

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	293 Colquhoun Road LAKES ENTRANCE 3909 Lot: 5 PS: 625118, Lot: 2 PS: 625118
The application is for a permit to:	Two Lot Subdivision (Boundary Realignment), a Second Dwelling and an Outbuilding
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.03-3	To Subdivide land
35.03-4	To construct buildings and works associated with a section 2 use (second dwelling and associated outbuilding)
42.01-2	To subdivide land
42.01-2	To construct a building or construct and carry out works
44.01-2	To construct a building or construct and carry out works
44.01-5	To subdivide land
44.06-2	To subdivide land
44.06-2	To construct a building or carry our works associated with accommodation (dweling)
The applicant for the permit is:	Jon Brodzik Surveys Pty Ltd
The application reference number is:	5.2024.210.1

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

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

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

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

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

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

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

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April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 12 December 2024 8:39 AM
To: Planning Unit Administration
Subject: Amend a Planning Permit Application
Attachments: 759 BUILDING PLANS.pdf; 759 amendment report b.pdf; 24015 BMS lot 1(B).pdf; BMP VERSION 2.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: Jon Brodzik Surveys P L

Email address:

Postal address:

Mobile phone number:

Owners name: HC & BN Carroll

Owners postal address:

Street number:

Street name:

Town:

Post code:

Legal description: V 11212 F 450, V 11212 F 447

Lot number: 2 & 5

Plan type: Plan of subdivision

Plan number: 625118R

Planning permit number to be amended: 5.2024.210.1

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?: Yes

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): Add second dwelling to purpose of application, add vary dwelling setback to 80m.

Estimated difference in cost of development as a result of the amendment. Note: You may be required to verify this estimate: \$350000

Site plan - floor plan/elevations: [759 BUILDING PLANS.pdf](#)

Planning report: [759 amendment report b.pdf](#)

1. Supporting information/reports: [24015 BMS lot 1\(B\).pdf](#)

2. Supporting information/reports: [BMP VERSION 2.pdf](#)

Who is the invoice to be made out to?: Ashley Carroll

Declaration: Yes

Privacy Statement: Yes

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 11212 FOLIO 447

Security no : 124116320340C
Produced 03/07/2024 04:01 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 625118R.
PARENT TITLE Volume 11095 Folio 528
Created by instrument PS625118R 01/07/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
HELEN CATHERINE CARROLL
BRIAN NORMAN CARROLL
PS625118R 01/07/2010

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AG893163M 27/11/2009

DIAGRAM LOCATION

SEE PS625118R 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: 293 COLQUHOUN ROAD LAKES ENTRANCE VIC 3909

DOCUMENT END

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 11212 FOLIO 450

Security no : 124116320391V
Produced 03/07/2024 04:25 AM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 625118R.
PARENT TITLE Volume 11095 Folio 528
Created by instrument PS625118R 01/07/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
HELEN CATHERINE CARROLL
BRIAN NORMAN CARROLL
PS625118R 01/07/2010

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AG893163M 27/11/2009

DIAGRAM LOCATION

SEE PS625118R 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: 293 COLQUHOUN ROAD LAKES ENTRANCE VIC 3909

DOCUMENT END



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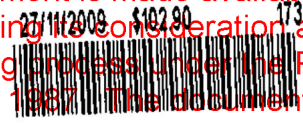
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Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning & Environment Act 1987

Privacy Collection Statement
The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

Lodged by: **Warren Graham & Murphy**
5155 1286
Name: **383 Esplanade, Lakes Entrance**
Phone: **GRW Lab.**
Address: **1716W**
Ref:
Customer Code:

The Authority having made an agreement referred to in Section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: Certificate of Title Volume 11095 Folio 528

Authority: East Gippsland Shire Council, Corporate Centre, 273 Main Street, Bairnsdale, 3875

Section and Act under which agreement made: Section 173 of the Planning & Environment Act 1987

A copy of the Agreement is attached to this Application.

Signature for the Authority:

Name of Officer: AARON HOLLOW - MANAGER DEVELOPMENT
(full name)

Date: 27/10/09

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Date 27 / 10 / 2009

**Agreement under Section 173
of the Planning and Environment Act 1987**
Subject Land: 293 Colquhoun Road, Lakes Entrance

East Gippsland Shire Council
and

Brian Norman Carroll and Helen Catherine Carroll

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Agreement under Section 173 of the Planning and Environment Act 1987

DATE 27 / 10 / 2009

AG893163M



BETWEEN

EAST GIPPSLAND SHIRE COUNCIL
of Corporate Centre, 273 Main Street, Bairnsdale

(Council)

AND

BRIAN NORMAN CARROLL and HELEN CATHERINE CARROLL

(Owner)

RECITALS

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. On 7th April 2009 Council issued Planning Permit No. 20/2009/P (**Planning Permit**) allowing the Subject Land to be subdivided into four lots in accordance with the Endorsed Plans. Condition 4 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition. A copy of the Planning Permit is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.
- D. Condition 4 of the Planning Permit provides that:

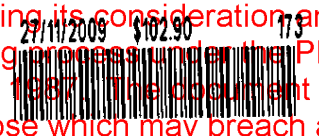
Before the issue of a Statement of Compliance, the owner of the land must enter into an agreement with the responsible authority in accordance with Section 173 of the Planning & Environment Act 1987, which will covenant that:

a) The land may not be further subdivided so as to create any additional lots.

The agreement will bind the applicant as the owner and shall run with the land so that all successors in title are bound by the agreement. This agreement will be prepared by the applicant, at the applicants cost and to the satisfaction of the responsible authority, and shall be registered on the title in accordance with Section 181 of the Planning and Environment Act 1987.
- E. As at the date of this Agreement, the Subject Land is encumbered by Mortgage No. R005049T in favour of the Mortgagee. The Mortgagee has consented to the Owner entering into this Agreement with respect to the Subject Land.
- F. The parties enter into this Agreement:
 - F.1 to give effect to the requirements of the Planning Permit; and
 - F.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

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THE PARTIES AGREE

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Endorsed Plan means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit. A copy of the Endorsed Plan is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

lot means a lot on the Endorsed Plan.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement as appropriate.

Planning Scheme means the East Gippsland Planning Scheme and any other planning scheme that applies to the Subject Land.

Subject Land means the land situated at 293 Colquhoun Road, Lakes Entrance being the land referred to in Certificate of Title Volume 11095 Folio 528 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.

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- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. SPECIFIC OBLIGATIONS OF THE OWNER

The Owner agrees that once the subdivision authorised by the Planning Permit is registered, the Subject Land may not be further subdivided in any way so as to create any additional lots.

4. FURTHER OBLIGATIONS OF THE OWNER

4.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

4.2 Further actions

The Owner further covenants and agrees that:

- 4.2.1 the Owner will do all things necessary to give effect to this Agreement;
- 4.2.2 the Owner will make application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to this to be done including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.3 Council's Costs to be Paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.

5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this



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Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed pursuant to the Planning Permit.

6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 7.2 execute a deed agreeing to be bound by the terms of this Agreement.

8. GENERAL MATTERS

8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 8.1.1 by delivering it personally to that party;
- 8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 8.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notice

A notice or other communication is deemed served:

- 8.2.1 if delivered, on the next following business day;
- 8.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 8.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

8.3 No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by



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Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

8.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

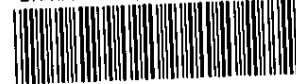
9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.

AG893163M

27/11/2009 \$102.90 173



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The Common Seal of the East Gippsland Shire Council was hereunto affixed on the 27th day of October 2009, in the presence of:

..... // Chief Executive

..... Witness

Signed by the said **BRIAN NORMAN CARROLL**)
in the presence of: /)

..... (witness)

Signed by the said **HELEN CATHERINE CARROLL**)
in the presence of:)

..... (witness)

Mortgagee's Consent

Gippsland Secured Investments Limited as Mortgagee of registered mortgage No. R005049T consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

.....

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CONSENT OF MORTGAGEE

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27/11/2009 \$102.90 173



GIPPSLAND SECURED INVESTMENTS LIMITED (ACN 004 860 057), the Mortgagee under registered Mortgage R005049T, being land comprised in Certificate of Title Volume 11095 Folio 528 HEREBY CONSENTS to the registration of the within Section 173 Agreement.

DATED this 16th day of October 2009

EXECUTION OF MORTGAGEE

THE COMMON SEAL OF GIPPSLAND SECURED INVESTMENTS LIMITED
was affixed in the presence of authorised persons



.....
Director

Peter Milton Murphy
(full name)
119 Main Street Bairnsdale
(usual address)

.....
Director

Glenn Andrew Sanford
(full name)
119 Main Street Bairnsdale
(usual address)

Please register and issue titles to Warren Graham & Murphy, 119 Main Street, Bairnsdale 3875

Signed: _____ Customer Code 1716W



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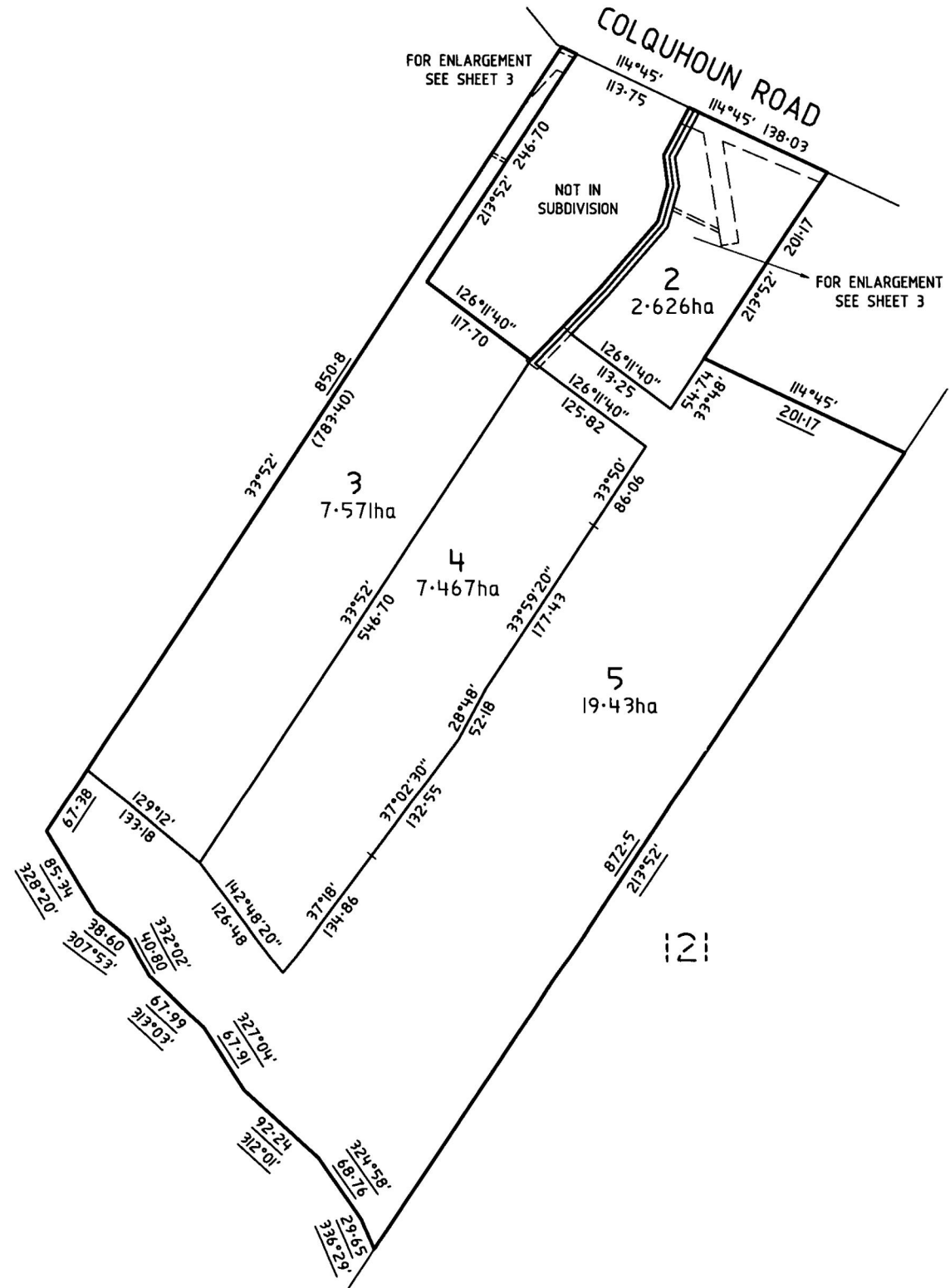
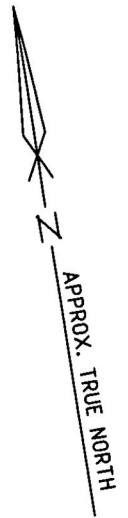
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PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY	ADVERTISED EDITION 1 PS625118R
Location of Land Parish: Colquhoun Township: - Section: - Crown Allotment: 120 (part) Crown Portion: - Title References: Vol 11095 Fol 528 Last Plan Reference: Lot 2 on PS616917K Postal Address: 293 Colquhoun Road, (at time of subdivision) Lakes Entrance, 3909 MGA 94 Co-ordinates: E 586 780 (of approx. centre of plan) N 5811 380 Zone: 55		Council Name: East Gippsland Shire Council Ref: 58/2009/CT Council Certification and Endorsement 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council Delegate <i>[Signature]</i> Council seat Date 04/05/2010 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council seat Date / /		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
Nil.	Nil.			
Notations				
Staging This is / is not a staged subdivision Planning Permit No 20/2009/P				
Depth Limitation 15.24 metres below the surface Lot 1 has been omitted from this plan Dimensions underlined are not a result of this survey Area of lot 5 is by deduction from title				
Survey: This plan is / is not based on survey This plan has been connected to permanent mark no(s). /				
Easement Information				LRS USE ONLY
Legend A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE 24/6/2010
				LRS USE ONLY
				PLAN REGISTERED
				TIME 9:23 am
				DATE 1/7/2010
				R. W. Grimwood Assistant Registrar of Titles
				SHEET 1 OF 3 SHEETS
SK spatial Land Surveying Consultants P:1300 853 157 F:8456 5995 M:0400 543 157 sks@oneplangroup.com.au www.oneplangroup.com.au GIPPSLAND - MELBOURNE		OnePlan Land Development Group		LICENSED SURVEYOR SCOTT CHARLES KIMM SIGNATURE REF 08027 DATE 29/3/2010 VERSION 2
				DATE 04/05/2010 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION **PS 625118R**

STAGE No. PLAN NUMBER

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SKspatial OnePlan
 Land Surveying Consultants Land Development Group
 P:1300 853 157 F:8456 5995 M:0400 543 157
 sks@oneplangroup.com.au www.oneplangroup.com.au
 GIPPSLAND - MELBOURNE

SHEET 2

ORIGINAL SCALE 1:4000
 SHEET SIZE A3
 SCALE 40 0 40 80 120 160
 LENGTHS ARE IN METRES

LICENSED SURVEYOR SCOTT CHARLES KIMM
 SIGNATURE DATE 29/3/2010
 REF 08027 VERSION 2

DATE 04/05/2010
 COUNCIL DELEGATE SIGNATURE

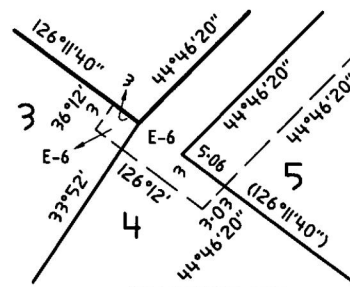
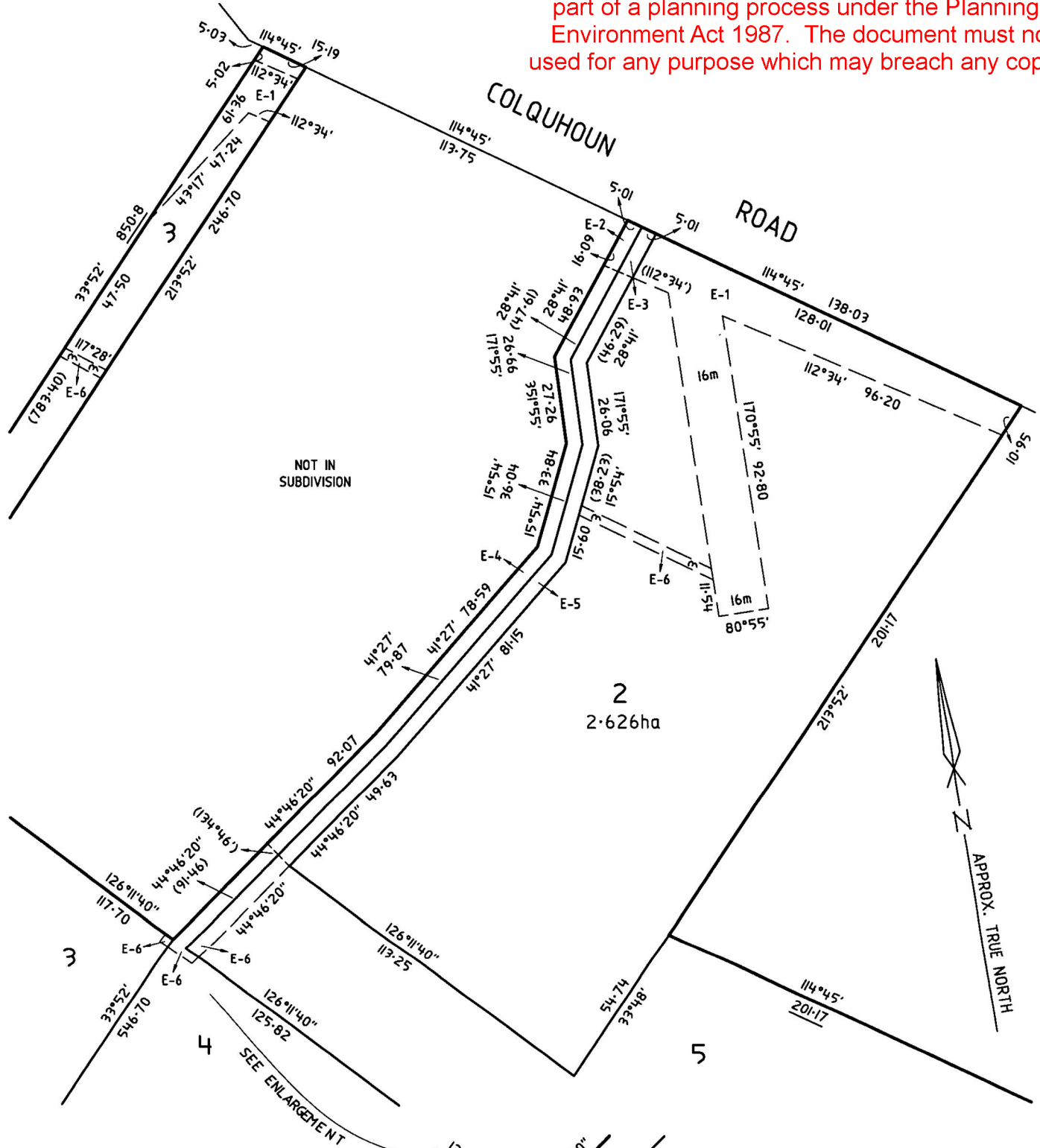
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PLAN OF SUBDIVISION

STAGE NO. / PLAN NUMBER

PS 625118R

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SK spatial Land Surveying Consultants
OnePlan Land Development Group
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 sks@oneplangroup.com.au www.oneplangroup.com.au
 GIPPSLAND - MELBOURNE

ORIGINAL SHEET SIZE A3	SCALE 1:1250	SCALE 12.5 0 12.5 25 27.5 50
LENGTHS ARE IN METRES		

LICENSED SURVEYOR	SCOTT CHARLES KIMM
SIGNATURE	DATE 29/3/2010
REF 08027	VERSION 2

SHEET 3
DATE 04/05/2010
COUNCIL DELEGATE SIGNATURE

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AMENDMENT TO PLANNING APPLICATION

EGSC Application: 5.2024.210.1

Amendment required: Add to purpose of application-
Planning permit for second dwelling, and
Variation of dwelling setback to 80m.

Notes for second dwelling.

The second dwelling must not be constructed until the proposed subdivision in this application has been registered at Land Registry Services.

Additional supporting plans are attached. These include-

Building plans showing house site, floor plan, elevations and location of existing houses to the east and south.

Additional Bushfire Management Plan for the existing house on lot 1, added to prior BMP for lot 2.

The lot layout of the original application is unchanged.

Bushfire Management Overlay.

In response to the CFA request for further information this is now provided. Mark Sacco has advised verbally that the addition of a second dwelling to the application require a BMP and BMS. The prior BMP and BMS satisfy the proposed lot 2 dwelling and a further BMP for house on lot 1 is added.

The amended application will ultimately result in a single dwelling on each of lots 1 and 2. Clauses 53.02-1, 53.02-2 and 53.02-3 apply to the application, and the CFA template for Pathway 1 is used for the BMS.

Clause 44.06-3 Application requirements

Unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bush fire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.

A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.

A bushfire management statement describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

The lots 1 and 2 dwellings meet all of standards contained in Clause 53.02-3 as per the BMS and BMP. A bushfire hazard landscape assessment is not required.

Schedule 3 to clause 35.03 RLZ.

The minimum setback from a dwelling not in the same ownership is 100m. This application seeks to vary the minimum setback to 80m.

A conflict exists between the Schedule 3 100m setback and AM 1.1 of clause 53.02-3. For bushfire protection the building should be sited to achieve the maximum separation distance

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between the building and the bushfire hazard and the building is in close proximity to a public road.

The next available building site would be 120m south of the existing house on lot 4, resulting in a driveway length of 280 – 300m. This is not a desirable position in terms of the BMO.

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PLANNING APPLICATION FOR SUBDIVISION
Helen and Brian Carroll

PROPOSAL

Planning Permit for Two Lot Subdivision, re alignment of boundaries.

Property Address:

293 Colquhoun Road, Lakes entrance, 3909

Registered Proprietors:

Helen and Brian Carroll

Title Details :

Volume 112120 Folio 447 and Volume 11212 Folio 450.
Lots 2 and 5 on PS625118R.

Encumbrances & covenants on title:

Section 173 Agreement AG893163M affects the land. This agreement specifies the land cannot be further subdivided to increase the number of lots. As this is realignment of two existing lots the number of lots is not increased. The agreement does not affect the subdivision.

Zoning and Overlays

RLZ 3, DDO Schedule 8, BMO, EMO, ESO1-53, VPO1.

Cultural Heritage Management Plan

A CHMP is not required as the two lot subdivision is an exempt activity and the site is not in an area of cultural sensitivity.

Existing conditions:

The site consists of 22.06ha containing an existing house and outbuildings. The site is mainly cleared farm land with occasional trees with treed patches along the south and part of the east boundaries. Fall of the land is from the north to the south. Access to the site is to Colquhoun Road a bitumen Road. Lot 1 (1.47ha) contains the existing dwelling and outbuildings and Lot 2 (20.6ha) is vacant with some outbuildings. Access to both lots is to Colquhoun Road. Both lots will use to existing driveway as a shared access.

Adjoining land to the east, west and south is also zoned RLZ 3. North of Colquhoun Road the land is PCRZ. Dwellings are constructed on adjoining allotments. A tourist camp operates on land to the west.

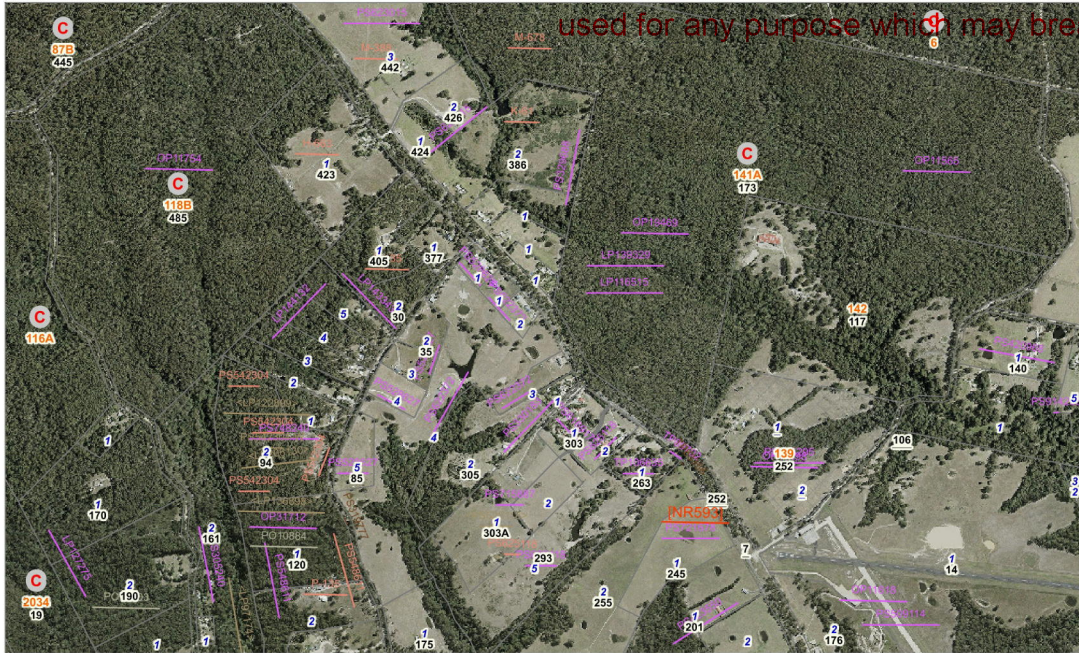
Services available to the land include electricity and telecom. There is no reticulated sewerage, no constructed drainage.

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LOCALITY PLAN



Co-ordinates of Plot Corners NW 584802.5813227 SW 584852.5810831 MGA Zone 55	Data Source: Vicmap Property 0 100 200 300 400 500 600 700 800 1000m Scale of Metres (1:15,000)	MGA Zone 55 Vicroads- 84 H7 (ed.8) Created 11:18 AM on Jul 3, 2024	Co-ordinates of Plot Corners NE 588774.5813310 SE 588824.5810914 MGA Zone 55
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WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

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Planning Policy Framework

Clause 11.01 Victoria

Cl. 11.01-1L-2 Growth area towns

Lakes Entrance Strategies

Support development of the Colquhoun land north of Lakes Entrance for rural living.

Lakes Entrance Policy Guideline

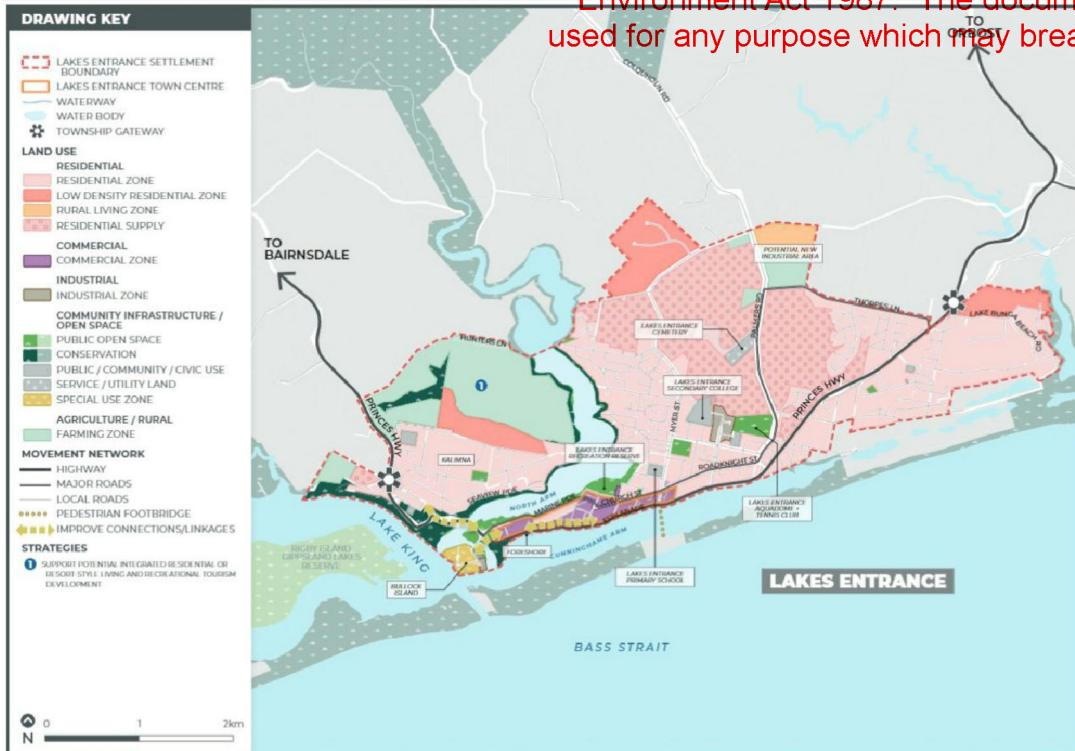
Preserving environmental values through planting revegetation, rehabilitation or fencing on Rural Residential Zoned land in the Colquhoun area.

The site lies outside of the Lakes Entrance Settlement Boundary and is described as “RLZ in the Colquhoun area” This subdivision is a redevelopment of existing lots with no new lots created. There is no impact on existing land use and no vegetation removal required. The effect on the landscape is insignificant. Subdivision is compatible with the Lakes Entrance Strategy and Planning Guideline.

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Lakes Entrance Framework Plan



12.01-1S Protection of biodiversity

Objective

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites. Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

Cumulative impacts.

Fragmentation of habitat.

The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

The site has environmental values as identified in ESO-1-53 in the planning scheme.

The intention of the subdivision is to provide a site for a new dwelling near the north east corner of lot 1. This part of the site is cleared land with established pasture. No vegetation

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removal is proposed or required. A future dwelling will not lead to fragmentation, loss of habitat or impact on biodiversity.

No development will occur on any other part of the site.

The existing environmental values are not affected by the subdivision.

12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

The site is not in significant environment or landscape area.

13.02 BUSHFIRE

53.02 BUSHFIRE PLANNING

The site is in a BMO area and a Bushfire Management Statement is required. This has been prepared and is annexed as "BMO Statement.pdf". The Bushfire Management Plan is with the annexed file 759 proposed plans.pdf.

13.04-2S Erosion and landslip

Objective

To protect areas prone to erosion, landslip or other land degradation processes.

Strategies

Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Clause 16.01-s3 Rural residential development

Objective

To identify land suitable for rural residential development.

Strategies

.....
Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.

Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.

Minimising or avoiding property servicing costs carried by local and state governments.

..... *Ensure land is only zoned for rural residential development where it:*

Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.

Can be supplied with electricity, water and good quality road access.

The subdivision is an infill development in an area identified as appropriate for rural residential living. Services appropriate for RLZ are in place and no further provision is needed. Subdivision is supported in the Lakes Entrance strategy guidelines.

The proposal complies with this clause.

42.02

VEGETATION PROTECTION OVERLAY

Purpose

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To implement the Municipal Planning Strategy and the Planning Policy Framework.
To protect areas of significant vegetation.
To ensure that development minimises loss of vegetation.
To preserve existing trees and other vegetation.
To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
To maintain and enhance habitat and habitat corridors for indigenous fauna.
To encourage the regeneration of native vegetation.
The purpose of VPO1 is the minimize any clearing or impact on existing roadside vegetation. No clearing of vegetation is required and with a joint use driveway no new driueway is required. The subdivision complies with the overlay.

44.01 EROSION MANAGEMENT OVERLAY

44. SCHEDULE TO CLAUSE 44.01

4.0 Application requirements

Waiver or reduction of application requirements

If a suitably qualified and experienced geotechnical practitioner demonstrates to the satisfaction of the responsible authority that a geotechnical risk assessment is not relevant to the assessment of an application, the responsible authority may reduce or waive the requirement for a geotechnical risk assessment.

The site has been assessed by a geotechnical engineer. His assessment concludes the risk is low and requests a waiver from a detailed investigation. The report is annexed in file LCA-EMO DATA.PDF.

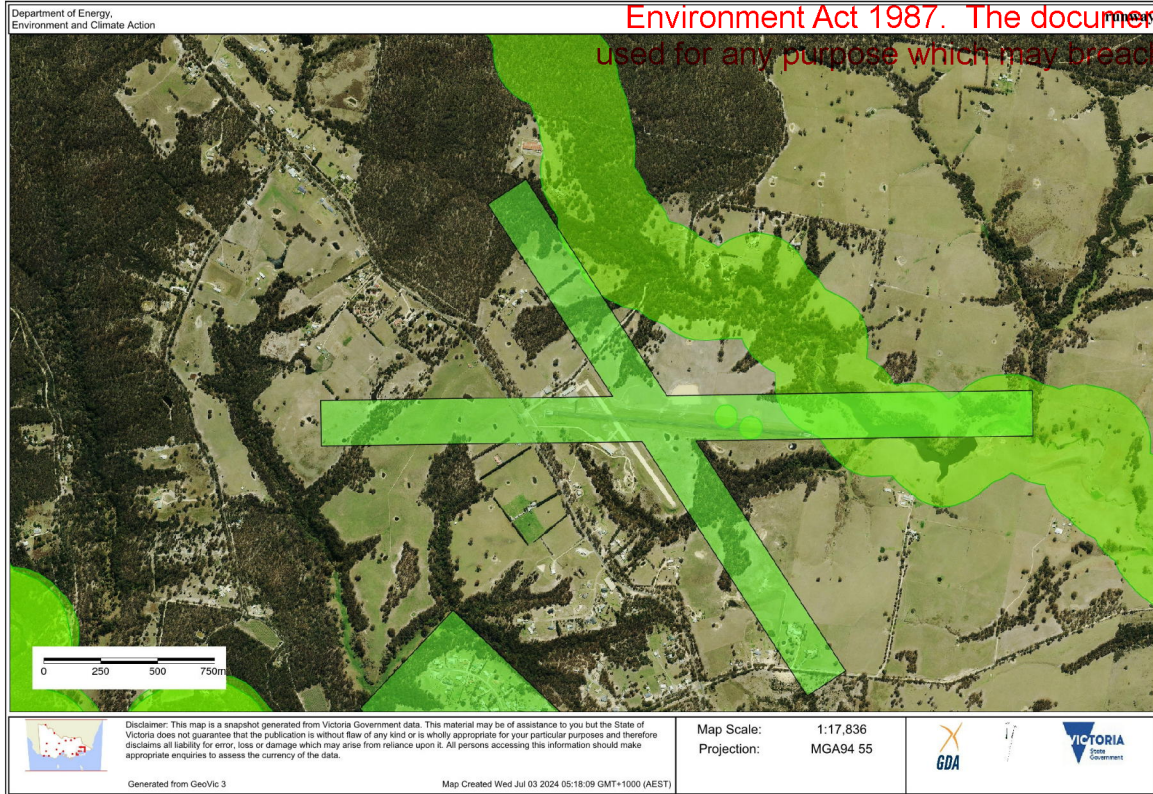
SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

1.0 Design objectives

To ensure that development will not compromise the minimum approach and take-off gradients necessary for the safe operation of aerodromes
To discourage residential development in aerodrome runway approach corridors where such development is likely to be affected by aircraft noise.

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DDO8 applies to the southern part of the site. The future house near the north east corner of lot 2 is not within the DDO8 zone. The subdivision complies with this overlay.

35.03 RURAL LIVING ZONE

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential use in a rural environment.

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

35.03-2 Use of land for a dwelling or small second dwelling

A lot used for a dwelling or small second dwelling must meet the following requirements:

Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

Each dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.

The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.

The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

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35.03-3 Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 2 hectares.

A permit may be granted to create smaller lots if any of the following apply:

The subdivision is the re-subdivision of existing lots and the number of lots is not increased.

The number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone.

Schedule 1 to clause 35.03 sets the minimum lot area at 8ha. The total site area is 22.06ha currently in two titles. The subdivision will realign the boundary between the existing lots and end with two new lots. Subdivision is permitted under clause 35.03-3.

The existing lot 5 on PS625118R limits a house on that lot further south from existing lot 2.

The new lot will be closer to Colquhoun Road giving a better out come in reducing the earthworks required in an EMO and a much shorter access in BMO terms.

Under Cl. 35.03-2 the new lot 2 requires a LCA for onsite waste water management. A LCA has been prepared and is annexed in file LCA-EMO DATA.pdf.

Access to lot 2 will be via a shared driveway. This will further reduce land disturbance in an EMO and protect vegetation removal in the VPO1. Electricity supply is available to lot 2.

Clause 65.02 Approval of An Application To Subdivide Land

This application meets the criteria for approval of a two lot subdivision:

The subdivision is an infill development in an area surrounded by like zoned land and is suitable for the proposal,

Existing use does not change and adjoining land use will not change,

Municipal Planning Strategy and Planning Policy encourages development of the site,

Lot size meets the area requirement of the RLZ3 zone permitted as a boundary realignment,

Lot layout is comparable the existing nearby allotments,

On site parking are available,

Services typical for a RLZ area are in place,

A LCA demonstrates capability for onsite waste water management,

Native vegetation does not require removal.

I request a planning permit issues.

Bushfire Management Statement

PATHWAY 1 APPLICATION (Clause 53.02-3)

Note: This template **can only be used** for an application to construct a single dwelling or carry out works associated with a single dwelling in the Bushfire Management Overlay and which meets **all of the following requirements:**

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone
- There is only one dwelling on the lot
- The application meets all of the approved measure contained in Clause 53.02-3

Property Address: 293 Colquhoun Road – LAKES ENTRANCE
Applicant/Owner Name: B & H Carroll – C/O Lake Tyers Beach Design
Date: 11/12/2024

Prepared by:
Name: Ashley Carroll – Lake Tyers Beach Design
Address:
Telephone:
Email:

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains two components:

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2. Photographs or other techniques maybe used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02-3.

Application Details

Municipality:	East Gippsland Shire Council
Title description:	Lot 1 PS 616917
Overlays:	BMO, DDO8, EMO, ESO
Zoning:	Rural Living Zone

Site Description

Site shape:	Irregular Battleaxe with rectangular Building area
Site Dimensions:	160m x 100m Approx
Site Area:	1.467 ha.
Existing use and siting of buildings and works on and near the land:	Site Contains an Existing Dwelling with an accommodation complex adjacent the west side boundary and existing dwelling on the adjacent site to the East.
Existing vehicle arrangements:	An Existing gravel driveway to the Proposed House site with access from Colquhoun Road (Approx 4km to the township)
Location of nearest fire hydrant:	Located Approx 3km from site (Residential areas along Thorpes lane and Ostlers road)
Any other features of the site relevant to bushfire considerations:	Forest Vegetation approx. 150m from the front boundary exists to the north 'Colquhoun Forest'. Low threat vegetaion exists between the forest vegetation and adjacent side boundaries. Grassland exists adjacent the Southern boundary, approx. 100m from the building site.

Bushfire Hazard Assessment

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

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>
	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
Grassland <input checked="" type="checkbox"/>	Grassland <input checked="" type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>
	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE
	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input checked="" type="checkbox"/>	>0 to 5 ° <input checked="" type="checkbox"/>	>0 to 5 ° <input checked="" type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	
Distance (m) to Classifiable Vegetation	38m	98m	36m	33m

A scaled plan that shows the following is required:

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

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Bushfire Site Hazard Plan

Add Bushfire Site Hazard Plan here

53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective

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

Approved Measure (AM) 1.1 - Siting

Requirement

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

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

The Proposed building Site has been set back 38m from the adjacent lot with grassland, this provides approx. 150m setback from the 'Forest' vegetation fire threat across the Colquhoun roadway

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

The Building site has been located near to the front boundary via a battleaxe driveway to provide close access to the Colquhoun roadway.

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

Access is available to the Building Site from Colquhoun Road via a gravel driveway suitable for Emergency Vehicles

Any other comments

The Proposed building Site has been positioned to be exceeding 150m from the Colquhoun Forest vegetation while remaining at the front of the allotment to provide reduced driveway length for emergency vehicles.

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

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

Requirement:

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The building will be provided with defendable space in accordance with **Column A**. The defendable space distance required is **22 metres**.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
<ul style="list-style-type: none"> • Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 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. 	

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

Yes No if no, provide an explanation

Part defendable space for the North direction overlaps Lot 1 (part of the proposed Subdivision area)

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to **BAL 12.5**

OR

- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to **Select the BAL Rating** where all of the following will apply:
 - A private bushfire shelter (a Class 10c building within the meaning of the Building regulations 2006) is constructed on the same land as the dwelling.
 - A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

[Click here to add any other comments](#)

Any other comments

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

Approved Measure (AM) 1.3 – Water Supply and Access

Water Supply Requirement

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

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

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

Confirm Static Water Supply meets the following requirements	<ul style="list-style-type: none"> ✓ Is stored in an above ground water tank constructed of concrete or metal ✓ All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. ✓ Include a separate outlet for occupant use <p>The following additional requirements apply when 10,000 litres of static water is required:</p> <ul style="list-style-type: none"> ✓ Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided. ✓ Be located within 60 metres of the outer edge of the approved building ✓ The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed ✓ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) ✓ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
---	---

Additional Information:

A hydrant is not available in close proximity of the site. A proposed water storage tank will be provided for fire fighting purposes.

Has Approved Measure (AM) 1.3 (Water Supply) been fully met?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
---	------------------------------	-----------------------------

Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.02-5

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 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 <p style="color: red;">Explain how fire authority vehicle can get within 4 metres of the water supply outlet</p>
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> All weather construction <input type="checkbox"/> A load limit of at least 15 tonnes <input type="checkbox"/> Provide a minimum trafficable width of 3.5 metres <input type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically <input type="checkbox"/> Curves must have a minimum inner radius of 10 metres <input 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 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	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <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 checked="" 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 six metres.

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Additional Information:

Access to the dwelling will be available via a gravel driveway providing access from the Colquhoun roadway. A suitable 'Y' head would be provided near to the dwelling

Has Approved Measure (AM) 1.3 (Access) been fully met?

Yes No

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Attachment 1 – Site Photos

Add site photographs to support your bushfire site hazard assessment

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Vegetation Assessment - 293 Colquhoun Road LAKES ENTRANCE

NOTES -

- The Site is located within a Rural Living Zone 3.
- In Accordance with AS 3959 the Proposed Dwelling Location is Deemed to be BAL19.
- The Threat Vegetation is Deemed to be 'Forest' located approx 50m from the Dwelling at its closest point.
- The Proposed Dwelling will be Constructed to a BAL 19 level.
- Defendable Space available within the site and within surrounding Low threat vegetation, and Road Reserve areas.
- The Colquhoun road is a Sealed roadway that provides safe evacuation away from the fire threat at the subject site.
- No Fire Hydrant is available near to the site (Approx 3km from site)
- In the event of Fire refuge is available at the Lakes Entrance community hall approximately 4km.



Bushfire Site Hazard Plan.

BMO Construction Design Rating - Minimum BAL - 12.5

Vegetation management requirement

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

- Grasses must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 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 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sqm. in area and must be separated by at least 5 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 2m between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

Water Supply requirements -

Unless otherwise agreed in writing by the relevant fire authority, the 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 from corrosive resistant metal.
- Include a separate outlet for occupant use.

A 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

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

Vehicle access design and construction

Vehicle access is greater than 100 metres

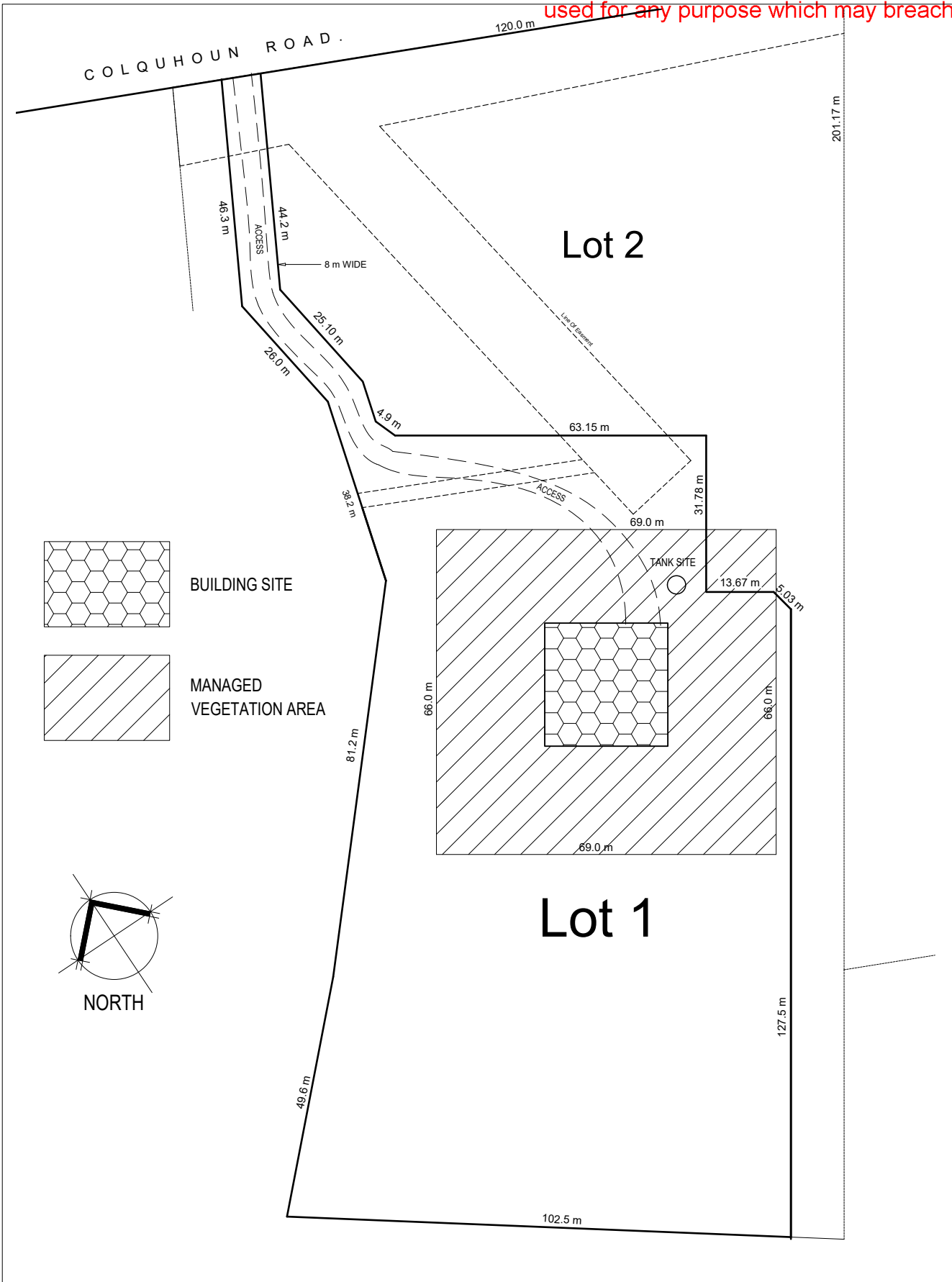
The following design and construction requirements apply:

- 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.
- 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 Deg.) with a maximum grade of no more than 1 in 5 (20%) (11.3 Deg.) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1 degrees) entry and exit angle.
- The provision of turning heads such as T and Y head to Austroad Design for an 8.8 metre Service Vehicle

<p>BUSHFIRE MANAGEMENT PLAN</p>	<p>ORIGINAL</p>	<p>BAL RATING MINIMUM 12.5</p>	<p>SCALE</p>
<p>293 COLQUHOUN ROAD LAKES ENTRANCE 3909</p>	<p>SCALE - 1000 SHEET SIZE - A4</p>	<p>VERSION 1 SHEET 2 OF 2</p>	

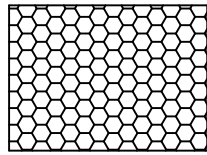
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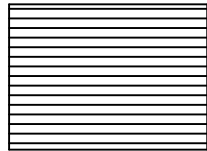


BUSHFIRE MANAGEMENT PLAN	ORIGINAL	BAL RATING MINIMUM 12.5	SCALE
293 COLQUHOUN ROAD LAKES ENTRANCE 3909	SCALE - 1000 SHEET SIZE - A4	VERSION 1	0 10 20 30 40 LENGTHS ARE IN METRES
		SHEET 1 OF 2	Printed 18/12/2024 Page 48 of 64

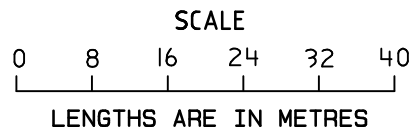
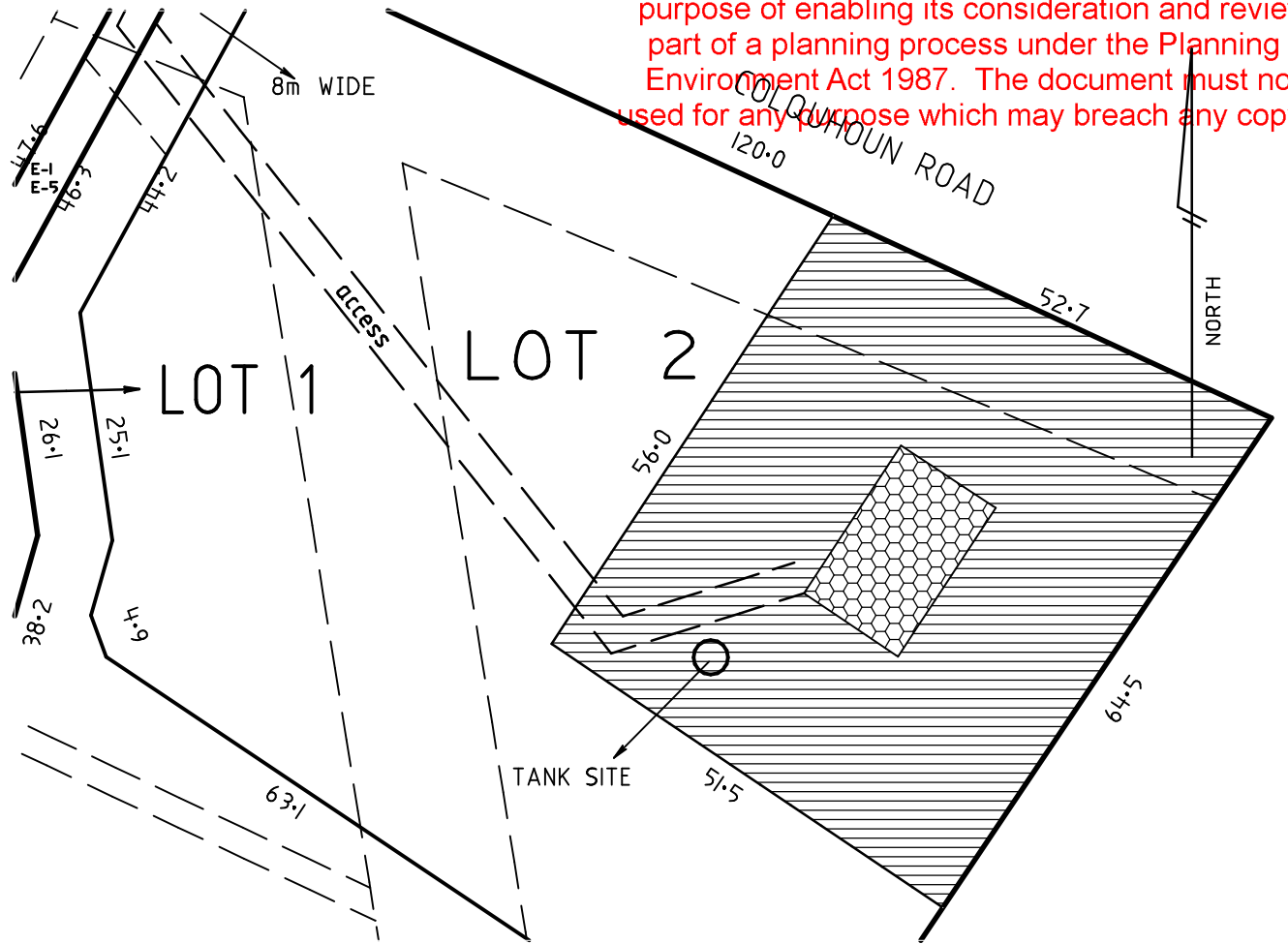
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BUILDING SITE



MANAGED VEGETATION AREA



ORIGINAL	SHEET
SCALE	SIZE
800	A4

BAL RATING MINIMUM 19	
VERSION 1	SHEET 1 OF 2

BUSHFIRE MANAGEMENT PLAN
293 COLQUHOUN ROAD LAKES ENTRANCE 3909

BMO Construction Design Rating:
Minimum BAL 19

Vegetation management requirement

Defendable space is provided and is 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 3 metres 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 square 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.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

Water supply requirements

Unless otherwise agreed in writing by the relevant fire authority, the 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.

A 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.

Be located within 60 metres of the outer edge of the approved building.

The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.

Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).

Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Vehicle access design and construction

Vehicle access is more than 30m - more than 100m:

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

The provision of turning heads such as a T or Y head to Austroad Design for 8.8m service vehicle

ORIGINAL		BUSHFIRE MANAGEMENT PLAN	
SCALE	SHEET SIZE	293 COLQUHOUN ROAD	
800	A4	LAKES ENTRANCE 3909	
VERSION 1		SHEET 2 OF 2	

Site Assessment for Wastewater Disposal for a two lot subdivision No. 293 Colquhoun Road - Lakes Entrance

INTRODUCTION

The property owners wish to subdivide an allotment from their existing rural property, which is located at No. 293 Colquhoun Road at Lakes Entrance. The new allotment to be created contains an existing house and outbuildings, while the construction of a new residence is being planned for the residual land. A Planning Approval is required to permit the subdivision, which also requires a site assessment to demonstrate that domestic wastewater from the existing house and the proposed residence will be disposed of on site in accordance current standards.

PROPOSED SUBDIVISION

The property to be subdivided is located on the south west side of Colquhoun Road, about 2.2 km north of Ostlers Road at the northern outskirts of Lakes Entrance. The existing land parcel is irregular in shape and is about 25.6 hectares in area, with a 120 metre long frontage to Colquhoun Road and a maximum depth of 1020 metres to the south west. The property is within the Rural Living (RLZ) zone of the East Gippsland planning scheme.

A new allotment (proposed Lot 1) of about 1.47 hectares in area will be created by a subdivision to excise the existing residence and one appurtenant outbuilding from the rest of the small farm property. The new lot is irregular in shape and will have a frontage of 8 metres to Colquhoun Road, leading to an 80 metre long driveway to the existing residence. The south portion of proposed Lot 2 is mostly open farmland, while the north east part of Lot 2 contains two farm storage sheds and is dissected by an overhead electricity supply line. The adjacent land to the east has an existing house, while a small group of holiday cabins occupy land to the north west.

LAND SLOPES

Most of the land slopes generally towards the south west and towards a watercourse that passes through the rear of the property on its way to Mississippi Creek. The proposed small lot (Lot 1) containing the existing residence is slightly elevated and then gently slopes to the south west. The front part of proposed Lot 2 is evenly graded to the west.

DRAINAGE

The proposed small lot (Lot 1) is well drained and unaffected by runoff from adjacent land due to its slightly elevated position. The existing residence has a setback of at least 15 metres from the nearest boundary. The north (front) part of proposed Lot 2, which will contain the build site for the future residence, is clear of the head of the minor drainage line, which has a small farm dam across the gully within the property to the south west. The average annual rainfall for the site is 750 mm.

WASTEWATER INVESTIGATION

(A) Proposed Lot 1

The existing wastewater disposal system from the residence within proposed Lot 1 has been further investigated. All domestic wastewater from the residence is directed to a septic tank located close to the north corner of the house, and then pumped to a rectangular layout of subsoil absorption trenches situated to the rear (south west) of the house. The septic tank was not exposed, but will be compliant with current standards.

The existing wastewater disposal setup for proposed Lot 1 is compliant with a Wastewater Site Assessment that was prepared for the site (including the adjacent holiday cottages) in September 2004. No additional works are required to this system, which has the capacity to safely treat and dispose of all domestic wastewater from the existing residence.

(B) Proposed Lot 2

The proponent has provided an indicative development plan for proposed Lot 2, which includes the construction of a new residence that will be situated near the north east corner with a setback of about 25 metres from the road and at least 15 metres from the east boundary.

A potentially suitable wastewater disposal area situated to the south west has been identified and further investigated. The soil types encountered are consistent across this part the site. Dark brown loamy topsoil and brown/grey silty sands to a depth of up to 600 mm, overlying brown very silty clays were encountered within the area below the existing driveway, while orange silty clay underlie the nominated building site.

Soil testing has been carried out within each of the identified areas to assess suitability for wastewater disposal. Hand-augured boreholes and a test pit have been excavated to determine the soil profile and to assist in the soil classification. The soils excavated were damp throughout, and the depth to the water table was not determined but will be greater than 1.5 metres.

A Design Wastewater Loading Rate has been estimated, based on a visual assessment of the soil profile, and reference to Table 4.2A1-A4 of AS1547 – On site Domestic Wastewater Management. The underlying soils have been classified as Category 5 Light Clays, well structured but poorly drained, with an indicative permeability (K_{sat}) of 0.12 – 0.5 m/day. The falling head soil percolation testing at the site in September 2004 derived a comparable percolation rate of 40 mm/hour

A Design Loading Rate of 8 mm/day has been adopted for wastewater disposal using absorption/transpiration trenches.

A Design Irrigation Rate (DIR) of 20 mm/week has been adopted for the installation of subsurface irrigation pipes.

LAND CAPABILITY ASSESSMENT

A Land Capability Assessment has been carried out for the proposed subdivision in accordance with Appendix 1 of EPA Publication 746 - Land Capability Assessment for On-site Domestic Wastewater Management, and the results are summarised below.

Land Features	Land Capability Class Rating	Comments
Site drainage/runoff	3 (fair)	Disposal field is evenly graded and adequately drained, and not unduly affected by runoff from higher land. The required minimum setback of 60 metres from the drainage features and farm dam within the adjacent land can be achieved
Flood/inundation potential	1 (very good)	Land is not subject to inundation
Slope (%)	3 (fair)	Land slopes of about 7% to the west at the wastewater disposal site
Landslip	1 (very good)	No landslip present
Seasonal Water Table	1 (very good)	Perched water table not present
Rainfall (mm/year)	3 (fair)	Approximately 750 mm/year Accounted for in the Water Budget calculations
Pan Evaporation (mm/year)	3 (fair)	Accounted for in the Water Budget calculations
Soil Profile Characteristics	Land Capability Class Rating	Comments
Soil structure	2 (good)	Reasonably well structured soils – underlying silty clays with definite soil peds visible
Soil profile depth	3 (fair)	Loamy topsoil and silty subsoil of sufficient depth to allow for the installation of subsoil absorption/transpiration trenches
Sodicity; Shrinkage; Emerson Test (dispersion)	2 (good)	Not dispersive
Percolation (mm/hour)	2 (good)	40 - 60 mm/hour soil percolation rate (estimated) 0.5 m/day soil permeability
Stoniness (%)	2 (good)	No rocks were encountered within the trench zone
Salinity	2 (good)	EC1:5 (measured) – 60 µS/cm ECe – <80 mS/m (non-saline) No visual signs of salinity

The issue of site drainage is ranked in the 4 (poor) category, while climate (rainfall & evaporation) are ranked in the 3 (fair) category in accordance with the LCA assessment table, and require further consideration as shown below.

Site Drainage (refer AS 1547 - Table 4.2 B2)

- The existing formed and gravel surfaced driveway adequately redirects surface runoff around and past the wastewater disposal field
- Runoff from the proposed residence and existing sheds can be redirected past the nominated Land Application Area to a soak pit well down the slope towards the west

Climatic Factors (refer AS 1547 - Table 4.2 B1-2)

- Rainfall is generally well-distributed throughout the year
- The wastewater disposal site is just partly shaded by trees, but is exposed to prevailing winds
- Allow for rainfall and evaporation when sizing the Land Application Areas

SITE ASSESSMENT

(A) Proposed Lot 1 (existing residence)

Site analysis and soil sampling completed in 2004 have indicated that the proposed allotment (Lot 1) containing the existing residence is suitable for effluent disposal by subsoil absorption/transpiration of effluent from a septic tank.

The wastewater plumbing from the existing residence appears to be well constructed and the existing septic tank suitably located and adequately maintained. No additional work is required for this system.

(B) Proposed Lot 2 (future residence)

Site analysis and soil sampling have indicated that the land to the south west of the nominated building site is suitable for effluent disposal of effluent from a septic tank using subsoil absorption/transpiration trenches, or by subsurface irrigation of secondary treated wastewater.

The assessment for the proposed build site within Lot 2 is based on a design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 - EPA Code 891.4 (Household with standard water saving fixtures – reliable water supply). A design flow of 600 litres/day is appropriate for a residence containing three bedrooms and for a maximum of four occupants.

The total length of 700 mm wide absorption/transpiration trench required is 107 metres, while a minimum of 330 square metres of sub-surface irrigation is required to safely dispose of treated wastewater from an Aerated Wastewater Treatment Plant or from an approved sand filter system.

RECOMMENDATIONS

Each of the two proposed lots is suitable for on site disposal of domestic wastewater, subject to site constraints. The following recommendations are provided for each lot.

(A) Proposed Lot 1 (contains the existing residence)

- Maintain the existing septic tank, effluent pump, and subsoil absorption/transpiration trenches, when required

(B) Proposed Lot 2 (future residence)

- Install a new 3000 litre capacity septic tank in a location that will command all of the wastewater fixtures from the proposed residence
- Install 107 lineal metres of 700 mm wide subsoil absorption/transpiration trenches within the nominated area to the south west of the building site

- Alternatively, install a secondary wastewater treatment plant (AWTS), together with a minimum of 330 m² of subsurface irrigation within the nominated land application area.

MANAGEMENT PROGRAM

Most of the relevant site constraints indicate that on-site wastewater disposal will generally be suitable, subject to controls. Accordingly the Wastewater Management Program requires careful planning, adherence to specifications and adequate supervision.

The relevant Standard Performance measures are as follows: -

- System design shall be in accordance with EPA Publication 891.4 – On-Site Wastewater Management 2013
- Setback distances to be at least those specified in EPA Publication 891.4 - Table 5
- Dispose of stormwater from buildings, paving, driveways and impervious surfaces well away from the wastewater field
- Carry out thorough topsoiling and revegetation of disturbed soils
- Protect the disposal fields from grazing by livestock
- Retain good grass cover, and retain exposure to wind and sun

Septic Tank and Subsoil Absorption – Transpiration Trenches

The additional measures needed to address specific site constraints as detailed in the LCA are listed below: -

- Operation and maintenance of the septic tank system shall be in accordance with EGSC permit conditions, EPA Publication 891 - Table 3.1, EPA Certificate of Approval CA 1.2/03 (absorption trenches), and EPA Certificate of Approval CA 1.1/03 (septic tanks)
- The layout of the wastewater disposal trenches must be carefully planned to match the existing surface contours.
- The trenches should be installed at a nominal uniform depth of 400 mm, so as to encourage grass growth above the trenches, hence uptake of wastewater and nutrients by transpiration.
- The trenches must be installed when soil conditions are damp, but not wet. The base and sides of the trenches must not be “smoothed off” or compacted during excavation.
- The subsoil trenches should be suitably marked or fenced off to ensure that they are not driven over by vehicles or used for the storage of materials or equipment.

Secondary Wastewater Treatment Systems

The additional measures needed to address specific site constraints as detailed in the LCA are listed below: -

- If an aerobic wastewater treatment plant is used, then it must be installed and maintained in accordance with the EPA Code of Practice-Small Wastewater Treatment Plants 1997 and manufactured in accordance with the Australian Standard AS 1546.3:2001 - Onsite Domestic Wastewater Treatment Units (AWTS).
- The installation of the irrigation system must be carried out in accordance with a system design to be prepared by the manufacturer and in accordance with EPA Guidelines for Wastewater Irrigation.
- The establishment of a dedicated area for the irrigation of treated wastewater is required.
- The wastewater field should be suitably marked or fenced off to ensure that it cannot be driven over by vehicles or used for the storage of materials or equipment.

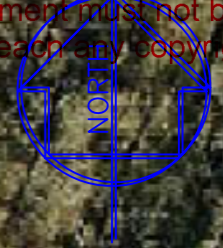
-
- Stormwater flows from the future residence and existing sheds must be discharged at a point well clear of the treated wastewater disposal site
- Topsoil and fill material excavated from the construction works must not be disposed of by spreading over the wastewater irrigation field.

REFERENCES

Australian Standard AS 1547 - On-Site Domestic Wastewater Management
EPA Publication 891.4 – Code of Practice – Onsite Wastewater Management, 2013
EPA Certificate of Approval CA 1.1/03 (septic tanks)
EPA Certificate of Approval CA 1.2/03 (absorption trenches)

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

SITE PLAN

SCALE 1:500

STREETER
Civil Engineering
Services Pty Ltd

OFFICE LOCATION
81-101 BROOKS ROAD
BRUTHEN
P.O. BOX 126
BRUTHEN VIC 3885
PHONE (03) 5157 5362
MOBILE 0409 575362

DESIGNED	N STREETER
DRAWN	N STREETER
CHECKED	N STREETER
APPROVED	

DESIGN FILENAME	CIVILCAD V5.7 246934
PLOT FILENAME	AUTOCAD 2000 246934.dwg

PROJECT	SITE INVESTIGATION NO. 293 COLQUHOUN RD - LAKES ENTRANCE
CLIENT	ASHLEY CARROL RESIDENCE

DRAWING SCALES	1:500
DATE	21/12/2024
REVISION	0

Printed 18/12/2024
Page 57 of 64

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STREETER CIVIL ENGINEERING SERVICES Pty Ltd

Consulting Civil Engineer

(A.C.N. 072 946 760)

81-101 Brooks Road Bruthen Victoria. 3885

Correspondence : P.O.Box 126, Bruthen Vic 3885

email: streetercivil@bigpond.com

Tel : (03) 5157 5362

Client:	Ashley Carroll	Job No:	246934
Job:	proposed residence	Date:	23-Apr-24
	293 Colquhoun Road	Design:	Neil Streeter
	Lakes Entrance	Checked:	Neil Streeter

LOG OF HAND AUGER BORES

BORE No.	DEPTH		DESCRIPTION	REMARKS	
S3	0		dark brown silty topsoil; dry	at the building site within proposed Lot 2	
	150		pale tan/yellow fine silty sand; dry; firm		
	300		orange clay, containing lenses of tan sand; damp and lumpy; stiff		
	900		end of bore		
S4	0		dark brown silty topsoil; dry	at the building site within proposed Lot 2	
	150		pale tan/yellow fine silty sand; dry; firm		
	350		orange clay, containing lenses of tan sand; damp and lumpy; stiff		
	900		end of bore		

STREETER CIVIL ENGINEERING SERVICES PTY. LTD.

Consulting Civil Engineer
(A.C.N. 072 946 676)

81 – 101 Brooks Road Bruthen
e-mail: streetercivil@bigpond.com

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P.O. Box 126 Bruthen VIC 3885
Tel. 5157 5362

SITE CLASSIFICATION REPORT – NEW RESIDENCE
293 COLQUHOUN ROAD - LAKES ENTRANCE
JOB NUMBER- 246934 DATE: 23 APRIL 2024

GENERAL

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

SITE DESCRIPTION

The property owners wish to construct a single storey residence at 293 Colquhoun Road. The subject lot will be created by a two lot subdivision that is underway. The land parcel is irregular in shape and about 20.59 hectares in area, with a 100 metre long frontage to Colquhoun Road and a maximum depth of 1020 metres to the south west.

The property is within the Rural Living (RLZ) zone of the East Gippsland planning scheme. The north east part of Lot 2 contains two farm storage sheds and is dissected by an overhead electricity supply line. The adjacent land to the east has an existing house, while a small group of holiday cabins occupy land to the north west.

The proponent has provided an indicative development plan for the proposed residence, which will be situated near the north east corner with a setback of about 25 metres from the road and at least 15 metres from the east boundary. The site has a maintained cover of pasture grass and is clear of vegetation apart from a few remnant trees along the road reserve. The soils encountered consist of dark brown silty topsoil and tan/yellow fine silty sand up to 350 mm in depth, overlying orange sandy clays at greater depth.

DRAINAGE

The north (front) part of the subject land, which will contain the build site for the residence, is west sloping towards a minor drainage line that has a small farm dam across the gully within the property to the south west. The average annual rainfall for the site is 750 mm.

GEOLOGY

The Bairnsdale Geological Map SJ 55-7 describes the area as Tertiary Upper Pliocene consisting of deposits of gravel, sand, silt and clays. The samples taken confirm this description.

SITE CLASSIFICATION

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

RECOMMENDATIONS

MODERATELY REACTIVE (M) SITES

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

FOUNDING DEPTHS FOR FOOTINGS

(BELOW EXISTING NATURAL SURFACE)

STRIP FOOTINGS 600 mm EDGE BEAMS 250 mm PADS 600 mm

BEARING CAPACITIES

Generally the soil under the foundations will have a minimum Bearing Capacity of 100 kPa at 600 mm depth, and 250 kPa at 900 mm depth

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STREETER CIVIL ENGINEERING SERVICES

Pty. Ltd.-

Consulting Civil Engineer
(A.C.N. 072 946 760)

81 – 101 Brooks Road Bruthen
e-mail: streetercivil@bigpond.com

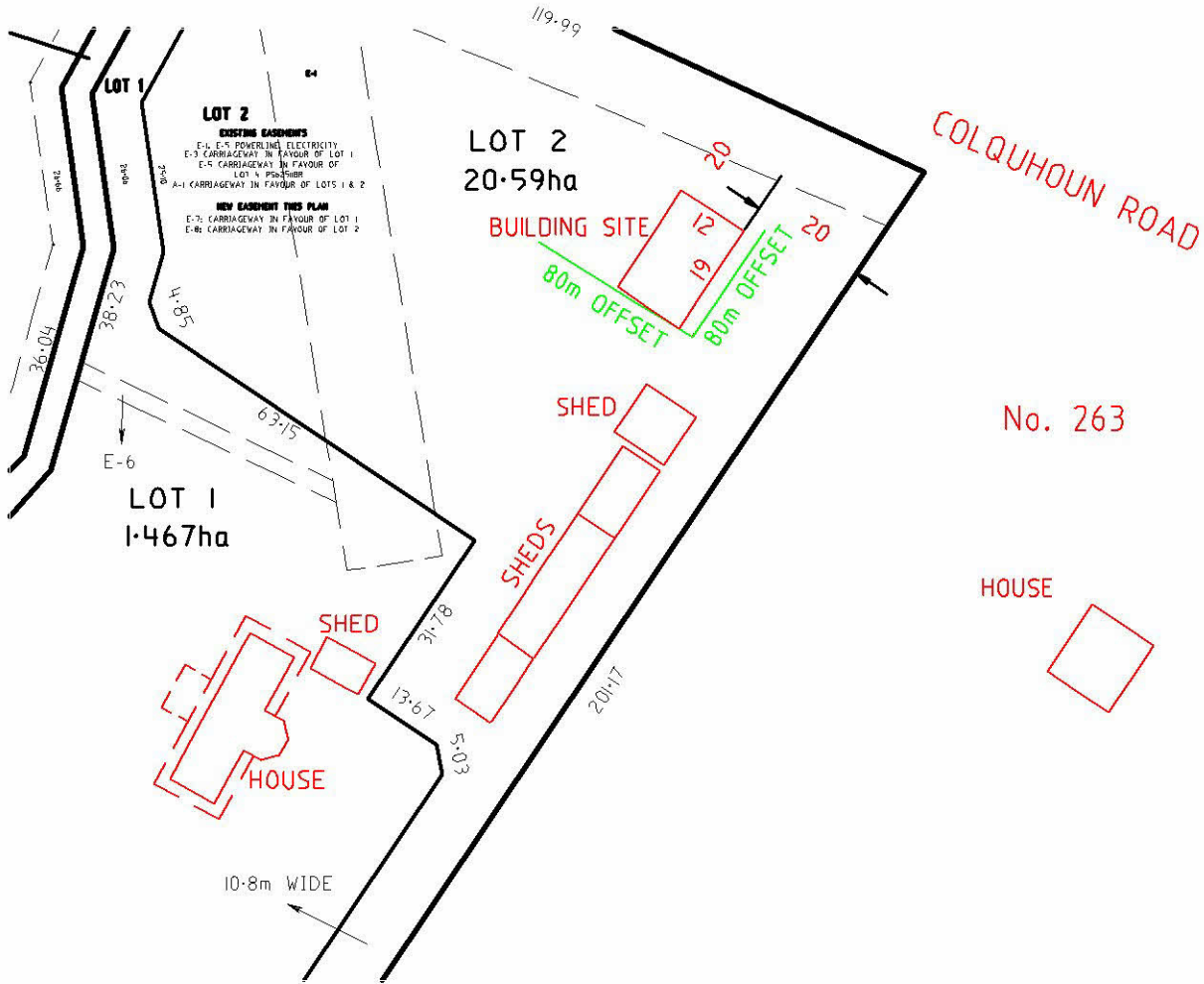
P O Box 126 Bruthen VIC 3885
Tel. 5157 5362

Important Notes

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

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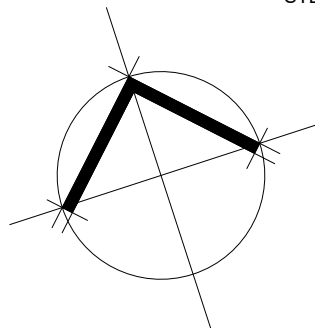
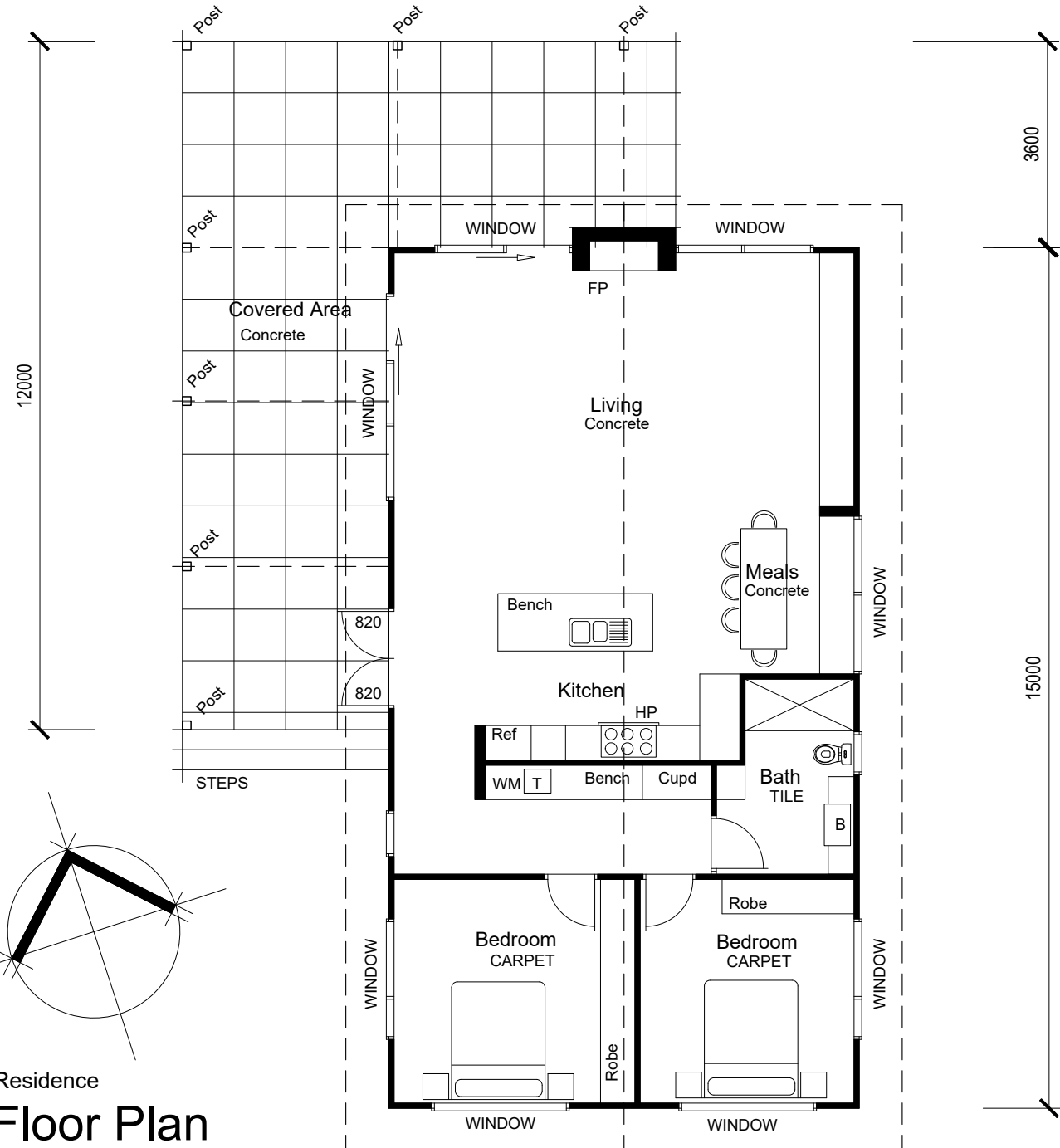
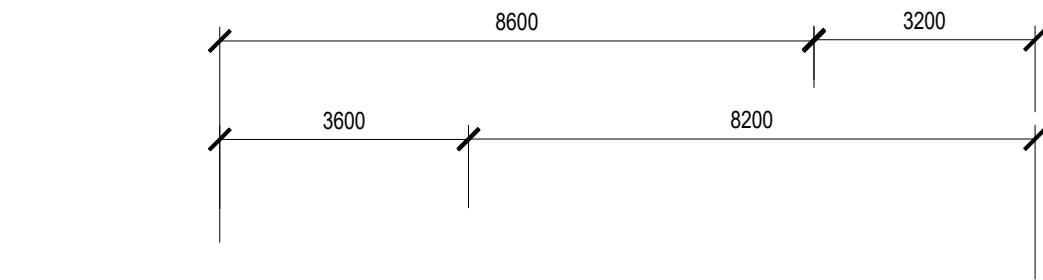
BUILDING PLAN	
B N, H C & A CARROLL	
293 COLQUHOUN ROAD LAKES ENTRANCE 3909	
REF 759	VERSION 1

JON BRODZIK SURVEYS P/L
565 BAIRNSDALE-DARGO ROAD
HILLSIDE, VIC. 3875 MOB 0448 571 322
PH 03 5157 1321 jon.brodzik@wideband.net.au

E:\t_data\759 offset B.pro

NOTES

FINAL DIMENSIONS
SUBJECT TO SURVEY

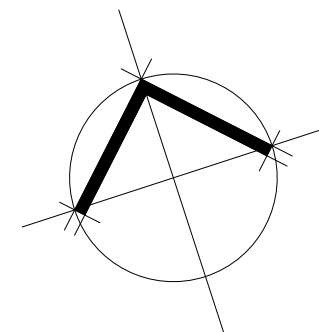
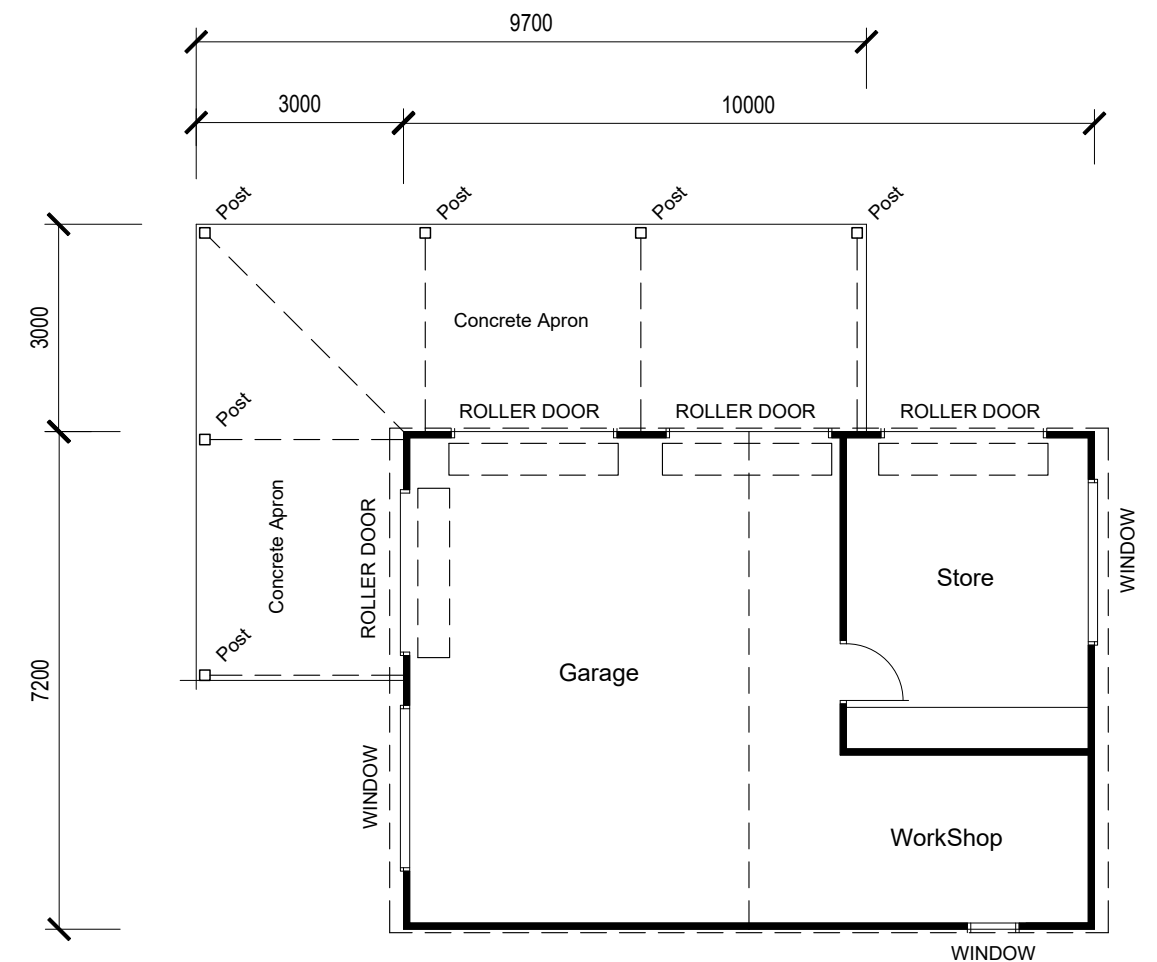


Residence
Floor Plan

SCALE 1 : 100

AREAS

- Dwelling = 123.0 sqm
- Covered Area = 61.0 sqm
- Garage Area = 72.0 sqm



Garage
Floor Plan

SCALE 1 : 100

Carroll Residence - colquhoun road - lakes entrance

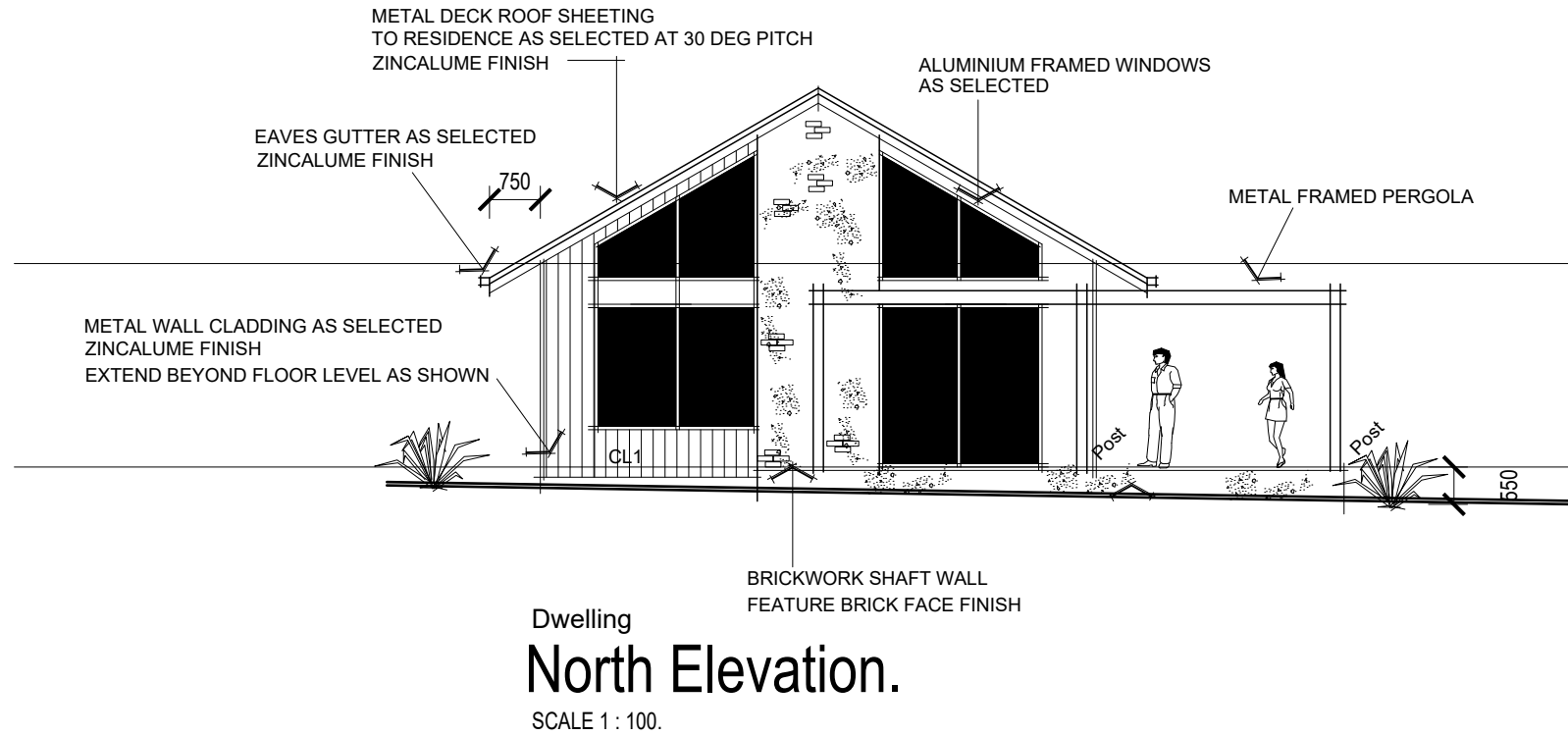
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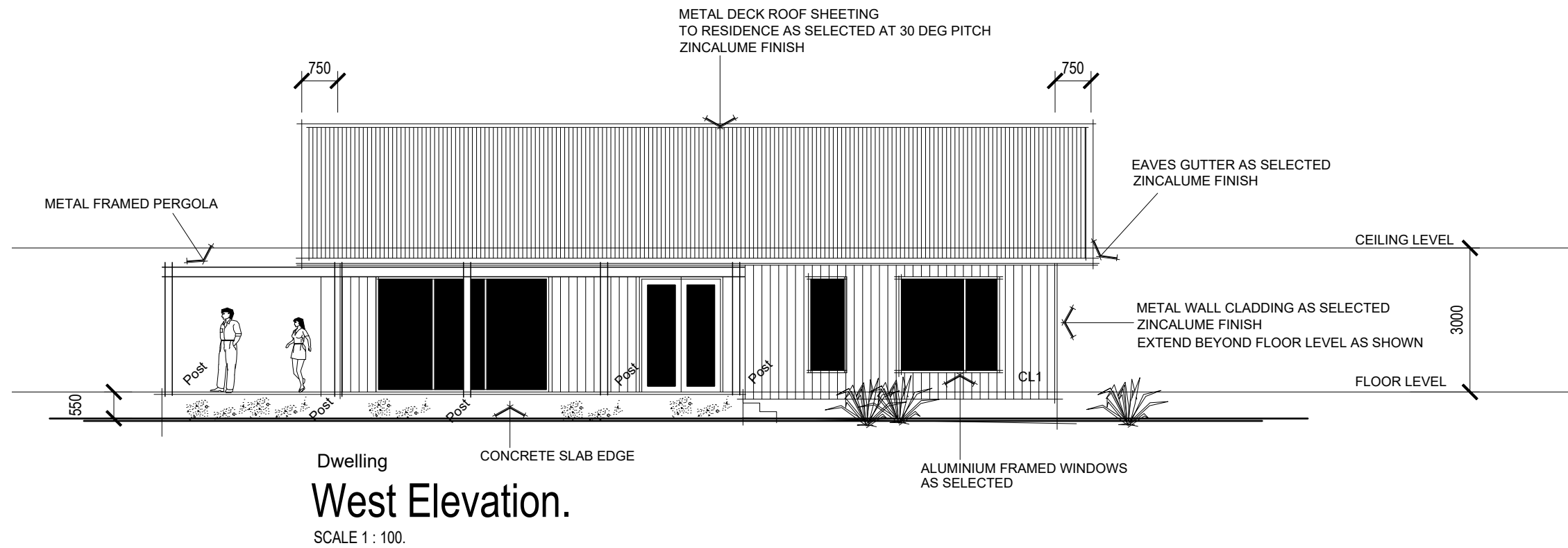
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CLADDING TYPES

- CL1 DENOTES METAL SHEET CLADDING AS SELECTED LYSAGHT 'CORRUGATED IRON' - ZINCALUME FINISH
- BW1 DENOTES BRICKWORK AS SELECTED NATURAL FINISH



Carroll Residence - colquhoun road - lakes entrance

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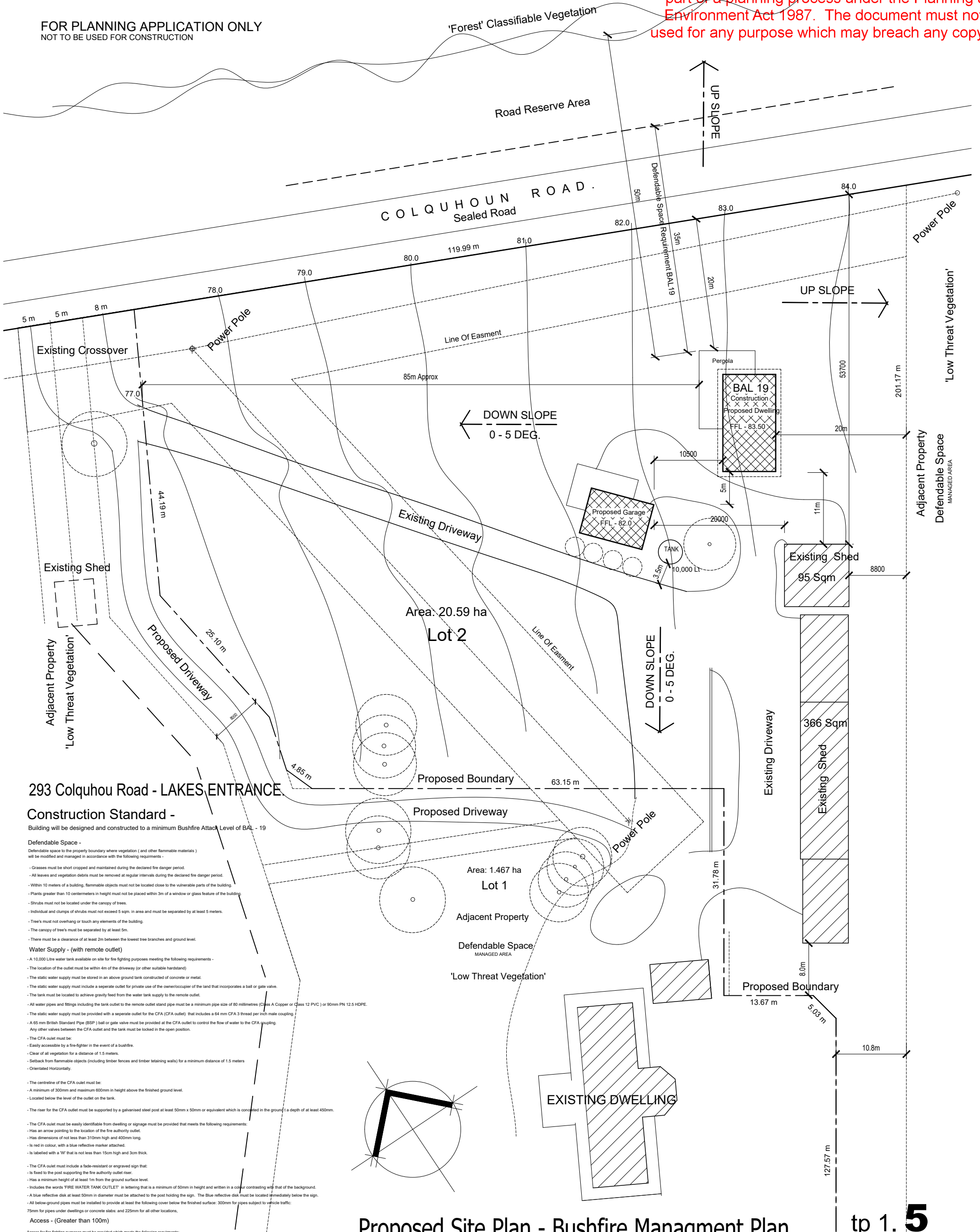
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tp 1. **2**
Job No: 24015
Printed 18/12/2024
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293 Colquhou Road - LAKES ENTRANCE

Construction Standard -

Building will be designed and constructed to a minimum Bushfire Attack Level of BAL - 19

Defendable Space -

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

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

Water Supply - (with remote outlet)

- A 10,000 Litre water tank available on site for fire fighting purposes meeting the following requirements -

- The location of the outlet must be within 4m of the driveway (or other suitable hardstand).
- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must include a separate outlet for private use of the owner/occupier of the land that incorporates a ball or gate valve.
- The tank must be located to achieve gravity feed from the water tank supply to the remote outlet.
- All water pipes and fittings including the tank outlet to the remote outlet stand pipe must be a minimum pipe size of 80 millimetres (Class A Copper or Class 12 PVC) or 90mm PN 12.5 HDPE.
- The static water supply must be provided with a separate outlet for the CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
- The CFA outlet must be:
 - Easily accessible by a fire-fighter in the event of a bushfire.
 - Clear of all vegetation for a distance of 1.5 meters.
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 meters
 - Orientated Horizontally.
- 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.

- The CFA outlet must be easily identifiable from dwelling 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.
 - Has a minimum height of at least 1m from the ground surface level.
 - Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and written in a colour contrasting with that of the background.
 - A blue reflective disk 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 pipes must be installed to provide at least the following cover below the finished surface: 300mm for pipes subject to vehicle traffic; 75mm for pipes under dwellings or concrete slabs; and 225mm for all other locations.

Access - (Greater than 100m)

Access for fire fighting purposes must be provided which meets the following requirements:

- The Access Driveway must be All-Weather Construction
- Have a load limit of at least 15 tonnes
- Curves must have a minimum inner radius of 10 meters
- The average grade must be no more than 1 in 7 with a maximum grade of no more than 1 in 5 meters
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least .5m meters on each side and at least 4m meters vertically
- Dips must have no more than a 1 in 8 entry and exit level
- A Turning Area for Fire Fighting vehicles must be provided:
- A "Y" head which meets the specification of Austroad Design for an 8.8 meter Service Vehicle

Proposed Site Plan - Bushfire Management Plan

tp 1. **5**
Job No: 24015

Carroll Residence - colquhoun road - lakes entrance

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