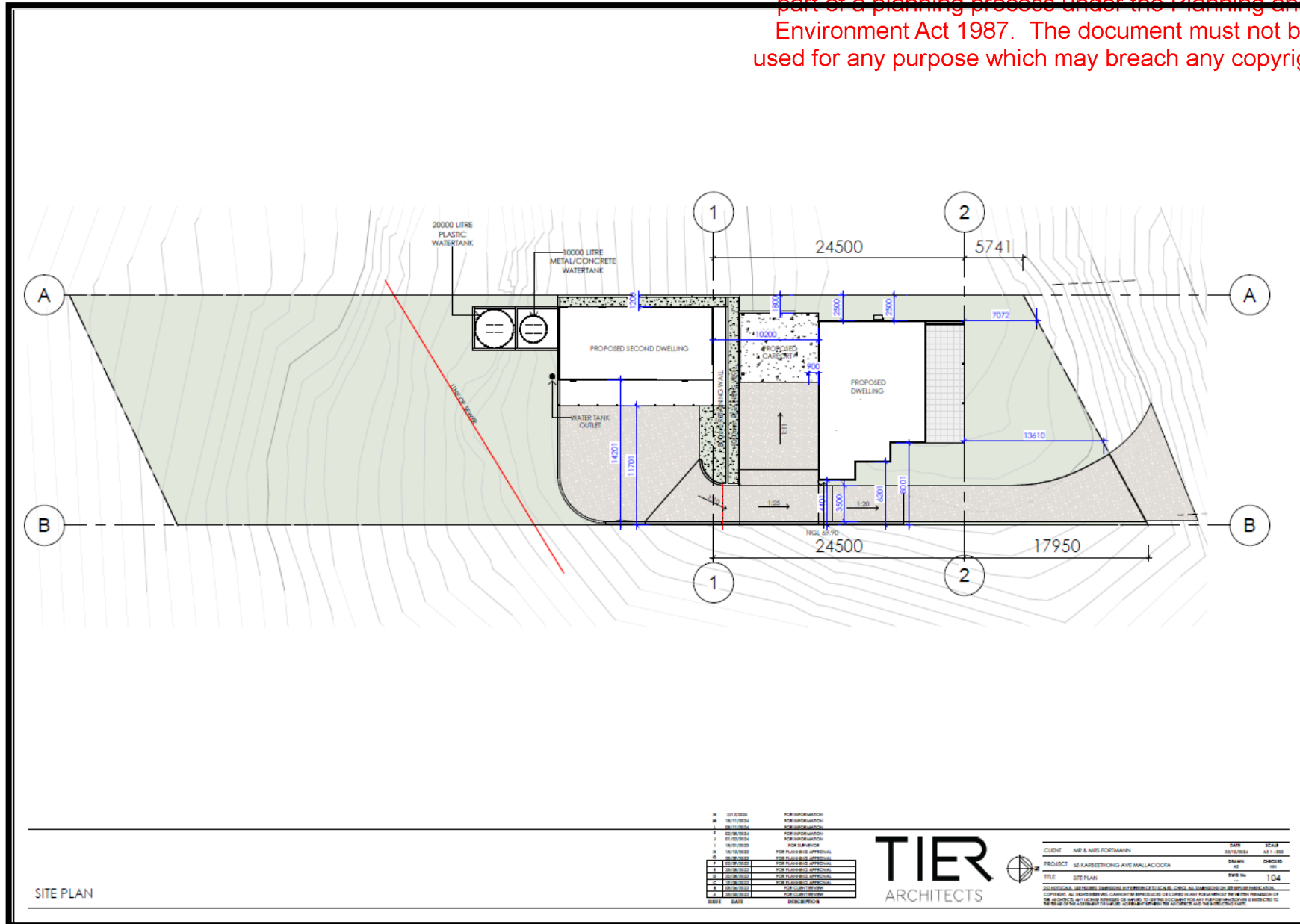
In an emergency contact East Gippsland Water: 1300 134 202

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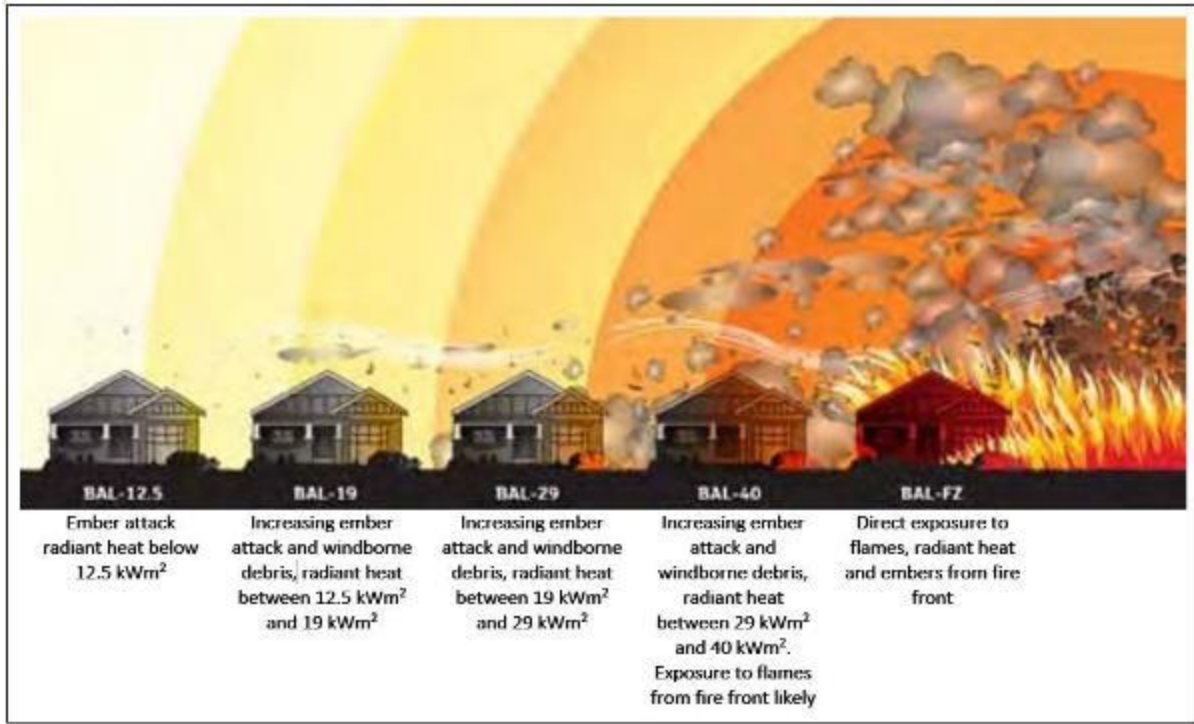
Appendix 5 – Supplied plans



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Appendix 6 – BAL levels explained

The following diagram outlines the type of bushfire attack method that will impact on a dwelling associated. This then indicates the relevant BAL construction level as determined by the Bushfire Management Overlay.



Appendix 7 – References

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Bushfire Management Plan – 65 Karbeethong Avenue, Mallacoota

Note: for accurate dimensions, refer to the endorsed plans



Construction standard

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Defendable Space

Defendable space will be provided to the property boundary and where vegetation (and other flammable materials) will be modified and 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 building, all small 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 be spaced 10m apart by their 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.

Water Supply

Unless otherwise agreed in writing by the relevant fire authority, the 10,000 litres of water supply must:

- 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.

The CFA outlet must be:

- Easily accessible by a firefighter in the event of a bushfire
 - Clear of all vegetation for a distance of 1.5 metres
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres
 - Oriented horizontally
 - Located a minimum distance of 10 metres and no more than 60 metres from the dwellings
 - Located within 4 metres of the accessway and unobstructed
- The pipe between the tank and the remote outlet must be either 80mm PVC/Cu or 90mm HDPE diameter.
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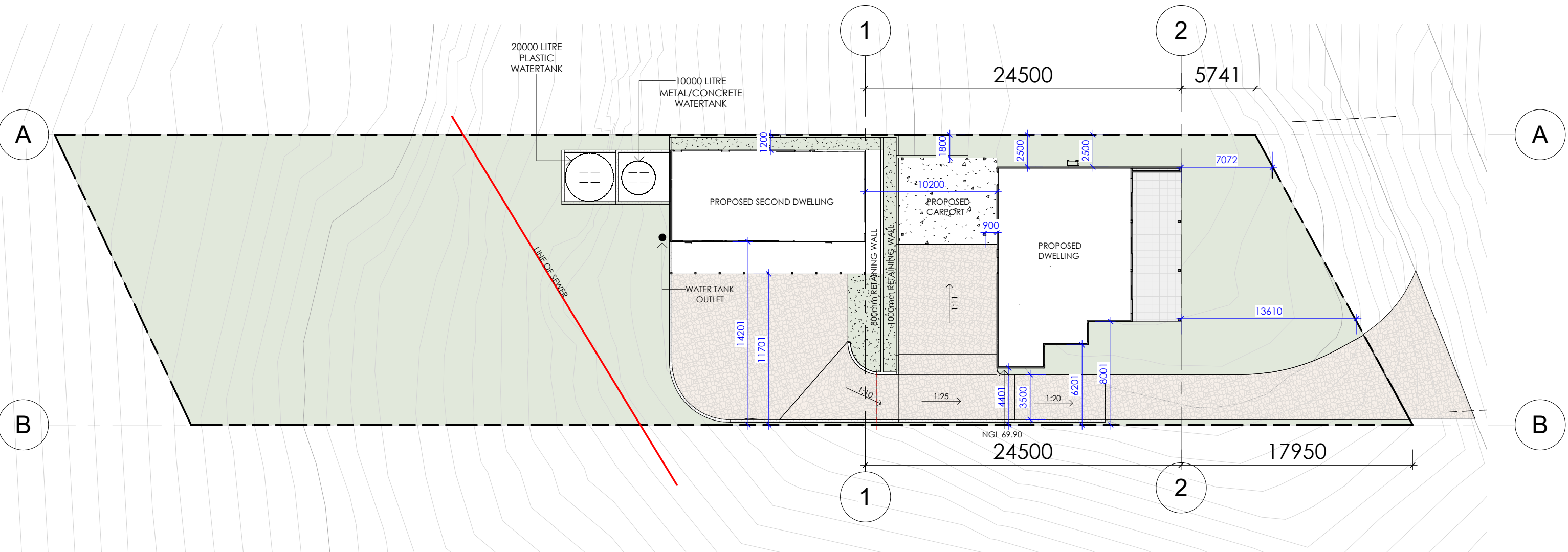
Access

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- Provide a minimum trafficable width of 3.5 metres
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 - 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.

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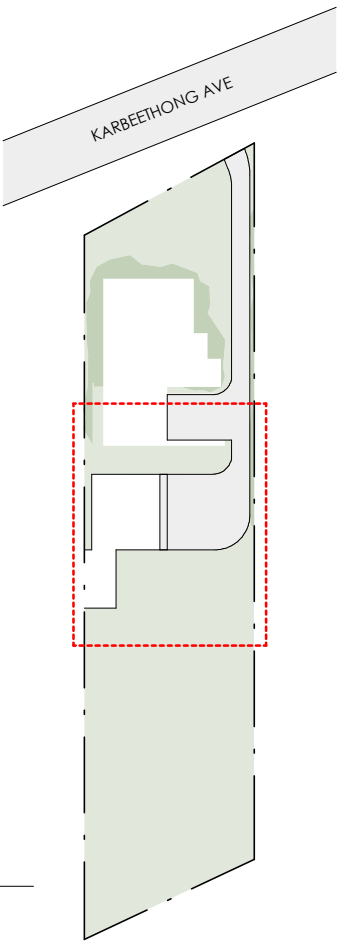
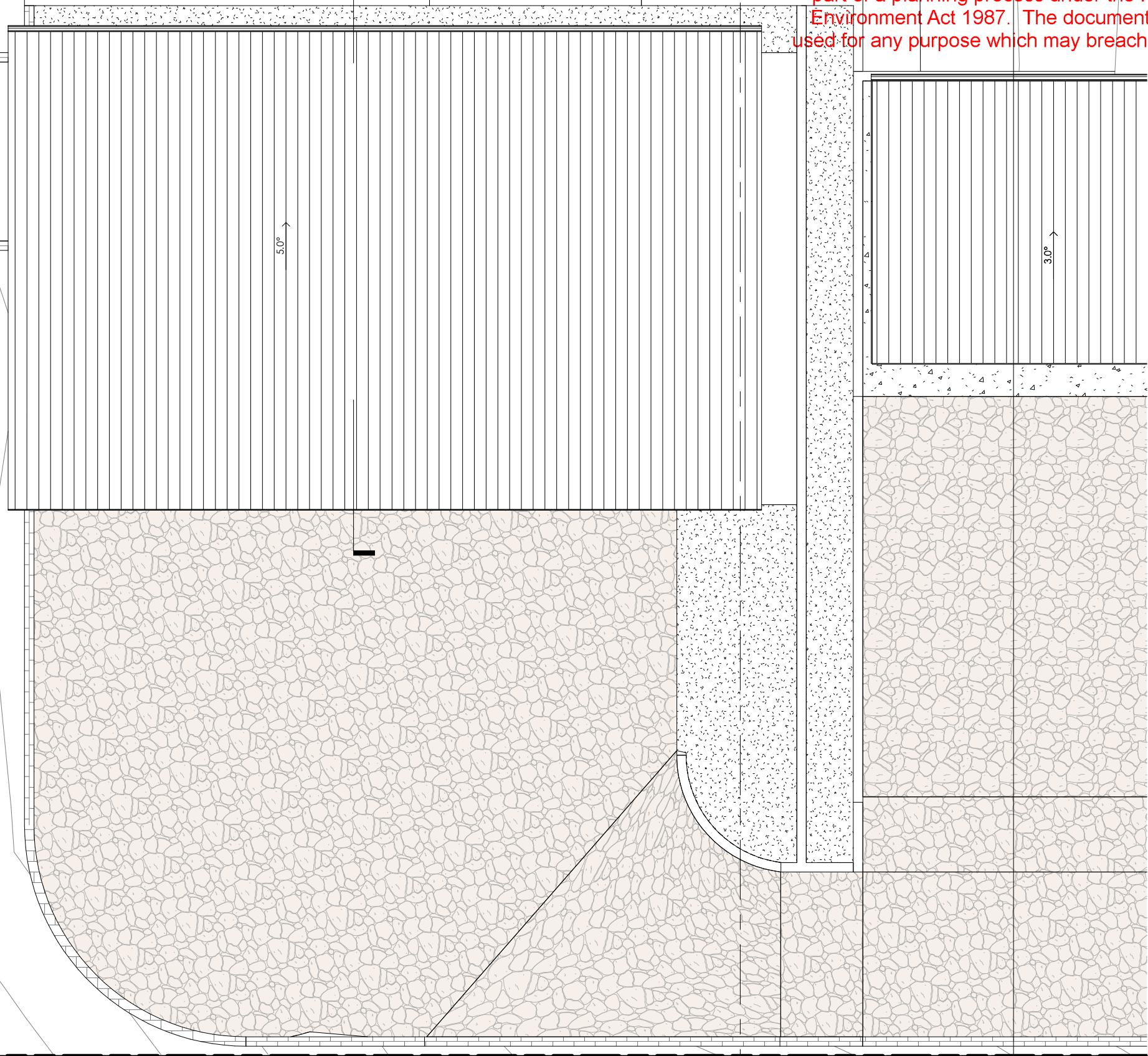
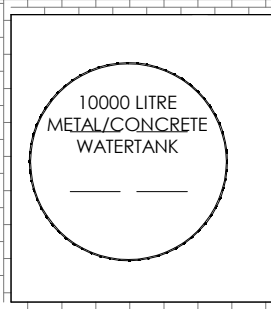
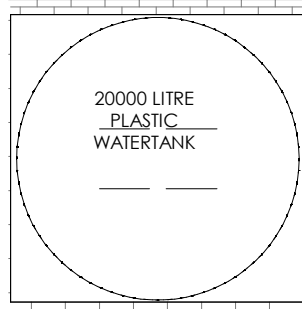


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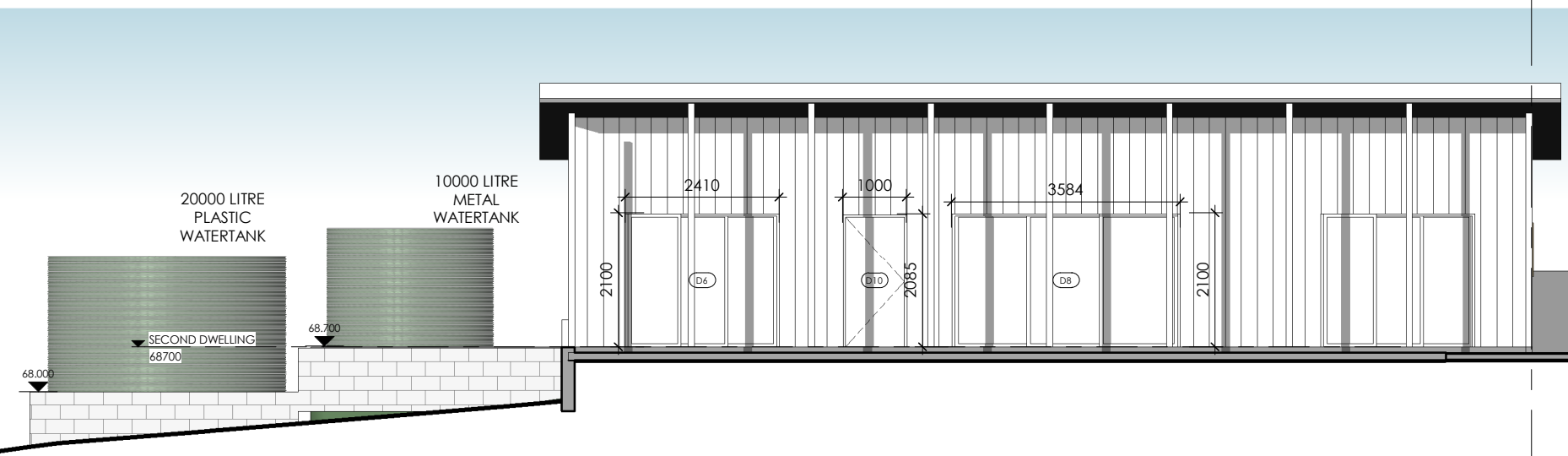


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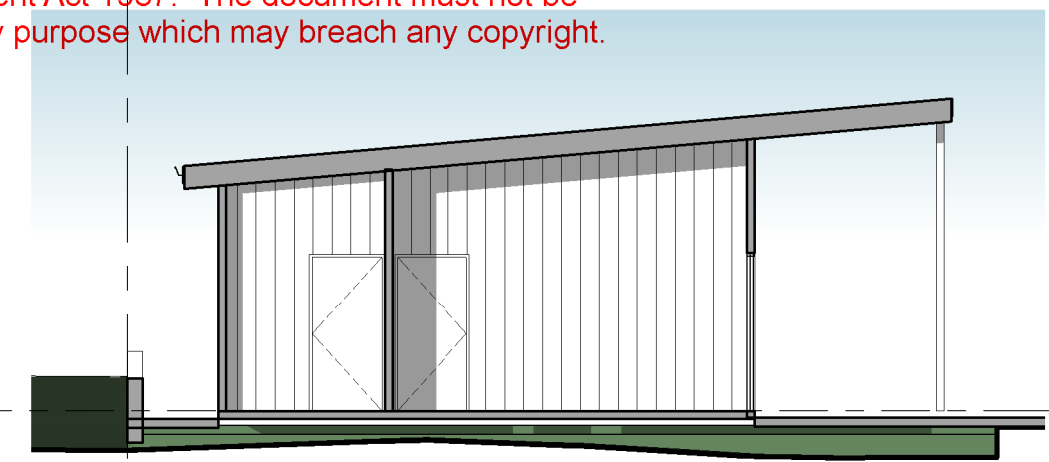
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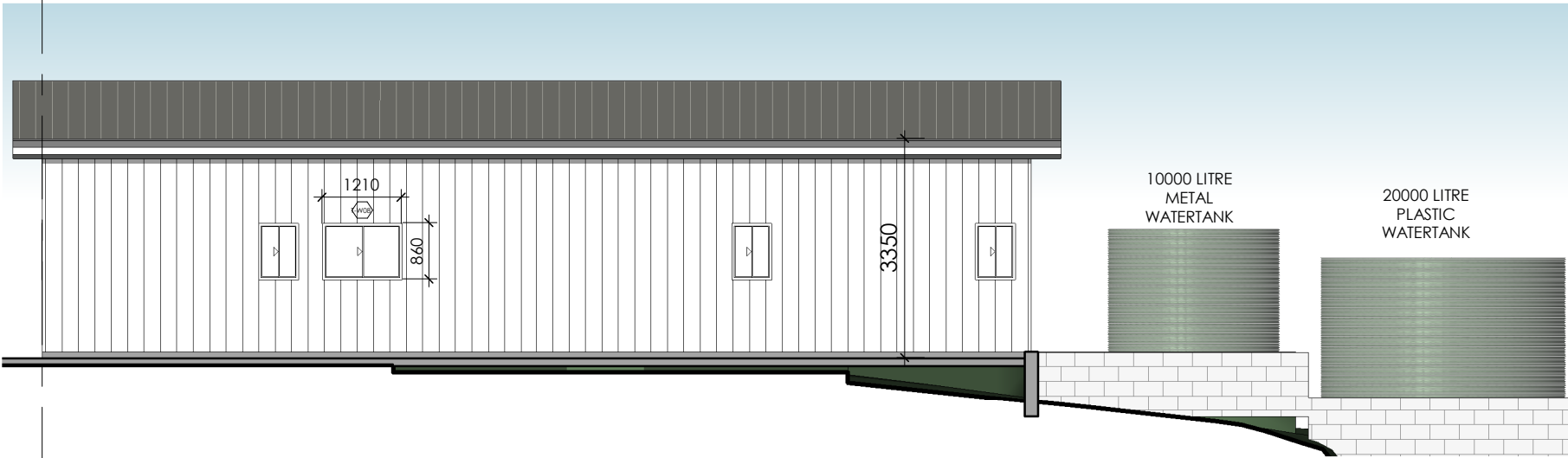
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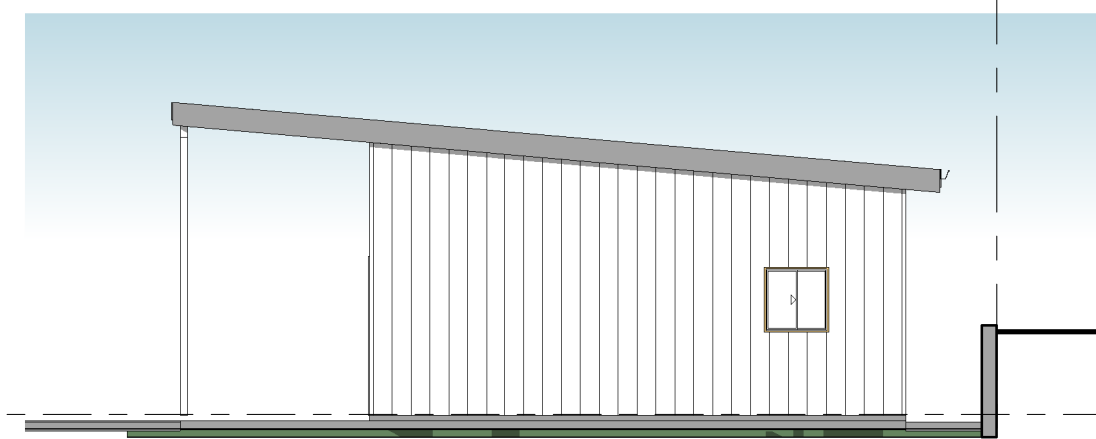
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4 SECOND DWELLING - NORTH ELEVATION
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