

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Form 2

The land affected by the application is located at:	200 Great Alpine Road BRUTHEN 3885 Lot: 1 PS: 442900
The application is for a permit to:	Four Lot Subdivision and Creation of Access to a road in a Transport Zone 2
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.03-3 (LDRZ)	Subdivide land
44.01-5 (EMO)	Subdivide land
44.06-2 (BMO)	Subdivide land
52.29-2	Create or alter access to a road in a Transport Zone 2
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.422.1

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 applicant giving notice
---	---

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

East Gippsland Shire Council **ADVERTISED**

273 Main Street (PO Box 1618)
Bairnsdale VIC 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
Follow us on Twitter @egsc



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 1800 797 677
ABN: 81 957 867 765

Planning Permit Application

Applicant Details:

Applicant name:							
Business trading name: (if applicable) DEVELOPMENT SOLUTIONS VICTORIA PTY LTD							
Email address: ADMIN@DEVSOLVIC.COM.AU							
Postal address: 48 BAILEY STREET, BAIRNSDALE							
			Postcode	3	8	7	5
Phone number: Home:		Work: 03 5152 4858		Mobile:			

Owners Details: (if not the applicant)

Name: ADAM JOHN CAMPBELL & COURTNEY MAREE CAMPBELL							
Business trading name: (if applicable)							
Email address:							
Postal address:							
			Postcode				
Phone number: Home:		Work:		Mobile:			

Description of the Land:

Street number: 200		Street name: GREAT ALPINE ROAD						
Town: BRUTHEN			Postcode		3	8	8	5
Legal Description:								
Lot Number: 1		<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input checked="" type="checkbox"/> Plan of Subdivision			Number: 442900V			
Crown Allotment Number:				Section Number:				
Parish/Township Name:								
Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Officers name:				
Your reference number: 24084								

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

Printed 2/04/2025

Page 2 of 103

East Gippsland Shire Council **ADVERTISED**

273 Main Street (PO Box 1618)
 Bairnsdale VIC 3875
 Website www.eastgippsland.vic.gov.au
 Email feedback@egipps.vic.gov.au
 Follow us on Twitter @egsc



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Telephone: (03) 5153 9500
 Fax: (03) 5153 9576
 National Relay Service: 1800 677 677
 ABN: 81 957 987 765

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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Description of proposal: Describe the use, development or other matter which needs a permit: FOUR LOT SUBDIVISION AND CREATION OF ACCESS TO A TRANSPORT ZONE		
<hr/> <hr/> <hr/> <hr/>		
Existing conditions: Describe how the land is used and developed currently: CONTAINS AN EXISTING DWELLING, OUTBUILDING AND ASSOCIATED FACILITIES		
<hr/> <hr/> <hr/> <hr/>		
Estimated cost of development: Note: You may be required to verify this estimate	\$ NA	

If you need more space or have more information, please attach with this form.

Please make sure that:

- Form is filled in fully and signed
- The correct fee is paid or payment enclosed
- Attached any supporting information or documents
 - **Required** - Title (must have been generated within the past 30 days)
 - Covenants or Section 173 agreements
 - Site plan/floor - plan/elevations
 - Planning report
 - Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

East Gippsland Shire Council **ADVERTISED**

273 Main Street (PO Box 1618)
Bairnsdale VIC 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
Follow us on Twitter @egsc



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 1800 797 677
ABN: 81 957 867 765

This application has an associated cost to be determined by a town planner

Who is the invoice to be made out to? _____

Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applicant signature: _____

Name: **DEVELOPMENT SOLUTIONS VICTORIA PTY LTD**

Date: **17 / 12 / 2024**

Submitting your application:

Electronic	Fax to 03 5153 9576 Email to planning@egipps.vic.gov.au
Mail	Post the signed, completed form together with any applicable fees or copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.
In Person	Bring the completed form and supporting documents to any of the following locations; Service Centre Opening Hours: 9.00am to 5:00pm. Monday to Friday. Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

Printed 2/04/2025

Page 4 of 103



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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

VOLUME 10578 FOLIO 246

Security no : 124120727927
Produced 17/12/2024 12:36 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 442900V.
PARENT TITLE Volume 10394 Folio 829
Created by instrument PS442900V 17/04/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ADAM JOHN CAMPBELL
COURTNEY MAREE CAMPBELL
X600062E 16/07/2001

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS442900V 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: 200 GREAT ALPINE ROAD BRUTHEN VIC 3885

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS442900V
Number of Pages (excluding this cover sheet)	3
Document Assembled	17/12/2024 12:36

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

PLAN OF SUBDIVISION	STAGE No.	LTO USE ONLY EDITION	PLAN NUMBER PS 442900V
----------------------------	-----------	--------------------------------	----------------------------------

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

LOCATION OF LAND

PARISH: TAMBO

TOWNSHIP: —

SECTION: A

CROWN ALLOTMENT: 11 (PART)

CROWN PORTION: —

LTO BASE RECORD:
TITLE REFERENCES: VOL 10394 FOL 829

LAST PLAN REFERENCE/S: PS 411137F LOT 2

POSTAL ADDRESS: GREAT ALPINE ROAD,
(At time of subdivision) BRUTHEN, 3885

AMG Co-ordinates (of approx centre of land in plan) E 574 400 N 5827 800 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF 00/00115/SP

- This plan is certified under Section 6 of the Subdivision Act 1988.
- ~~This plan is certified under Section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under Section 6. / /~~
- ~~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 of the Subdivision Act 1988 ~~has/has not been made.~~

(ii) ~~The requirement has been satisfied.~~

(iii) ~~The requirement is to be satisfied in Stage~~

Council Delegate
~~Council Seal~~
Date 15 / 11 / 00

Re-certified under Section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seal
Date / /

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This is/is not a staged subdivision.
Planning permit No. 00/00399/DS

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

LOT 2 IS BY DEDUCTION FROM TITLE
DIMENSIONS SHOWN UNDERLINED ARE NOT A RESULT OF THIS SURVEY

SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 74
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	SEE DIAG.	PS 411137F - SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993	EASTERN ENERGY LTD.

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE 12 / 4 / 01

LTO USE ONLY

PLAN REGISTERED
TIME
DATE 17 / 4 / 01

Assistant _____

SHEET 1 OF 3 SHEETS

Crowthier & Sadler Pty Ltd
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, 3875
TELEPHONE (03) 5152 5011

LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER

SIGNATURE _____ DATE / /

REF 9449 VERSION 1

DATE / /

COUNCIL DELEGATE SIGNATURE _____

ORIGINAL SHEET SIZE A3

Project No: 60924

6/09/2024

Development Solutions Victoria
48 Bailey Street
BAIRNSDALE VIC 3875

Attn: Nikki Thebes

Email:

Dear Nikki,

**RE: PROPOSED FOUR (4) LOT SUBDIVISION
200 GREAT ALPINE ROAD, BRUTHEN. VIC**

**WATER ENGINEER'S CERTIFICATION OF LAND CAPABILITY
ASSESSMENT AND ON SITE SOIL INVESTIGATION FOR
DOMESTIC EFFLUENT DISPOSAL SEPTIC TANK SYSTEM**

Further to our detailed inspection, at 8:30am on 6th September, 2024 of the above site this is to certify that Andrew John Powell, on behalf of Chris O'Brien & Company Pty Ltd, has prepared this report to document our Land Capability Assessment (LCA) and soil percolation test data together with recommendations for a specific location within the above allotment for on-site containment of domestic effluent disposal.

The purpose of this particular land capability assessment (LCA) is to investigate an area for a "Land Application Area" (LAA) for the newly created allotments. Electrically operated pump wells shall be installed adjacent to the septic tank and sand filter to pump the secondary treated wastewater directly to the LAA for lots 3 & 4, while standard absorption trenches can be used for lot 2. The area where the LAA can be located on each allotment is shown on our subdivision plan, Appendix 1 attached hereunder.

An area, measuring approx. 26m x 12m has been nominated for wastewater disposal with an area measuring approx.. 16m x 16m nominated for lots 3 & 4 and located on lots 3 & 4 to achieve a minimum 30m setback from the existing open stormwater drain and minimum setbacks from all proposed and existing title boundaries. The test sites have an maximum average slope of about 11.0%. The areas allocated for disposal field will not cause any detriment to the environment nor stormwater run-off quality within the precinct where the allotment is located.

A soil investigation pit was hand excavated on all three of the proposed allotments. The soils in all three test pits was relatively consistent and consisted of a damp dark grey and grey silty loam (ZL) topsoil containing coarse grass roots moderately dispersed, underlain by damp grey loam (L) with some stones between 180 – 350mm depth below existing grassed surface, underlain damp orange fawn red silty loam (LZ) to 600mm depth at termination of the test pit, with test pit in lot 4 also containing damp orange fawn silty clay loam (ZCL) at 550-600mm below existing grasses surface. The field texture grade for the silty loam exhibited a coherent bolus, very smooth and silky to touch when manipulated and will form a ribbon up to about 20mm long.

DISCUSSION

For this particular site, should soil percolation testing have been undertaken we would expect the percolation rate to exceed 15mm/hr and be less than 500mm/hr. In this case absorption is largely by absorption through the upper soil strata and evapo-transpiration.

PHOTOGRAPHY

Several colour photographs have been attached to the rear of this report to illustrate the subject allotment terrain and the location of the areas for the "On-Site Domestic-Wastewater" disposal field. In addition, three test pits were hand excavated to 600mm depth, to investigate and illustrate the various soil horizons. The test pits, together with the tailings of excavated material, were photographed and have been attached as well. It is obvious, by observation of the photographs, the soil type and the sloping terrain available for disposal, that standard absorption trenches are appropriate for lot 2 and due to the existing open stormwater drain a sub-surface drip irrigation bed system aided by a sand filter and pumps is appropriate for lots 3 & 4.

DAILY FLOW & SEPTIC TANK CAPACITY

- For the purposes of this report we have allowed for a residence to be constructed on the new allotments, with the new residence is to have four (4) bedrooms and as a consequence the estimated daily flow in accordance with EPA Victoria Publication May 2024: Guideline for Onsite Wastewater Management: Table 4-2 (Dwellings installed with full water-reduction fixture & fittings) and AS/NZS 1547:2012 Table H1

$$=(2 + 3 \times 1)150$$

$$=750 \text{ L/day (Reticulated Water Supply)}$$

- Minimum septic tank capacity (C) in accordance with AS/NZS 1547:2012 Table J1

$$=3000 \text{ litres (Minimum Volume)}$$

STANDARD ABSORPTION TRENCH – DESIGN AREA SIZING IN ACCORDANCE WITH AS/NZS 1547:2012 AND EPA VICTORIA PUBLICATION MAY 2024 FOR LOT 2.

Reference is made to the Australian Standard code AS/NZS 1547:2012 "On site Domestic-wastewater Management" Appendix L. Refer table L1, whereby the soil examined on site may be classified as a Soil Category 3: Loams (high/moderate structured), the Design Irrigation Rate (DIR) for primary treated effluent is approx. 15mm/day. Noteworthy is that the EPA "Guideline for onsite wastewater management." May 2024 – Table 4-8: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for "Land Application Systems" makes direct reference to Table L1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA.

LENGTH REQUIRED FOR STANDARD ABSORPTION TRENCH SYSTEM

The appropriate absorption bed length for a trench system has been determined using formula from Appendix L, with the bed length $L = Q / (DLR \times W)$. A conservative DIR of 15.0 L/m²/day being adopted for this site. Based on a Q of 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Reticulated Water Supply. Adopting a trench width of 1000mm, the total length of trench bed required is 50m. this can be provided in 3 equal lengths A final layout of the proposed trench system will be completed once a septic tank permit is applied for..

RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary on this site, however significant area is available should the installed trench bed system fail. The design parameters used to determine the required size of the Land Application Area (LAA) have been suitably conservative. The soil is not sodic nor saline.

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

The area upon which the absorption trench bed is proposed for construction shall be protected from stormwater overland flow by establishing a shallow open earth vee-drain across the upstream sides of the LAA (effluent disposal field) curtailing around the ends as shown on the site plan attached. It is also recommended that sub-surface drainage is installed above the dwelling to direct sub-surface water away from the proposed dwelling foundations and ultimately the LAA.

SUMMARY & CONDITIONS

It is our professional opinion the Lot 2 is suitable for absorption trenches with the total length of 1000mm wide trench to be at least 50m which will be environmentally adequate and consistent with the above recommendations.

Based on the land capability assessment results, it is our opinion that the soil type and profile on this site are suitable for disposal of wastewater on site, using primary treatment only. 1000mm wide x 400mm depth trenches are to be used. Trenches should be at least 2m apart.

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal bed length of about 50m (minimum) for a standard absorption trench bed system.

Siting of the proposed wastewater disposal field envelope shall be within the area tested. Refer to attached site plan. The following factors shall be considered when positioning the proposed wastewater disposal field.

SUB-SURFACE DRIP IRRIGATION BED – DESIGN AREA SIZING IN ACCORDANCE WITH AS/NZS 1547:2012 AND EPA VICTORIA PUBLICATION MAY 2024, LOTS 3&4.

Reference is made to the Australian Standard code AS/NZS 1547:2012 "On site Domestic-wastewater Management" Appendix M and in particular Clause M3.1 & M6 for Shallow Sub-surface Drip Irrigation Beds. Refer Table M1, whereby the soil examined on site may be classified as a Soil Category 3: Loams (high/moderate structured), the Design Irrigation Rate (DIR) for secondary treated effluent is approx. 4mm/day. Noteworthy is that the EPA Victoria "Guidelines for Environmental Management" – Guideline for onsite wastewater management May 2024: Table 4-9: Soil Categories and Recommended Maximum Design Loading/Irrigation Rates (DLR/DIR) for "Land Application Systems" makes direct reference to Table M1 in AS/NZS 1547:2012 and therefore the exact same DIR is recommended by the EPA. A sub-surface drip irrigation area has been determined by a water balance analysis. The water balance analysis forms part of this report.

AREA REQUIRED FOR SUB-SURFACE IRRIGATION SYSTEM

The appropriate absorption bed area for a subsoil irrigation system has been determined with a water balance analysis, which is attached to this report. A conservative DIR of 4.0 L/m²/day being adopted. According to the water balance a total area of 240sq.m is required to adequately disperse 750L/day of wastewater generated by a four (4) bedroom dwelling supplied by Reticulated Tank Water Supply. With reference to our Subdivision Plan Drawing (A4 Size) where we show an area 16m x 16m where the proposed system can be located on each allotment. A final layout of the proposed system will be produced once a residence for the proposed allotment is to be constructed.

SAND FILTER

A sand filter, as mentioned above, is proposed for this project to produce treated effluent 20/30 Std. the sand filter proposed for this project shall be Single Pass Sand Filter measuring at least 15sq.m (minimum) in surface area by 1400 – 1500mm depth (Refer "Domestic Wastewater Management Technical Guidelines" issued by Baw Baw Shire Council – March 2007 Edition).

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

RESERVE AREA NOT REQUIRED

The allocation of a reserve area is not thought to be necessary on this site if a shallow sub-surface drip irrigation bed system is used. The design parameters used to determine the required size of the Land Application Area (LAA) have been suitably conservative. The soil is not sodic nor saline. Provided the LAA allocated is at least 240sq.m, if a sub-surface drip irrigation bed system fails it may be ripped out and another sub-surface drip irrigation bed system placed within the LAA area shown on the site plan.

PREPARATION OF THE SITE PRIOR TO COMMENCEMENT

The area upon which the shallow sub-surface drip irrigation bed is proposed for construction shall be protected from stormwater overland flow by establishing a shallow open earth vee-drain across the upstream sides of the LAA (effluent disposal field) curtailing around the ends – if required.

SUMMARY & CONDITIONS

The water balance yields a land application area (LAA) of 240sq.m. It is our professional opinion the area should be at least 240sq.m and the total length of drip irrigation pipe should be at least 320m which will be environmentally adequate and consistent with the above recommendations.

Based on the land capability assessment results, it is our opinion that the soil type and profile on this site are suitable for disposal of wastewater on site, by the use of a sand filter producing min. 20/30 grade effluent and an on-site disposal system using sub-surface drip irrigation such as Geoflow Wastewater™ or Netafirm disposal system.

From the test results it can be seen that a four (4) bedroom dwelling requires a disposal area of around 240sq.m (minimum) for a shallow sub-surface drip irrigation bed system.

Siting of the proposed wastewater disposal field envelope shall be within the area tested. Refer to attached site plan. The following factors shall be considered when positioning the proposed wastewater disposal field.

- 1) Standard siting guidelines as per the requirements of the East Gippsland Shire Council (EGSC) guidelines.
- 2) At least 3.0m (subject to agreement between EGSC and COB & Co. prior to commencement) up-slope and 1.5m down-slope of any title boundary/road reserve or building for secondary treated effluent and 6.0m up-slope and 3.0m down-slope for primary treated effluent.

The following additional conditions shall be observed in addition to those set out by the local Council.

1. The quality of wastewater used for sub-surface drip irrigation bed system must comply with the following limits.

Biochemical Oxygen Demand	Max: 20mg/l
Suspended Solids	Max: 30mg/l
Faecal coliforms	Max: 10 organisms per 100ml
Free chlorine	Max: 2mg/l Min 0.5mg/l

2. The system has been designed on a standard 600mm wide by 400mm layout (waste flow pipes are installed at 600mm centres with emitters spaced at 400mm along the waste flow pipes). The emitters are rated at 2.3l/hr.
3. The disposal field shall be sown with lawn grasses as soon as possible on completion of works. This will stabilize the soil and allow for the vegetation to take up the wastewater.
4. Only water from the septic tank is permitted to enter the disposal system. Stormwater run-off shall be prevented from entering the shallow sub-surface drip irrigation bed system area. We

suggest an open earth vee-drain be constructed to 100mm depth along the high sides of this area or other approved method as approved by the Design Engineer.

5. Vehicles or heavy equipment shall not be permitted on the disposal field as damage to the pipe work may result.
6. Spikes, tent pegs, garden stakes etc. shall not be driven into the ground in the disposal field as damage to the pipe work may result.
7. An ongoing maintenance program shall be instigated to ensure that both the sand filter and the shallow sub-surface drip irrigation bed system are properly maintained and serviced to ensure proper operation.

CONCLUSION

Following the Land Capability Assessment on this site it is professional opinion that the newly created allotments are suitable for on-site wastewater disposal utilizing a secondary treatment system for lots 3 & 4 and a primary treatment system for lot 2 which is highly unlikely to cause detriment to the environment.

Adequate maintenance and checking of the proposed system should be established as part of the Council Permit Application approvals process.

Yours faithfully,

Andrew Powell Assoc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

Land Features	Land Capability Class Rating					Site Rating
	Very Good(1)	Good(2)	Fair(3)	Poor(4)	Very Poor(5)	

General Characteristics

Site Drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture tolerant plants	Water ponding on surface	2
Runoff	None	Low	Moderate	High, need for diversionary structures	Very high, diversion not practical	2
Flood Levels	Never		<1 in 100	>1 in 100 and <1 in 20	<1 in 20	1
Proximity to watercourses	>60m				<60m	1
Slope%	0-2	2-8	8-12	12-20	>20	3
Landslip	No actual or potential failure		Low potential for failure	High potential for failure	Present or past failure	1
Groundwater (seasonal watertable depth(m))	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	1
Rock outcrop (% of land surface containing rocks >200mm)	0	<10%	10-20%	20-50%	>50%	1
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	1
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1
Landform	Hill crests, convex side slopes and plains		Concave sideslopes and footslopes		Floodplains and incised channels	1
Vegetation type	Turf or pasture				Dense forest with little undergrowth	1
Average Rainfall (mm/year)	<450	450-650	650-750	750-1000	>1000	3
Pan Evaporation (mm/yr)	<1500	1250-1500	1000-1250		<1000	2

Soil profile characteristics

Soil permeability category	2 and 3	4		5	1 and 6	1
Profile depth	>2m	1.5m-2m	1.5m-1m	1.0m-0.5m	<0.5m	2
Presence of mottling	None				Extensive	1

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Coarse fragments (%)	<10	10-20	20-40	>40	2
pH	6-8		4.5-6	4.5-8	Not measured
Emerson aggregate	4, 6, 8	5	7	2, 3	1
Electrical conductivity (Ece)(Ds/m)	<0.3	0.3-0.8	0.8-2	2-4	>4
Sodicity ESP%	<3		6-8	8-14	>14

INSTALLATION CONDITIONS

All installations shall comply with the AS/NZS 1547:2012 the, EPA Code of Practice – Septic Tanks 1996, the Victorian Water Supply and Sewerage Plumbing Regulations 1986 and AS 3500 National Plumbing and Drainage Code.

No septic tank or sand filter shall be installed closer than 1.5m to the foundations of any house, building or the boundary of the allotment.

Inlets and outlets of the septic tank must be baffled to avoid disturbing the contents of the septic tank.

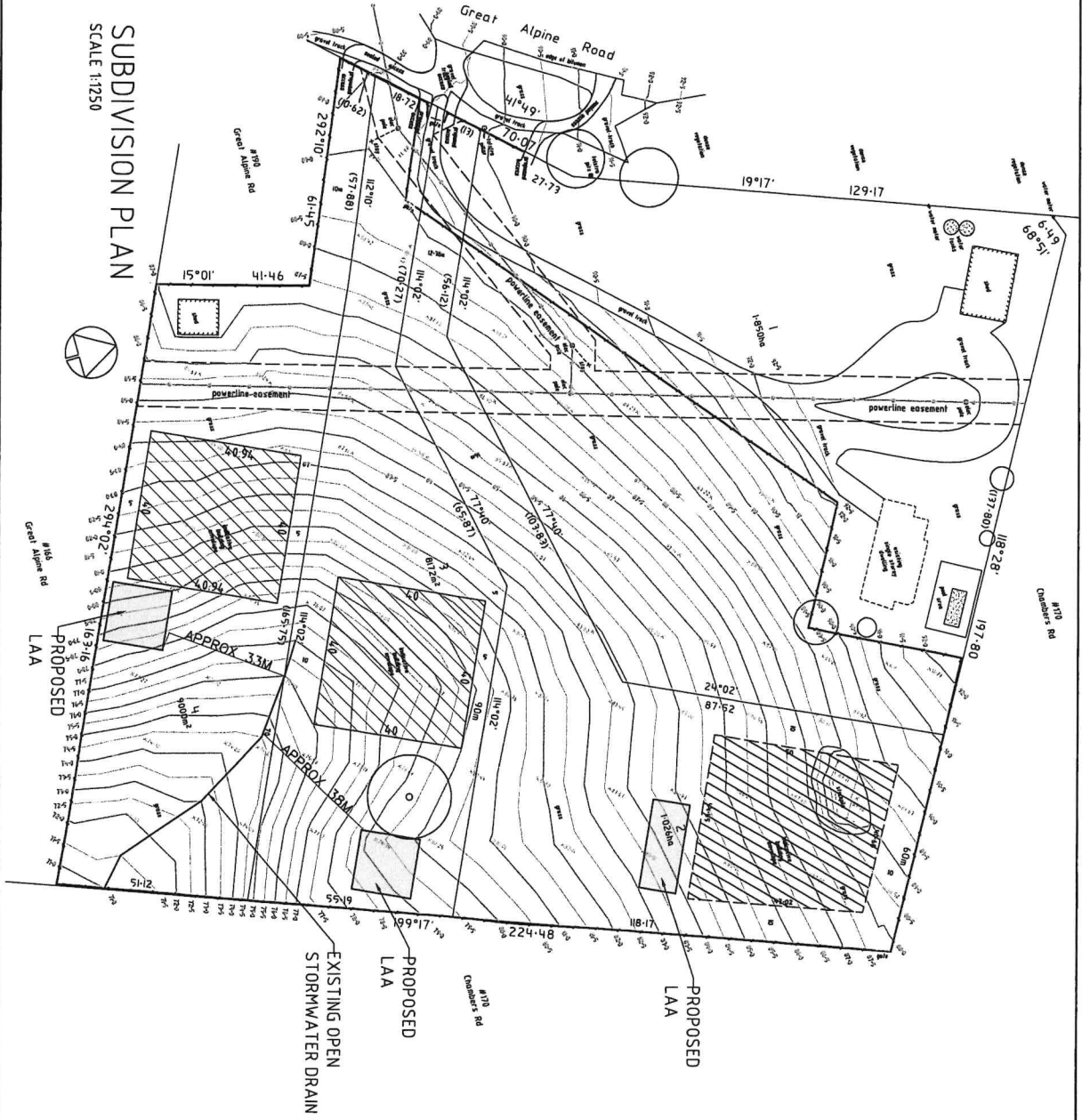
Inspection openings of the septic tank shall be brought up to and permanently marked at surface level. Inspection openings shall be fitted with childproof airtight covers which are capable of being readily removed and replaced by one adult. Access opening covers shall not be cemented or otherwise fixed in position so as to be incapable of being readily removed for inspection purposes.

Food waste disposal units are not recommended for use with septic tank systems. **If used in household situation, a minimum extra allowance of 25% shall be made for additional sludge storage.**

Spa baths over 200 litre capacity are not to be connected to the primary septic tank but must be taken into account for effluent disposal calculations.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



SUBDIVISION PLAN
SCALE 1:1250

COPYRIGHT © 2024

COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. NOT BE REPRODUCED OR MADE AVAILABLE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT DEVELOPMENT SOLUTIONS VICTORIA

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS

All correspondence to:
P.O. Box 18
Traralgon Vic. 3844
13th Church Street
Traralgon Vic. 3844
Telephone 03 5174 9911
Facsimile 03 5174 0011

DRAWN		SUBDIVISION PLAN	
AJP	DESIGNED	PROJECT	DATE
AJP	CHECKED	PROPOSED 4 LOT SUBDIVISION	SEPT 2024
COR	SIGNED	LAND CAPABILITY ASSESSMENT FOR	SCALE
		ON-SITE WASTEWATER DISPOSAL	AS SHOWN
		200 GREAT ALPINE ROAD, BRUTHEN VIC 3885	SHEET NO.
			APPENDIX 1
			PROJECT NO.
			60824

DWG FILE NAME: 60924-1.dwg
DATE PLOTTED: 6-09-2024

Nominated Area Water Balance For Soil Category 3 – Secondary Treatment

Site Address: 200 Great Alpine Road Bruthen. Lots 3 & 4 Only			
Notes:		MAV Model LCA	
Notes			
Input Data			
Design Wastewater Flow	Q	750	L/day
Design DIR	DIR	4	mm/day
Nominated Land Application Area	L	240	Sq.m
Crop Factor	C	0.6-0.85	unitless
Retained Rainfall	Rf	0.8	unitless
Rainfall Data	Bairnsdale Station 085279 mean monthly		
Evaporation Data	East Sale Station 085072 mean monthly		

Parameters	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	∩	Days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	∩	mm/month	49.7	46.1	46.5	56.5	44.0	62.7	48.2	36.0	50.2	59.9	77.4	60.4	636.9
Evaporation	E	∩	mm/month	201.5	162.4	136.4	84.0	52.7	42.0	46.5	68.2	93.0	124.0	153.0	186.0	1349.7
Crop Factor	C			0.85	0.85	0.7	0.7	0.6	0.6	0.6	0.6	0.7	0.7	0.85	0.85	
OUTPUTS																
Evapotranspiration	ET	E x C	mm/month	171.28	138.04	95.48	58.8	31.62	25.2	27.9	40.92	65.1	86.8	130.05	158.1	1029.3
Percolation	B	DIR)xD	mm/month	124	112	124	120	124	120	124	124	120	124	120	124	1460
Outputs		ET+B	mm/month	295.28	250.04	219.48	178.8	155.62	145.2	151.9	164.92	185.1	210.8	250.05	282.1	2489.3
INPUTS																
Retained Rainfall	RR	RxRf	mm/month	39.76	36.88	37.2	45.2	35.2	50.16	38.56	28.8	40.16	47.92	61.92	48.32	510.4
Effluent Irrigation	W	(QxD)/L	mm/month	96.88	87.5	96.88	93.75	96.88	93.75	96.88	96.88	93.75	96.88	93.75	96.88	1140.66
Inputs		RR + W	mm/month	136.64	124.38	134.08	138.95	122.08	143.91	135.44	115.68	133.91	144.8	155.67	145.2	1650.76
LAND AREA FOR ZERO STORAGE																
Maximum effluent Application for Zero Storage	X	(ET+B)-RR	mm/month	255.52	213.16	182.28	133.6	120.42	95.04	113.34	136.12	144.94	162.88	188.13	233.78	
Effluent Produced	Y	Q*D	L/month	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	23250
Maximum area required for zero storage		Y/X	Sq.m	90.99	98.52	127.55	168.41	193.07	236.74	205.14	170.81	155.24	142.74	119.6	99.45	
LAND AREA REQUIRED FOR ZERO STORAGE			Sq.m	91	99	128	169	193	237	206	171	156	143	120	100	
MINIMUM AREA REQUIRED FOR ZERO STORAGE m2				240												

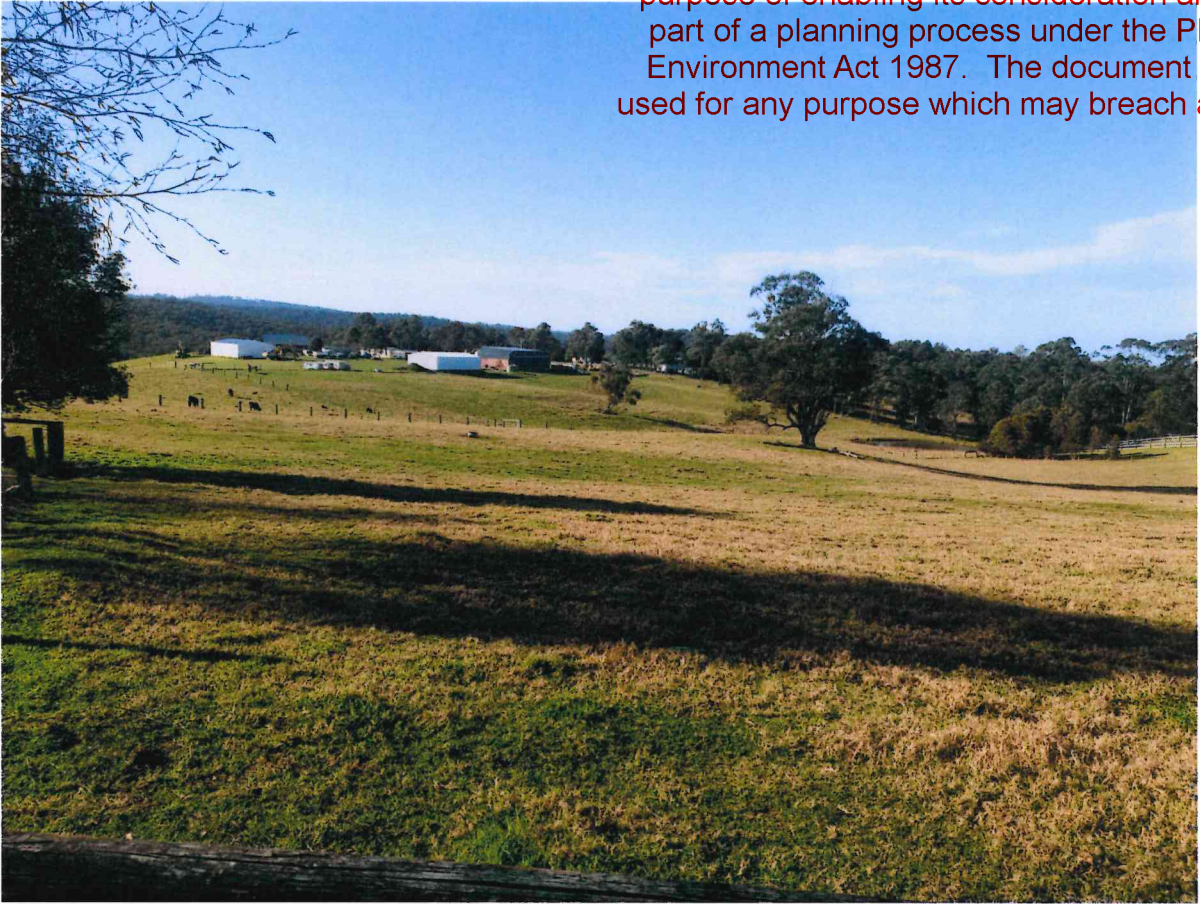
This is based on the worst months of the year, so the balance overestimates the area/storage requirements and is hence conservative for all other months.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



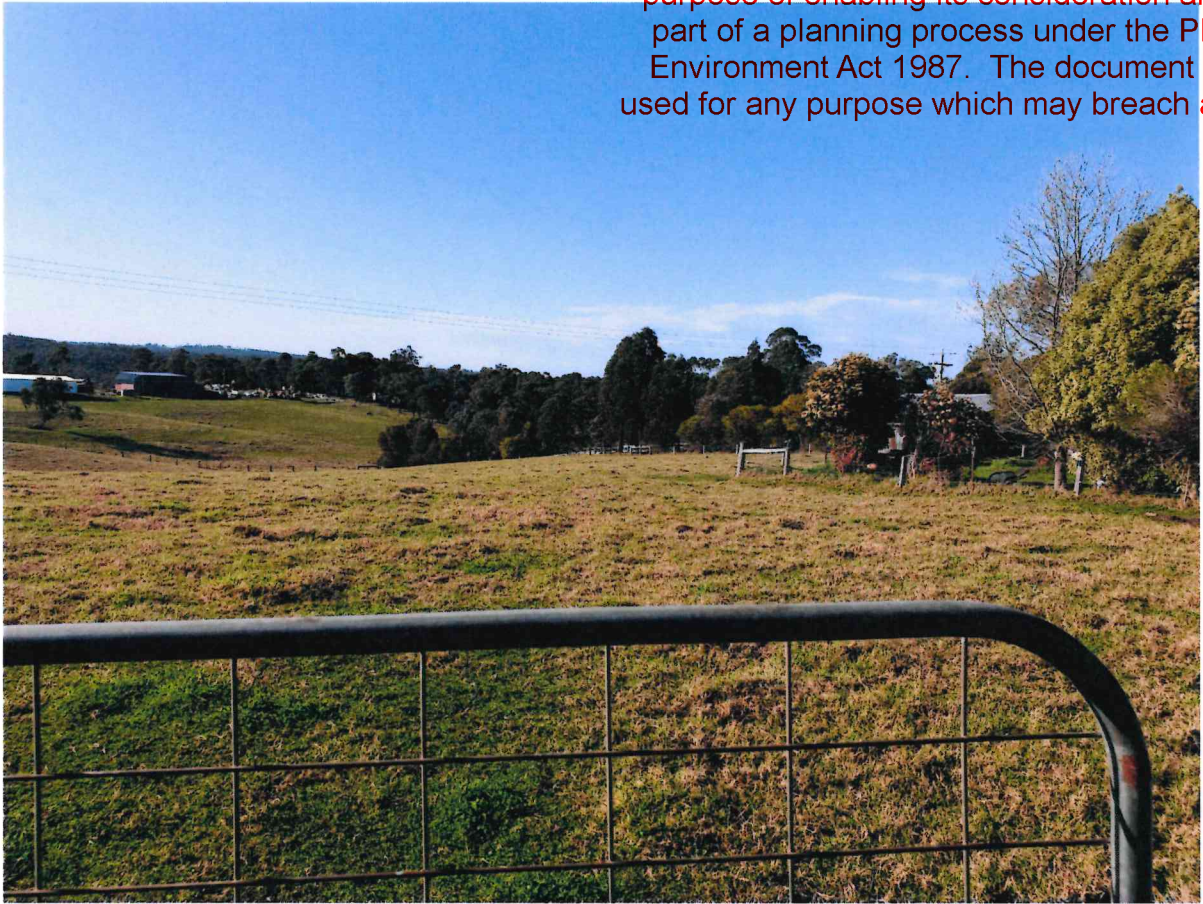
ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



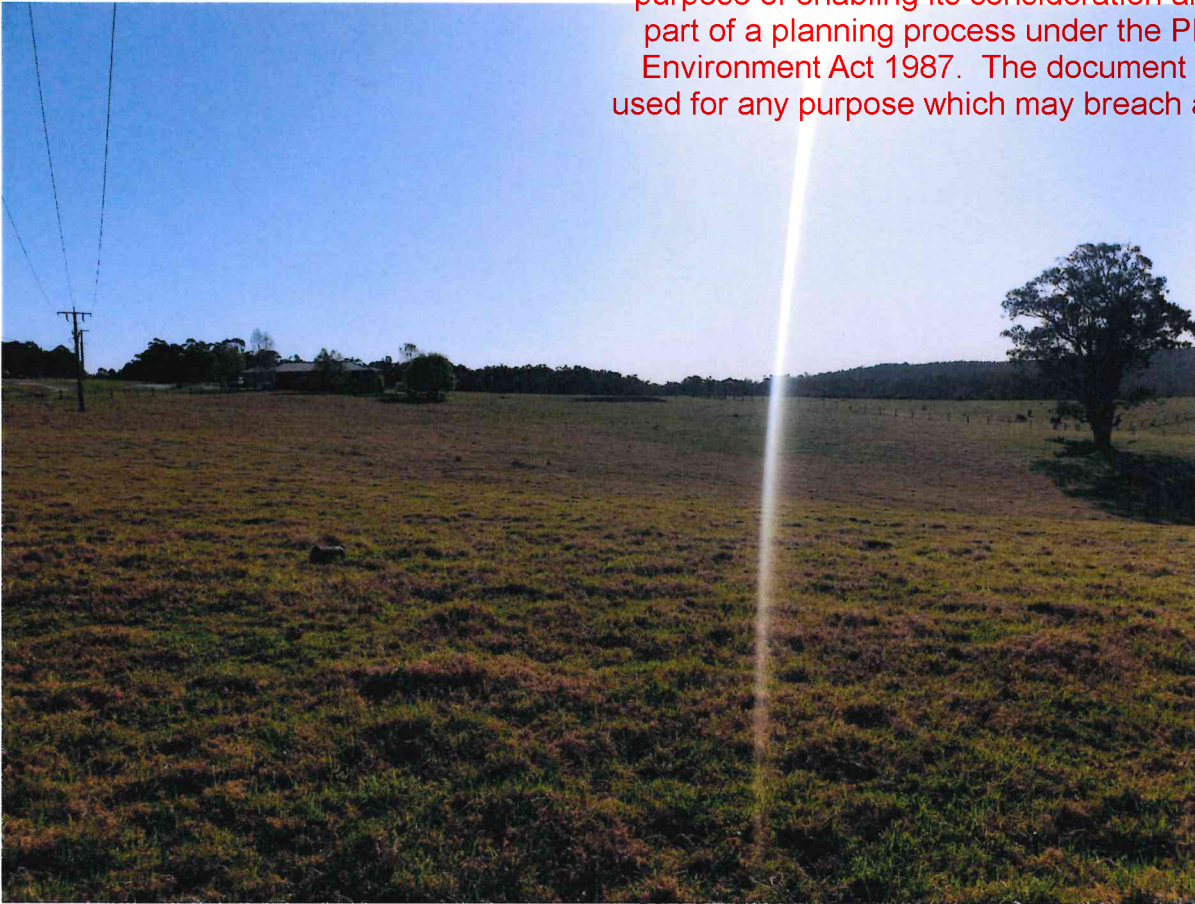
ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



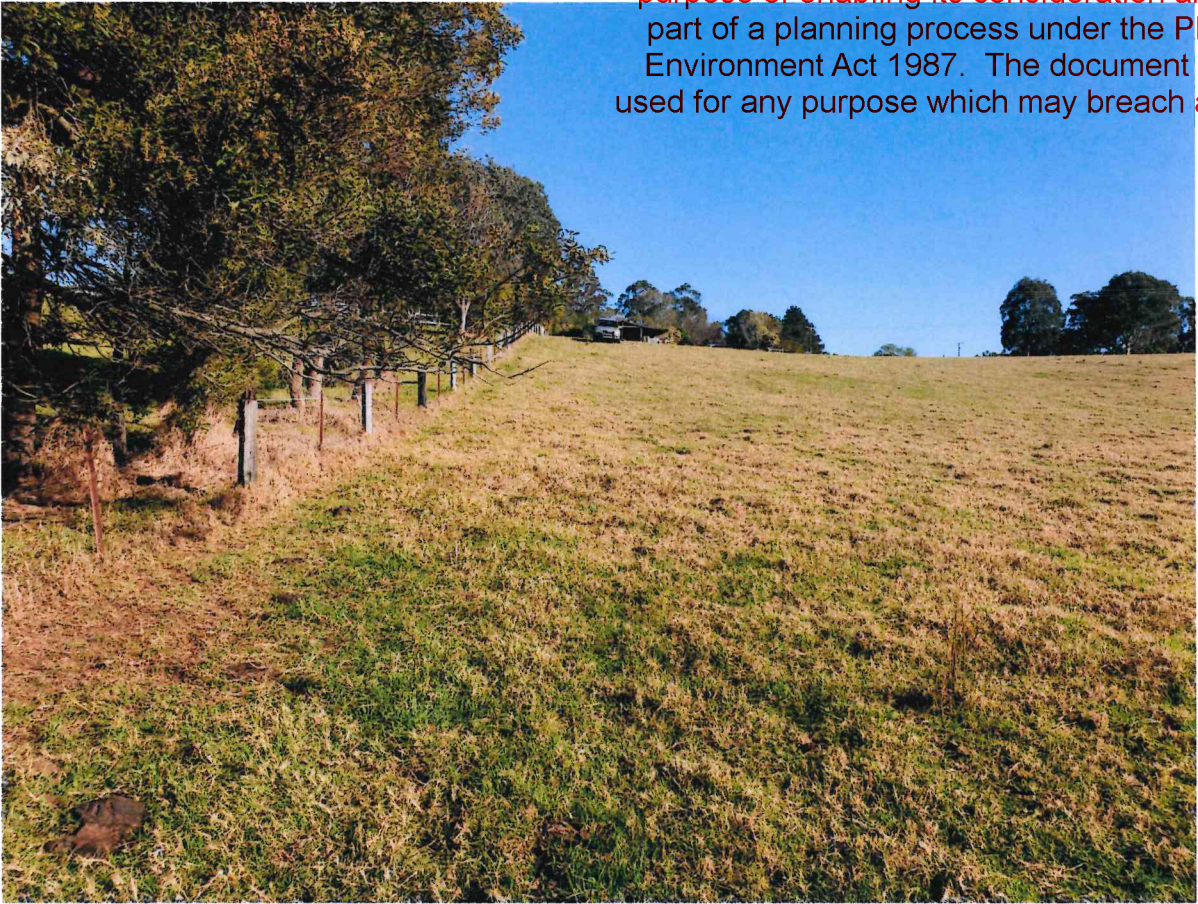
ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 2007. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Project No: 60924

13/09/2024

Development Solutions Victoria
48 Bailey Street
BAIRNSDALE Vic 3875

Attn: Nikki Thebes

Email:

Dear Nikki,

**RE: GRA Waiver for Proposed 4 Lot Subdivision
200 Great Alpine Road, Bruthen.**

Chris O'Brien & Company Pty Ltd have been engaged by Nikki Thebes of Development Solutions Victoria to determine whether or not a full Geotechnical risk assessment report is required for a proposed 4 lot subdivision at 200 Great Alpine Road, Bruthen Vic 3885. An erosion management overlay exists over the south eastern corner of the allotment and will only impact lot 4 of the proposed subdivision.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 6th September 2024.

Inspection of the site confirmed no erosion problems currently exist on the site. The allotment is located on the eastern side of Great Alpine Road on the northern outskirts of the Bruthen township. Access to the property exists from Great Alpine Road with existing dwelling and shedding located towards the northern boundary. The allotment has an excellent cover of grass with only 1 significant tree which is located on proposed lot 3 with all other significant vegetation located in the Great Alpine Road, road reserve. The allotment mostly falls from west to east but also from north to south with maximum falls of about 1 in 7 observe on the allotment. An open drain runs between proposed lot 3 & 4 to a dam in property to the south east. Photographs of our findings are attached to this report.

As indicated earlier in this report the erosion management overlay exists over the south eastern corner of the property and will only impact any works to be completed on Lot 4 of the proposed subdivision. It is our professional opinion that only works to be completed on

lot 4 need to be considered in this report. Site inspection confirmed that no vegetation removal or any significant earthworks will be required for the creation of the subdivision.

It is expected that a dwelling will be constructed on the proposed lot 4 of the subdivision and protection barriers such as silt fences will be required to protect the existing open drain from any silt run-off. These silt fences will need to remain in place for the entire project length. Any batters created by earthworks will need to be stabilised with cut batters to be a maximum of 1 in 1.5 and fill batters a maximum of 1 in 2. These slopes are a maximum allowed for batters to be topsoiled and re-grassed. Batters steeper than this will need to be landscaped or retained by structures.

Storm water created from a proposed dwelling will be directed to the legal point of discharge via water tanks with the overflow from these tanks or any drainage outlet to be properly treated by rock beaching. Provided this is done we expect no environmental risks from this source.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as all recommendations as listed above are strictly adhered to when a dwelling is constructed on lot 4 we anticipate no environmental risks with the work to be undertaken.

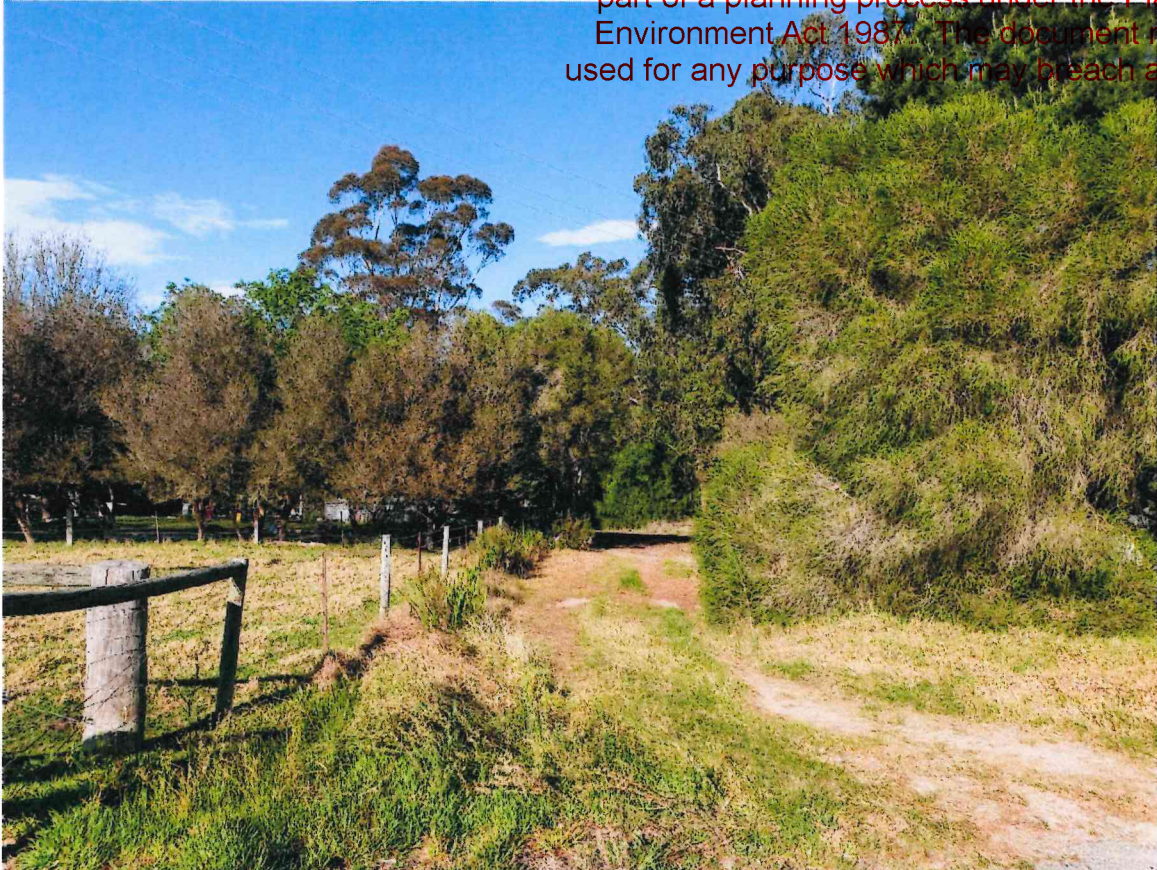
Should you need to clarify anything, please contact the Andrew Powell on 0402384596

Yours faithfully,

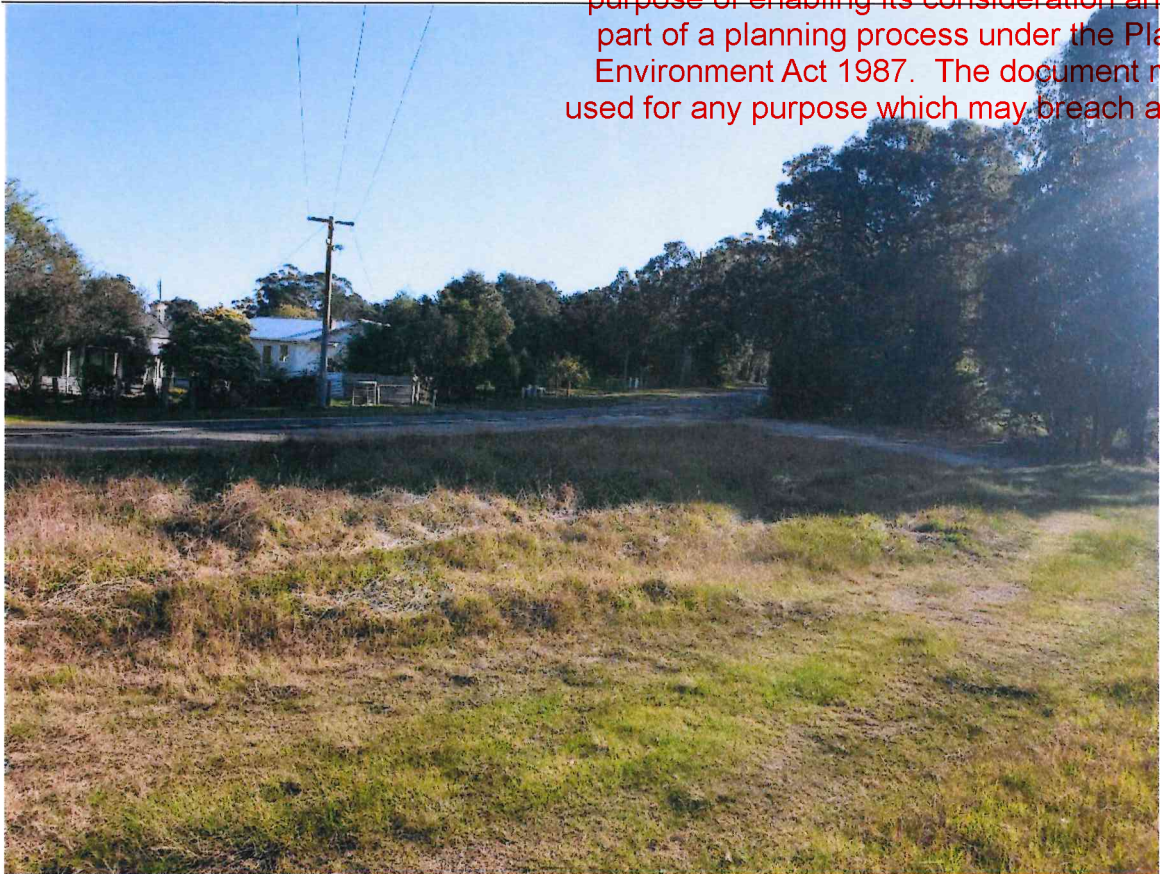
Andrew Powell Assóc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

Photos below show Great Alpine Road Access & Reserve

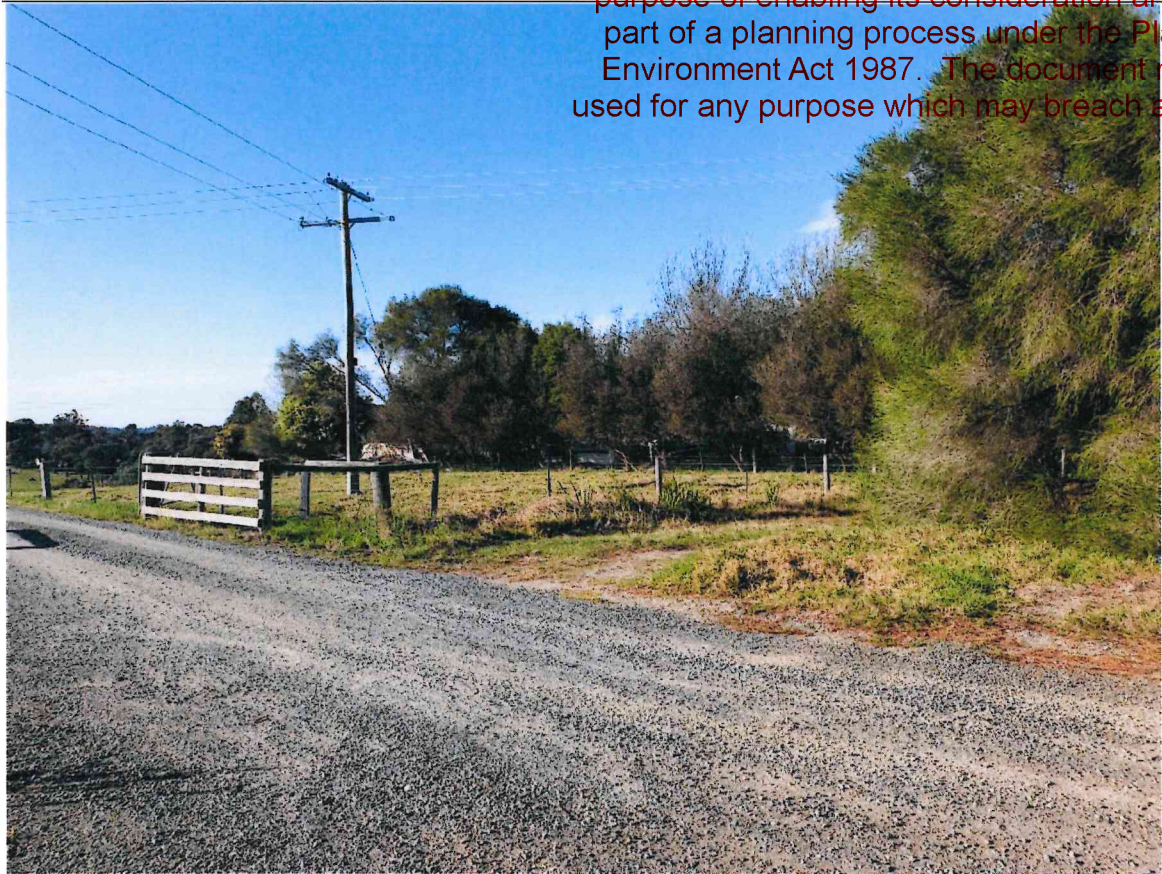
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



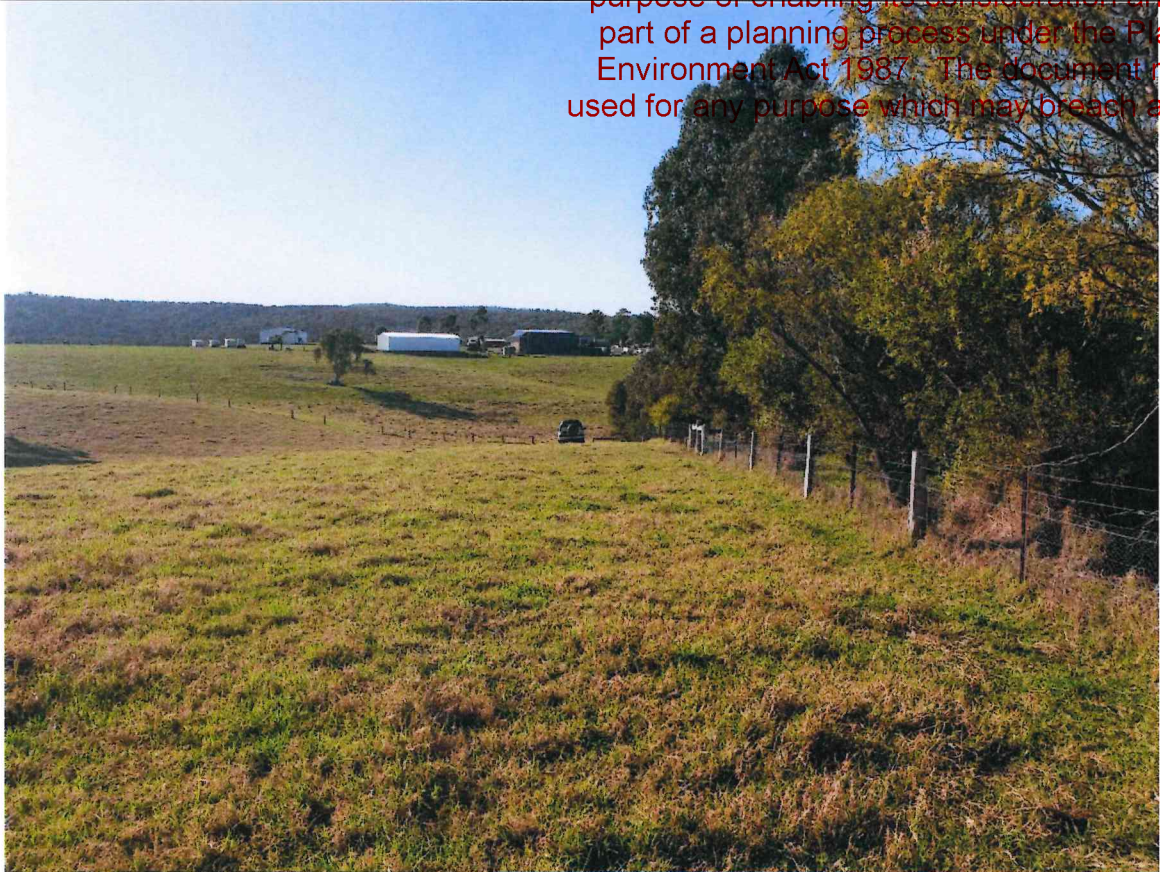
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



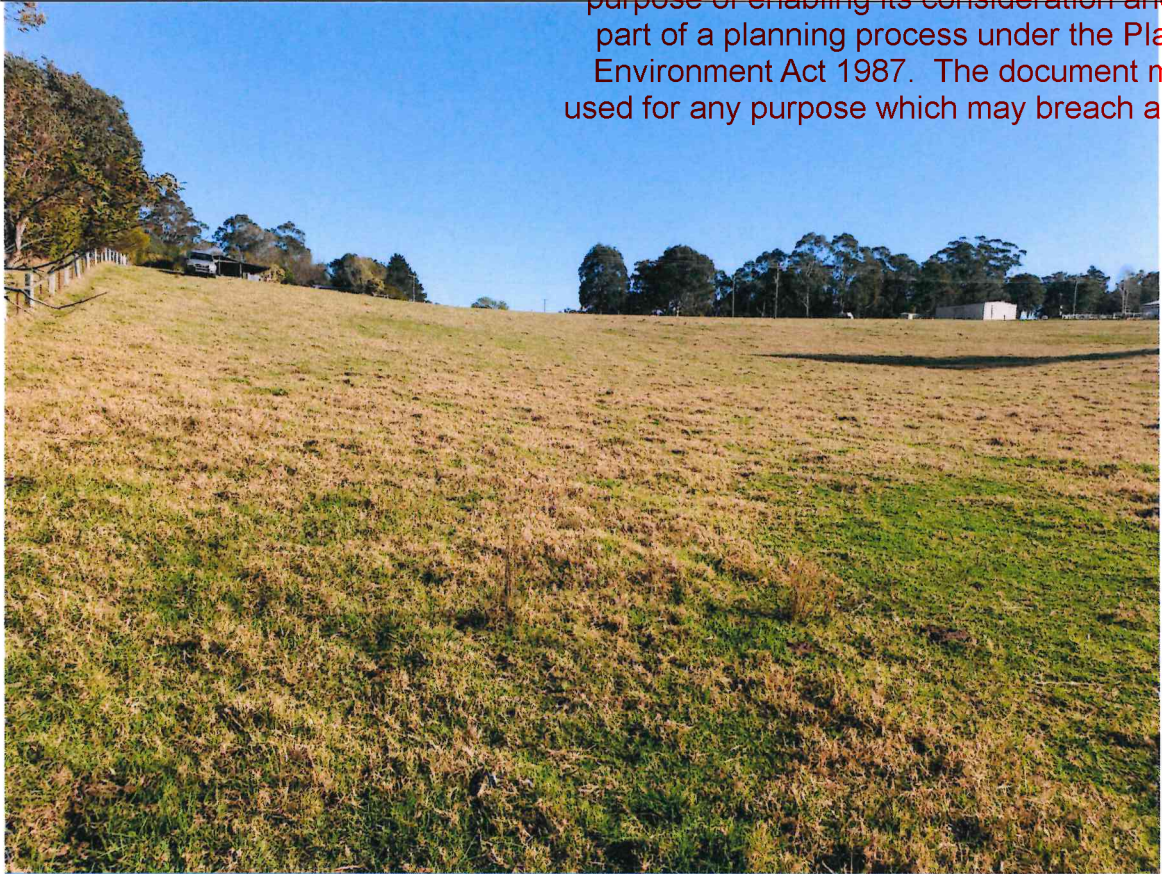
Photos below show proposed lot 4 and open drain.



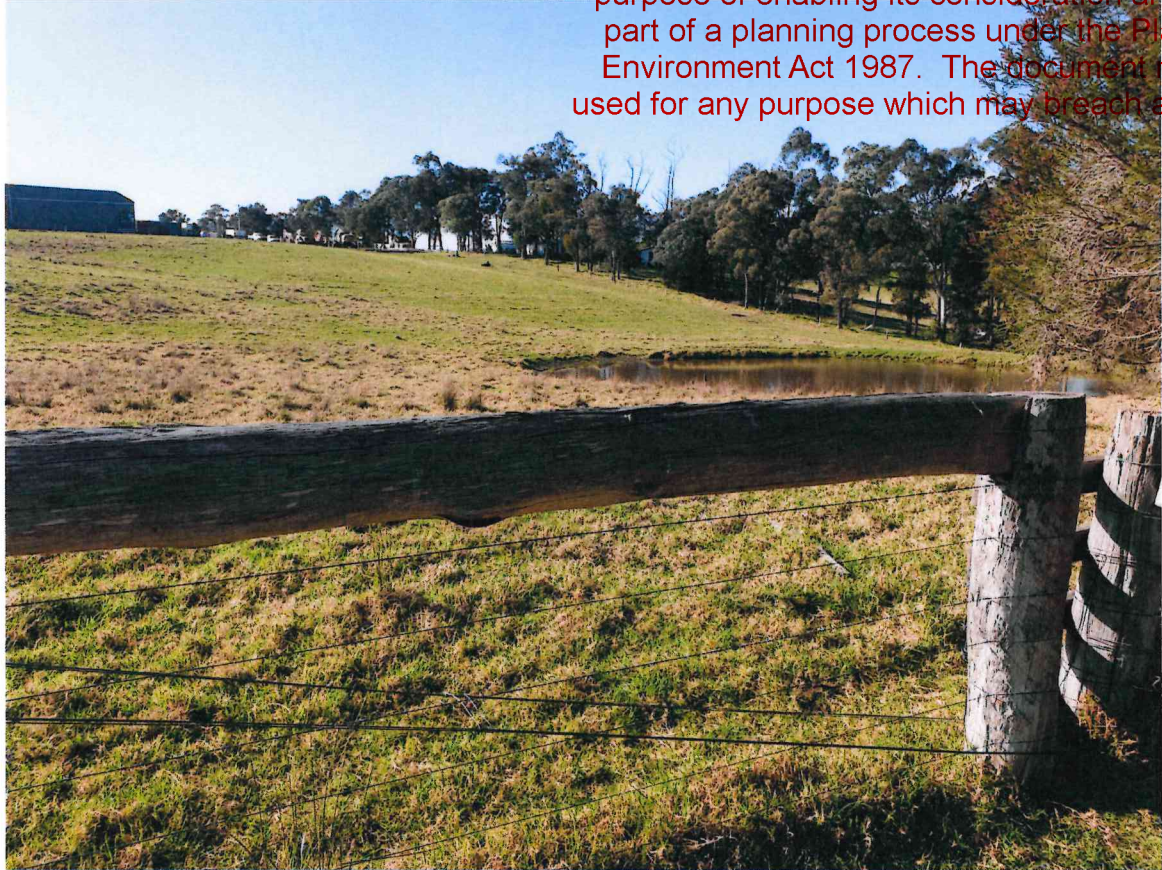
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



APPENDIX C

Clause 56.07-1 to 56.07-4

Integrated Water Management

CLAUSE 56.07-1 to 56.07-4

Integrated Water Management

<p>Clause 56.07-1 Drinking water supply objectives</p>	<p>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>
<p>Response:</p>	<p>The subject site is currently connected to the reticulated water supply network. The proposed vacant lots being created will also be connected to the reticulated water supply network which provides for an appropriate drinking water supply. The size of the proposed vacant lots will encourage the inclusion of a water tank with any future residential development.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-2 Reused and recycled water objective</p>	<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>
<p>Response:</p>	<p>A reuse and recycle water supply is not available to this site at this time. Water supply to proposed allotments will be via the existing reticulated water system. Proposed Lot 1 is currently connected to the reticulated water system in addition to water tanks that are also utilised for domestic water supply. This will remain unchanged.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-3 Waste water management objective</p>	<p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>
<p>Response:</p>	<p>There is no reticulated sewer in this location. The proposed Lot 2 is suitable for a primary treatment septic system and proposed Lots 3 and 4 will be required to treat and retain wastewater within the allotment boundaries via a secondary treatment system as recommended within the Land Capability Assessment contained in <i>Appendix E</i>.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.07-4 Stormwater management objectives</p>	<p>To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>
<p>Response:</p>	<p>It is expected that any planning permit to be issued would include requirements for the construction and management of drainage for the vacant lots being created.</p> <p>The impact on receiving waters is likely to be minimal particularly given the size of the proposed vacant allotments being created and the likely inclusion of a water tank for any future development. The proposed vacant lots being created are expected to be able to be drained to the satisfaction of the responsible authority. Stormwater from the existing dwelling, outbuilding and associated facilities on proposed Lot 1 is appropriately managed with no known issues and will remain unchanged.</p> <p>There is an ephemeral watercourse located in the southeastern corner that will be contained in proposed Lot 4.</p> <p>The proposal meets the objectives and standards of this clause.</p>

DEC
20
24

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

DEVELOPMENT
SOLUTIONS

APPLICATION FOR PLANNING PERMIT

FOUR LOT SUBDIVISION AND CREATION OF ACCESS TO A TRANSPORT ZONE

200 GREAT ALPINE ROAD, BRUTHEN, 3885
COURTNEY AND ADAM CAMPBELL
REF: 24084

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PLANNING REPORT | 200 GREAT ALPINE ROAD, BRUTHEN

CONTENTS

1	Introduction	4
2	Site Context	5
3	The Proposal	12
4	Zones and Overlays	14
5	Other Planning Provisions	19
6	Planning Assessment	20
7	Conclusion	23

DOCUMENT REVISION

1	Draft Report	DAC	26/11/2024
2	Final Report	CMC	16/12/2024

APPENDIX

- A Copy of Title and Title Plan
- B Proposed Plan of Subdivision
- C Integrated Water Management
- D Geotechnical Risk Assessment Waiver
- E Land Capability Assessment
- F Bushfire Management Plan

ADVERTISED

200 GREAT ALPINE ROAD, BRUTHEN

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Courtney and Adam Campbell, the owners of land and the applicant for this planning permit application for a Four Lot Subdivision and creation of access to a Transport Zone at 200 Great Alpine Road, Bruthen.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and provides an assessment against the provisions of the East Gippsland Planning Scheme.

The purpose of this subdivision is to create four new low density residential lots from the existing property to optimise land use by creating manageable sized lots, contributing to the residential land supply in Bruthen.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate subdivision in this location and will result in an appropriate planning outcome.

Address	200 Great Alpine Road, Bruthen, 3885
Site Description	Lot 1 on Plan of Subdivision 442900V
Title Particulars	Vol 10578 Fol 246
Site Area	4.59 hectares
Proposal	Four Lot Subdivision and Creation of Access to a Transport Zone
Planning Scheme	East Gippsland Planning Scheme
Zone	Low Density Residential Zone
Overlays	Bushfire Management Overlay Erosion Management Overlay Vegetation Protection Overlay – Schedule 1
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.03-3 Low Density Residential Zone – Subdivision Clause 44.06-2 Bushfire Management Overlay – Subdivision Clause 44.01-5 Erosion Management Overlay – Subdivision Clause 52.29-2 Land Adjacent to the Principal Road Network
Notice	Exempt from notice at Clause 44.06-7 and 44.01-7
Referrals	Clause 66.01, SP Ausnet, East Gippsland Water and Country Fire Authority
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Rural settlements – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Erosion and landslip – Clause 13.04-2S Built environment and heritage – Clause 15 Housing – Clause 16 Low Density Residential Zone – Clause 32.03 Bushfire Management Overlay – Clause 44.06 Erosion Management Overlay – Clause 44.01 Land Adjacent to the Principal Road Network – Clause 52.29 Integrated Water Management – Clause 56.07 Decision Guidelines – Clause 65.01 Decision Guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 200 Great Alpine Road, Bruthen. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements. There is an existing powerline easement in the western portion of the site extending across the property in a north to south direction and to the western boundary. Overhead power lines are contained within the easement.

The site is an irregular shaped allotment with a total area of approximately 4.59 hectares and contains an existing dwelling, outbuilding and associated facilities.

The subject site is currently used for residential purposes in addition to grazing of cattle. The site contains scattered vegetation throughout being predominantly landscape garden and one large tree in the eastern portion of the site. The site contains an ephemeral watercourse in the southeast corner extending to a dam on the property to the east. Details of the site are depicted in the photographs provided below.

Access to the site is existing via a gravel crossover and driveway along the western boundary, directly from Great Alpine Road.

Great Alpine Road is a bitumen sealed Highway with gravel shoulders, traversing in a north to south direction.

The subject site in relation to Bruthen as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 200 Great Alpine Road, Bruthen (source: mapshare.vic.gov.au)



Figure 2 – Locality Plan – 200 Great Alpine Road, Bruthen (source: mapshare.vic.gov.au)

Surrounds

The land surrounding the site comprises a combination of low-density residential, public and farming land.

The boundaries of the site are delineated with rural post and wire fencing.

Adjoining the northern boundary of the subject site is a vacant land. Adjoining the eastern boundary is agricultural land containing an existing dwelling and associated facilities. Adjoining the southern boundary is land containing existing dwellings and associated facilities. Adjoining the western boundary is Great Alpine Road and further residential dwellings and associated facilities

The site is located to the north of the main town centre of Bruthen.

Bruthen is located approximately 26 kilometres northeast of Bairnsdale and approximately 35 kilometres northwest of Lakes Entrance. Bruthen is a small residential community which provides a basic range of services and facilities, a larger suite of services and facilities is available further afield in Bairnsdale and Lakes Entrance.

The subject site in relation to Bruthen is shown in the aerial photograph below and in **Figure 3**.



Figure 3 – Aerial Photograph of the subject site and surrounding properties – 200 Great Alpine Road, Bruthen (source: mapshare.vic.gov.au)

ADVERTISED
Photograph 1 – Aerial photograph of the subject site and surrounding properties, 200 Great Alpine Road, Bruthen (source: dpi.vic.gov.au)

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.





Photograph 2 – Existing driveway entrance to the subject site at 200 Great Alpine Road.



Photograph 4 – Southwest of subject site facing existing dwelling on proposed Lot 1.



Photograph 6 – Existing dwelling, north on the subject site to be on proposed Lot 1.



Photograph 3 – Access to subject site via gravel driveway.



Photograph 5 – North of the subject site, facing southwest showing existing access driveway.



Photograph 7 – Existing outbuilding in northwest corner of subject site to be on proposed Lot 1.



Photograph 8 – Northeastern portion of the subject site facing east being the proposed Lot 2.



Photograph 10 – Proposed Lot 4 facing east.



Photograph 12 – Proposed Lot 4 facing south.



Photograph 9 – Eastern portion of the subject site comprising the proposed Lot 3 facing northwest.



Photograph 11 – Existing 'hay' shed on the proposed Lot 4.



Photograph 13 – Western boundary of the subject site facing south adjoining the Great Alpine Road.



Photograph 14 – Neighbouring property north of subject site forming part of 170 Chambers Road, Bruthen.



Photograph 16 – Neighbouring property west of subject site at 169 Great Alpine Road, Bruthen.



Photograph 18 – Neighbouring property to the south at 166 Great Alpine Road, Bruthen.



Photograph 15 – Neighbouring property east of the subject site at 170 Chambers Road, Bruthen.



Photograph 17 – Neighbouring property west of subject site at 173 Great Alpine Road, Bruthen.



Photograph 19 – Neighbouring property immediately adjoining the southern boundary at 190 Great Alpine Road, Bruthen.



Photograph 20 – Existing access to the subject site from Great Alpine Road, Bruthen.



Photograph 22 – Great Alpine Road adjoining the western boundary of the subject site facing north.



Photograph 21 – Secondary access to the Great Alpine Road and former bus stop at the entrance to 200 Great Alpine Road, Bruthen.



Photograph 23 – Great Alpine Road facing south.

3. THE PROPOSAL

This application seeks approval for the subdivision of land into four lots and the creation of access to a Transport Zone. A proposed plan of subdivision is provided in **Appendix B**.

Lot 1

The proposed Lot 1 will be irregular in shape and will be approximately 1.85 hectares in area. This lot comprises the northern and western portion of the site and will contain the existing dwelling, outbuilding and associated facilities.

Access to this lot is proposed along the western boundary, directly from Great Alpine Road. This lot will contain the northern portion of the existing powerline easement, extending across the allotment from north to south.

Lot 2

The proposed Lot 2 will be irregular in shape and will be approximately 1.02 hectares. This lot will comprise the northeastern portion of the site and will be vacant land. An indicative building envelope is proposed in the northeast corner of the site.

Access to this allotment is proposed along the western boundary via a shared crossover

connecting directly to Great Alpine Road. The existing powerline easement will extend across the western portion of the site.

Lot 3

The proposed Lot 3 will be battle-axe in shape and have an area of approximately 8172m². This lot comprises the southeastern portion of the subject site and will be vacant land. An indicative building envelope is proposed in the eastern portion of the site.

Access to this allotment is proposed along the western boundary via a shared crossover connecting directly to Great Alpine Road. The existing powerline easement will extend across the western portion of the site.

Lot 4

The proposed Lot 4 will also be battle-axe in shape and have an area of approximately 9000m². This lot comprises the southern portion of the subject site and will contain an existing hayshed in the southwest corner. An indicative building envelope is proposed centrally on the site.

Access to this allotment is proposed along the western boundary via a shared crossover connecting directly to Great Alpine Road. The

Services

The subject site has access to an appropriate level of services including reticulated water, electricity, telecommunications and a good quality road network. Wastewater will be treated and retained within the allotment boundaries.

A Land Capability Assessment is contained in **Appendix E**. Each of the proposed allotments will be connected to all available services.

It is requested that formal drainage plans be a requirement on any planning permit to be granted. There is no existing drainage infrastructure in this locality.

The proposed subdivision can achieve a BAL 29 rating. A Bushfire Management Report is contained in **Appendix F**.

An extract of the proposed plan of subdivision is contained below and in **Appendix B**.

Access

The proposed subdivision requires the creation of access to a Transport Zone 2 being the Great Alpine Road.

Proposed Lots 2,3 and 4 will gain access from the existing bitumen and gravel crossover in the southwestern portion of the western boundary and proposed Lot 1 will gain access from an existing bitumen and gravel crossover in the southern portion of the western boundary as indicated on the proposed plan of subdivision.

The proposed construction standard of the driveways and point of access to the Great Alpine Road will be in accordance with the requirements of the responsible authority.

No vegetation removal is required to facilitate the proposed subdivision.

No earthworks are required beyond construction of the proposed new access points and for the provision of infrastructure and services.

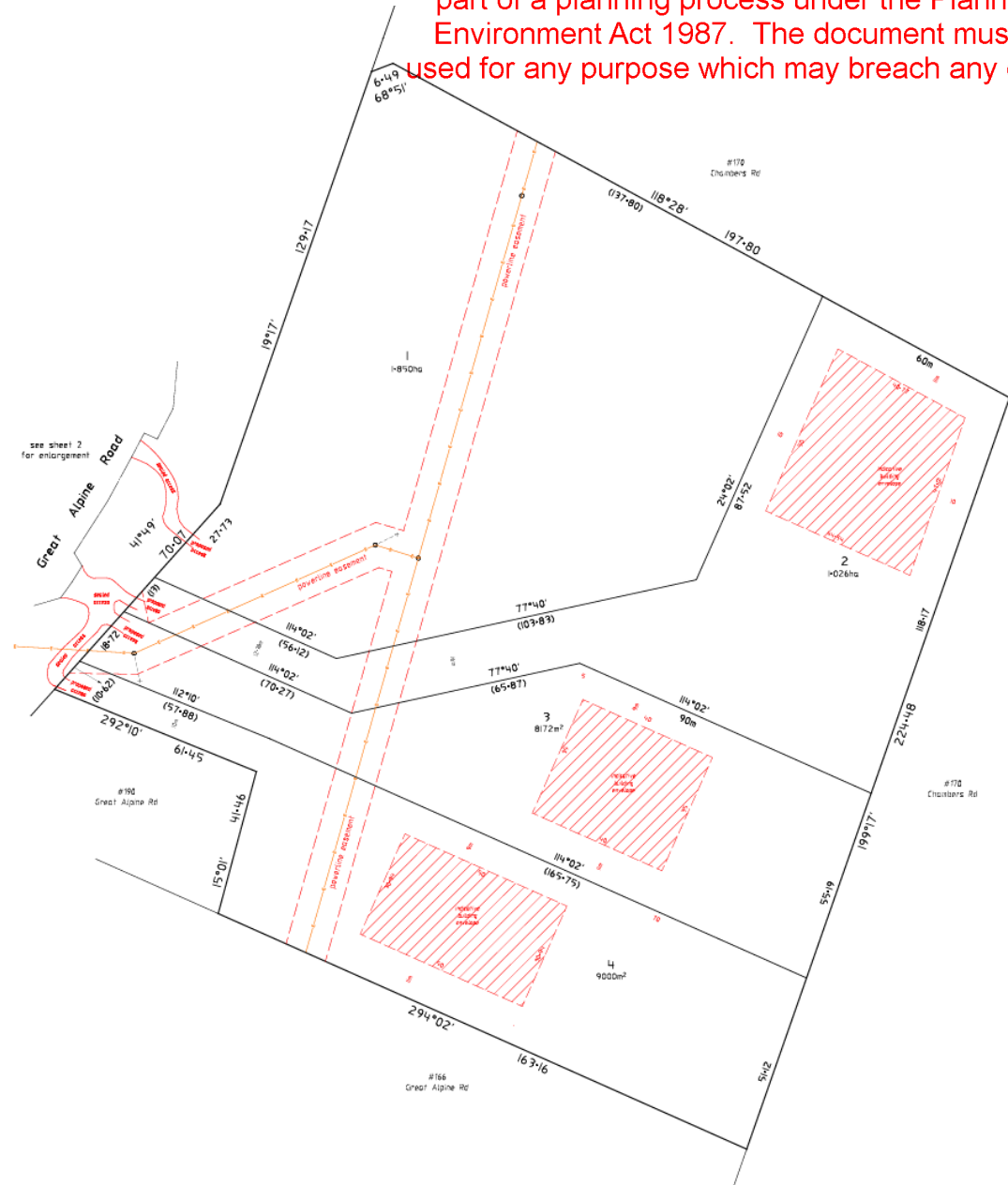


Figure 4 – Proposed Plan of Subdivision – One Plan

4. ZONES AND OVERLAYS

Low Density Residential Zone -

The purpose of the Low-Density Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

An extract of the Low-Density Residential Zone Map is provided in **Figure 5**.

Clause 32.03-3 provides a permit is required to subdivide land. Each lot must be 0.4 hectare as there is no reticulated sewerage available. The proposed lots will all be greater than 0.4 hectare.

The relevant decision guidelines of the Low-Density Residential Zone are addressed in Section 6 of this submission.

The relevant provisions of Clause 56.07-1 to 56.07-4 Integrated Water Management are addressed in **Appendix C**.

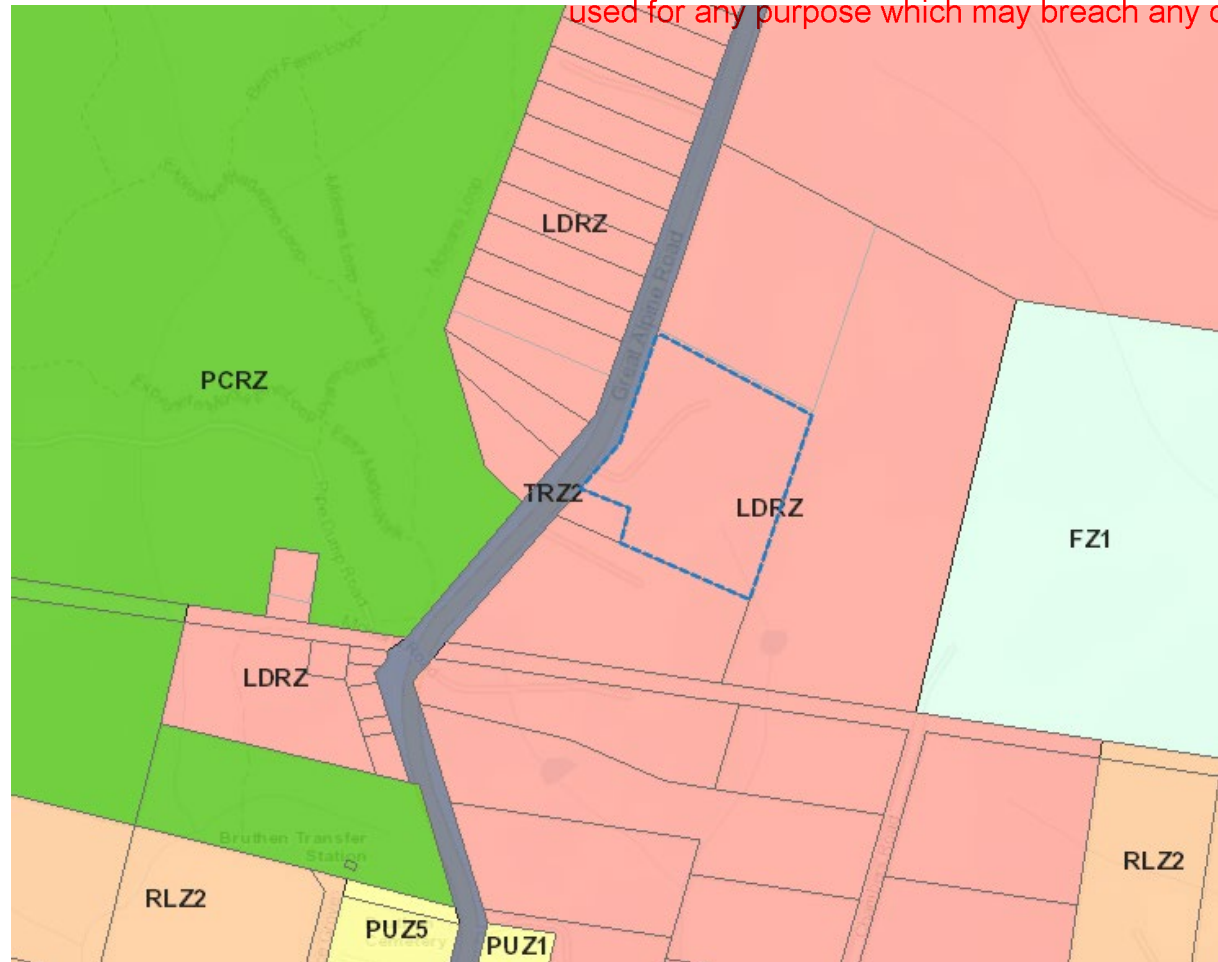


Figure 5 – Zoning Map – (source - mapshare.vic.gov.au)

Bushfire Management Overlay

The purpose of the Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

An extract of the Bushfire Management Overlay Map is provided in **Figure 6**.

Clause 44.06-2 provides a permit is required to subdivide land.

Clause 44.06-4 provides an application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay must specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02. There is no schedule applicable to the subject site.

The proposed subdivision will require planning approval under the provisions of the Bushfire Management Overlay and Clause 53.02 and as such the relevant decision guidelines are addressed below in Section 6.

A Bushfire Management Report is contained in **Appendix F**.

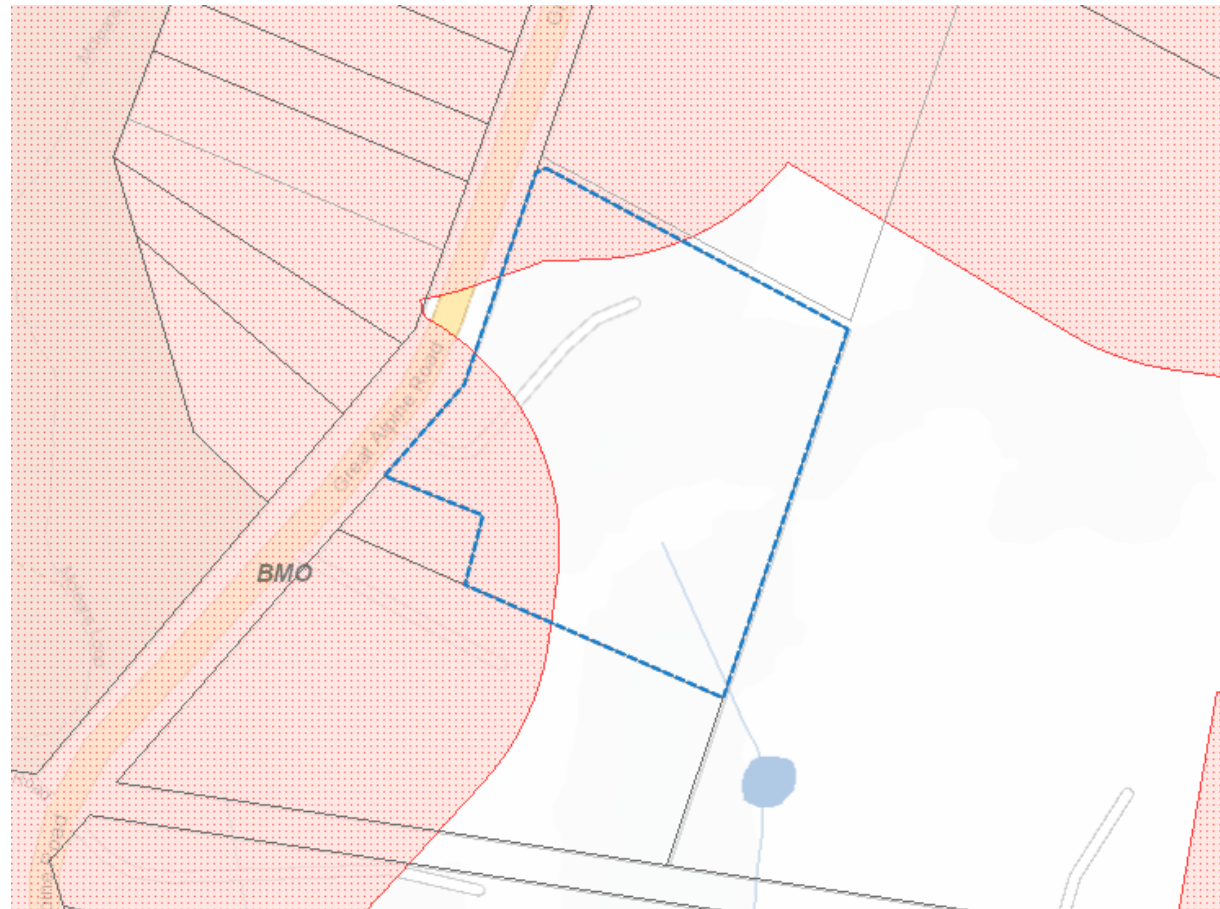


Figure 6 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development

An extract of the Erosion Management Overlay Map is provided in **Figure 7**.

Clause 44.01-5 of the Erosion Management Overlay provides a permit is required to subdivide land, as such the relevant decision guidelines are addressed in Section 6 of this submission.

A Geotechnical Risk Assessment Waiver is contained in **Appendix D**.

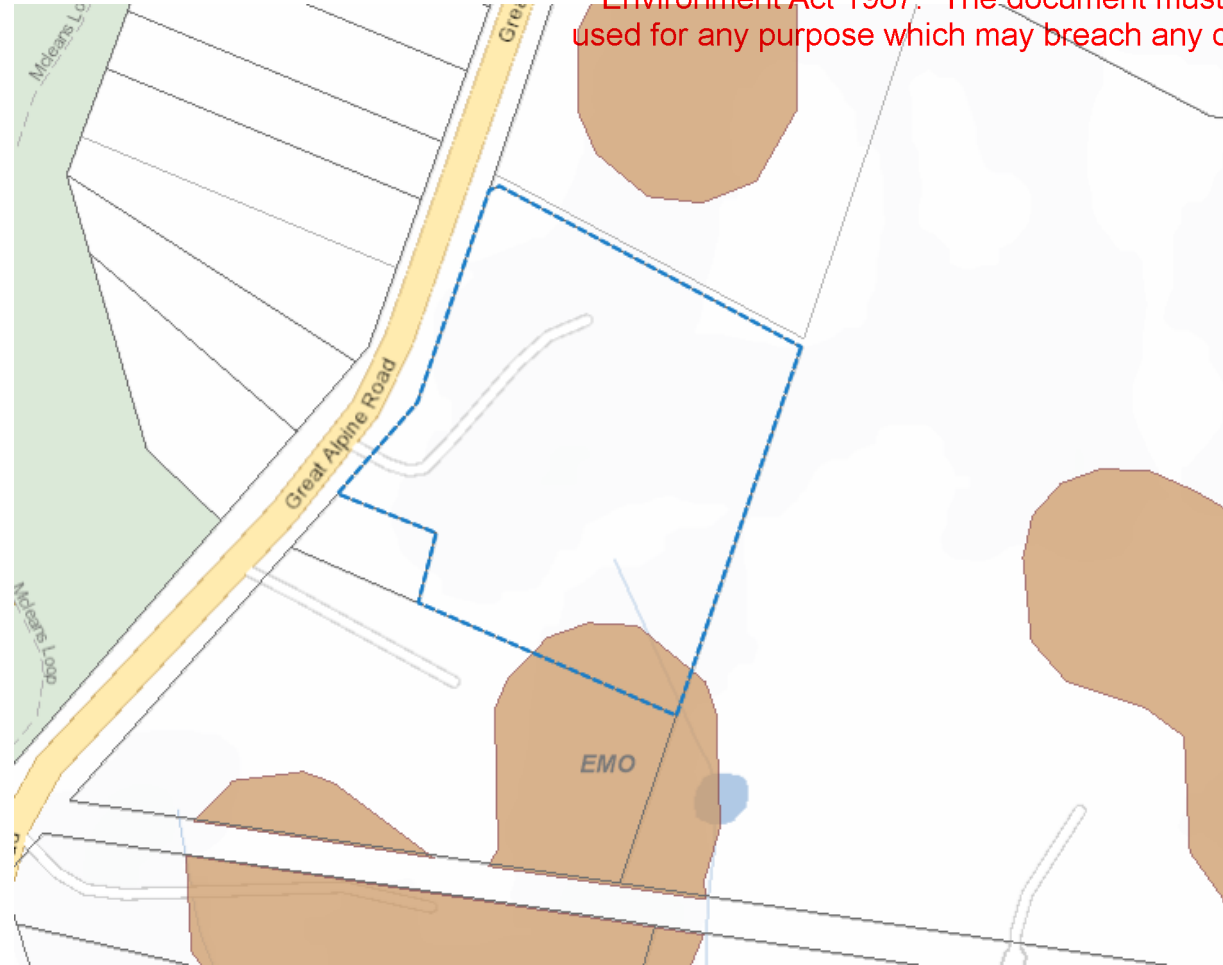


Figure 7 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

Vegetation Protection Overlay – Schedule 1

The purpose of the Vegetation Protection Overlay is:

- 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.

An extract of the Vegetation Protection Overlay Map is provided in **Figure 8**.

The proposed subdivision is not seeking to remove, destroy or lop any vegetation. As such a permit is not required under the provisions of the Vegetation Protection Overlay. This is not addressed further.

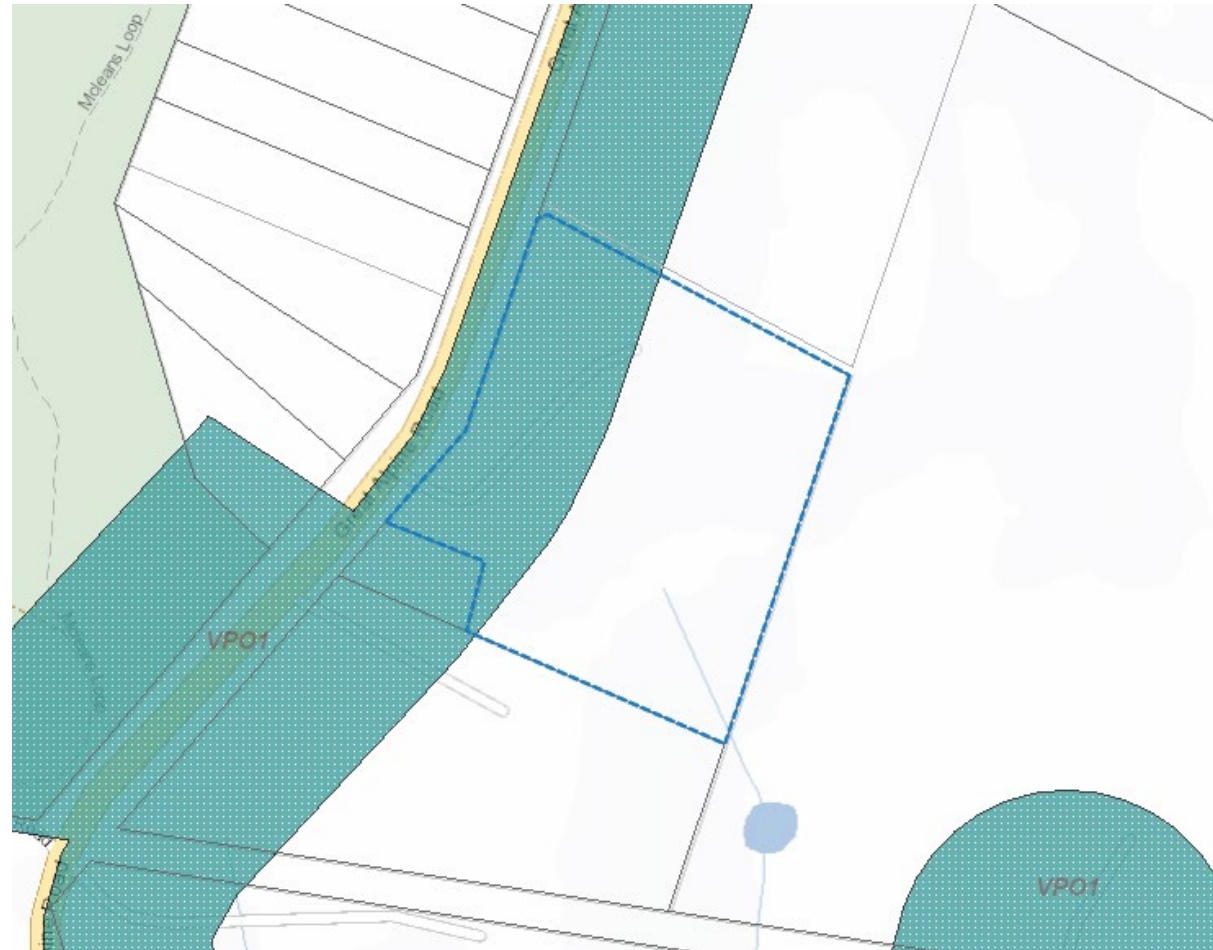


Figure 8 – Vegetation Protection Overlay – Schedule 1 (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity, as such a Cultural Heritage Management Plan is not required.

5. OTHER PLANNING PROVISIONS

CLAUSE 52.29 - LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

The purpose of the provisions at Clause 52.29 are:

“To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.”

A permit is required under Clause 52.29-2 to create or alter access to a road in a Transport Zone 2 and to subdivide land adjacent to a road in a Transport Zone 2.

The application is seeking approval for a Four Lot Subdivision and the creation of access to a Transport Zone 2.

The proposal seeks to upgrade the existing access points to accommodate the additional 3 lots proposed. Proposed Lot 1 will gain access via an existing bitumen and gravel crossover that will be extended to the boundary of the site connecting directly to Great Alpine Road and proposed Lots 2,3 and 4 will gain access via a shared gravel crossover connecting directly

to Great Alpine Road. Each of the proposed allotments will have individual access provided.

The new access points will be constructed to the standard as required by the responsible authority. It is anticipated that construction standards will form part of any planning permit to be granted.

Details of the proposed access point are contained within the proposed plan of subdivision in **Appendix B**.

6. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision and creation of access to a Transport Zone is appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing additional vacant parcels of land that can be developed in the future with a residential dwelling that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing a lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. The site does contain minimal scattered vegetation however no vegetation is required to be removed to facilitate the proposed subdivision.
- **Clause 02.03-1** identifies Bruthen as a rural settlement. Bruthen offers an ideal setting for rural-residential style living,

conveniently situated just 25 kilometres northeast of Bairnsdale and 30 kilometres northwest of Lakes Entrance. The proposed subdivision will result in three vacant allotments that can adequately accommodate a residential dwelling in the future. The subject site is currently connected to all available services and the proposed vacant lots being created will be connected to all available services and infrastructure including reticulated water, electricity, telecommunications and a good quality road network. A septic system will provide for effluent treatment and disposal when the vacant lots are developed. The existing septic tank and waste disposal will be wholly contained within the proposed Lot 1. Details of this system can be provided if required.

- **Clause 13.04-2S** requires consideration of erosion and landslip. The proposed subdivision is within an area identified as potentially being susceptible to erosion. All preventative measures will be undertaken during the construction phase of the proposed subdivision to ensure no erosion hazards occur. There is no evidence of any existing erosion on the subject site or surrounds.
- The proposal meets the objectives of **Clause 16** by providing three additional vacant

allotments that can be developed with a dwelling in the future which in turn will support land supply and housing for the area. **Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create three additional vacant allotments within an existing low density residential area of Bruthen.

- The proposal is consistent with the decision guidelines of the Low Density Residential Zone at **Clause 32.08-12** which seeks to accommodate low-density residential development on lots capable of treating and retaining all wastewater in the absence of reticulated sewerage.
- The proposed vacant allotments being created are of a suitable size to treat and retain wastewater whilst maintaining suitable distances from the ephemeral watercourse in the southeastern corner of the site. A Land Capability Assessment is contained in **Appendix E**.
- The proposed subdivision creates three additional vacant allotments that can be developed in the future with a residential dwelling that can be keeping with the rural and low density residential character of the area. Proposed Lot 1 will contain the existing dwelling, outbuilding and associated facilities. Proposed Lot 2 and 3

- will be vacant land and proposed Lot 4 will contain the existing hayshed in the southwest corner.
- The proposed subdivision has addressed the relevant standards of Integrated Water Management as set out in Clause 56.07-1 to 56.07-4 and is contained in **Appendix C**.
 - Access to proposed Lot 1 will be via an existing bitumen and gravel crossover and new driveway along the western boundary directly from Great Alpine Road. Access to proposed Lots 2, 3 and 4 will be provided via a shared bitumen and gravel crossover in the southern portion of the western boundary directly from Great Alpine Road as indicated on the proposed plan of subdivision. Each allotment will have individual access provided.
 - **Clauses 02.03-3, 13.01-1S and 44.06** require consideration of bushfire hazards and implications as a result of any proposed subdivision and development. A Bushfire Management Report is provided in **Appendix F** which concludes the indicative building envelopes provided on the proposed Lots 2, 3 and 4 can achieve a BAL 29 rating. Any future dwelling on the vacant lots being created will need to be constructed to the requirements of a BAL 29 rating and each lot will be required to provide defensible space for a distance of

25 metres to the west, 11 metres to the north and south and 10 metres to the east or to the property boundaries, install a 10,000 litre water tank dedicated for CFA use and provide access to any dwelling and water supply that is constructed to meet the requirements for emergency service vehicles. All approved bushfire protection measures have been incorporated into the proposal. The proposed Lot 2 will contain a building envelope that is 40.77 metres by 47.01 metres by 44.54 metres by 50 metres, proposed Lot 3 will contain a building envelope that is 40 metres long by 35 metres wide and proposed Lot 4 will contain a building envelope that is 50 metres long by 30.94 metres wide. Each building envelope will have suitable distances to the boundaries to enable creation of appropriate defensible space. **Clause 44.06-4** provides the application must meet the requirements of **Clause 53.02**. All of the approved measures set out in Clause 53.02-4 have been incorporated into the proposal and it is concluded the risks can be reduced to an acceptable level.

- The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to protect areas prone to erosion, landslip, other land degradation.

- The Erosion Management Overlay will impact proposed Lot 4 only.
- No earthworks are required to facilitate the proposed subdivision beyond the provision of services and access.
- Each of the proposed allotments will have access provided, directly from Great Alpine Road and will be constructed to the satisfaction of the responsible authority. The creation of a shared access point to the Great Alpine Road is considered to be a favourable outcome to reduce the number of individual access points to the Great Alpine Road. This ensures suitable visibility and safe entry and exit to the site, in addition to not requiring the removal of any vegetation to facilitate an additional point of access.
- The subject site does contain scattered vegetation however no vegetation is required to be removed to facilitate the proposed subdivision. There is an ephemeral watercourse located in the southeastern corner of the site and will be contained in proposed Lot 4.
- A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant lots being created are suitable for future residential development and are unlikely to contribute or cause additional erosion hazards.

- The proposal has addressed the decision guidelines at **Clause 52.29-6** Land Adjacent to the Principal Road Network. The proposal is seeking approval for the creation of access to a Transport Zone. It is proposed to provide access to proposed Lot 1 along the western boundary via an existing bitumen and gravel crossover, directly from Great Alpine Road. Proposed Lots 2, 3 and 4 will have access provided via shared crossover that connects directly to Great Alpine Road as indicated on the proposed plan of subdivision. Great Alpine Road is identified as a Transport Zone 2. The proposed additional three allotments are unlikely to have a negative impact on the flow of traffic in the area. No vegetation is required to be removed to create the access for the proposed allotments. It is proposed to utilise the existing bitumen and gravel crossovers to the Great Alpine Road to provide access to all allotments.
- This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area. The proposal does not require the removal of any native vegetation and there will be no negative impact on the existing road network.
- The site is not identified as being susceptible to flooding hazards however is susceptible to erosion and bushfire hazards. A Geotechnical Risk assessment wavier is contained in **Appendix D** that concludes the subject site, specifically proposed Lot 4 is suitable for the proposed subdivision and likely future development. A Bushfire Management Report is contained in **Appendix F**.
- Standard erosion prevention measures need to be adopted at the time of constructing a dwelling on proposed Lot 4. There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the proposed vacant lots being created can adequately accommodate a residential dwelling in the future that will in turn support the community by providing for additional land supply and housing.
- The subject site is currently connected to all available services and the proposed vacant lots being created will connected to all available services. The additional allotments are not expected to exceed the capacity of the services in this location. Proposed Lot 1 will contain the existing dwelling, outbuilding and associated facilities. Proposed Lot 2, 3 and 4 will be vacant land, suitable for future residential development.

7. CONCLUSION

This submission is in support of a planning permit application for Four Lot Subdivision and the Creation of Access to a Transport Zone at 200 Great Alpine Road, Bruthen.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the Low Density Residential Zone, Bushfire Management Overlay and Erosion Management Overlay.
- The hazards associated with bushfire and erosion can be reduced to an acceptable level.
- The proposed creation of additional access to the Transport Zone is considered appropriate in this location.
- The proposed subdivision will result in three vacant allotments that can be developed with a residential dwelling in the future.

It is requested that a planning permit be granted for this Subdivision.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

No component of this document is to be reproduced for any purpose without prior written consent of Development Solutions Victoria Pty Ltd.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Euca Planning
Bushfire Specialists



Bushfire Planning Report

Including Bushfire Management Statement

Lot 1 PA44290

200 Great Alpine Road Bruthen 3885

Traditionally the land of Gunaikurnai People

November 20th, 2024

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Euca Planning Pty Ltd
PO Box 570, Warragul, 3820

Email: info@eucaplanning.com.au

Director & Principal Consultant: Deanne Smith

Qualifications/Accreditations:

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

Memberships

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

Acknowledgement of Country

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

Disclaimer

This report has been made with careful consideration and with the best information available to Euca Planning Pty Ltd at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. Euca Planning Pty Ltd do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

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

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

Conditions of Use

No component of this report is to be reproduced for any purpose without the prior written consent of a Director of Euca Planning Pty Ltd. The copyright and intellectual property rights of Euca Planning Pty Ltd extends to the data, ideas, methodologies, calculation procedures and conclusions presented in this report and must not be used without authorisation in writing from Euca Planning Pty Ltd.

Version Control

	Name	Date Completed	Comments
Field Assessment	Courtney Campbell	1 September 2024	
Mapping	Kelly Hedley	17 November 2024	
Initiate	Kelly Hedley	17 November 2024	
Final	Deanne Smith	20 November 2024	

Contents

Contents.....	3
Executive Summary.....	4
1.0 Introduction	5
1.1 Application Details	5
1.2 Site Description	5
1.3 Site Location.....	6
2.0 Bushfire Hazard Landscape Assessment.....	6
2.1 Planning Policy Framework.....	6
2.2 Planning Policy Framework Assessment.....	9
2.2.1 Objective	9
2.2.2 Application	10
2.2.3 Strategies	10
2.2.4 Policy Guidelines	15
3.0 Bushfire Hazard Landscape Assessment.....	16
3.1 Regional Bushfire Planning Assessment	16
3.2 Vegetation Extent in the Broader Landscape	17
3.3 Topography	18
3.4 Surrounding Road Network	18
3.5 Bushfire History of the Area.....	18
3.6 Bushfire Scenarios.....	19
3.7 Neighbourhood Safer Place – Place of Last Resort.....	19
4.0 Bushfire Hazard Site Assessment.....	20
4.1 Vegetation.....	20
4.2 Topography	25
4.3 Separation from the Hazard and Bushfire Attack Level for the Proposed Development.....	26
5.0 Bushfire Management Statement	28
5.1 Design Response Against Clause 53.02.....	29
5.2 Expected Planning Permit Conditions.....	32
5.3 Bushfire Management Plan.....	33
6.0 References	33
7.0 Appendices.....	33
Appendix One – Proposed Bushfire Management Plan	34

Executive Summary

This report has been prepared to accompany a planning permit application for a four-lot subdivision at 200 Great Alpine Road Bruthen. The site is within the Bushfire Management Overlay (BMO) and is required to demonstrate that the development has regard for the surrounding bushfire hazards.

This report presents a comprehensive assessment of the hazards and suggests mitigation measures to improve the protection of life and property for the proposed four-lot subdivision at 200 Great Alpine Road Bruthen. The site is within the Low Density Residential Zone (LDRZ) and is a subdivision so requires a Pathway 2 application to meet the objectives and approval measures of Clause 53.02 of the East Gippsland Planning Scheme. As such a Pathway 2 style response has been adopted for this report.

This report includes the following components:

- An **Assessment against Clause 13.02-1S** of the East Gippsland Planning Scheme.
- A **Bushfire Hazard Landscape Assessment** that considers the landscape risk and whether the Clause 53.02 modelled fire assumptions are adequate.
- A **Bushfire Hazard Site Assessment** considering localised hazards, defensible space and the bushfire attack level.
- A **Bushfire Management Statement** that outlines the design response to the relevant approval measures in Clause 53.02 from the East Gippsland Planning Scheme.
- A **Bushfire Management Plan** that spatially presents the bushfire mitigation measures.

The development site is in Bruthen, a small rural town. The site is located near other established dwellings and is currently developed with a dwelling and outbuildings. The land is accessed by a public road, Great Alpine Road. The proposed development has forest, grassland and low threat vegetation within the 150-metre assessment area.

The Bushfire Management Statement demonstrates that the defensible space objectives can be met for Column C of Table 2 to Clause 53.02-5 with on-site defensible space. Access will be provided for all new lots. Water supply is not required to be provided to all new lots until such time as a new dwelling is built.

Due to the bark hazard of the forest, the proposed development is expected to be affected by moderate ember attack and radiant heat in the event of a bushfire. Column C separation (BAL29) is deemed appropriate considering the lot arrangement in this area of the township.

The site is able to meet the approval measures within Clause 53.02 for Column C separation, a BAL of 29, based on an FFDI of 100 and a flame temperature of 1090K.

1.0 Introduction

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

The statement contains five components:

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

1.1 Application Details

Municipality	East Gippsland Shire Council
Title Description	Lot 1 PS442900
Overlays	Bushfire Management Overlay (BMO) Erosion Management Overlay (EMO) Vegetation Protection Overlay – Schedule 1 (VPO1)
Zoning	Low Density Residential Zone (LDRZ)

1.2 Site Description

Site shape	Irregular
Site area	The property has a road frontage to Great Alpine Road of approximately 200 metres, and a property depth of approximately 205 metres
Site Dimensions	Approximately 45,932 m2 (total)
Existing use and siting of buildings and works on and near the land	Existing single storey dwelling and shed, and power pole easements.
Existing vehicle arrangements	From Great Alpine Road
Nearest fire hydrant	Not applicable
Private bushfire shelter	Not proposed
Any other site features relevant to bushfire risk	Scattered vegetation, landscape fire risk to the north and west, Bruthen township to the immediate south

1.3 Site Location

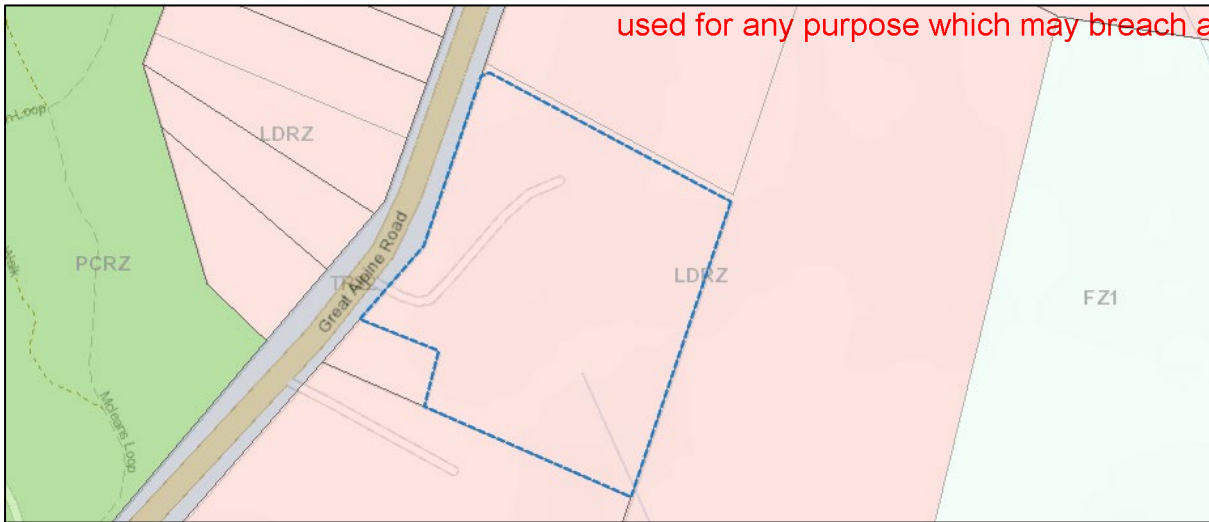


Figure One – Property Location – identified with the blue dashes central to the map (VicPlan, 2024)

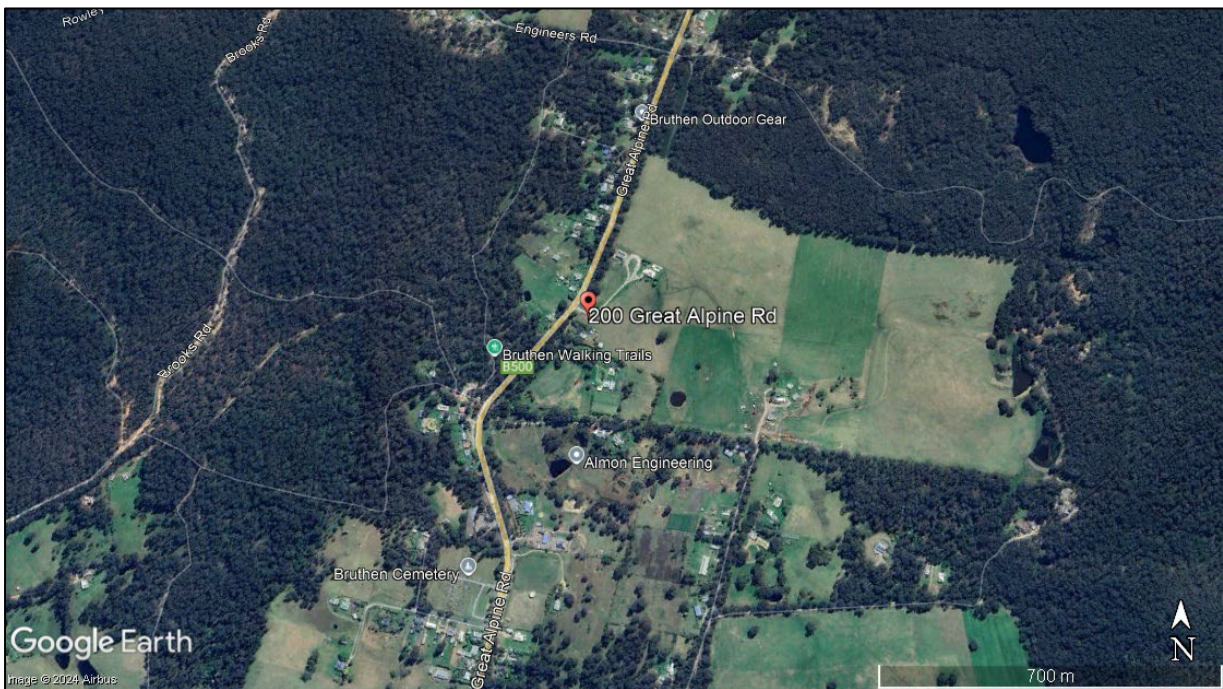


Figure Two – Property Location – 200 Great Alpine Road Bruthen (Google Earth)

2.0 Bushfire Hazard Landscape Assessment

2.1 Planning Policy Framework

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

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net

community benefit and sustainable development for the benefit of present and future generations. However in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations. *Under no circumstances which may breach any copyright.*

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

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

[Emphasis added]

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

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

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

Give priority to the protection of human life by:

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

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

Identify bushfire hazard and undertake appropriate risk assessment by:

- *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
- *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.*
- *Considering and assessing the bushfire hazard on the basis of:*
 - *Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;*
 - *Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;*
 - *Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and*
 - *The site for the development.*

- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

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

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

- Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).
- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.
- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.
- Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighborhood and site scale, including the potential for neighborhood-scale destruction.
- Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighborhood basis.
- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2018.

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

Use and development control in a Bushfire Prone Area In a bushfire prone area

designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

- ... Subdivisions of more than 10 lots
-Accommodation

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

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

The use and development control does not specifically apply to this proposal as the subdivision is only 4 lots, and no dwelling is proposed. However, the ultimate intent of the new lot will be to develop a dwelling and this report demonstrates that the lot meets Clause 13.02-1S including the long-term intent of the use and development control without jeopardization of the safety of the existing dwelling.

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

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

2.2 Planning Policy Framework Assessment

2.2.1 Objective

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

2.2.2 Application

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

Bushfire Prone Area and Bushfire Management Overlay

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

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

2.2.3 Strategies

Protection of human life

<i>Give priority to the protection of human life by:</i>	<i>Response</i>
Prioritising the protection of human life over all other policy considerations	<ul style="list-style-type: none"> - This proposal provides for a four-lot subdivision with each lot able to accommodate a dwelling that responds to the risk of bushfire through siting and construction. - The proposal can be undertaken in a manner that will improve the safety of the existing residents in the established lots with the establishment of defendable space across the land.
Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	<ul style="list-style-type: none"> - The lot has existed for many years and is part of a rural living area with many lots containing established dwellings and outbuildings. - Existing dwellings and outbuildings exist adjacent to this development and the existing dwelling is sited in an area of the site that is substantially cleared. - The overall design can respond to the forest and grassland in the assessment

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

	<ul style="list-style-type: none"> - The existing road network facilitates safe egress towards Bruthen Township. - Access and egress are facilitated from Great Alpine Road.
<p>Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.</p>	<ul style="list-style-type: none"> - An application to develop land needs to articulate how the design responds to the identified bushfire risk. - The four-lot subdivision has considered fire brigade access to all proposed lots via Great Alpine Road. - The four-lot subdivision provides a building envelope on the new lots that considers the bushfire hazard. - The vegetation is expected to yield less than 29kW/m² of radiant heat.

Bushfire hazard identification and assessment

<i>Identify bushfire hazard and undertake appropriate risk assessment by:</i>	<i>Response</i>
<p>Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.</p>	<ul style="list-style-type: none"> - The East Gippsland Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods. - Clauses 13.02-1S, 44.06 and 53.02 are to be considered for proposal. - Clause 71.02-3 <i>Integrated Decision Making</i> strengthens the importance of bushfire planning as an appropriate tool to reconcile potential conflicts in design and vision. - The assessment method aligns with AS3959 and is provided in this report (see Section 4).
<p>Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.</p>	<ul style="list-style-type: none"> - Consistent with the revised Clause 13.02-1S, the planning proposal responds to the Bushfire Prone Area and the Bushfire Management Overlay. - This report demonstrates that sufficient setbacks from the vegetation can be achieved to meet Column C of Table 2 of Clause 53.02 in all directions. This is an appropriate benchmark for this development given the proximity to town, and forest and grassland in the assessment area.
<p>Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard</p>	<ul style="list-style-type: none"> - The BMO does apply to the north-west and south-west portions of this land recognising that the land is in an area of high bushfire hazard. The BMO is

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of the process under Sections 3 to 5 of the Planning and Environment Act 1987. The document must not be used for any purpose other than that for which it was prepared. Any copyright in the document is reserved.

	<p>addresses in Sections 3 to 5 of this report.</p>
<p>Considering and assessing the bushfire hazard on the basis of:</p> <ul style="list-style-type: none"> • Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site; • Local conditions - meaning conditions in the area within approximately 1 kilometre from a site; • Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and, • The site for the development 	<p>As it is a four-lot subdivision in the BMO four scales of consideration are applied -</p> <ul style="list-style-type: none"> - Landscape conditions and local site conditions within Section 3.0 of this report. - Neighbourhood and local conditions are considered in Figure 3(a) and Figure 3(b). - The site conditions are considered through the Bushfire Hazard Site Assessment within Section 4.0 of this report.
<p>Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.</p>	<ul style="list-style-type: none"> - It is expected that this development would be referred to CFA for consideration as it is in the Bushfire Management Overlay.
<p>Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures</p>	<ul style="list-style-type: none"> - The content of this report provides a solid foundation for the design and subsequent approval of the planning proposal, with regard to bushfire risk. - Assessing the site-based bushfire risk and including appropriate bushfire protection measures (e.g. managed land, BALs, separation from the hazard) enables the achievement of the direction of the Planning Scheme.
<p>Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.</p>	<ul style="list-style-type: none"> - This element of the revised Clause 13.02-1S is the most important element and empowers the Responsible Authority to not approve a permit application until it is satisfied with the bushfire protection measures being implemented. - This report demonstrates that the risk of bushfire should not be a reason for refusal.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Figure Three (a) – Neighbourhood conditions within 400m (above)

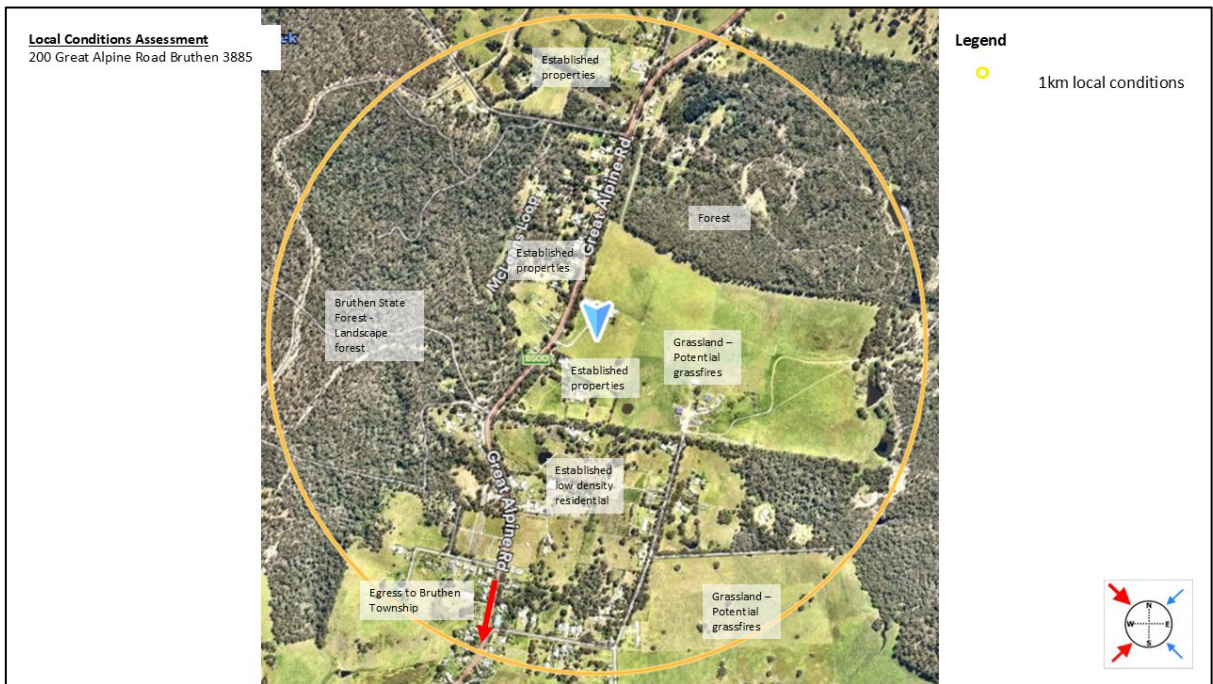


Figure Three (b) – Local conditions within 1km (above)

Settlement Planning

<i>Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:</i>	<i>Response</i>
Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less	- Recognising the land is an established lot in an area that is at high risk from bushfire, development of land by

<p>than 12.5 kilowatts/square metres under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).</p>	<p>subdivision should only proceed where all elements of the BMO are achieved. This report demonstrates that this goal is achieved including the provision of the greatest separation from the hazard and an increased level of construction.</p> <ul style="list-style-type: none"> - The four-lot subdivision has sitings that have been assessed as having a radiant heat flux of less than 29kW/m2 under AS3959.
<p>Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire</p>	<ul style="list-style-type: none"> - The nature of the settlement of Bruthen provides ready access with a 4-minute drive to areas of the greater Bruthen township that provide shelter, and further afield to Bairnsdale that constitute BAL-LOW.
<p>Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.</p>	<ul style="list-style-type: none"> - The establishment and maintenance of defensible space will accompany the build of any dwelling on the four-lot subdivision.
<p>Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.</p>	<ul style="list-style-type: none"> - Any new dwelling will implement the current regulations pertaining to bushfire construction. A Section 173 Agreement will ensure this occurs on Lots 2, 3 and 4.
<p>Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction</p>	<ul style="list-style-type: none"> - In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 3.0 and 4.0 of this report. - As it is an existing dwelling and a four-lot subdivision in the BMO, four scales of consideration are applied and contained in this report. - The site conditions are best considered through the Bushfire Hazard Site Assessment methodology.
<p>Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.</p>	<ul style="list-style-type: none"> - The proposal is an existing lot in an established rural living area adjacent the main town. - This proposal increases the resilience by providing retaining one existing development and three new developments that are all likely to being developed with new resilient dwellings, and provides for a more managed area of land on the northern side of the town.
<p>Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion</p>	<ul style="list-style-type: none"> - The proposal is a statutory planning application only.

have, more than a BAL-12.5 rating under AS3959-2018.
--

Areas of high biodiversity conservation value

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

Assessment of the development

- No vegetation requires removal for bushfire.

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for accommodation, and for subdivisions of 10 or more lots. Neither of these apply to this situation. This report does provide evidence that the proposal achieves no net increase in bushfire risk.

2.2.4 Policy Guidelines

Planning must consider as relevant:	Response
Any relevant approved State, regional and municipal fire prevention plan.	Fire prevention measures of the East Gippsland Shire Municipal Fire Prevention Plan ensure the roadside of the Great Alpine Road and the neighbourhood are managed.
AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).	This is relevant through the derivation of Bushfire Attack Levels and is considered when referring to the BAL.
Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993, May 1993).	This is the handbook to AS3959 and does not need to be considered directly by the planning proposal.
Any Bushfire Prone Area map prepared under the Building Act 1993 or regulations made under that Act.	The updated Bushfire Prone Area map has been considered in this report.

3.0 Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site (Figure Four).

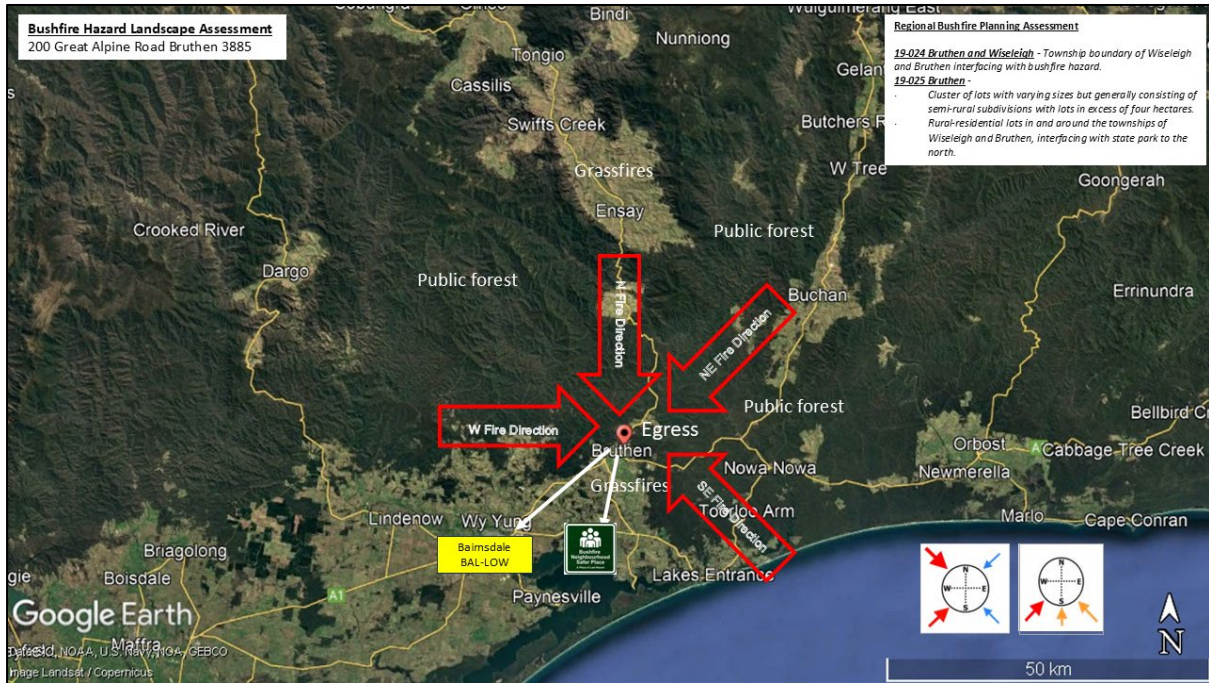


Figure Four – Bushfire Hazard Landscape Assessment - Overall subdivision level

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

The site is considered ‘**Landscape Type 3**’ as defined by DELWP guidance:

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

The site will experience landscape fire scenarios that are not all within the assumptions of the Bushfire Management Overlay.

3.1 Regional Bushfire Planning Assessment

The Regional Bushfire Planning Assessment (RBPA) for the Gippsland Region (2012) provides a high-level analysis of locations where the bushfire hazard may impact on planning objectives. The RBPA provides information where a range of land use planning matters intersect with a bushfire hazard to

influence the level of risk to life and property from bushfire. This information is required to be used as part of strategic land use and settlement planning at the regional, municipal and local levels.

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

After review of the RBPA, it is noted that the proposal falls in an area identified as:

19-024 Bruthen and Wiseleigh - Township boundary of Wiseleigh and Bruthen interfacing with bushfire hazard.

19-025 Bruthen -

- Cluster of lots with varying sizes but generally consisting of semi-rural subdivisions with lots in excess of four hectares.
- Rural-residential lots in and around the townships of Wiseleigh and Bruthen, interfacing with state park to the north.

3.2 Vegetation Extent in the Broader Landscape

The vegetation in the broader landscape is forest with grassland along the settled valleys and the foothills further south. The grassland occurs as grazing land. An indication of the Ecological Vegetation Classes in the landscape is provided below (site central to image).

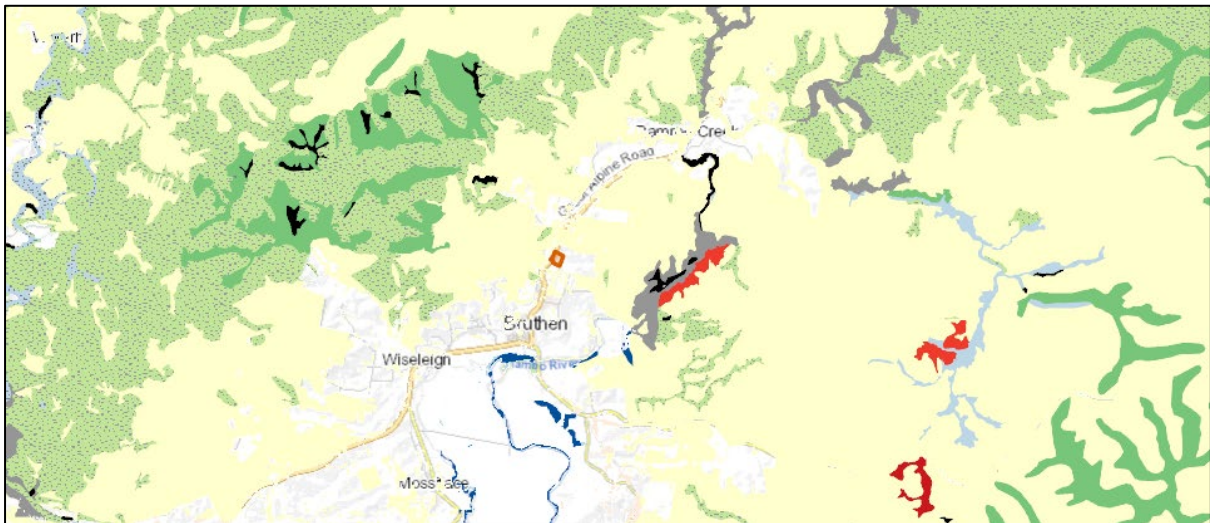


Figure Five – NatureKit Map of surrounds with subject site central to the image showing, Lowland Forests (orange), Dry Forests (green with dots), Riverine Escarpment Scrub (grey), Rainforests (black), Heathy Woodlands (red), Wetlands (blue) and Riparian Scrub (blue) (NatureKit, 2024)

3.3 Topography

The topography of the surrounding landscape is typical of this area of Bruthen. The terrain comprises gentle undulations and a predominance of land sloping towards the north-east and westerly direction, continuing into forest at higher elevation.



Figure Six – Topography of area around the site (VicPlan, 2024)

3.4 Surrounding Road Network

The planning proposal site has frontage to Great Alpine Road. This access is a main road and provides direct egress to Bruthen Township.

3.5 Bushfire History of the Area

There is a long history of bushfire in the area with campaign fires and planning burning frequently occurring in the public forest. Fire history is not indicated as occurring on the specific land: however, it is expected that the land would have come under ember attack in previous major events.

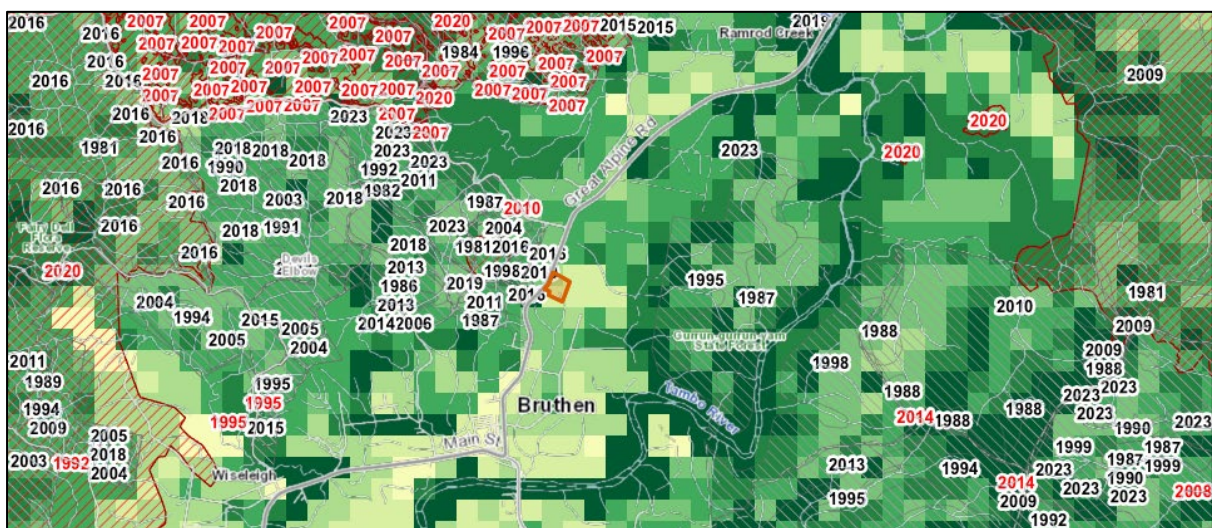


Figure Seven – Fire History Map of Planning burns 1970-present (black) and bushfires 1970-present (red and hatched) (NatureKit, 2024)

3.6 Bushfire Scenarios

The site is at an increased risk from bushfire due to Bruthen State Forest to the west and forest in the broader landscape. Consideration of the potential bushfire behaviour local to the site has been undertaken in refining the options and to inform the building envelope location, siting, extent of vegetation management and building construction level.

Scenario 1 – Bushfire from the north and north-east

A fire approaching from the north under hot winds has the potential for a 17km+ fire run and fire approaching from the north-east has potential for a 21km+ fire run through public forest. This fire would impact the area and threaten Bruthen township and potential convention column collapse. A fire from this direction can bring embers to the site and ignite localised fuels providing radiant heat. This fire is a landscape fire, and may block the egress from the site beyond Bruthen. Early evacuation is recommended with shelter further afield than Bruthen.

Scenario 2 – Bushfire from the south-east

A fire approaching from the south-east has the potential for a 20km+ fire run through public forest. Cooler winds would be expected, and a fire run from this direction would be unusual and interrupted by Tambo River. A fire from this direction can bring embers to the site and ignite localised fuels providing radiant heat. This fire is unlikely to be landscape fire.

Scenario 3 – Bushfire from the west

A fire approaching from the west has the potential for a 50km+ fire run through public forest under hot winds with propagation from rugged terrain. The fire would impact the area and threaten Bruthen township. A fire from this direction can bring embers to the site and ignite localised fuels provided radiant heat. The fire is a landscape fire, and may block egress from the site. Early evacuation is recommended with shelter further afield than Bruthen.

3.7 Neighbourhood Safer Place – Place of Last Resort

There is a designated Neighbourhood Safer Place – Place of Last Resort at Swan Reach Oval Duffy Street (opposite Swan Street), Swan Reach 3903 that is within 15 kilometres of the development site; however, Bairnsdale to the south-west constitutes BAL-LOW.

4.0 Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment includes a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard is prepared in accordance with AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2 (Vegetation exclusions). Refer to Figure Eight and distances are detailed in Table 1 and Table 2.



Figure Eight – Bushfire Hazard Site Assessment

4.1 Vegetation

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

The Bushfire Hazard Site Assessment has been conducted to deliver the 'Bushfire hazard identification and assessment' strategy outlined in Clause 13.02-15 of the Scheme. This report demonstrates that the application meets the objectives of Clause 13.02-15, which may be the *resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*' by avoiding the bushfire hazard using maximum separation, and implementing bushfire mitigation measures that respond to the planning zone, the neighbourhood and site context, and the outcome of the assessment.

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

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

Vegetation Classification: Forest

AS3959:2018 Definition:

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

Site Description:

The proposed lot has forest to the north-west located on the road reserve of Great Alpine Road and assessed as upslope and connecting to forest in the north. There is forest in the south-west in the road reserve of Great Alpine Road and connecting to public forest, encroaching to approximately 12 metres at the nearest point to the site. Initially it is upslope before traversing to 6 degrees downslope in the broader landscape. An un-named road reserve approximately 106 metres to the south is assessed as 8 degrees downslope, and presenting as forest.



Image – The north-western forest connection in the road reserve.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Image – Photo taken looking south-west at forest of un-named road reserve

Vegetation Classification: Grassland

AS3959:2018 Definition:

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

Site Description:

The proposed lot has grassland in the 150m assessment area to the north-east, south-east and south-west, as well as across the site. Beyond the site, in the north-east the grassland is 6 degrees downslope, south-east is 4 degrees downslope, and south-west is 8 degrees downslope. The grassland is all used as grazing paddocks.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Image – Typical Grassland, photo taken looking south-east with the 4 degrees downslope



Image – Typical Grassland, photo taken looking south-west with the 8 degrees downslope

Vegetation Classification: Excludable and Low threat vegetation

AS3959:2018 Definition:

2.2.3.2 Exclusions – Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- a. Vegetation of any type that is more than 100 m from the site*
- b. Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
- c. Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.*
- d. Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- e. Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- f. Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.*

NOTES:

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

Site Description

The proposed lot has excludable vegetation associated to Great Alpine Road (pavement area and wider driveway intersections) and low threat vegetation to the north-west and south-west associated with rural living lots that are intensely managed around the dwellings. Great Alpine Road is sealed and considered non-vegetated (Clause 2.2.3.2(e)). The majority of the rural living lots are managed near the dwellings with typical garden and grass underplanting.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

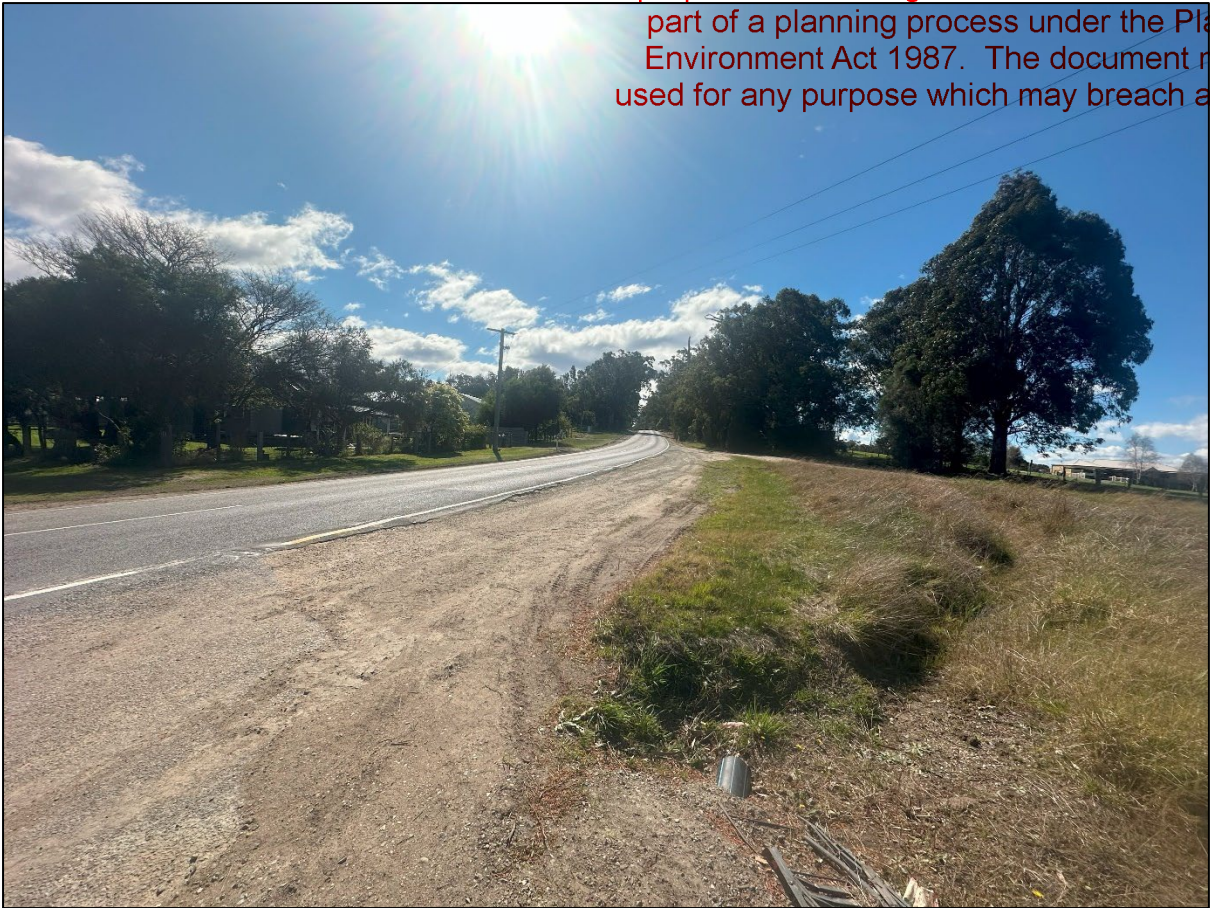


Image – Excludable (cl.2.2.3.2e) and low threat vegetation (cl.2.2.3.2f), photo taken looking north of Great Alpine Road and established rural living lots adjacent (site inspection, 2024)

4.2 Topography

The topography of the site is gentle undulations (Figure Seven). The development site falls north-west to south-east from Great Alpine Road.

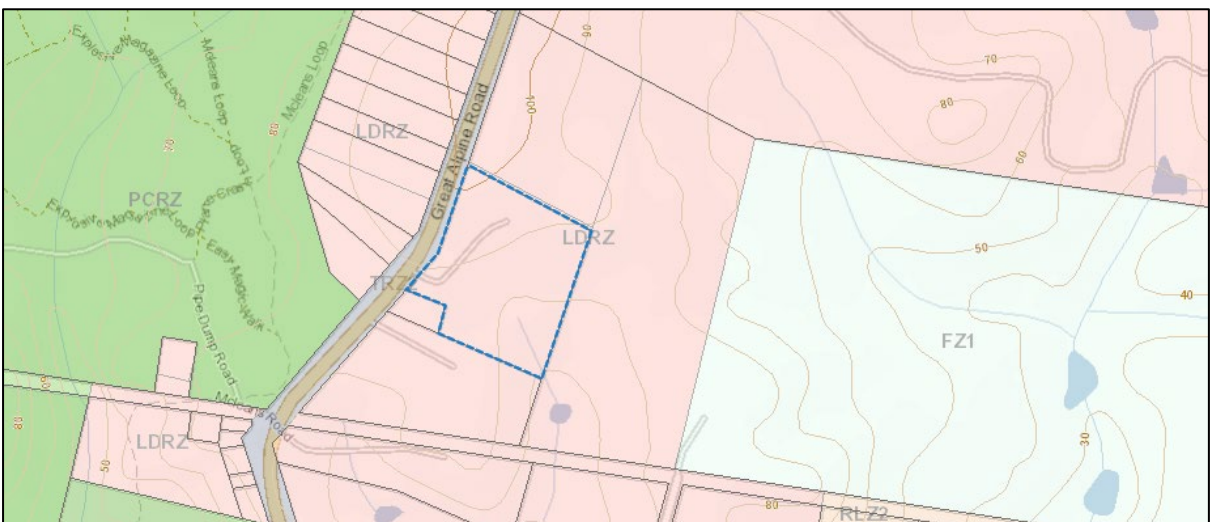


Figure Nine – Topography local to the site (VicPlan, 2024)

4.3 Separation from the Hazard and Bushfire Attack Level Development

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

The highest BAL determines the construction requirements for the dwelling. The BAL for this site has been calculated using a Forest Fire Danger Index (FFDI) of 100 and a Flame Temperature of 1090K. These parameters are in accordance with the risk parameters set in Clause 53.02.

An assessment of the site conditions without modification was made and informs the BAL assessment. As this is a four-lot subdivision, the ability for each site to achieve a dwelling site with a BAL29 defensible space, is required by Clause 44.06.

Table 1 – Separation from the Hazard Assessment – overall subdivision

Orientation	Classified vegetation	Average slope under classifiable vegetation	Separation distance	Separation achieved
North-east	Grassland	6 degrees downslope	0 metres	Column D <8 metres
South-east	Grassland	4 degrees	0 metres	Column D <7 metres
South-west	Forest	8 degrees downslope	106 metres	Column A 69 metres
	Forest	Upslope	12 metres	Column D <19 metres
	Grassland	8 degrees	0 metres	Column D <8 metres
	Low threat vegetation	Not applicable	Not applicable	Table 2
North-west	Forest	Upslope	0 metres	Column D <19 metres
	Low threat vegetation	Not applicable	Not applicable	Table 2

Table 2 – Defendable Space determination for the building envelopes on Lot 2, 3 and 4 (Column C, BAL29) noting each has considered Environment Act 1987.

Orientation	Highest threat vegetation	Average slope under classifiable vegetation	Separation distance currently	Separation achieved
North-east	Grassland	6 degrees downslope	0 metres	BAL29 11 metres
South-east	Grassland	4 degrees downslope	0 metres	BAL29 10 metres
South-west	Forest	Upslope	12 metres	BAL29 25 metres
North-west	Forest	Upslope	0 metres	BAL29 25 metres

Assumptions:

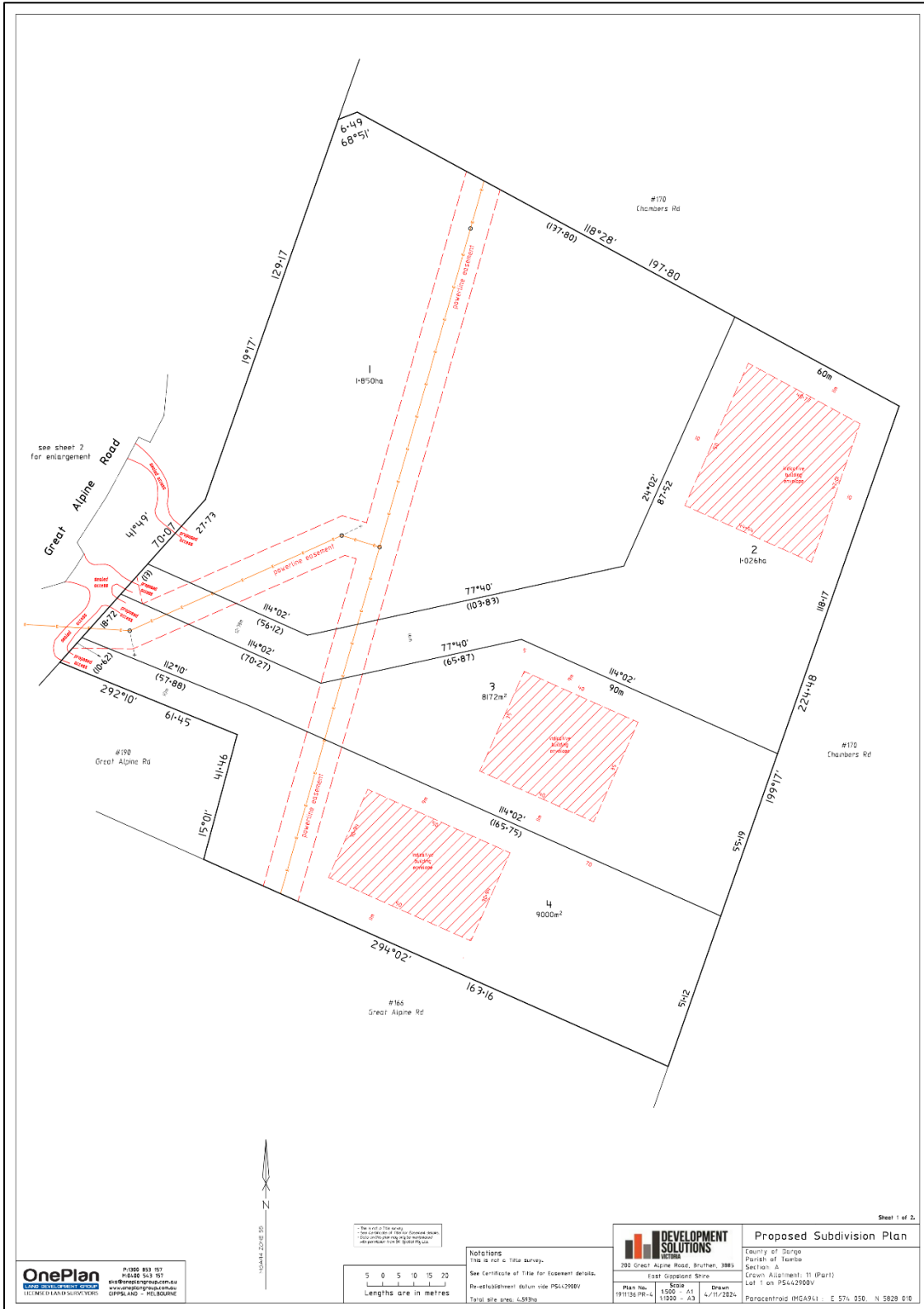
- The balance of Lot 1 will remain as low threat vegetation and grassland. No bushfire mitigation measures will be applied to Lot 1.
- The grassland external to the subdivision is expected to remain, and the defendable space around each building envelope considers the external grassland and the onsite grassland that is not subject to defendable space.
- The road reserve in the north-west and south-west will remain undeveloped and present as forest, however it is set distant to the new lots by the infrastructure on Lot 1 (northwest forest), the driveway length (south west forest) and the adjacent grassland and dwellings (south forest). Forest defendable space for BAL29 has been applied in the west of Lot 3 and Lot 4.
- The building envelopes are sited to achieve the required defendable space for Column C separation and construction level BAL29 within Lot 2, 3 and 4.

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

5.0 Bushfire Management Statement

Below is an image of the proposed Plan of Subdivision.



5.1 Design Response Against Clause 53.02

In accordance with Clause 44.06 Bushfire Management Overlay a response is provided against Clause 53.02. A selection of the sub clauses and associated objectives, approved measures (AM), alternative measures (AltM) and decision guidelines applies to this application. Table 3 details which clauses are relevant to this application and the following pages demonstrate how the requirements have been met for each relevant standard.

Table 3 Specification of relevant clauses

Clause	Approved Measure	Achieved	Justification
Clause 53.02-3 Dwelling in existing settlements – Bushfire protection objective	AM 1.1	Not applicable	
	AM 1.2	Not applicable	
	AM 1.3	Not applicable	
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable	Subdivision
	AM 2.2	Applicable	As required by AM5.2
	AM 2.3	Not applicable	Subdivision only, no new buildings
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Not applicable	Addressed through AM5.1
	AM 3.2	Not applicable	
	AltM 3.3	Not applicable	
	AltM 3.4	Not applicable	
	AltM 3.5	Not applicable	
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Applicable	As required by AM5.2
	AM 4.2	Not applicable	
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not applicable	
	AM 5.2	Applicable	Low Density Residential Zone (LDRZ)
	AM 5.3	Not applicable	Less than 10 lots
	AM 5.4	Applicable	Limited relevance
	AltM 5.5	Not applicable	Less than 10 lots

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

Clause 53.02-4.1 Bushfire Protection objective

Landscape, siting and design objective

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

Development is sited to minimise the risk from bushfire.

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

Building design minimises vulnerability to bushfire attack

Approved Measure	Requirement
AM 2.1	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Response: The site is positioned to the north of Bruthen as part of the township and is an infill subdivision in an established settlement. The four-lot subdivision increases the opportunity for three new dwellings to be located in close proximity to existing dwellings. The site will experience ember attack, radiant heat and localised ignitions associated with forest runs of fire from the north and west. Scattered vegetation in the settlement may provide local ignitions. These scenarios are detailed earlier in this report and will bring fire to the locality. It is noted that site has reasonable access, an ability to achieve a separation from the hazard commensurate to Column C of Table 2 to Clause 53.02-5 and has proximity to a township settlement. The landscape bushfire scenarios are not all within the scope of the Bushfire Management Overlay assumptions, and convection column collapse is feasible and BAL29 construction has been adopted.</p>
AM 2.2	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard • The building is in close proximity to a public road • Access can be provided to the building for emergency services vehicles <p>Response: There is an ability to locate a dwelling to each lot to achieve separation distance from the hazard. The siting opportunity on Lot 2, 3 and 4 achieves Column C of Table 2 to Clause 53.02-5 derived from grassland external to the subdivision and contained within the lots. Each lot has building envelope setback from its boundary to enable it to not specifically rely on its neighbour’s defendable space. All lots directly access a public road. Fire brigade access and firefighting water supply is specified for Lots 2, 3 and 4. The building envelopes have been derived with bushfire setbacks in mind.</p>

Clause 53.02-4.3 Water supply and access objectives

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

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

Approved Measure	Requirement
AM 4.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office or retail premises is provided with:</p>

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

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

Response:
 All lots require a non-combustible water tank containing a minimum of 10,000 litres of water to be provided at the time of building a dwelling. These requirements will be achieved through the required Section 173 agreement relating to bushfire protection measures on Lots 2, 3 and 4. All lots directly access a public road. Fire brigade access and firefighting water supply is specified for Lots 2, 3 and 4. Lot 1 will be excluded as it is already developed.

The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2.

Clause 53.02-4.4 Subdivision objectives

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Approved Measure	Requirement
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> • Each lot satisfies the approved measure in AM2.1 • A building envelope for a single dwelling on each lot that complies with AM2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> ○ Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or ○ Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots. <p>The bushfire attack that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.</p> • Defensible space wholly contained within the boundaries of the proposed subdivision. Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space.

	<ul style="list-style-type: none"> • Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure. • Water supply and vehicle access that complies with AM4.1. <p>Response: Lots 2, 3 and 4 can provide separation from the hazard in accordance with Column C of Table 2 to Clause 53.02-5, as detailed earlier in this report. Lot 1 has an existing dwelling; however, it has ample room to provide a future siting that meets Column A, B or C of Table to Clause 53.02-5 and separately apply for a planning permit if that was every required. It is demonstrated that a future dwelling site for Lots 2, 3 and 4 is able to be achieved and be exposed to a radiant heat flux of less than 29kW/m². Defendable space is wholly contained within the boundaries of each lot of the proposed subdivision. There is no reliance on off-site defendable space.</p> <p>The vegetation management requirements for the subdivision are detailed and apply to the property boundary.</p> <p><u>Water supply and vehicle access</u></p> <p>All lots require a non-combustible water tank containing a minimum of 10,000 litres of water to be provided at the time of building a dwelling. These requirements will be achieved through the required Section 173 agreement relating to bushfire protection measures on Lots 2, 3 and 4. All lots directly access a public road. Fire brigade access and firefighting water supply is specified for Lots 2, 3 and 4. Lot 1 will be excluded as it is already developed.</p> <p>The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2.</p>
--	---

<p>AM5.4</p>	<p>A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.</p> <p>Response: This subdivision improves the current situation to the surrounding lots as it provides ongoing requirements for management of the vegetation. Lot 1 is expected to continue to be managed in a low threat manner. Each lot will be able to be landscaped as the owner chooses, provided the vegetation management requirements for the areas of defendable space are undertaken.</p>
---------------------	--

5.2 Expected Planning Permit Conditions

The following are expected to be the planning permit conditions, and apply to Lot 2, 3 and 4:

Bushfire Management Plan not altered

The Bushfire Management Plan (Version No 1, dated 20/11/2024) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Matters to be set out in Section 173 Agreement

To give effect to the requirements of Clause 44.06-4 of the East Gippsland Planning Scheme, and the above condition, the section 173 Agreement prepared in accordance with Clause 44.06-4 must specify the following:

- The occupation of a dwelling or small second dwelling must not start on any lot until all of the bushfire mitigation measures specified on the Bushfire Management Plan endorsed under this permit have been implemented on the relevant lot to the satisfaction of the Responsible Authority.
- The bushfire mitigation measures which form part of the Section 173 Agreement and the planning permit and endorsed plans, including those relating to construction standards (BAL), defendable space, water supply and access must be maintained to the satisfaction of the Responsible Authority.

The Bushfire Management Plan endorsed under this permit must be included as an annexure to the agreement.

Maintenance of defendable space

Before the Statement of Compliance is issued under the Subdivision Act 1988 defendable space on every lot in the subdivision must be implemented and maintained as specified on the Bushfire Management Plan, unless otherwise agreed in writing by the CFA and the Responsible Authority.

5.3 Bushfire Management Plan

Refer to Appendix One for the proposed Bushfire Management Plan.

6.0 References

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

The State of Victoria Department of Environment, Land, Water and Planning (2024) NatureKit.

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

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

7.0 Appendices

Appendix One – Proposed Bushfire Management Plan

Bushfire Management Plan – Lots 2, 3 and 4 only

200 Great Alpine Road Bruthen

Version 1, 20/11/2024 Euca Planning Pty Ltd

BUSHFIRE PROTECTION MEASURES

Mandatory Condition

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

Construction Standard

Building design and all construction works need to comply with a minimum BAL of BAL29 from AS 3959.

Firefighting water supply

At the time of building a new dwelling, each lot must provide a minimum 10,000 litres effective water supply for firefighting purposes that meets the following requirements:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

At the time of building a new dwelling, each lot must provide access to the dwelling and water supply for firefighting purposes which meets the following requirements:

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

Defendable space

At the time of building a new dwelling, each lot must provide defendable space for 25 metres to the west, 11 metres to the north and south, and 10 metres to the east (or to the property boundary where lesser) surrounding the dwelling modified and managed in accordance with the following requirements:

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

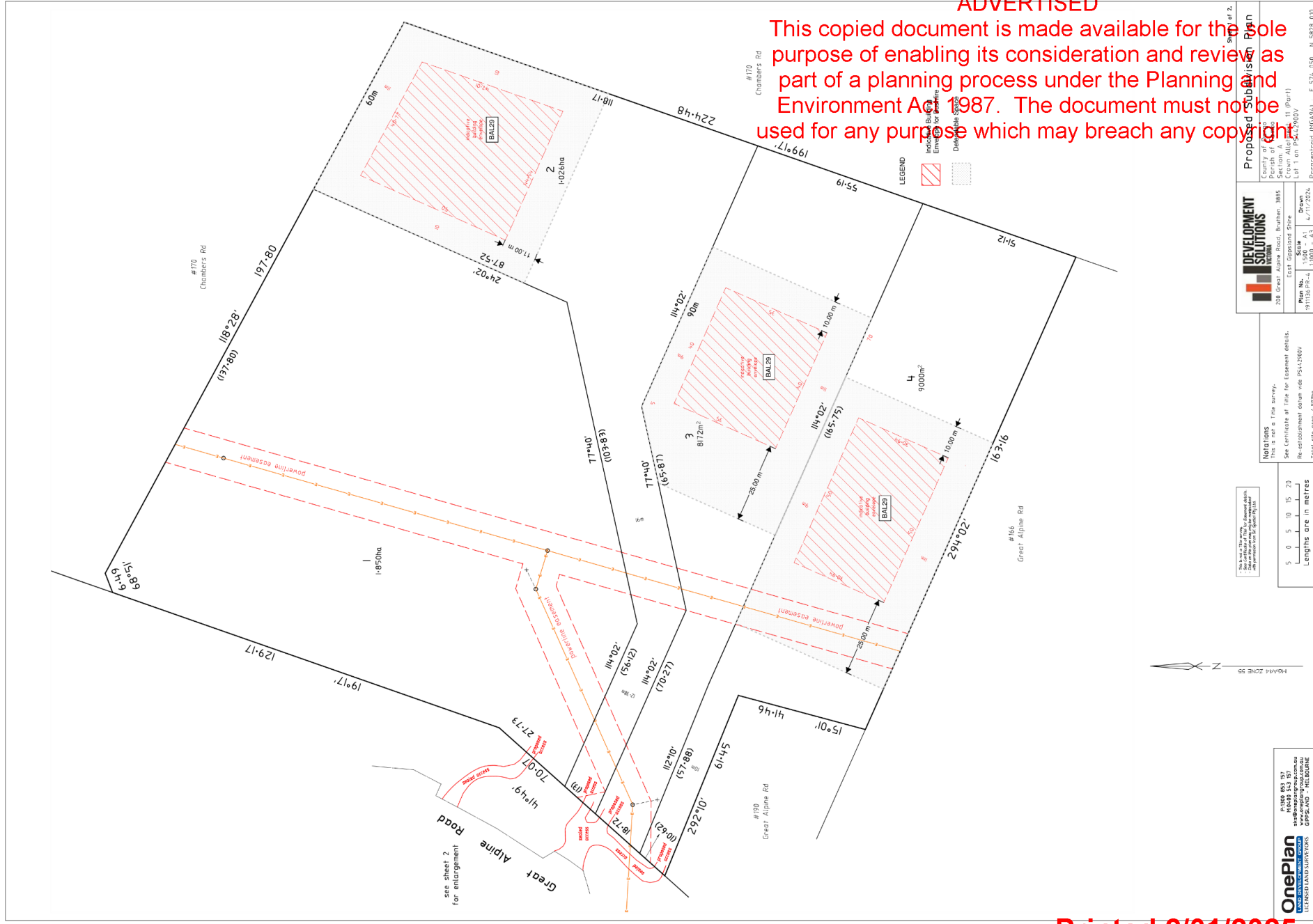
ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Bushfire Management Plan – Lots 2, 3 and 4 only

200 Great Alpine Road Bruthen

Version 1, 20/11/2024 Euca Planning Pty Ltd



OnePlan
ILLUMINATED SOLUTIONS
p 1300 853 937
e info@oneplan.com.au
s 150 Great Alpine Road
c BRUTHEN VIC 3745

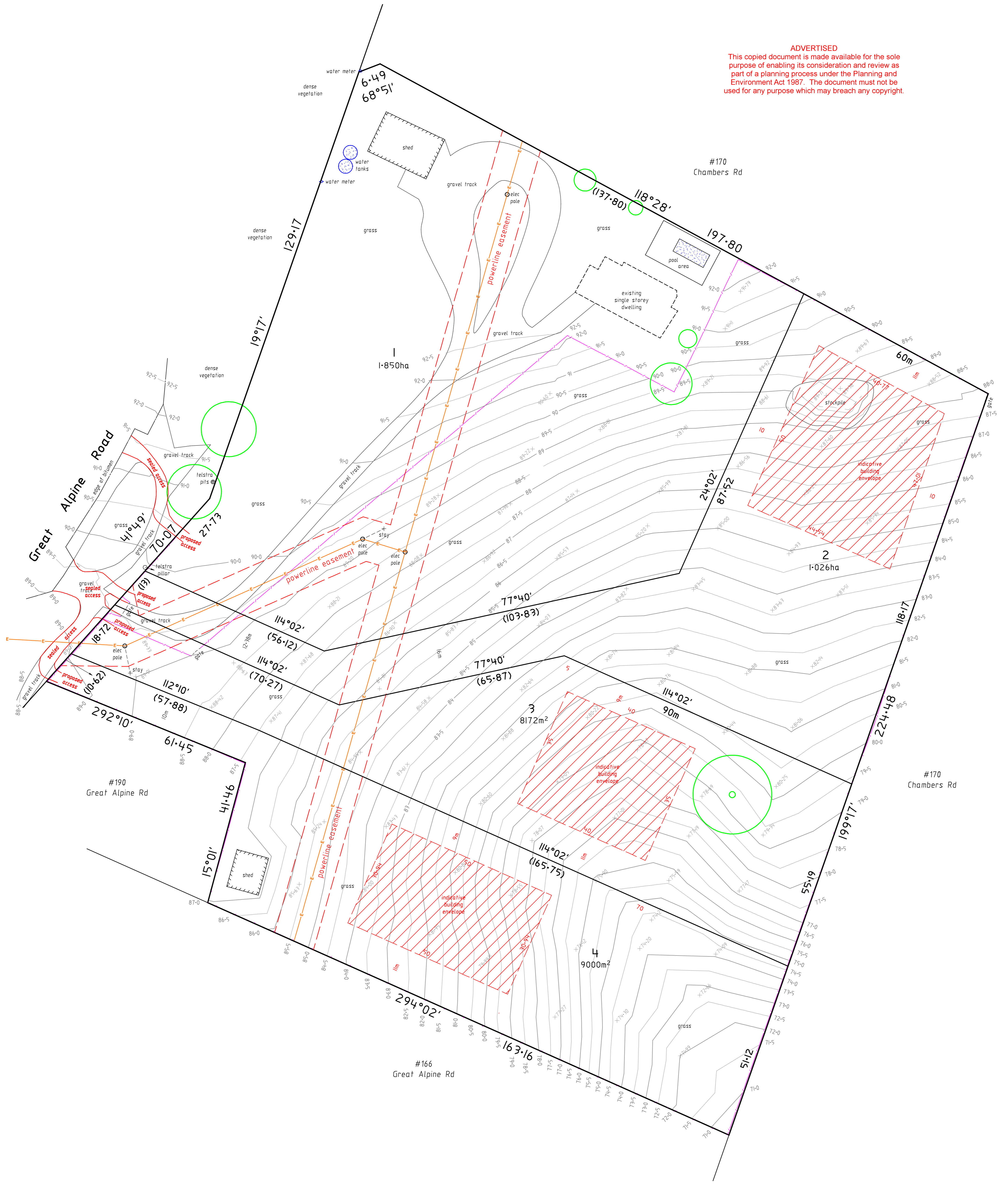
DEVELOPMENT SOLUTIONS
VIC
200 Great Alpine Road, Bruthen, 3853
EEST Registered Survey
Drawn: 1:300 - A1
19/10/24 - 4/11/2024
1:1000 - A3

Notations:
This is not a title survey.
See certificate of title for easement details.
Re-entrainment drum vide PS413067
Total site area: 4.03Ha

Proposed Subdivision Plan
County of Murrumbidgee
Parish of Murrumbidgee
Section of 100
Lot 1 on Plan 100207

Sheet of 2.
#170 Chambers Rd
#170 Great Alpine Rd
#166 Great Alpine Rd

ADVERTISED
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

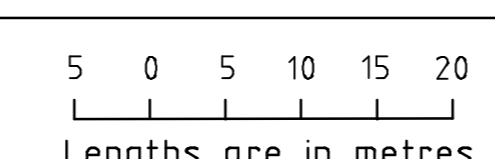


OnePlan
 LAND DEVELOPMENT GROUP
 LICENSED LAND SURVEYORS

P:1300 853 157
 M:0400 543 157
 sks@oneplangroup.com.au
 www.oneplangroup.com.au
 GIPPSLAND - MELBOURNE

MGA94 ZONE 55

- This is not a Title survey.
 - See Certificate of Title for Easement details.
 - Only significant trees are shown on this plan.
 - While every effort has been made to locate all features within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
 - No underground features have been located unless specifically shown.
 - All data shown on this plan is an accurate representation of the subject site at the time of survey.
 - Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



Notations
 This is not a Title survey.
 See Certificate of Title for Easement details.
 Re-establishment datum vide PS442900V
 Levels are to the Australian Height Datum (AHD)
 Contour interval: 0.5m
 Total site area: 4.593ha

Legend	
	post & wire fence
	overhead powerlines

DEVELOPMENT SOLUTIONS
 VICTORIA

200 Great Alpine Road, Bruthen, 3885
 East Gippsland Shire

Plan No. 1911136 SCPR-4	Scale 1:500 - A1 1:1000 - A3	Drawn 4/11/2024
----------------------------	------------------------------------	--------------------

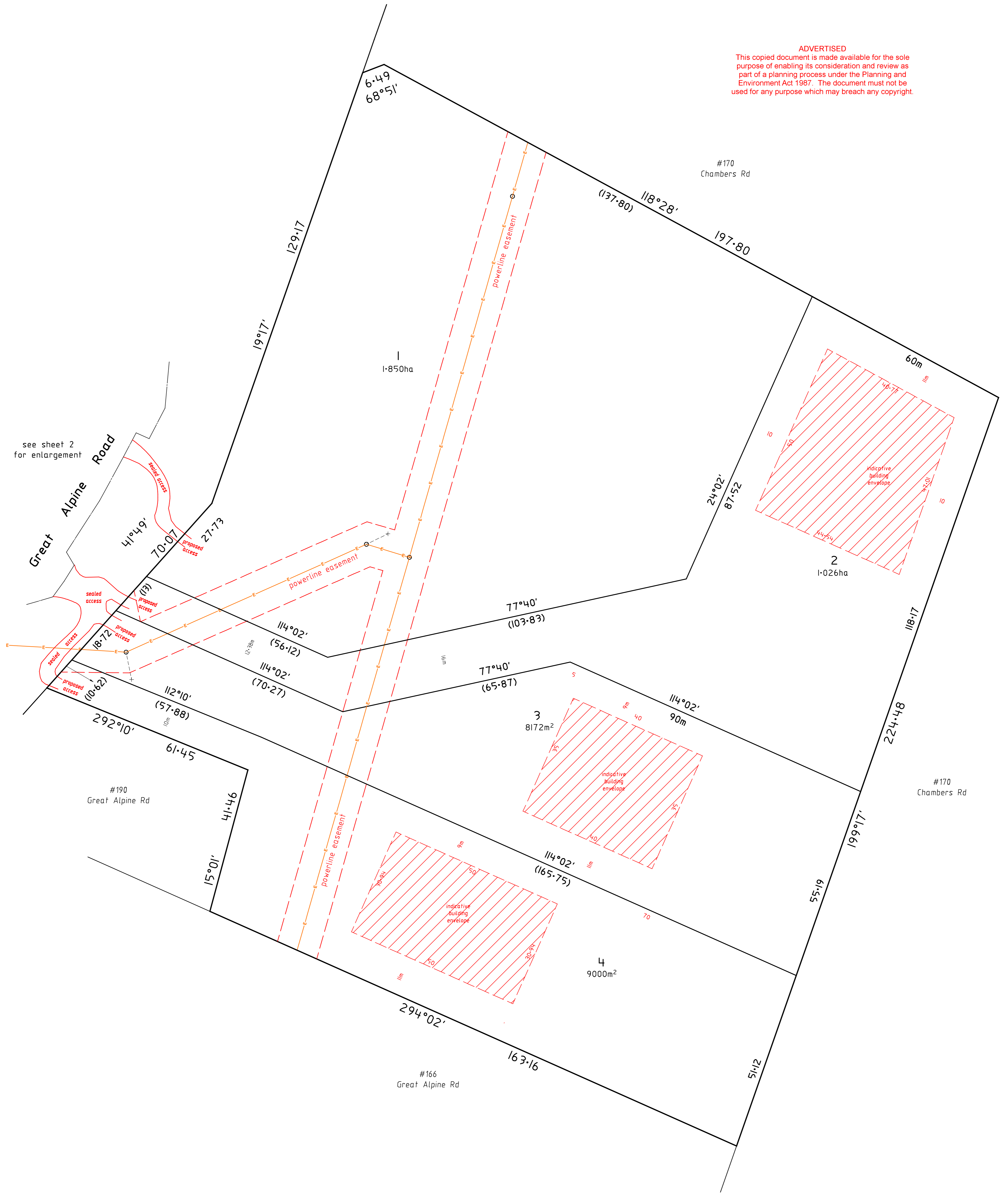
Site Context & Proposed Subdivision Plan

County of Dargo
 Parish of Tambo
 Section: A
 Crown Allotment 111617
 Lot 1 on PS442900V

Printed 2/01/2025
 Page 101 of 103

Paracentroid (MGA94) : E 574 050, N 5828 010

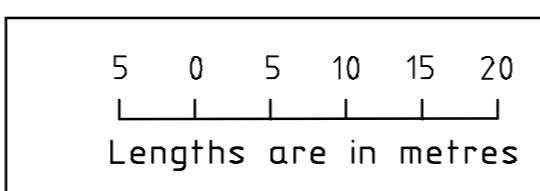
ADVERTISED
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



see sheet 2 for enlargement

MGA94 ZONE 55

- This is not a Title survey.
 - See Certificate of Title for Easement details.
 - Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



Notations
 This is not a Title survey.
 See Certificate of Title for Easement details.
 Re-establishment datum vide PS442900V
 Total site area: 4.593ha

DEVELOPMENT SOLUTIONS
 VICTORIA
 200 Great Alpine Road, Bruthen, 3885
 East Gippsland Shire

Plan No.	Scale	Drawn
1911136 PR-4	1:500 - A1 1:1000 - A3	4/11/2024

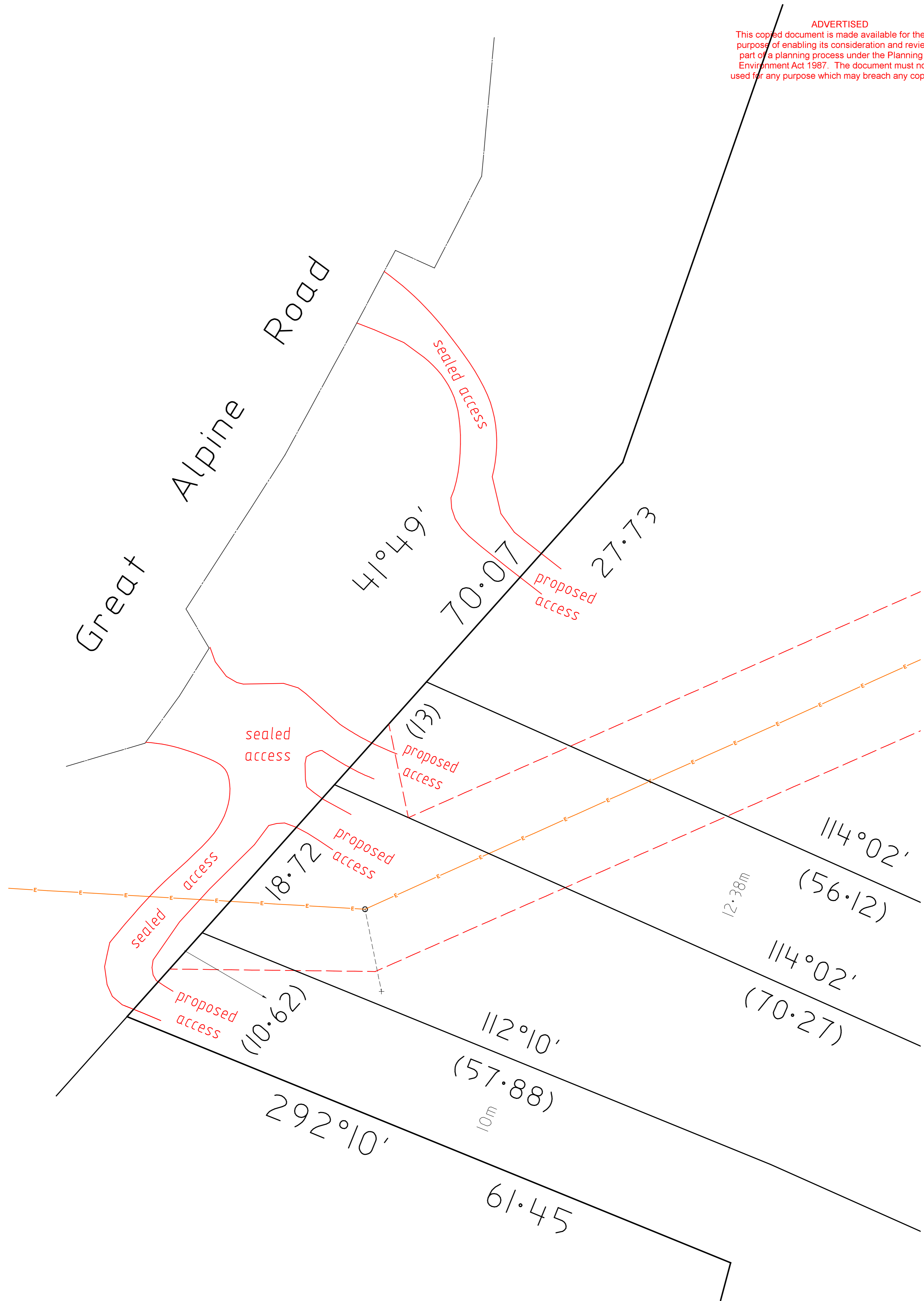
Proposed Subdivision Plan
 County of Dargo
 Parish of Tambo
 Section: A
 Crown Allotment 1116 (part)
 Lot 1 on PS442900V
 Paracentroid (MGA94) : E 574 050, N 5828 010

Printed 2/01/2025
 Page 102 of 103

OnePlan
 LAND DEVELOPMENT GROUP
 LICENSED LAND SURVEYORS

P:1300 853 157
 M:0400 543 157
 sks@oneplangroup.com.au
 www.oneplangroup.com.au
 GIPPSLAND - MELBOURNE

ADVERTISED
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



MGA94 ZONE 55

- This is not a Title survey.
 - See Certificate of Title for Easement details.
 - Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

2 0 2 4 6 8
 Lengths are in metres

Notations
 This is not a Title survey.
 See Certificate of Title for Easement details.
 Re-establishment datum vide PS442900V
 Total site area: 4.593ha

DEVELOPMENT SOLUTIONS
 VICTORIA
 200 Great Alpine Road, Bruthen, 3885
 East Gippsland Shire

Plan No.	Scale	Drawn
1911136 PR-4	1:200 - A1 1:400 - A3	4/11/2024

Proposed Subdivision Plan
 County of Dargo
 Parish of Tambo
 Section: A
 Crown Allotment: 1110 (part)
 Lot 1 on PS442900V
 Paracentroid (MGA94) : E 574 050, N 5828 010

OnePlan
 LAND DEVELOPMENT GROUP
 LICENSED LAND SURVEYORS
 P:1300 853 157
 M:0400 543 157
 www.oneplangroup.com.au
 GIPPSLAND - MELBOURNE