

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<b>The land affected by the application is located at:</b>	<b>68 Brodribb Drive MARLO VIC 3888 Lot: 23 PS: 814895</b>
<b>The application is for a permit to:</b>	<b>Development of a Dwelling and Outbuilding</b>
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
43.02-2 (DDO)	Construct a building or construct or carry out works
44.06-2 (BMO)	Construct a building or construct or carry out works
<b>The applicant for the permit is:</b>	<b>Lake Tyers Beach Design</b>
<b>The application reference number is:</b>	<b>5.2025.372.1</b>

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.

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

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



# Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

## Applicant Details:

Applicant name: Ashley Carroll	
Business trading name (if applicable): Lake Tyers Beach Design	
Email address:	
Postal address: Lake Tyers Beach - Vic	
	Postcode: 3909
Preferred Phone number:	Secondary number:

## Owners Details: (if not the applicant)

Owner name: Marlo Plumbing Pty Ltd (C/O. M & N Ryan)	
Business trading name (if applicable):	
Postal address:	
	Postcode: 3888

## Description of the Land:

Street number: 68	Street name: Brodribb Drive
Town: MARLO	Postcode 3888

## AND/OR

Lot Number: 23	Plan Number: PS 814895
Other Legal Description:	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor. If the proposal relates to multiple addresses/parcels, please attach a document with a list of the owner and land description details for each additional property.

## Declaration in relation to Title Restrictions:

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 checked="" type="checkbox"/> Yes <input 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

## Existing conditions:

Describe how the land is currently used and developed:

Vacant Allotment



# Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

## Description of proposal:

Provide a brief description of your proposal:

Buildings and Works - Construction of a Dwelling, Associated Garage and Shed
(DDO & BMO Triggered )

Estimated cost of development:	\$ 450,000
--------------------------------	------------

*Note: You may be required to verify this estimate*

Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Officer name:
Your application reference number: 25026	

## Application requirements and supporting documents

### Required:

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Plans as relevant to the proposal

### Suggested, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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

# Planning Permit Application

s47 Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

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## Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au). You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

## Declarations:

I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) 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. In the event that the giving of notice is required pursuant to Section 52 of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary. I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature: Ashley Carroll	
Name: Lake Tyers Beach Design - Ashley Carroll	Date: 23 / 10 / 2025

## Contact Council



03 5153 9500



[feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)



[eastgippsland.vic.gov.au](http://eastgippsland.vic.gov.au)



PO Box 1618, Bairnsdale 3875

## Customer Service Centres:

- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
- **Paynesville:** 55 Esplanade



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

Page 1 of 3

VOLUME 12624 FOLIO 862

Security no : 124129182327F  
Produced 21/10/2025 12:54 PM

### LAND DESCRIPTION

Lot 23 on Plan of Subdivision 814895N.  
PARENT TITLE Volume 12492 Folio 580  
Created by instrument PS814895N Stage 4 23/07/2025

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MARLO PLUMBING PTY LTD  
PS814895N Stage 4 23/07/2025

### ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 173 Planning and Environment Act 1987  
AS480079Y 28/08/2019

### DIAGRAM LOCATION

SEE PS814895N FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS814895N/S4 (B)		Registered	23/07/2025

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

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

Street Address: 68 BRODRIBB DRIVE MARLO VIC 3888

### ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



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Document Type	<b>Plan</b>
Document Identification	<b>PS814895N</b>
Number of Pages (excluding this cover sheet)	<b>7</b>
Document Assembled	<b>21/10/2025 12:54</b>

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# PLAN OF SUBDIVISION

## LOCATION OF LAND

**PARISH:** ORBOST EAST

**TOWNSHIP:** \_\_\_\_\_

**SECTION:** C

**CROWN ALLOTMENT:** 48A (PART)

**CROWN PORTION:** \_\_\_\_\_

**TITLE REFERENCE:** VOL FOL

**LAST PLAN REFERENCE:** LOT A - PS802725H

**POSTAL ADDRESS:** 156 HEALEYS ROAD,  
(at time of subdivision) MARLO 3888

**MGA CO-ORDINATES:** E: 637 040 **ZONE:** 55  
(of approx centre of land in plan) N: 5816 590 **GDA 94**

Council Name: East Gippsland Shire Council

Council Reference Number: PS814895N  
Planning Permit Reference: 116/2017/P  
SPEAR Reference Number: S115013S

### Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

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

Digitally signed by Martin T Ireland for East Gippsland Shire Council on 25/01/2018

Statement of Compliance issued: 16/10/2019

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R1 ROAD	EAST GIPPSLAND SHIRE COUNCIL
R2 ROAD	EAST GIPPSLAND SHIRE COUNCIL
R3 ROAD	EAST GIPPSLAND SHIRE COUNCIL
R4 ROAD	EAST GIPPSLAND SHIRE COUNCIL

## NOTATIONS

**DEPTH LIMITATION** 15 METRES BELOW THE SURFACE

### SURVEY:

This plan is based on survey.

### STAGING:

This is a staged subdivision.  
Planning Permit No. 116/2017/P

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

In Proclaimed Survey Area No.

## NOTATIONS

## EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY	SEE DIAG.	PS613282U	LOT 32 ON PS613282U
E-1	CARRIAGEWAY	SEE DIAG.	PS802725H	LOT 2 ON PS802725H
E-3, E-5	DRAINAGE	SEE DIAG	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL
E-4, E-5	POWERLINE	SEE DIAG	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-6	POWERLINE	2	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

**Crowther & Sadler Pty. Ltd.**

LICENSED SURVEYORS & TOWN PLANNERS  
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 6162 6011 E. [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

SURVEYORS FILE REF: 17728

MICHAEL JOSEPH SADLER, VERSION 1

ORIGINAL SHEET  
SIZE: A3

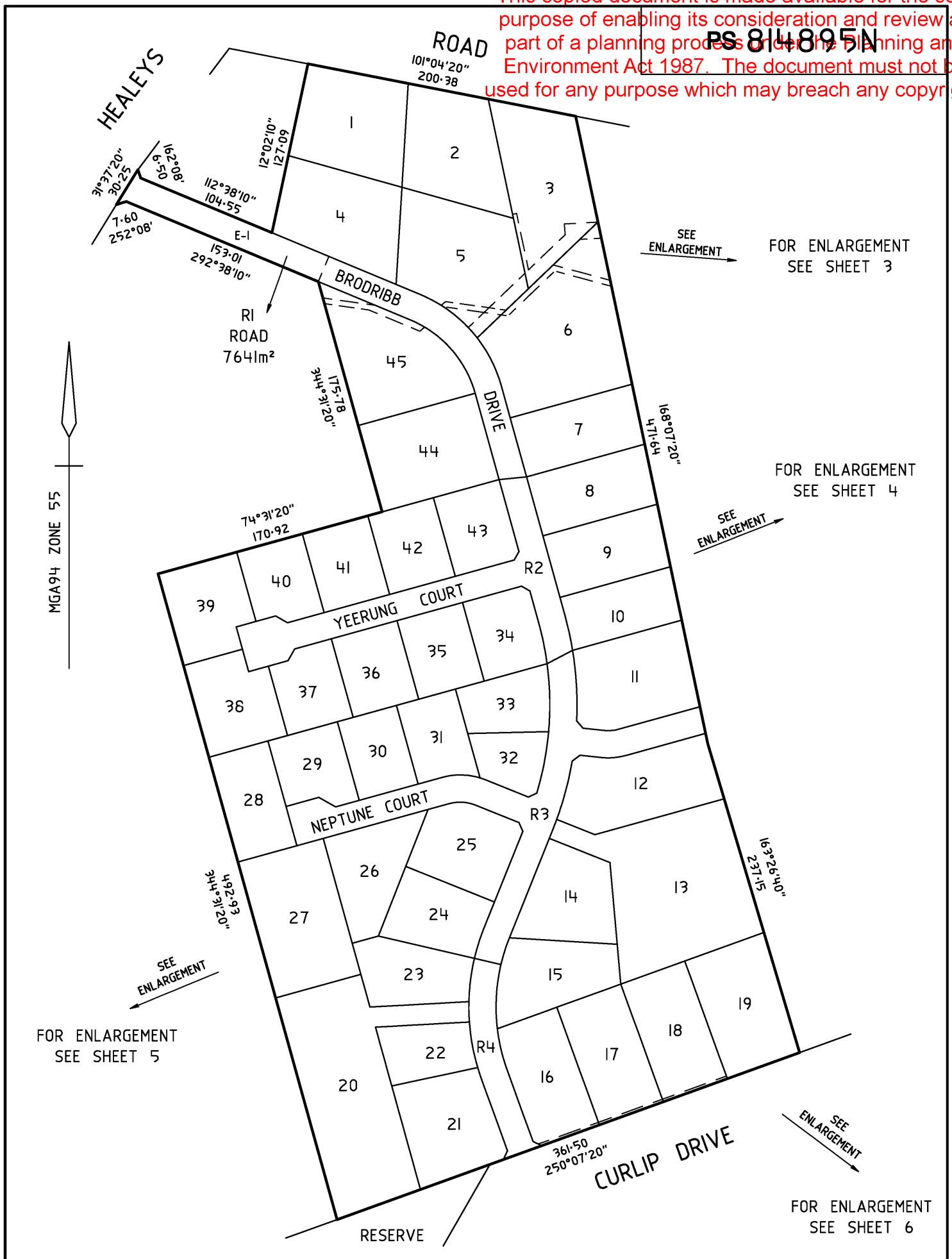
SHEET 1 OF 6 SHEETS

THIS IS A LAND USE VICTORIA  
COMPILED PLAN  
FOR DETAILS SEE NOTIFICATION TABLE HEREIN

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PS 814895N



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SURVEYORS REF  
17728

SCALE  
1:2500

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LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 2

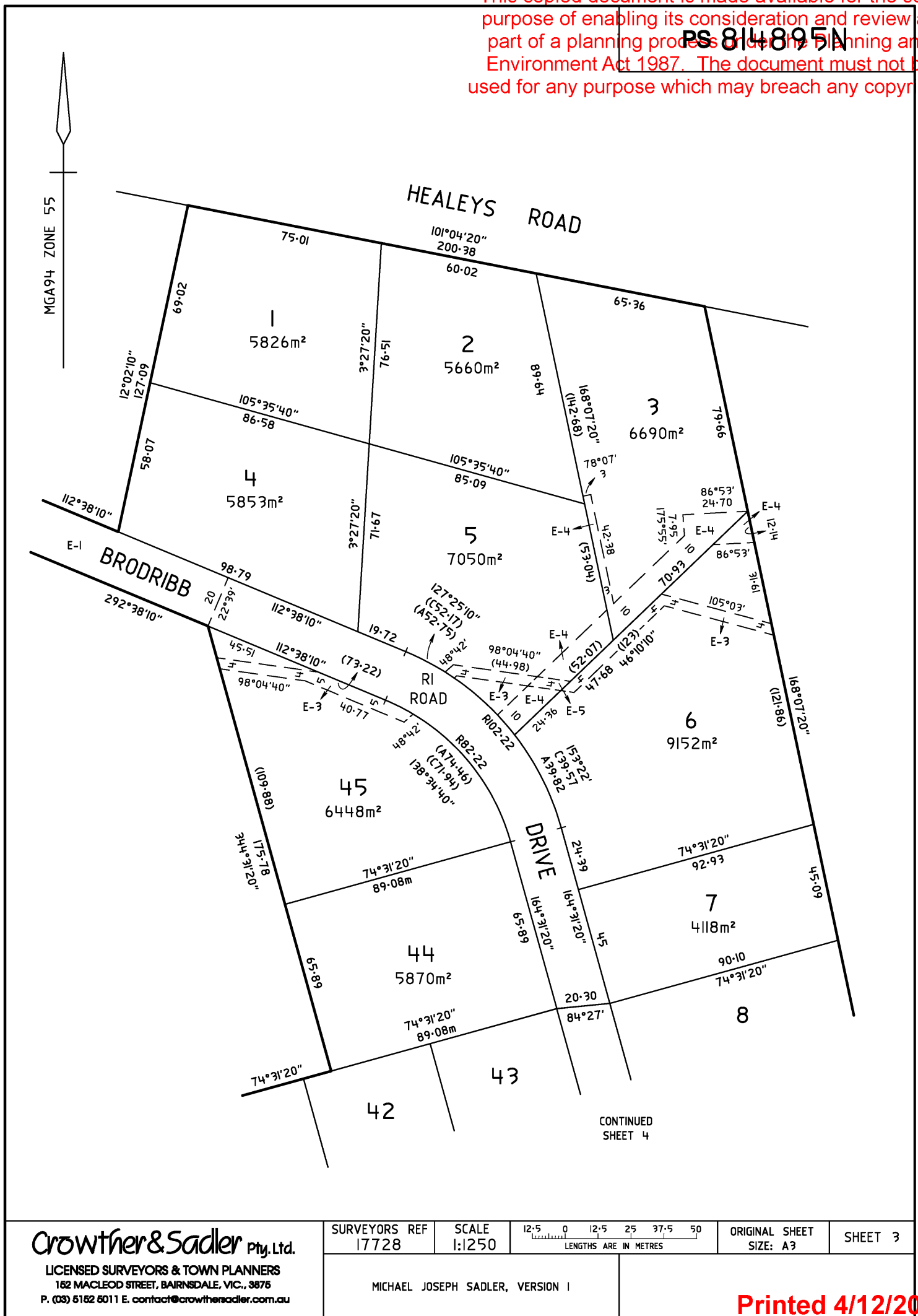
MICHAEL JOSEPH SADLER, VERSION 1

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Page 8 of 68

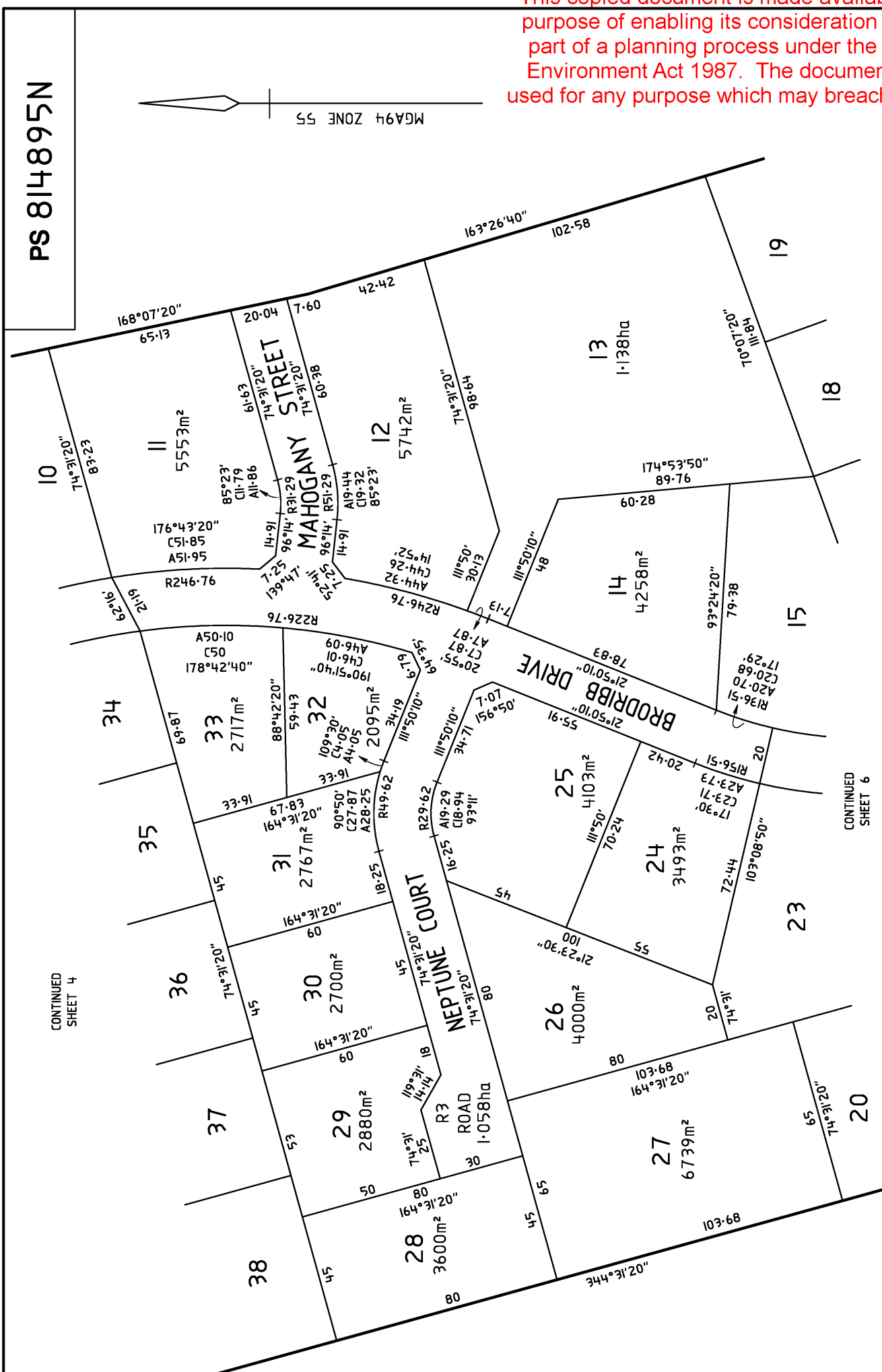
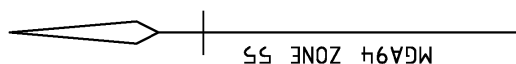
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PS 814895N



CONTINUED  
SHEET 6

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	SURVEYORS	REF
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LENGTHS ARE IN METRES

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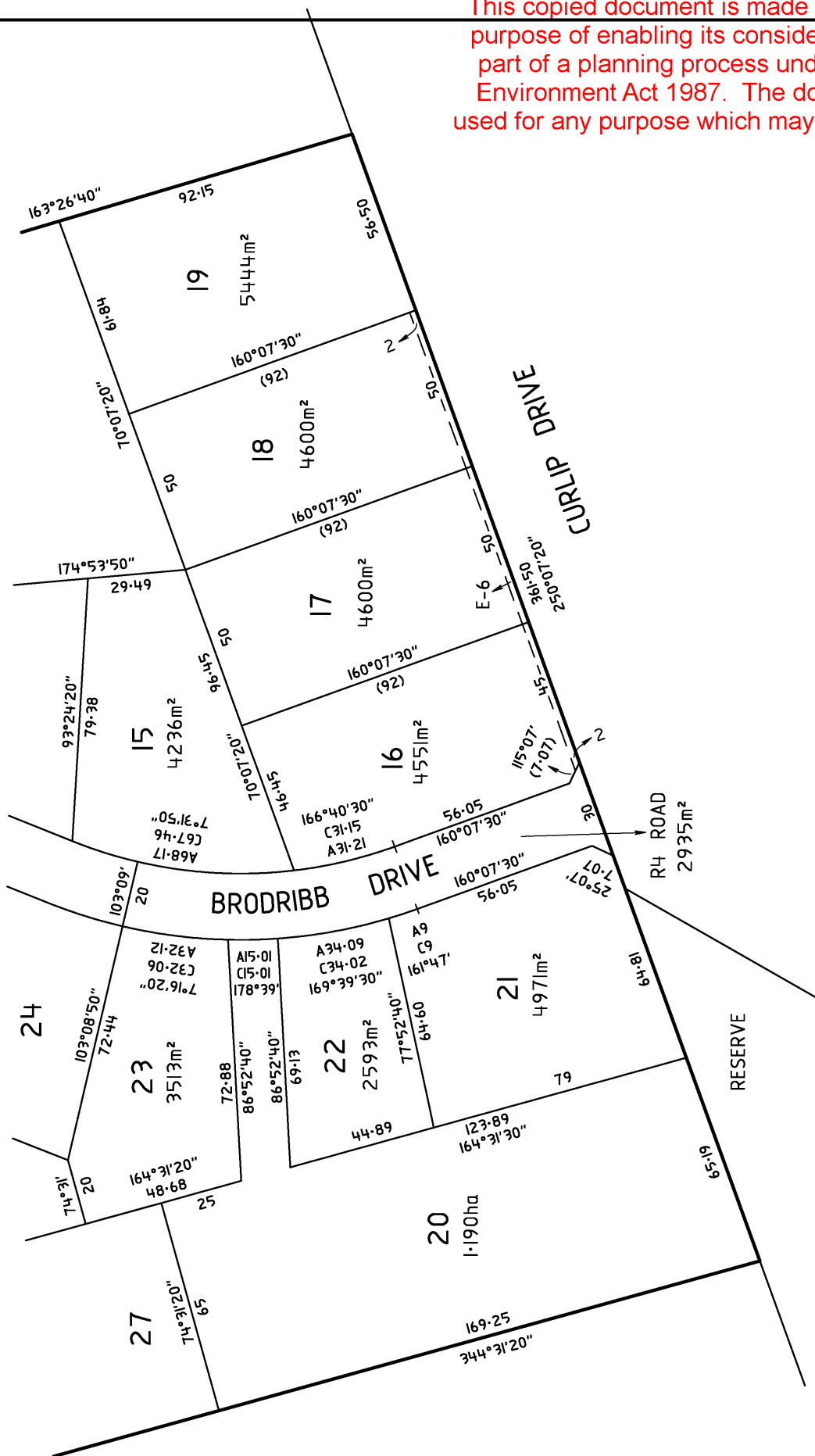
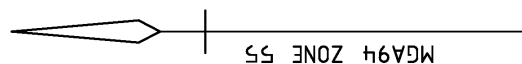
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PS 814895N

CONTINUED  
SHEET 5



SURVEYORS REF 2016	SCALE 1:250	<p>12.5 0 12.5 25 37.5 50</p> <p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	SHEET 6 of 6
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MICHAEL JOSEPH SADLER, VERSION 1

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## MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

MASTER PLAN (STAGE 1) REGISTERED DATE 05/12/2019 TIME 5:39 pm

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
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[illegible]

**Printed 4/12/2025**

Page 13 of 68



# Department of Environment, Land, Water & Planning

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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.

Produced 23/10/2025 10:30:19 AM

Status	Registered	Dealing Number	AS480079Y
Date and Time Lodged	28/08/2019 02:24:59 PM		

### Lodger Details

Lodger Code	17223H
Name	MADDOCKS
Address	
Lodger Box	
Phone	
Email	
Reference	MYM:S173LC 7687576

## APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Estate and/or Interest

FEE SIMPLE

### Land Title Reference

11971/147  
11971/148  
11971/149

### Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173  
Planning & Environment Act - section 173

### Applicant(s)

Name	EAST GIPPSLAND SHIRE COUNCIL
Address	
Street Number	273
Street Name	MAIN
Street Type	ROAD
Locality	BAIRNSDALE
State	VIC
Postcode	3875



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

### Additional Details

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	EAST GIPPSLAND SHIRE COUNCIL
Signer Name	MARIA MARSHALL
Signer Organisation	PARTNERS OF MADDOCKS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	28 AUGUST 2019

### File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Document Type	<b>Instrument</b>
Document Identification	<b>AS480079Y</b>
Number of Pages (excluding this cover sheet)	<b>13</b>
Document Assembled	

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Date 21/08/2019

## Agreement under section 173 of the Planning and Environment Act 1987

Subject Land: 156 Healeys Road, Marlo

East Gippsland Shire Council

and

Marlo Plumbing Pty Ltd  
ACN 006 472 662

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## Contents

1.	Definitions .....	1
2.	Interpretation .....	3
3.	Purpose of Agreement.....	3
4.	Reasons for Agreement.....	3
5.	Owner's specific obligations .....	4
6.	Owner's further obligations.....	4
6.1	Notice and registration .....	4
6.2	Further actions .....	4
6.3	Council's costs to be paid .....	4
6.4	Fees .....	5
6.5	Time for determining satisfaction .....	5
6.6	Interest for overdue money .....	5
7.	Agreement under section 173 of the Act .....	5
8.	Owner's warranties .....	5
9.	Successors in title.....	5
10.	General matters .....	6
10.1	Notices .....	6
10.2	No waiver .....	6
10.3	Severability.....	6
10.4	No fettering of Council's powers .....	6
10.5	Inspection of documents .....	6
10.6	Governing law .....	6
11.	Commencement of Agreement .....	6



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## Agreement under section 173 of the Planning and Environment Act 1987

Dated 21 / 08 / 2019

### Parties

Name	East Gippsland Shire Council
Address	273 Main Street, Bairnsdale, Victoria 3875
Short name	Council

Name	Marlo Plumbing Pty Ltd ACN 006 472 662
Address	14 Ruskin Street, Orbost, Victoria 3888
Short name	Owner

### Background

- A. Council is the responsible authority for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. Council issued the Planning Permit requiring the Owner to enter into this Agreement providing for the matters set out in condition 17 of the Planning Permit.
- D. As at the date of this Agreement, the Subject Land is encumbered by a mortgage in favour of National Australia Bank. The Mortgagee consents to the Owner entering into this Agreement.

### 1. Definitions

In this Agreement unless the context admits otherwise:

**Act** means the *Planning and Environment Act 1987*.

**Agreement** means this Agreement and includes this Agreement as amended from time to time.

**Building** has the same meaning as in the Act.

**Bushfire Management Plan** means the plan endorsed with the stamp of Council titled 'Bushfire Hazard Site Assessment Version 3', dated 26 October 2015, prepared by Crowther and Sadler in accordance with Clause 54.47-2.4 and included as Attachment 1 of this Agreement, or such other plan approved by Council from time to time.

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**CPI** means the annual Consumer Price Index (All Groups-Melbourne) as published by the Australian Bureau of Statistics, or, if that index number is no longer published, its substitute as a cumulative indicator of the inflation rate in Australia, as determined by Council from time to time.

**Current Address** means:

- (a) for Council, the address shown on page one of this Agreement, or any other address listed on Council's website; and
- (b) for the Owner, the address shown on page one of this Agreement or any other address provided by the Owner to Council for any purpose relating to the Subject Land.

**Current Email** means:

- (c) for Council, council@mvcc.vic.gov.au, or any other email address listed on Council's website; and
- (d) for the Owner, any email address provided by the Owner to Council for the express purpose of electronic communication regarding this Agreement.

**Endorsed Plan** means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit.

**Indexation** means an annual adjustment to the Satisfaction Fee carried out in accordance with CPI.

**Lot** means a lot created by a subdivision of the Subject Land whether in accordance with the Planning Permit or otherwise.

**Owner** means the person registered or entitled from time to time to be registered as proprietor of an estate in fee simple of the Subject Land and includes a mortgagee-in-possession.

**Party or Parties** means the Parties to this Agreement.

**Planning Permit** means planning permit no. 116/2017/P as amended from time to time, issued on 4 August 2017, authorising the subdivision of the Subject Land into two lots and removal of native vegetation in accordance with the Endorsed Plan.

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

**Satisfaction Fee** means a fee payable by the Owner to Council for determining whether any one of the Owner's obligations has been undertaken to Council's satisfaction, or for deciding whether to give consent for anything this Agreement provides must not be done without Council's consent, and which is payable at the rate of:

- (e) \$317.90 if paid within 12 months from the date that this Agreement commences; or
- (f) \$317.90 plus Indexation if paid at any time after 12 months from the date that this Agreement commences.

**Subject Land** means the land situated at 156 Healeys Road, Marlo being the land referred to in certificate of title volume 11971 folio 147, 148, 149 and any reference to the Subject Land includes any Lot created by the subdivision of the Subject Land or any part of it.

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## 2. Interpretation

In this Agreement unless the context admits otherwise:

- 2.1 the singular includes the plural and vice versa;
- 2.2 a reference to a gender includes all genders;
- 2.3 a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law;
- 2.4 any agreement, representation, warranty or indemnity by 2 or more persons (including where 2 or more persons are included in the same defined term) binds them jointly and severally;
- 2.5 a term used has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act, it has the meaning as defined in the Act;
- 2.6 a reference to an Act, regulation or the Planning Scheme includes any Act, regulation or amendment amending, consolidating or replacing the Act, regulation or Planning Scheme;
- 2.7 the Background forms part of this Agreement;
- 2.8 the Owner's obligations take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land; and
- 2.9 any reference to a clause, page, condition, attachment or term is a reference to a clause, page, condition, attachment or term of this Agreement.

## 3. Purpose of Agreement

The Parties acknowledge and agree that the purposes of this Agreement are to:

- 3.1 Give effect to the Planning Permit;
- 3.2 Achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect to the Subject Land; and
- 3.3 Ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

## 4. Reasons for Agreement

The Parties acknowledge and agree the Council has entered into this Agreement for the following reasons:

- 4.1 Council would not have issued the Planning Permit without the condition requiring this Agreement;
- 4.2 the agreement has been prepared for the purpose of an exemption from a planning permit pursuant to Clause 44.06-1 of the Scheme; and
- 4.3 the Owner has elected to enter into this Agreement in order to take the benefit of the Planning Permit.

---

**5. Owner's specific obligations**

The Owner covenants and agrees that if a Dwelling is constructed on a Lot without the need for a planning permit, the Owner must:

- 5.1 only construct the dwelling in accordance with the Bushfire Management Plan, and
- 5.2 maintain the dwelling and Lot in accordance with the Bushfire Management Plan, to the satisfaction of Council.

---

**6. Owner's further obligations**

**6.1 Notice and registration**

The Owner must bring this Agreement to the attention of all prospective occupiers, purchasers, lessees, licensees, mortgagees, chargees, transferees and assigns.

**6.2 Further actions**

The Owner:

- 6.2.1 must do all things necessary to give effect to this Agreement;
- 6.2.2 consents to Council applying to the Registrar of Titles to record this Agreement on the certificate of title of the Subject Land in accordance with section 181 of the Act; and do all things necessary to enable the Council to do so, including:
  - (a) sign any further agreement, acknowledgment or document; and
  - (b) obtain all necessary consents to enable the recording to be made.

**6.3 Council's costs to be paid**

The Owner must pay to Council within 14 days after a written request for payment, Council's costs and expenses (including legal expenses) relating to this Agreement, including:

- 6.3.1 preparing, drafting, finalising, signing, recording and enforcing this Agreement;
- 6.3.2 preparing, drafting, finalising and recording any amendment to this Agreement; and
- 6.3.3 determining whether any of the Owner's obligations have been undertaken to Council's satisfaction; and
- 6.3.4 preparing, drafting, finalising and recording any document to give effect to the ending of this Agreement.

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#### 6.4 Fees

The Owner must pay any Satisfaction Fee to Council within 14 days after a written request for payment.

#### 6.5 Time for determining satisfaction

If Council makes a request for payment of:

6.5.1 a fee under clause 6.4.; or

any costs or expenses under clauses 6.3.3

the Parties agree that Council will not decide whether the Owner's obligation has been undertaken to Council's satisfaction, or whether to grant the consent sought until payment has been made to Council in accordance with the request.

#### 6.6 Interest for overdue money

6.6.1 The Owner must pay to Council interest in accordance with section 227A of the *Local Government Act* 1989 on any amount due under this Agreement that is not paid by the due date.

6.6.2 If interest is owing, Council will apply any payment made to interest and any balance of the payment to the principal amount.

---

### 7. Agreement under section 173 of the Act

Without limiting or restricting the respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is made as a deed in accordance with section 173 of the Act.

---

### 8. Owner's warranties

The Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

---

### 9. Successors in title

Until such time as a memorandum of this Agreement is recorded on the certificate of title of the Subject Land, the Owner must require successors in title to:

9.1 give effect to this Agreement; and

9.2 enter into a deed agreeing to be bound by the terms of this Agreement.

---

**10. General matters**

**10.1 Notices**

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

- 10.1.1 personally on the other Party;
- 10.1.2 by leaving it at the other Party's Current Address;
- 10.1.3 by posting it by prepaid post addressed to the other Party at the other Party's Current Address; or
- 10.1.4 by email to the other Party's Current Email.

**10.2 No waiver**

Any time or other indulgence granted by Council to the Owner or any variation of this Agreement or any judgment or order obtained by Council against the Owner does not amount to a waiver of any of Council's rights or remedies under this Agreement.

**10.3 Severability**

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

**10.4 No fettering of Council's powers**

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the grant of planning approvals or certification of plans subdividing the Subject Land or relating to use or development of the Subject Land.

**10.5 Inspection of documents**

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

**10.6 Governing law**

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

---

**11. Commencement of Agreement**

This Agreement commences on the date specified on page one or if no date is specified on page one, the date the Planning Permit was issued.



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## Signing Page

Signed, sealed and delivered as a deed by the Parties.

Signed sealed and delivered by the  
Chief Executive Officer on behalf of the  
East Gippsland Shire Council pursuant  
to the power delegated to that person by  
an Instrument of Delegation in the  
presence of:

*Colleen Smith*

Witness

*Colleen Smith*

Print Name

Executed by Marlo Plumbing Pty Ltd ACN in  
accordance with s.127(1) of the Corporations Act  
2001:

*Daryl Martin Patterson*

Signature of Sole Director and Sole  
Company Secretary

DARYL MARTIN PATTERSON

Print full name

### Mortgagee's Consent

National Australia Bank Ltd as Mortgagee under instrument of mortgage no. W172451C consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

REFER TO LETTER FROM THE NAB



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Registrar of Titles  
Land Titles Office  
2 Lonsdale Street  
MELBOURNE

**APPLICATION TO REGISTER AN AGREEMENT UNDER SECTION 173 OF THE  
PLANNING AND ENVIRONMENT ACT 1987**

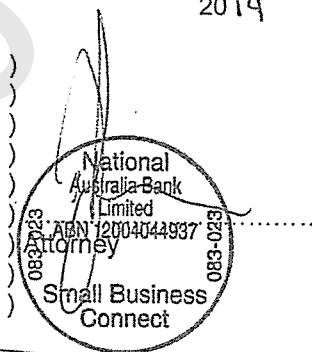
**Certificate of Title Volume 11971 Folio 149**  
**Registered Proprietor/s: Marlo Plumbing Pty Ltd**

National Australia Bank Limited A.B.N. 12 004 044 937 as Mortgagee pursuant to Registered Mortgage numbers W172451C hereby consents to the within Agreement.

Dated this 22nd day of July 2019

EXECUTED by NATIONAL AUSTRALIA BANK  
LIMITED by being signed sealed and delivered in  
Victoria by its Attorney

who holds the position of Level 3 Attorney under  
Power of Attorney dated 1/3/2007 (a certified  
copy of which is filed in Permanent Order Book  
No 277 Page No 025 Item 35) in the presence of:



Signature of Witness

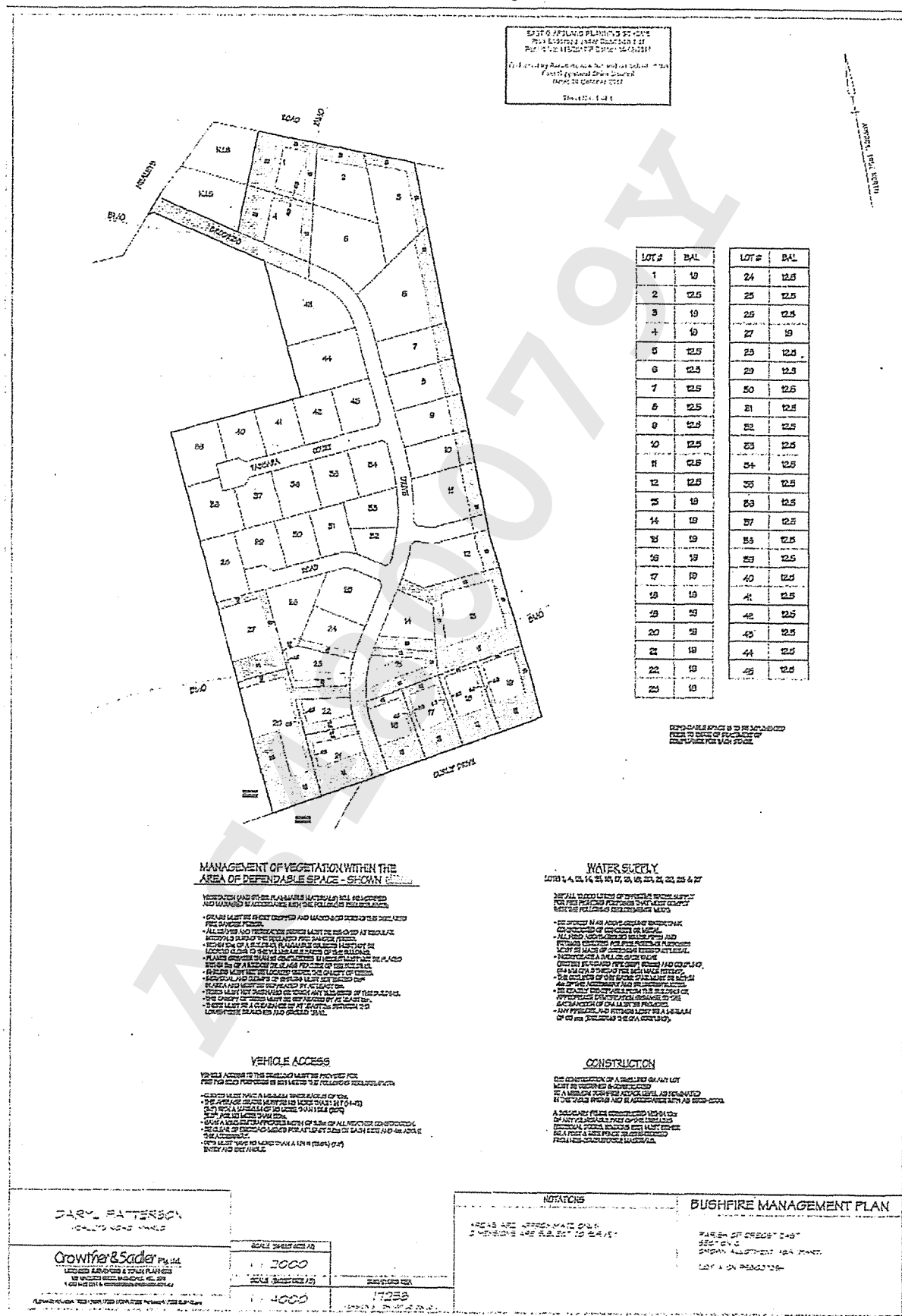
ADVERTISED

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AS480079Y

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Attachment 1 – Bushfire Management Plan



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AS480079Y

## Ryan Residence

68 Brodribb Drive – MARLO.

Proposed Dwelling & Associated Outbuildings

### Planning Application Proposal:

Buildings & Works - Proposed Single Dwelling & Associated Outbuildings (Shed / Garage)

**Property Details:** 68 Brodribb Drive – MARLO (Lot 23 PS814895)

### **Planning Report -**

**Zone:** LDRZ – Low Density Residential Zone. 32.03

*32.03 'Low Density Residential Zone' LDRZ & Schedule to the 'Low Density Residential Zone'*

#### **32.03-1 Table Of Uses**

##### **Section 1 – Permit Not Required.**

Dwelling – Must be the only dwelling on the lot  
Must meet the requirements of Clause 32.03-2.

The proposal for a Single Dwelling on an allotment is a Section 1 use not requiring a permit.

The Proposal/Allotment satisfy the requirement's listed under –

##### **32.03-2 'Use for one or two dwellings or a small second dwelling'**

- Each Dwelling must be connected to reticulated sewerage. Sewer connection is available at the front of the site, connection would be in accordance with Authorities requirements.
- Town Water supply is currently available to the allotment; part the development also would include large rain water storage tanks suitable for use with the Dwelling, as well as for dedicated Firefighting purposes.
- Electricity supply is available to the allotment. A power pit has been installed at the property boundary. Connections made would be in accordance with Authorities requirements.

##### **32.03-3 Subdivision – Not Applicable**

##### **32.03-4 Buildings and works**

The proposal is a Section 1 use – Not applicable.

Outbuilding Size – None Specified

## Ryan Residence

68 Brodribb Drive – MARLO.

Proposed Dwelling & Associated Outbuildings

**Overlays:** 'BMO' – Applicable ( Refer o attached Bushfire management Statement, Bushfire management Plan & Associated vegetation assessment Diagram.

Designated bushfire Prone Area – An Assessment has been conducted and Bal level will be applied

'DDO' Schedule 11 – Design & Development Overlay – Refer to Response Below

*In response to the Design Development Overlay (DDO11) for Proposed Buildings and Works, a Single Dwelling at the above mentioned address.*

### Schedule 11 to The Design And Development Overlay

#### 1.0 Design Objectives –

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

The Proposed building has been designed to make effective use of the site and northerly aspect available. The Dwelling has been positioned towards the front of the site suitable for emergency services access and has been designed low into the site to aid reducing overall scale. An open living area with Outdoor space will take advantage of the Northerly aspect and distant views towards the vegetation.

A simple gable Roof style has been adopted for the Dwelling which will be similar for the outbuildings constructed.

Expansive use of glass on the North elevation and a high raked ceilings will provide a modern open style living area with access to an Outdoor courtyard space.

The Dwelling is positioned central to the large site surrounded by other allotments within the estate. A Battle-Axe driveway area is located to the south.

The location ensures the Proposed Dwelling will not impact the roadway or surrounding areas. Colours for the Dwelling would be dark tones and combine use of natural timber posts ect to further integrate with the site. (Note – Fire resistant materials may be required)

The Dwelling is well below the Existing tree canopy of large remainder tress within the estate and is in keeping with the height of other homes within the street.

#### 2.0 Permit Requirement –

##### Marlo –

- Permit is required to construct a building greater than 7.5m from Natural Surface.
- Permit required for Building works with a Footprint exceeding 300sqm.

**Building Height** - Permit required to construct a building exceeding 7.5m within the Lake Tyers Area.

Not Applicable - The maximum Building height for the Proposed Dwelling is approx. 6.3m from Natural Surface.

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

The Total building Footprint of the Dwelling including Decks, Outdoor area & Shed totals 561.8 sqm.

### 3.0 Subdivision –

Not Applicable

### 4.0 Application requirements –

Refer to attached Floor Plans & Elevations for dimensions ect.

There is no vegetation required to be removed.

Colours and material selection are located on the drawings associated with the elevations.

Planting would include use of native shrubs and grasses.  
(note defendable space requirements are applicable to the building Envelope)

The proposed Dwelling situated within a non vegetated allotment with minimal natural fall towards the street. Only very minor Cut or fill would be required for the development. The site is screened from the coastal roadway upon on approach along Curlip Drive by existing large vegetation.



## Ryan Residence

68 Brodribb Drive – MARLO.

Proposed Dwelling & Associated Outbuildings



**Photo Above** - Photo from Brodribb Drive looking South onto the Proposed building Site.



**Photo Above** - Photo viewed from the Centre of the allotment looking East across the Proposed Building Site

## Ryan Residence

68 Brodribb Drive – MARLO.

Proposed Dwelling & Associated Outbuildings

### 5.0 Decision Guidelines –

It is believed that the Design Objectives of the Overlay have been met, by the combination of building form, use of glass and claddings, and the positioning of the Dwelling central to the site to avoid visual impact from the street and surrounding allotments.

Vegetation is not proposed to be affected by the construction of the proposed Dwelling, Sheds or driveway.

Planting of Native vegetation & landscape works would form part of the proposal, once the footprint is established leaving remaining areas for planting & landscaping.

The Proposed Building Design & form provides a coastal style of Architecture sympathetic within the Bush surrounding. The steep Pitched roof for the dwelling combined with other Outbuilding roofs and the use of contemporary Claddings, expansive Glazing will reflect a Coastal style architecture.

The use of darker colours and natural timber is suitable within in the vegetated site to aid reducing visual impact of the dwelling from distant vantage points.

Various Building elements using Dark cladding and Natural timber to reduce the visual impact of the Residence providing the appearance of a smaller building. Colours would be natural timber and dark elements to reduce building bulk when viewed from adjacent properties or roadway.

A dark colorbond Roof sheeting colour is proposed suitable for the bush allotment, to disguise the building element within existing tress surrounding the site. The building is not visible from the coastline. The colour combined with use of natural timbers will nestle into the site.

The site location of the estate within vegetated areas will ensure glare/reflectivity are not of concern to the coastal area.

The living space & outdoor area provides open Living/Outdoor space taking advantage of distant tree and hill views.

The Proposed Shed spaces will ensure vehicular/boat storage is maintained and are positioned beyond the Dwelling to reduce impact to the street.

Kind Regards,

Ashley Carroll

**Lake Tyers Beach Design.**

0 4 3 8 3 2 1 5 5 9

# Bushfire Management Statement

## PATHWAY 1 APPLICATION (Clause 53.02-3)

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

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

**Property Address:** 68 Brodribb Drive - MARLO

**Applicant/Owner Name:** M & N Ryan C/O LTBDdesign

**Date:** 22/10/2025

**Prepared by:**

**Name:** Lake Tyers Beach Design – Ashlet Carroll

**Address:** 27 Gully Rd – Lake Tyers Beach – Vic 3909

**Telephone:** 0438 321 559

**Email:** ashley@ltbeachdesign.com

## Contents

Introduction.....	3
Application Details .....	4
Site Description .....	4
Bushfire Hazard Assessment.....	5
Bushfire Site Hazard Plan .....	6
53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective .....	7
Approved Measure (AM) 1.1 - Siting.....	7
Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space .....	8
Approved Measure (AM) 1.3 – Water Supply and Access.....	10
Water Supply Requirement .....	10
Access Requirement.....	11
Attachment 1 – Site Photos .....	14

## Introduction

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

The statement contains two components:

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

## Application Details

<b>Municipality:</b>	ESGhire Council
<b>Title description:</b>	Lot 23 PS814895
<b>Overlays:</b>	BMO1 , DDO11,
<b>Zoning:</b>	Low Density Residential Zone

## Site Description

<b>Site shape:</b>	Irregular Rectangle shape
<b>Site Dimensions:</b>	Approx 80m x 40m ave.
<b>Site Area:</b>	3513 sqm
<b>Existing use and siting of buildings and works on and near the land:</b>	Vacant Allotment
<b>Existing vehicle arrangements:</b>	Existing Gravel Crossover from Brodribb Drive
<b>Location of nearest fire hydrant:</b>	1m
<b>Any other features of the site relevant to bushfire considerations:</b>	Fire threat is Forest – Approx 100m from site



## Bushfire Hazard Assessment

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

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
<b>Vegetation</b> (within 150 metres of proposed building / works)	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>
	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input checked="" type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input checked="" type="checkbox"/>
	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input checked="" type="checkbox"/>	Grassland <input type="checkbox"/>
<b>Effective Slope</b> (under the classifiable vegetation within 150 metres)	Upslope / Flat <input checked="" type="checkbox"/> <b>DOWNSLOPE</b>	Upslope / Flat <input type="checkbox"/> <b>DOWNSLOPE</b>	Upslope / Flat <input type="checkbox"/> <b>DOWNSLOPE</b>	Upslope / Flat <input checked="" type="checkbox"/> <b>DOWNSLOPE</b>
	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input checked="" type="checkbox"/>	>0 to 5 ° <input checked="" type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>
<b>Distance (m) to Classifiable Vegetation</b>	Exceeds 150m	150 Approx	200m	100m Approx

A scaled plan that shows the following is required:

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

## **Bushfire Site Hazard Plan**

See Attached Bushfire Site Hazard Plan



## 53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective

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

### Approved Measure (AM) 1.1 - Siting

#### Requirement

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

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

The Dwelling has been sited near to the street away from the rear fire threat

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

The Dwelling is approx. 15m from the sealed roadway.

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

Access is available to the site by a gravel driveway – Not Required.

#### Any other comments

The Site is relatively flat and free from Vegetation, the closest fire threat is located within a managed allotment to the West – Approx 100m offset

**Has Approved Measure (AM) 1.1 been fully met?**

Yes ✓

No ☐

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

### Requirement:

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

The building will be provided with defendable space in accordance with **Low Threat Vegetation**. The defendable space distance required is **50 meters or to the property boundary** metres.

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

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
<ul style="list-style-type: none"> <li>Grass must be short cropped and maintained during the declared fire danger period.</li> <li>All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.</li> <li>Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.</li> <li>Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.</li> <li>Shrubs must not be located under the canopy of trees.</li> <li>Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.</li> <li>Trees must not overhang or touch any elements of the building.</li> <li>The canopy of trees must be separated by at least 5 metres.</li> <li>There must be a clearance of at least 2 metres between the lowest tree branches and ground level.</li> </ul>	✓

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

Yes ☐ No ☒ if no, provide an explanation

Defendable space exists within the property boundary and within adjoining 'Low threat' allotments

**A building is constructed to the bushfire attack level:**

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

**OR**

- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5. The building will be constructed to **Select the BAL Rating** where all of the following will apply:

- ☐ A private bushfire shelter (a Class 10c building within the meaning of the Building regulations 2006) is constructed on the same land as the dwelling.
- ☐ A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

Bal 12.5 has been adopted.

### Any other comments

It is believed defendable space is available with the allotment and surrounding LDRZone allotments.

<b>Has Approved Measure (AM) 1.2 been fully met?</b>	<b>Yes</b> ✓	<b>No</b> <input type="checkbox"/>
--	--------------	------------------------------------

## Approved Measure (AM) 1.3 – Water Supply and Access

### Water Supply Requirement

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

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

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

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

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

**Additional Information:**

The allotment size greater than 1000sqm has a Hydrant available at the front of the site.

**Has Approved Measure (AM) 1.3 (Water Supply) been fully met?**

Yes ☒ No ☐

**Access Requirement**

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

Column A	Column B
<b>Length of access is less than 30 metres</b>	✓ There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
<b>Length of access is less than 30 metres</b>	✓ Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet  Access to the Water tank is available via a gravel driveway suitable for emergency vehicles
<b>Length of access is greater than 30 metres</b>	The following design and construction requirements apply: <ul style="list-style-type: none"> <li><input type="checkbox"/> All weather construction</li> <li><input type="checkbox"/> A load limit of at least 15 tonnes</li> <li><input type="checkbox"/> Provide a minimum trafficable width of 3.5 metres</li> <li><input type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically</li> <li><input type="checkbox"/> Curves must have a minimum inner radius of 10 metres</li> <li><input type="checkbox"/> The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres</li> <li><input type="checkbox"/> Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle</li> </ul>
<b>Length of access is greater than 100 metres</b>	A turning area for fire fighting vehicles must be provided close to the building by one of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> A turning circle with a minimum radius of eight metres</li> <li><input type="checkbox"/> A driveway encircling the dwelling</li> <li><input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.</li> </ul>
<b>Length of access is greater than 200 metres</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Passing bays must be provided at least every 200 metres.</li> <li><input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.</li> </ul>

**Additional Information:**

Access from Brodribb Drive a sealed roadway is available via an existing crossover.

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

Yes ✓

No ☐

## **Attachment 1 – Site Photos**

See Attachment



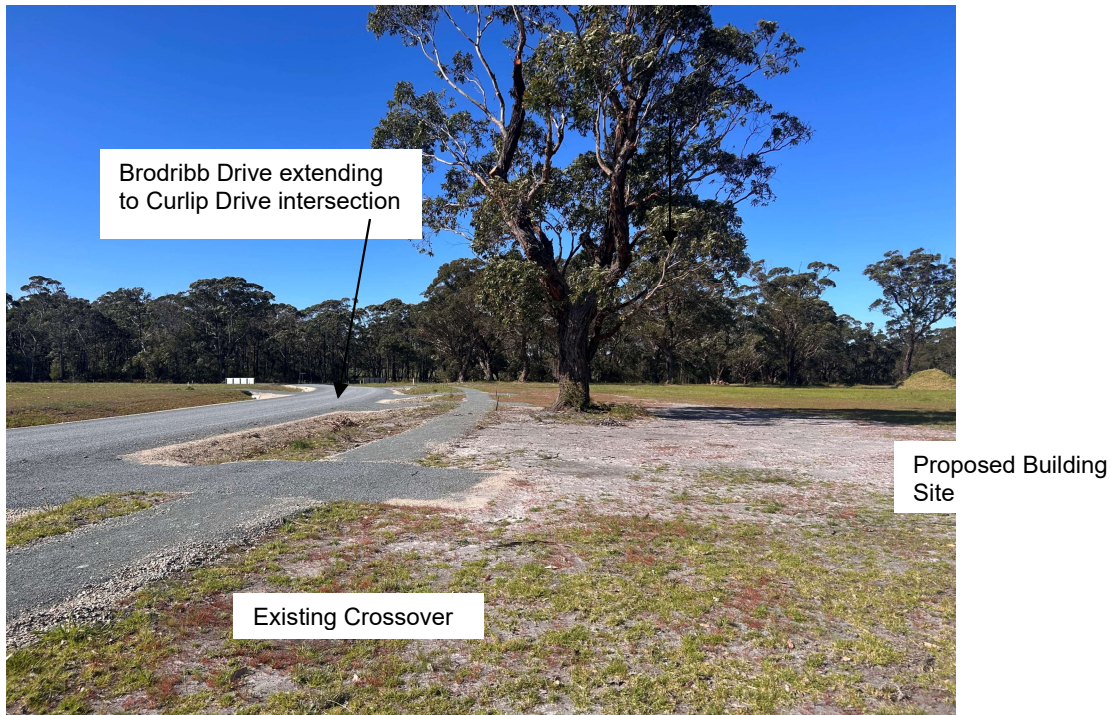
## Ryan Residence

68 Brodribb Drive – MARLO.

Proposed Dwelling – Attachment 2 Photo's.



**Photo Above** - Photo viewed from the rear of the allotment looking East across the Proposed building Site. Forest vegetation East visible beyond.



**Photo Above** - Photo viewed from front Northern corner of the Allotment looking South onto the existing Crossover – 'Forest vegetation is visible at the Curlip Drive intersection beyond.



## Ryan Residence

68 Brodribb Drive – MARLO.

Proposed Dwelling – Attachment 2 Photo's



**Photo Above** - Photo viewed from opposite the Site looking South onto the existing crossover and Fire Hydrant location.



**Photo Above** - Photo viewed from Curlip drive intersection looking North towards the allotment. 'Low Threat' vegetation allotments exist before the site.

## Ryan Residence

68 Brodribb Drive – MARLO.

Proposed Dwelling – Attachment 2 Photo's.



**Photo Above** - Photo viewed from the rear boundary looking West onto the Existing Dwelling adjacent providing additional defensible space.



SCALE 1 : 100.

## AREAS -

Proposed Residence - 157.0 sqm  
Proposed Covered Area - 23.8 sqm  
Proposed Garage - 165.0 sqm  
Proposed Shed - 216.0 sqm  
Footprint = 561.8 Sqm



L a k e T y e r s B e a c h

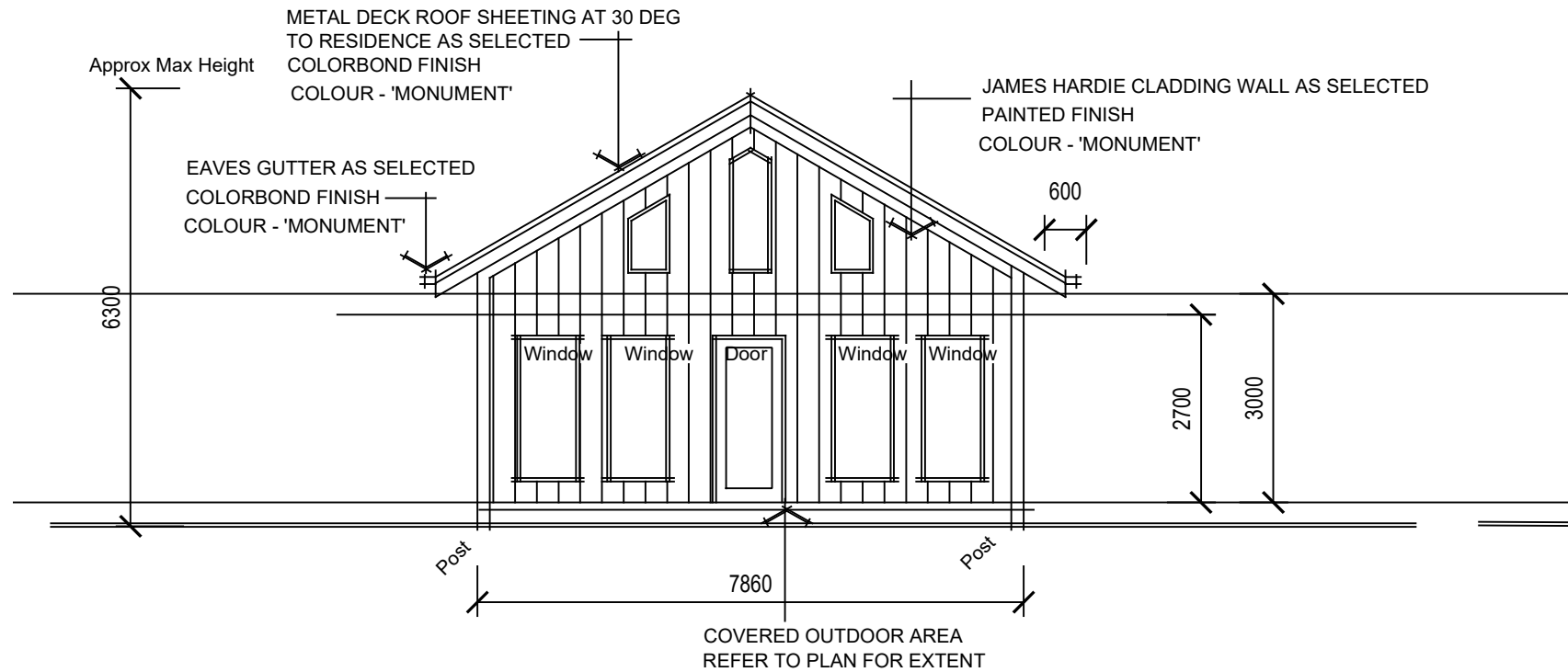
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tp 1. **1**

Job No: 25026  
Printed 4/12/2025  
Page 52 of 68

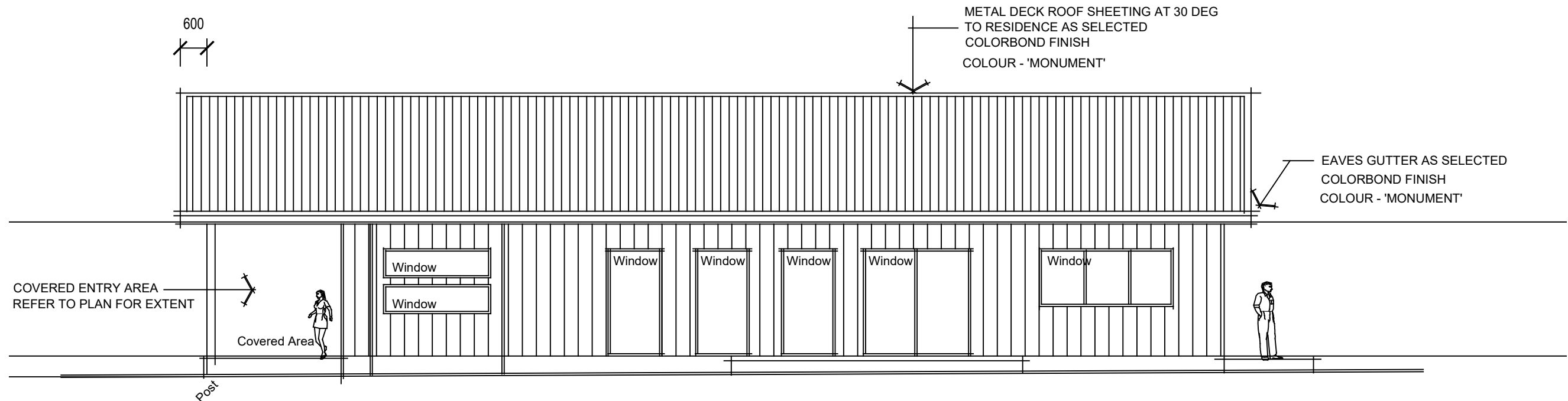


Note - Shed Roof and Wall Colour - Colorbond 'Monument'



East Elevation.

SCALE 1 : 100.



North Elevation.

SCALE 1 : 100.

22760

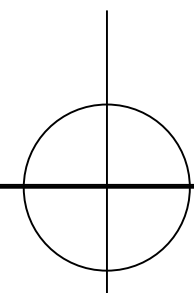
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**Ryan Residence** - Brodribb Drive - MARLO

L a k e T y e r s B e a c h

**D e s i g n .**

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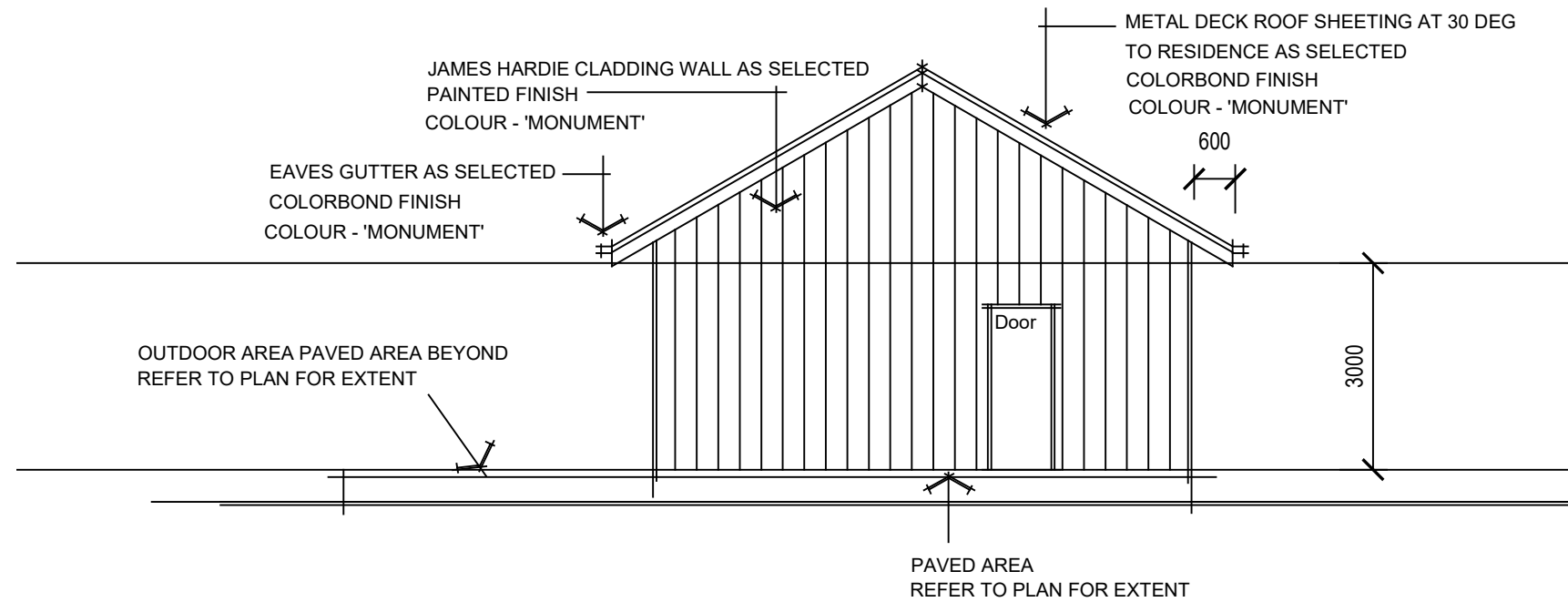


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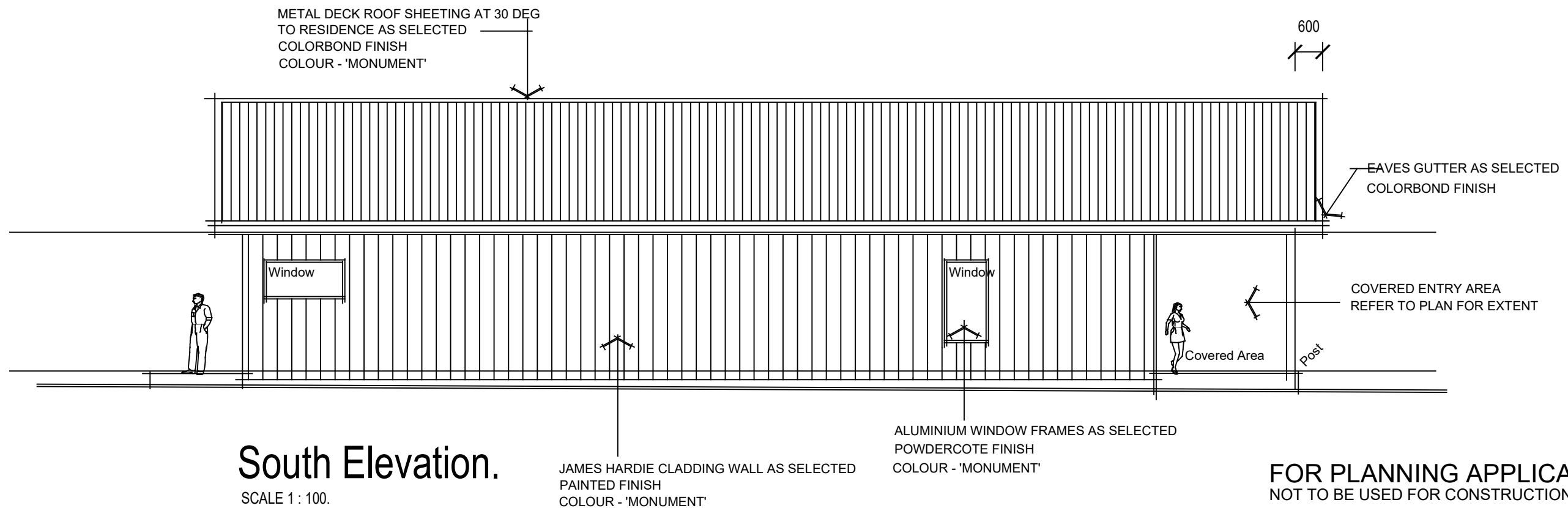
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Page 53 of 68



## West Elevation.

SCALE 1 : 100.



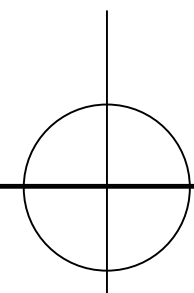
## South Elevation.

SCALE 1 : 100.

**Ryan Residence** - Brodribb Drive - MARLO

L a k e T y e r s B e a c h

**D e s i g n .**  
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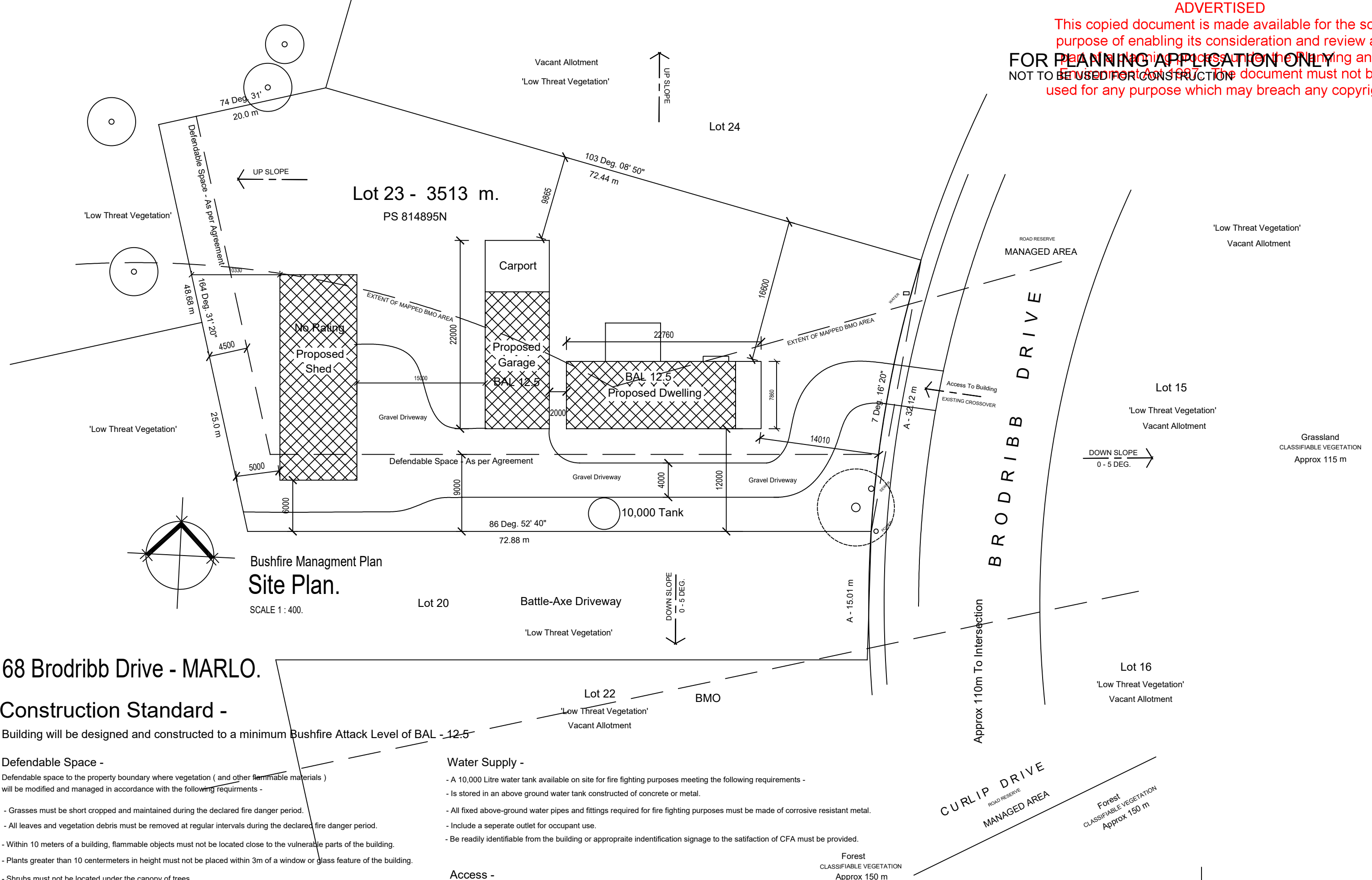
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Job No: 25026

Printed 4/12/2025

Page 54 of 68

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NOT TO BE USED FOR CONSTRUCTION



# 68 Brodribb Drive - MARLO.

## Construction Standard -

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

- Defendable Space -**
- Defendable space to the property boundary where vegetation ( and other flammable materials ) will be modified and managed in accordance with the following requirments -
- Grasses must be short cropped and maintained during the declared fire danger period.
  - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
  - Within 10 meters of a building, flammable objects must not be located close to the vulnerable parts of the building.
  - Plants greater than 10 centermeters in height must not be placed within 3m of a window or glass feature of the building.
  - Shrubs must not be located under the canopy of trees.
  - Individual and clumps of shrubs must not exceed 5 sqm. in area and must be separated by at least 5 meters.
  - Tree's must not overhang or touch any elements of the building.
  - The canopy of tree's must be separated by at least 5m.
  - There must be a clearance of at least 2m between the lowest tree branches and ground level.

- Water Supply -**
- A 10,000 Litre water tank available on site for fire fighting purposes meeting the following requirements -
  - Is stored in an above ground water tank constructed of concrete or metal.
  - All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
  - Include a seperate outlet for occupant use.
  - Be readily identifiable from the building or appropraite indentification signage to the satifaction of CFA must be provided.
- Access -**
- The outlet of the water tank must be within 4m of the accessway and be unobstructed.

## Ryan Residence - Brodribb Drive - MARLO



-  Size
-  Awnings
-  Walls
-  Mezzanine
-  Extras
-  Colours & Sheeting
-  Objects
-  Get Quote

New  
Load  
Save  
Share

3D  
Plan  
Floor

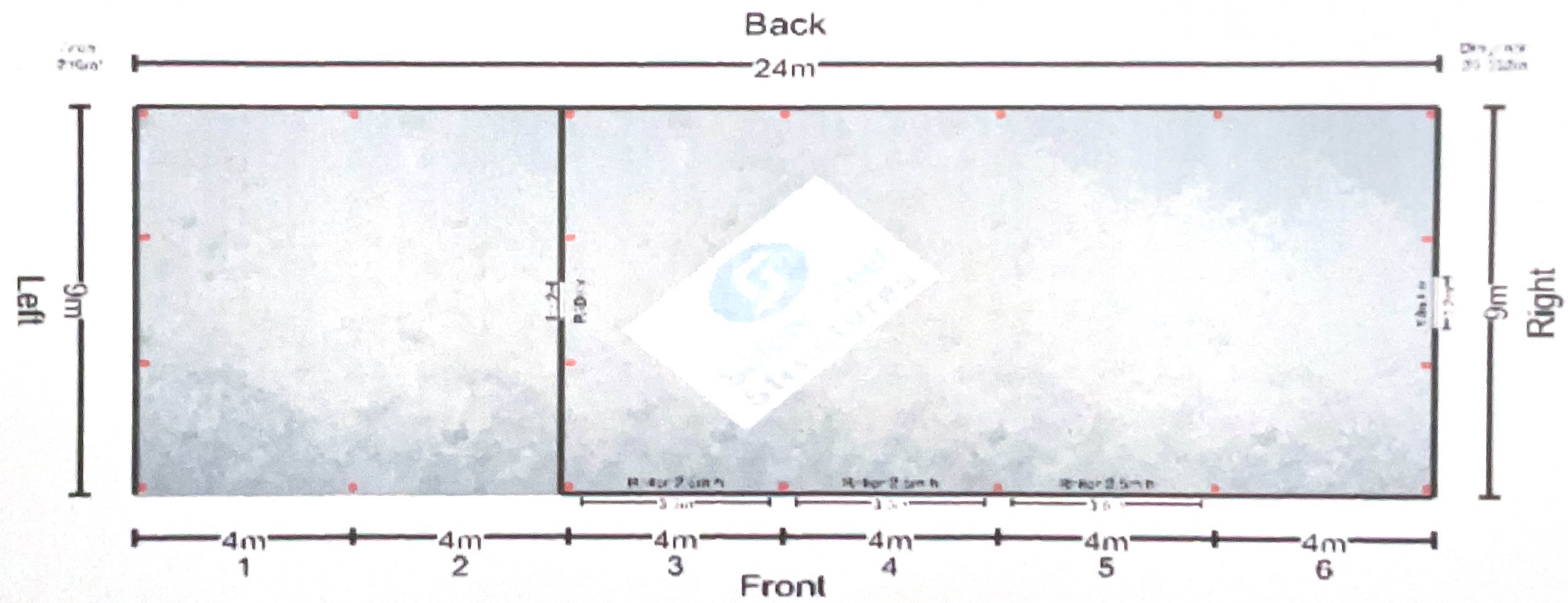


Scenery ▼

Layers ▼

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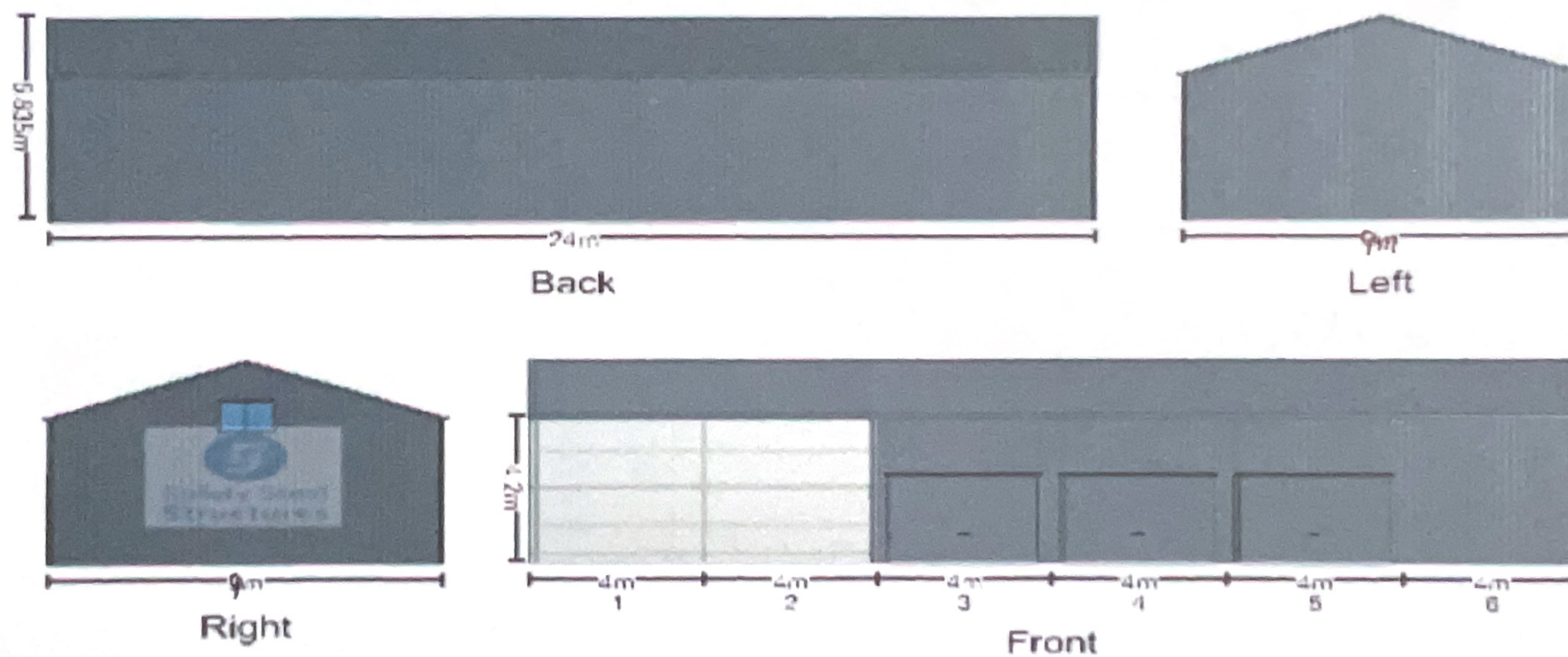


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Size



Awnings



Walls



Mezzanine



Extras



Colours  
& Sheeting



Objects



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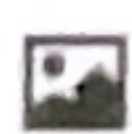
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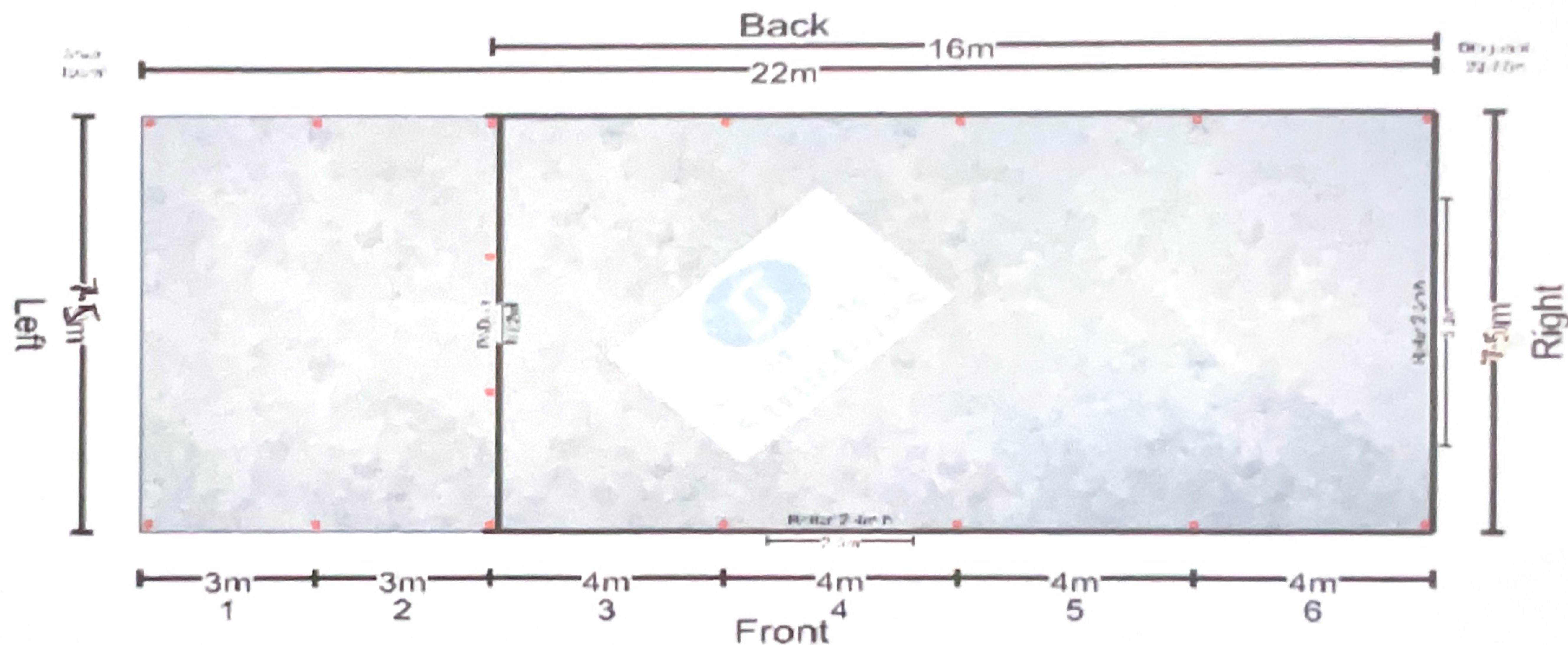


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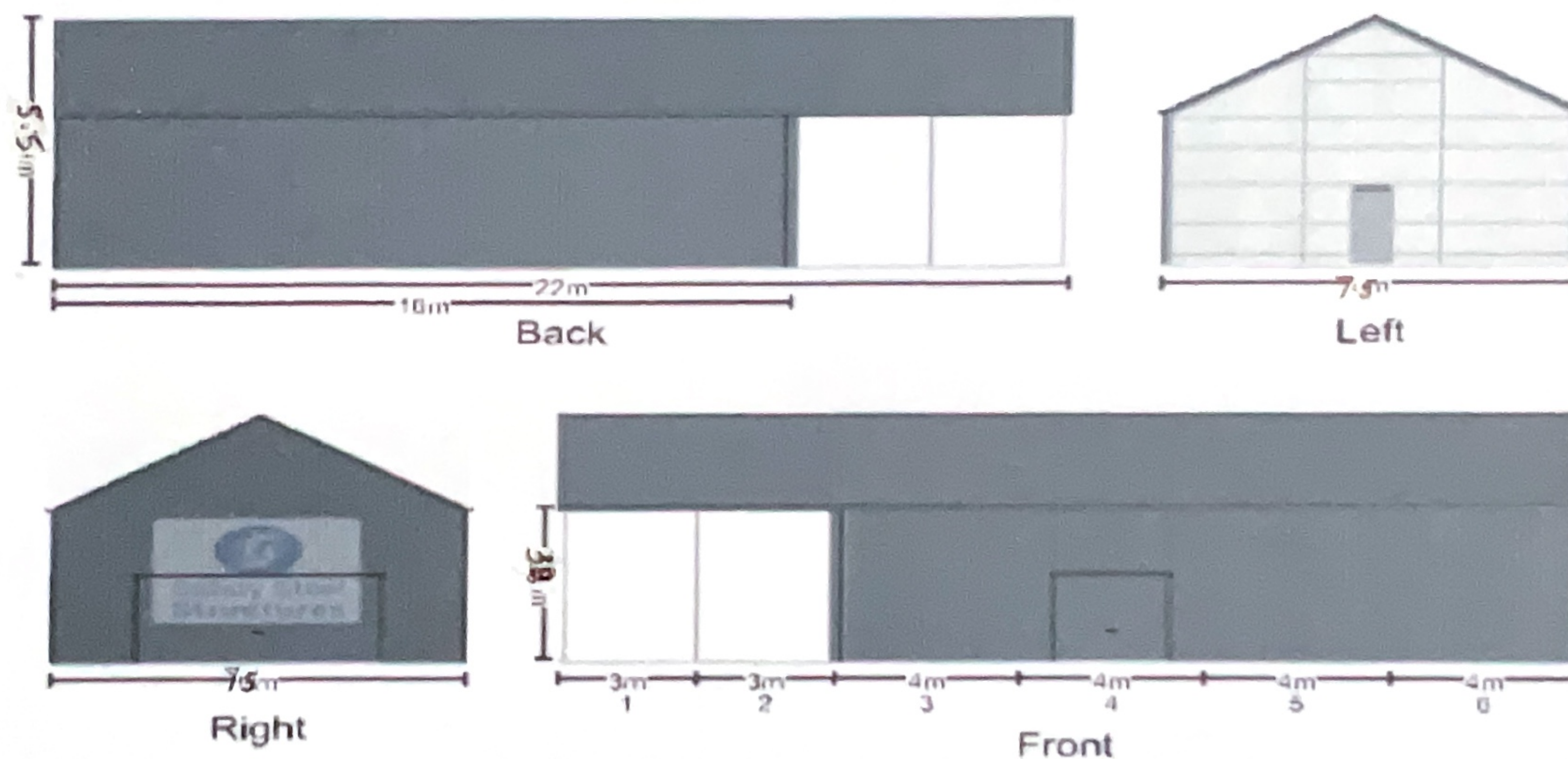
  
  


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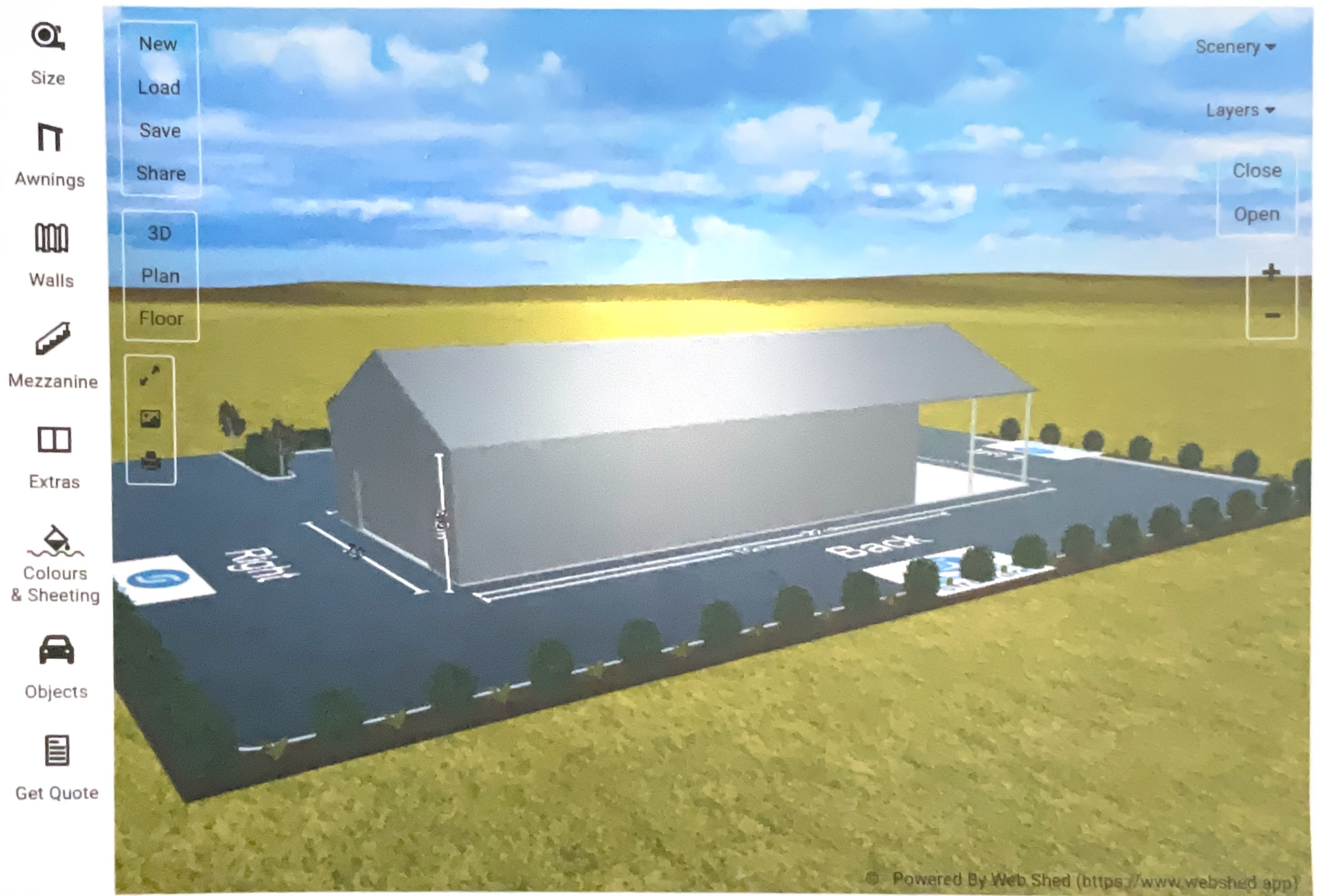
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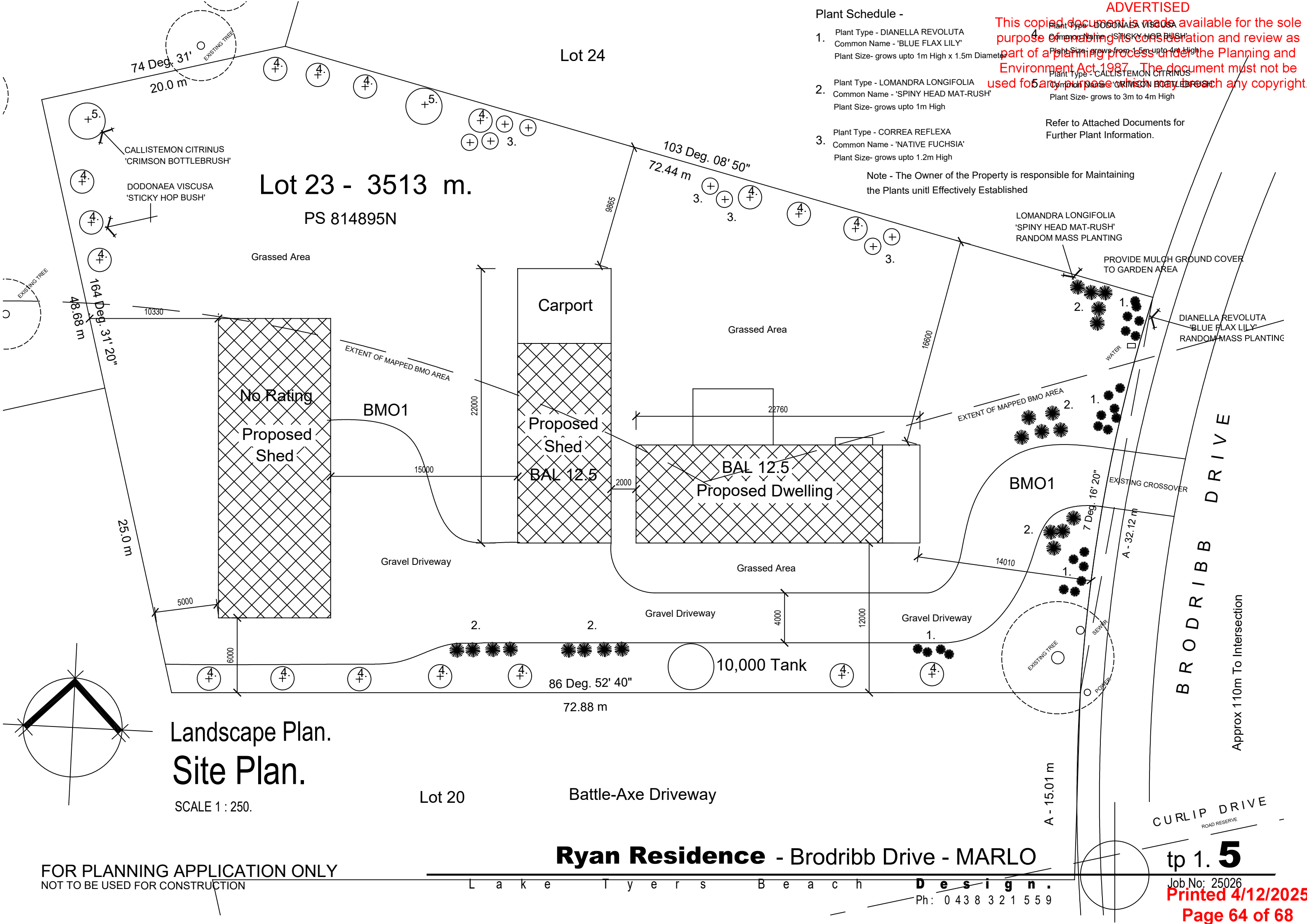
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Plant Schedule -

- Plant Type - DIANELLA REVOLUTA  
Common Name - 'BLUE FLAX LILY'  
Plant Size- grows upto 1m High x 1.5m Diameter
- Plant Type - LOMANDRA LONGIFOLIA  
Common Name - 'SPINY HEAD MAT-RUSH'  
Plant Size- grows upto 1m High
- Plant Type - CORREA REFLEXA  
Common Name - 'NATIVE FUCHSIA'  
Plant Size- grows upto 1.2m High
- Plant Type - DODONAEA VISCOSA  
Common Name - 'STICKY HOP BUSH'  
Plant Size- grows from 1.5m upto 4m High
- Plant Type - CALLISTEMON CITRINUS  
Common Name - 'CRIMSON BOTTLEBRUSH'  
Plant Size- grows to 3m to 4m High

Refer to Attached Documents for Further Plant Information.

Note - The Owner of the Property is responsible for Maintaining the Plants until Effectively Established



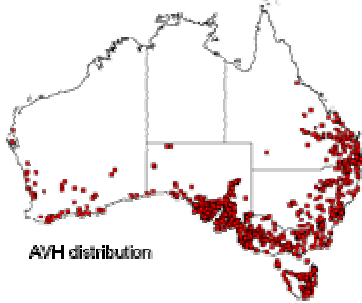


## PLANT TYPE - 1

### *Dianella revoluta*

*Dianella revoluta* R.Br. (APNI reference)

*Dianella revoluta*, commonly known as blueberry lily, blue flax-lily, black anther flax-lily or spreading flax-lily is widely distributed within Australia and grows in extremely variable conditions, predominantly in



sclerophyll, woodland and mallee forests. Sometimes a dominant understorey species, it can form large spreading colonies. *D. revoluta* is an erect, hairless, perennial herb with a lifespan of many years, forming clumps

and growing from rhizomes underground. *D. revoluta* grows to about 1m in height and has a diameter of up to 1.5m. The leaves are leathery, long and linear, varying in length from 1.5 – 8.5 cm and width from 4 – 15mm.

This species flowers from spring to summer and has deep blue to purple inflorescences. The flowers stalks rise on wiry stems from the foliage, frequently exceeding it in height. The racemes are terminal panicles measuring up to 1.7m, branching several times into open sprays with one flower a day opening. This prolongs the flowering time for long periods. Flowers have six tepals, reflexed measuring 7-12mm in length and six stamens which are projected in a ring around the superior ovary. Filaments are long thick and yellow and anthers are brown to black in colour. The fruit are blue to purple and persist for many months after the flowers. Usually round in shape they measure from 4-10mm in diameter and contain 3-4 seeds.



*Dianella revoluta* flower



*Dianella revoluta* clump in rock garden

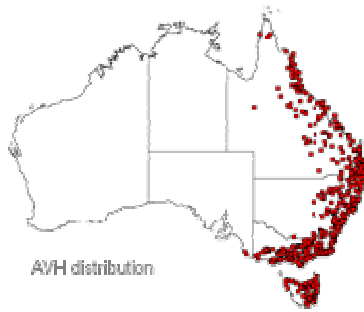
This plant is horticulturally desirable because once it is established it is very hardy and has a wide moisture and temperature range excluding inland extremes. It is drought and frost resistant, is generally trouble-free and is grown for its distinctive strappy foliage as well as for its flowers and fruits. *D. revoluta* provides long periods of interest in gardens looking decorative with its compact, clumping and evergreen foliage. It is suitable for most soils, but prefers a well drained soil enriched with leaf mould and compost, and accepts part or full shade. It looks best in mass planting and makes a lovely understorey plant while adding texture. It is suitable for most rockeries and can be grown as a border or just adding quality to the bushland garden. Birds including parrots are also attracted by the fruit.

Propagation can be either from the ripe seed collected by hand and sown in spring or by the division of rhizomes which can be struck in moist shady conditions in light soil during cooler months in later winter. When young it is advisable to water plentifully. Fertilizing with blood and bone or a slow release fertilizer in spring encourages healthier plants and removing the old brown leaves is the only maintenance that is required for this plant.

## PLANT TYPE - 2

### *Lomandra longifolia*

[\*Lomandra longifolia\* Labill.](#) (APNI information)



*Lomandra longifolia* (Spiny-head Mat-rush or Basket Grass) is native Australia wide except for the Northern Territory and Western Australia. A member of the Xanthorrhoeaceae family, it can grow in a range of sandy soils,

in swamps and wet places to the montane zone on banks of creeks, rocky hillsides, cliffs and open forests. *L. longifolia* is a perennial, rhizomatous herb. Leaves are glossy green, shiny, firm, flat. They can grow from 40cm up to 1m long and 8-12mm wide and are usually taller than the flowering stem. Leaf bases are broad with yellow, orange or brownish margins and the tips of the leaves are prominently toothed.

The inflorescence is usually a panicle of clusters of sessile flowers. Each cluster has a sharp, slender, straw-colored bract at its base, which gives it a dense spike-like structure. The inflorescence is usually about half the leaf length (500mm) and individual flowers are about 4mm long. Flowers of *L. longifolia* are scented and dioecious, with the female flower often a little bit longer or larger than the male flower. The heavy-smelling nectar on flowers can attract pollinating beetles. Flowering in warm temperature (late winter/early spring), fruiting occurs 1-2 months after flowering.

The clustered flower head is always shown as brown seed capsules throughout the year. During the flowering period, sepals are shiny brown, thin and papery, while the petals are fleshy and creamy-yellow colored.

*L. longifolia* is suitable for growing indoors in containers as well as outdoors and requires moist soil for growth. However, its thick leaves and also the extensive root system help *L. longifolia* tolerate dryness. It can grow in a wide range of soil from light (sandy) to heavy (clay) soil. There is no special soil pH requirement and it can grow in semi-shaded area like light woodland or non-shaded area.

It is relatively easy to maintain *L. longifolia*. Moisture soil is required for growth of the plant, but it would not die out without watering. It is very high tolerant to dryness and does not have pest and disease.

*L. longifolia* propagates by seed or clump division. When the fruits are matured and turn brown, sow the seed in moist soil for 6 weeks in the greenhouse/outdoor. Clump division: by dividing the plant into half and plant them in moist soil indoor/outdoor.



*Lomandra longifolia* flowers



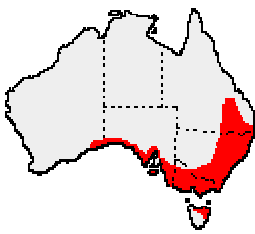
*Lomandra longifolia* plants

## PLANT TYPE - 3

### Correa reflexa

*Correa*, named after Correa de Serra, a Portuguese botanist, belongs to the family Rutaceae, along with the genera *Boronia* and *Philotheca*.

*Correa reflexa* is sometimes referred to as Native Fuchsia, a name it shares with *Epacris longiflora*. Its distribution ranges from southeast South Australia, through Victoria to eastern New South Wales and continues into south-east Queensland; it includes eastern Tasmania and Kangaroo Island off South Australia. The plant occurs in a variety of habitats from mountain forests to dry mallee-scrub which together with its geographical distribution indicates its degree of adaptability.



*Correa reflexa* has some twenty or so distinct forms many of which have been given varietal names, the most notable being *C. reflexa* var. *reflexa*; var. *nummularia*; var. *cardinalis*; and var. *coriacea*.

It has naturally hybridised with *C. alba*, *C. decumbens*, *C. aemula* and *C. pulchella*.

A variable species, *Correa reflexa* ranges from semi-prostrate to 1.2 m erect. Its habit is compact to open and it has heart-shaped to rounded or narrow, simple opposite leaves.

The leaves vary from rough and hairy to almost smooth-surfaced above and slightly furry beneath with flat or recurved margins.

Flowers are woolly-surfaced, tubular to bellshaped. The tips of the joined petals are turned back or reflexed, with eight slightly protruding stamens. These are usually pendulous with two or three together on short, slender terminal or axillary stalks. Flowers are yellow green to crimson red with yellow to green tips and stamens tipped with large yellow anthers.

Flowering time is chiefly between May and November, and intermittently throughout the year, and the plant grows well in practically any soil, in shade or full sun. To grow it at its best, a light sandy soil with good drainage and a position protected from wind, with broken or morning sunlight, is desirable. Groups of three to five offer added protection and enhance visual appeal.

A friable rich compost used as a mulch, or lightly forked into the soil around the plant's root zone, is beneficial. Otherwise, a complete fertilizer in moderate amounts in early autumn and spring, or a combination of the two, will give good results. Regular, deep watering, especially during the growing season, is essential for healthy growth and flowering.

Regular tip pruning, best done after the main flowering period in late spring, will encourage development of a well-branched, compact shrub and increase flower numbers the following season.

Because it is free from pests and diseases and offers a good return of flowers, *Correa reflexa* is an excellent species and well worth growing.



Correa alba



## PLANT TYPE – 4

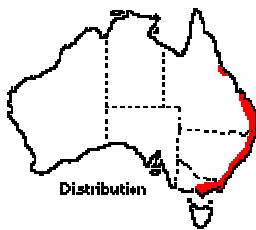
### Callistemon citrinus

Callistemons are found wild only on the Australian continent, but are among the best-known Australian plants grown in other countries where several half-hardy species are widely grown and adaptable to garden treatment. The *Callistemon* flower with the showy part consisting of massed stamens, not petals, is a novelty in cooler climates, and where the plants will not survive outdoors they are prized as pot plants under glass.

The Crimson Bottlebrush is a shrub from swampy areas of Victoria, New South Wales and Queensland. In cultivation, however, it may reach small-tree proportions if conditions are favourable. It is generally described as



bright red, tipped with dark anthers.



Here and abroad, many beautiful garden forms have been raised and distributed under this name. As the species crosses freely with others grown nearby it is likely that some of these are hybrids, bringing in colour variations. In addition superior forms are often discovered in the bush.

The special attraction of this bottle brush is its habit of flowering twice a year if well watered. In years of extreme heat and cold in Canberra, and lacking water, flowering has been sparse. The main flowering season is

from early November, but its autumn flowers are even more welcome from the end of March. The brilliant red looks fresh in late summer heat waves and warm in early winter.

Leaves are flat and stiff and growth is also stiff and dense, made more so by pruning which may be done after the spring flowering or in autumn in frost-free climates; an old specimen pruned for years forms a tough shrub with stringy lower bark. An average height would be 3-4 m. The bottle brush can be used for a large hedge trimmed hard, or trained for a small tree by keeping one stem and staking in early years; for this purpose 4 m would be a good height in Canberra.

The woody seed capsules remain closed on the branches for years and open when taken off and placed in a warm place, such as a sunny windowsill. Seed is plentiful and young plants are easily raised this way. Cuttings of semi-ripe wood can be used to increase specially good forms.

This native plant is easy to obtain and may be planted in any position or soil including really wet conditions or by the sea. No shrub could give a more brilliant display for so little trouble. Bees and small birds are frequently seen around the flowers. In some years the leaves are badly blemished by a tiny scale which causes a blistered appearance and some twisting, as well as some attendant smut. To control this a spray of white oil and a systemic insecticide can be applied. A repeat spray may be required in fourteen days.