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NOTICE OF AN APPLICATION FOR PLANNING PERMIT 1987. The document must not be used for any purpose which may breach any copyright.

The land affected by the application is located at:	2766 Princes Highway CABBAGE TREE CREEK VIC 3889 CA: 53K, CA: 53K1
The application is for a permit to:	Buildings and Works for Extension to Place of Assembly
A permit is required under th	e following clauses of the planning scheme:
Planning Scheme Clause	Matter for which a permit is required
32.05-11 (Township Zone)	Buildings and works for a section 2 use.
44.06-2 (Bushfire Mgt	Buildings and works associated with a place of assembly
Overlay)	
The applicant for the	SLAP Architects Pty Ltd
permit is:	
The application reference number is:	5.2025.403.1

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

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

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

An objection must

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

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

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

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

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Application

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

Applicant Details:	A			
Applicant name: 5/ap	Archoec	f		
Business trading name (if applicat	ole):			
Email address: /en @S	saparchite	efe		
Postal address:	BOX 655			
Bairnedat	e		Postcode: 3	875
Preferred Phone number: Off	236275 =	Secondary nu	mber:	
Owners Details: (if not the applica	nt)			
Owner name: CVOW	n Allot	ment		
Business trading name (if applicat				
Postal address:				
			Postcode:	
Description of the Land:				
Street number:	Street name:	inces He	a heero co	
Town: Cabbage	Tree Cree	el u	Postcode	
Lot Number:	Plan I	Number:		
Other Legal Description:				
Other legal description may be a C If the proposal relates to multiple ad land description details for each ad Declaration in relation to Title Re	ddresses/parcels, pleas ditional property.	ce, Volume/Folio, or se attach a documer	other title desc nt with a list of t	riptor. he owner and
Is there any encumbrance on the 173 agreement or other obligation				⊡⁄10
Will the proposal result in a breach agreement?	n of a registered coven	ant restriction or	☐ Yes	Ū∕No
Existing conditions: Describe how the land is currently to the land is	used and developed:			

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Planning Permit Application

Description of proposal:

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

External Decus	
Estimated cost of development:	\$ \$100,000
Note: You may be required to verify this estimate	
Has there been a pre-application meeting: ☐ Yes ☑ No	Officer name:
Your application reference number:	
Application requirements and supporting documents Required:	
 Title to each property subject to the application (must Full copy of Covenants or Section 173 agreements if a proposal which would contravene, alter, or end a consumer subject to the proposal subject to the application (must proposal subject proposal subject	applicable, and details of beneficiaries if there is evenant or restriction. nents of the Planning Scheme (e.g. – Native
 Suggested, or subject to requirements of the scheme A report responding to the relevant application require East Gippsland Planning Scheme Supporting information/reports which are commonly of Capability Assessment, Bushfire Management Statement If you need more space or have more information, please as 	considered with similar applications (e.g. – Land nent, Geotechnical report/waiver)
Payment of Application Fees This application has an associated cost to be confirmed by Planning and Environment (Fees) Regulations 2016. An in been assessed to confirm it is complete.	a senior planning officer in accordance with the
Invoice Recipient (Payer): Slap Av	chitects
Bairnsdate	Postcode: 38 Z
	ne Number: 042362752
avchifects.com	10 CC

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Application

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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:	
Name: Len Chanman	Date: <u>41/2125</u>

Contact Council



03 5153 9500



feedback@egipps.vic.gov.au



eastgippsland.vic.gov.au



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CROWN FOLIO STATEMENT

VOLUME 11742 FOLIO 931 No CofT exists Security no : 124125471903A Produced 19/06/2025 09:32 AM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 53K Parish of Jilwain. Created by instrument MI117229G 06/08/2016

CROWN LAND ADMINISTRATOR

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI117231V 06/08/2016 TEMPORARY PUBLIC RECREATION AND PUBLIC HALL

DIAGRAM LOCATION

SEE CD047041F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL
-----END OF CROWN FOLIO STATEMENT-----Additional information: (not part of the Crown Folio Statement)
Street Address: 2766 PRINCES HIGHWAY CABBAGE TREE CREEK VIC 3889

DOCUMENT END



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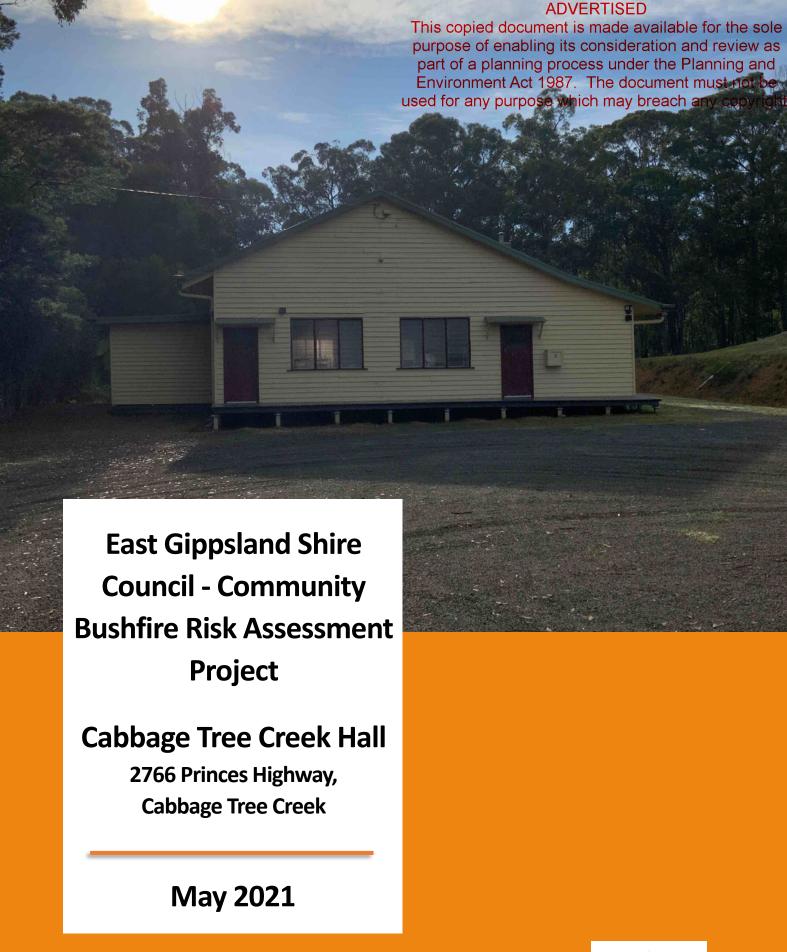
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Cover photo -Cabbage Tree Creek Hall (Source- Fire Risk Consultants Pty Ltd)

Document history and date

No.	Date	Description	Ву
V1	20/5/2021	Initial version following site assessment	M Potter

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This report is issued by Fire Risk Consultants Pty Ltd and the information in this report is current as at the date of publication. Any Bushfire Emergency Plan or Bushfire Response Plan is current only at the date of issue as it is up to you to maintain the Australian Standard AS3959:2018 (or equivalent) and AS3745:2018 (or equivalent) for the property and/or building. Failure to maintain the property and/or building to these standards may compromise your insurance cover. To the extent permitted by law, Fire Risk Consultants Pty Ltd will not be held liable for any claims, demands, costs or expenses for any personal injury, property damage or death arising out of failure by you to maintain the property and/or building to AS3959:2018 (or equivalent) and AS3745:2018 (or equivalent).

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

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

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1. Table of Contents

1.	Table of Contents			
2.	. Acronyms and Abbreviations			
3.	Introduction			
4.	. Assessment Methodology			
5.	Site Information	7		
6.	Bushfire Hazard Landscape Assessment	8		
В	Bushfire History	8		
L	ikely Bushfire Scenarios	9		
L	andscape type	11		
7 .	Bushfire Site Hazard Assessment	12		
8.	BAL Assessment			
9.	Recommendations to Improve Performance and Resilience			
В	Building construction	14		
N	Maintenance and improved performance	14		
Арј	pendix 1 – Bushfires in south east Australia	15		
Арј	pendix 2 – Assessment against AS3959 and recommendations	16		
Δηι	nendiy 3 – References	25		

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2. Acronyms and Abbreviations

Term	Meaning	
APZ	Asset Protection Zone – utilises extensive fuel management to provide the highest level of protection to human life, property, key community assets and critical infrastructure. The goal of this aggressive fuel treatment is to reduce radiant heat and ember attack in the event of a bushfire surrounding assets. Can also be referred to as a 'Fire Break'	
AS3959:2018	Australian Standard 3959:2018 Construction of buildings in bushfire prone areas	
Bushfire	An unplanned fire in vegetation, including grassfires.	
Bushfire Attack Level (BAL)	Means the bushfire attack level as defined in AS3959:2018 Construction of Buildings in Bushfire Prone Areas as a "means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments in radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire".	
Bushfire Hazard	Materials that can fuel a fire	
вмо	Bushfire Management Overlay	
ВРА	Bushfire Prone Area	
BRV	Bushfire Recovery Victoria	
Bushfire Risk	The probability of a bushfire starting and spreading, but it can also be used to describe the likelihood of an asset, such as a building, being damaged or destroyed by a bushfire	
CFA	Country Fire Authority Victoria	
Defendable Space	An area of managed vegetation around an asset likely to be at risk from bushfire that protects it from direct flame contact and intense radiant heat, as well as providing an area where firefighters can defend the asset	
EGSC	East Gippsland Shire Council	

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Term	Meaning	
FFMVic	Forest Fire Management Victoria	
FRC Pty Ltd	Fire Risk Consultants Pty Ltd, also known as FRC	
Hazard Reduction	Reducing fuel loads in any given area. Generally, by burning, mechanical, manual or chemical means	
Managed Vegetation	Combustible material that is permanently maintained in a minimal fuel state. Generally, mechanically treated in an APZ	
NCC	National Construction Code	
OFH	Overall Fuel Hazard (Hines, et al 2010). Classes used to quantify OFH are Low, Moderate, High, Very High and Extreme	
VBA	Victorian Building Authority	

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3. Introduction

East Gippsland Shire Council (EGSC) has engaged Fire Risk Consultants Pty Ltd (FRC) to undertake site assessments of community halls in locations across East Gippsland. This report outlines the results of the site assessment and detailed analysis of the Cabbage Tree Creek Hall located at 2766 Princes Highway, Cabbage Tree Creek.

The project is aimed at providing EGSC and the community with information that outlines the current condition of the building in the context of its survivability during a bushfire, the bushfire risk at the location and how, if possible, the building could be upgraded to make it more bushfire resilient from the impact of embers.

The results will be in the form of an assessment against AS3959:2018 - Construction of buildings in bushfire prone areas and provide commentary on how the building could be upgraded to be better protected from the effects of ember attack.

4. Assessment Methodology

To achieve the outcomes of the project, the following methodology is being utilised:

- 1. Undertake a site assessment and gather data relating to:
 - a. Vegetation affecting bushfire behaviour
 - b. Local features that may increase or decrease bushfire risk
 - c. Landscape features (beyond 150 metres)
 - d. Assessment of the building against AS3959 BAL 12.5
- 2. Where available, assess building or site plans.
- 3. Develop landscape bushfire risk assessments and bushfire site hazard assessments for each of the locations
- 4. Determine the Bushfire Attack Level (BAL) for the property.
- 5. Assess the gathered data against AS3959 and identify any areas for improvement.
- 6. Make recommendations to improve the buildings survivability during ember attack.

The detail that is developed during the project will be presented to EGSC in the form of a report.



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5. Site Information

Location

The site is located on Princes Highway in Cabbage Tree Creek. The site is adjacent to the Men's Shed, residential properties and forest vegetation to the east.

Access

The Cabbage Tree Creek Hall is accessed from Jilwain Avenue. There is no direct access from Princes Highway. Access from Princes Highway is from Woods Road and onto Jilwain Avenue. The roads leading to the hall are in a good condition.

Travel east or west is primarily through areas of forest vegetation and farmland. In the event of a bushfire within the local area, it is unlikely to be a safe option to leave the Cabbage Tree Creek area unless you choose to leave well before a bushfire approaches.

Vegetation

The vegetation to the east of the hall is forest. To the south the landscape is dominated by farming properties with scattered areas of forest. These forested areas on private property are various sizes and would support bushfires. There are numerous roadside trees along the Princes Highway with the undergrowth currently being managed.

To the north, on the opposite side of Princes Highway, there are areas of farming operations before the landscape becomes dominated by forest vegetation.

Further away are large areas of forest vegetation that extends for many kilometres. Due to the topography, there are few access roads and tracks and the ability to suppress bushfires in this area is often challenging during the drier Summer months.

The mix of steep topography and extensive areas of forest will support bushfires to behave unpredictably and erratically on elevated fire danger days.

Topography

The topography surrounding the hall consists of gentle slopes. To the east of the hall, the slope is approximately 12° as it leads down to the creek. The slope to the north is approximately 14° leading down to the creek. The slope to the north is within farming properties whilst the slope to the east is under forest vegetation.

The topography around the Cabbage Tree Creek Hall consists of slopes that will likely influence bushfire behaviour. The slopes become undulating with steep slopes associated with prominent ridgelines, gullies and valleys dominating the surrounding landscape.

Building description

The building is likely to have been constructed in the first half of the 1900s. It has been well maintained as the external walls have been regularly painted which has eliminated a number of gaps.

There is a toilet block at the rear of the building that is within 6 metres of the hall. The toilet block is constructed of bricks and has limited combustible materials. During the site visit, deck areas were being constructed at the front and rear of the hall.

Page 16 of 37

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6. Bushfire Hazard Landscape Assessment

A Bushfire Hazard Landscape Assessment is a key component of assessing bushfire risk. The process is outlined within *Planning Permit Applications Bushfire Management Overlay - Technical Guide*¹. Whilst this is normally used to support a planning permit application, it is an effective tool to analyse both the local and broader landscape hazard and how this may affect the subject site.

For this assessment the following levels of assessment will occur:

- Landscape conditions (20 kilometres)
- Local conditions (1 kilometre)
- The site (refer to the Bushfire Site Hazard Assessment)

The assessment of landscape bushfire risk provides an important aspect as the tools provided within AS3959 and the Bushfire Management Overlay are aimed at the assessment of the hazard immediately around the site. The assessment of landscape risk also includes analysis of bushfire history that provides an indication of how bushfires have travelled across the landscape in the past.

Bushfire History

The historical information provided by DEWLP² indicates that major bushfires have occurred in the surrounding areas on a number of occasions. Due to the large tracts of forest vegetation and that there are numerous areas that would be inaccessible, bushfires can become large and uncontrollable and as history shows, burn for many days if not weeks.

The surrounding landscape was extensively burnt during the 2019/20 bushfires which is one of the largest bushfire events on record in south eastern Australia. These bushfires burnt for many weeks and surrounded the Cabbage Tree Creek community. Numerous smaller bushfires have occurred in the surrounding landscape and a number of these would have been caused by lightning strikes.

Figure 1 outlines the location of bushfires as they relate to the Cabbage Tree Creek Hall.

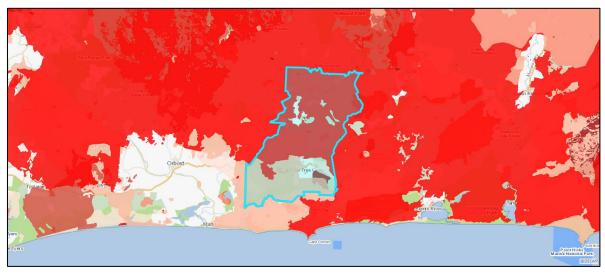


Figure 1 - Bushfire history surrounding Cabbage Tree Creek - different colours indicate separate events.

In summary, there is a potential for bushfires burning in the forested areas surrounding the Cabbage Tree Creek community that could occur again.



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

 $^{{}^2\}underline{\text{https://mapshare.vic.gov.au/MapShareVic/index.html?viewer=MapShareVic.PublicSite\&locale=en-AU}}$

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Likely Bushfire Scenarios

Due to the nature of the landscape surrounding the hall, the forested areas will influence the likely bushfire scenarios. The likely bushfire attack mechanism will be from embers (refer to Appendix 1) that may start fires around the structure. Due to the forest vegetation to the east, there is the potential for radiant heat to impact on the hall as well. There is also the potential for grassfires to start in the surrounding area and rapidly travel towards the hall.

The table below outlines the hazard assessment relating to the hall and Figures 2 and 3 show the likely bushfire scenarios that are likely to impact on the hall.

Bushfire hazard	Description	Likely scenario/s
Landscape conditions (20 kilometres)	The landscape hazard up to 20 kilometres from the site identifies the initial private land that is associated with farming activities and the forest vegetation to the east of the hall. Beyond this are extensive areas of forests that are primarily on Public Land. Refer to Figure 3 for further detail.	The likely scenarios would include a bushfire burning in the forest to the north west under elevated fire danger conditions. A fire within the forested areas would under a north westerly wind influence, generate embers that would start multiple fires in the grassland areas between the forest and the Cabbage Tree Creek Hall. Under elevated conditions, the bushfire would travel rapidly through the grassland and the isolated patches of trees and scrub would support fire spread through further generation of embers. There is the potential for embers to start a fire at the base of the slope to the east of the hall. The local wind conditions may push the fire up the slope towards the hall. In some areas where farming practices involves reducing fuel loads, this may help to slow the fires spread. Due to the extensive vegetation surrounding the hall and the undulating topography that would support the bushfire to generate its own weather, it is likely for significant embers to be generated and land on and around the hall. A bushfire approaching from the south west would also behave in a similar method. Whilst the south westerly wind patterns tend to be cooler and have higher relative humidity, if a bushfire is already burning in the forested areas, it will likely impact on the hall through the generation of embers that will start further fires.
Local conditions (1 kilometre)	Within one kilometre of the site the predominant vegetation is a mix of grassland and forest vegetation. There are also areas where the tree canopy is in place with the understorey managed. or tree stands.	The likely scenario is for a fire to start in the surrounding area and travel under the prevailing wind direction towards the hall. The local effect of the gully to the east may generate localised winds that can either strengthen or come from variable directions. The forest vegetation to the east of the hall will generate embers that may impact on the hall and start more fires. Some of the roadside vegetation will also support the bushfire to spread in the local area. The mix of grassland and forest areas within proximity to the hall will generate unpredictable bushfire behaviour and it will be difficult to ascertain where the bushfire is at any time.
The site	The site is managed and has little vegetation on it. The forest vegetation to the east of the hall is on a different property.	There is little vegetation on the site that would support a bushfire spreading.

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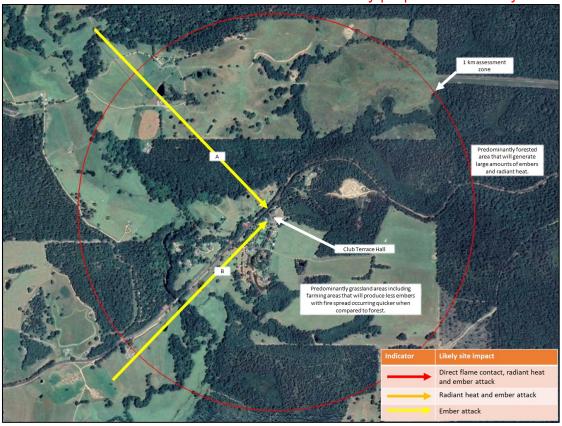


Figure 2 - Landscape risk analysis - 1 km

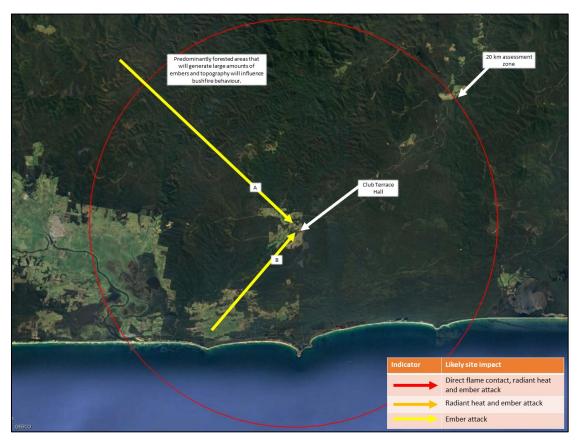


Figure 3 - Landscape risk analysis – 20 km

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Landscape type

The determination of the landscape type enables the consideration of other treatments depending on the level of risk. These treatments may include additional construction requirements, vegetation management or other solutions. Note that whilst the determination of a landscape risk level is part of this analysis, the determination of the need for additional treatments will be considered as part of future activities.

	Landscape risk descriptors
Type 1	 There is little vegetation beyond 150 metres of the site (except grasslands and low threat vegetation). Extreme bushfire behaviour is not possible. The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. Immediate access is available to a place that provides shelter from bushfire.
Type 2	 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 only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition. Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.
Type 3	 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
туре 4	 The broader landscape presents an extreme risk. Fires have hours or days to grow and develop before impacting. Evacuation options are limited or not available.

In accordance with the Technical Guide, the landscape has been assessed as Type 4.

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7. Bushfire Site Hazard Assessment

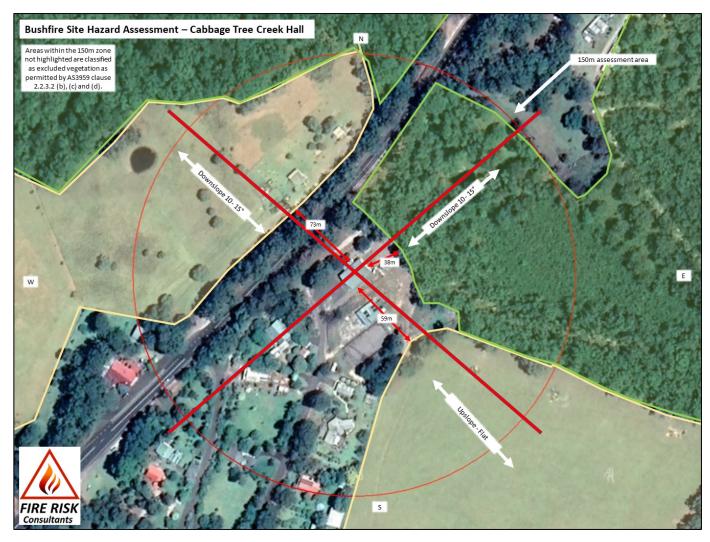


Figure 4 - Bushfire site hazard assessment showing slope, vegetation, and distances

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8. BAL Assessment

The determination of the Bushfire Attack Level is outlined within AS3959. The process requires the assessment of vegetation, effective slope and the distance to the classifiable vegetation to determine the relevant BAL rating (refer to Figure 4).

The following table outlines the outcome of the assessment:

			Direc	tion	(Aspect)			
	Northern		Southern		Eastern		Western	1
Vegetation (within 150 metres of	Excludable / Low Threat		Excludable / Low Threat		Excludable / Low Threat	, 	Excludable / Low Threat	v П
proposed building / works)	_		Forest Woodland		Forest Woodland	√	Forest Woodland	
	Scrub (tall)		Scrub (tall)		Scrub (tall)		Scrub (tall)	
	Shrubland (short)		Shrubland (short)) 🗆	Shrubland (short	t) 🗆	Shrubland (shor	t) 🗆
	Mallee [Mallee		Mallee		Mallee	
	Rainforest [Rainforest		Rainforest		Rainforest	
	Grassland •	✓	Grassland	✓	Grassland		Grassland	✓
Effective	Upslope / Flat		Upslope / Flat	✓	Upslope / Flat		Upslope / Flat	✓
Slope (under the	DOWNSLOPE		DOWNSLOP	E	DOWNSLOP	E	DOWNSLOP	PE
classifiable vegetation	>0 to 5 °		>0 to 5 °		>0 to 5 °		>0 to 5 °	
within 150 metres)	>5 to 10°		>5 to 10°		>5 to 10°		>5 to 10°	
,	>10° to 15°	✓	>10° to 15°		>10° to 15°	✓	>10° to 15°	
	>15 to 20°		>15 to 20°		>15 to 20°		>15 to 20°	
	>20°		>20°		>20°		>20°	
Distance (m)	73 metres		59 metres		38 metres	S	73 metre	S
to Classifiable Vegetation								

As per Table 2.4 of AS3959, the result of this BAL assessment is:

BAL rating BAL FZ

Note: the distance between the vegetation and the hall was measured to the external wall of the hall. Once the deck has been completed, the building will be closer to the vegetation.

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9. Recommendations to Improve Performance and Resilience

As a result of the site assessment and analysis of available information, recommendations are made in two categories:

Building construction

Detailed recommendations are provided at Appendix 3. These recommendations when implemented will improve the ability of the facility to withstand ember attack.

Maintenance and improved performance

The ongoing maintenance of buildings will reduce the ability for bushfires to impact. The following recommendations are provided in addition to the specific recommendations made against the AS3959 Standard:

- 1. Ensure gardens that are against or within 10 metres of the building are well maintained and do not consist of shrubby vegetation. Where possible use non-combustible material instead of garden mulch such as pebbles or rocks.
- 2. Regularly maintain the external façade of buildings to ensure that timbers and other materials do not shrink or warp with age. Material warping increases gap sizes that will allow embers to penetrate the building.
- 3. Do not allow combustible materials including furniture and timbers to be stored against the building.
- 4. Ensure all gas cylinders are secured and cannot fall over during high wind conditions. Ideally, install cylinders on a non-combustible surface, have a system to restrain them and ensure gas relief valves are facing away from the building.
- 5. Ensure that any maintenance work or additions to the structure that results in a penetration is assessed against AS3959 and installed in accordance with these requirements.
- 6. Ensure trees do not overhang the building to prevent limbs falling off during high wind conditions and damaging the structure.
- 7. Where possible implement the 10/50 vegetation management arrangements that are outlined within the East Gippsland Planning Scheme.



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Appendix 1 – Bushfires in south east Australia

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

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

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

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

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

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

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

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

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

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

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

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



Appendix 2 – Assessment against AS3959 and recommendations

Building component	AS3959 reference	Summary of AS3959 requirements relating to this site	Existing conditions	Photos	Discussion	Recommendations
Attached/adjacent structures	3.2	Where any garage, carport, or similar roofed structure on the subject allotment is not attached to a building required to conform with this Standard, that structure shall conform with the construction requirements of this Standard. If the adjoining structure is within 6 metres it requires to be treated the same as the subject building.	There is a toilet block to the east of the hall. The toilet block is approximately 5.5 – 6 metres away. It is constructed with a brick façade and on a slab.		The toilet block is low risk as it consists of low levels of combustible materials. The basic roof structure was constructed using a timber frame. Strict interpretation of AS3959 would require the roof to be replaced with a compliant system. The toilet block appeared to have been there for some time and the construction of new toilet facilities more than 6 metres form the hall may be a better option.	Following the assessment of the recommendations below, consider if the adjacent buildings should achieve the same level of compliance or if they should be relocated to be more than 6 metres away. Note: this property is within the Bushfire Management Overlay, if applying for a planning permit, the BMO requires the adjacent structure to be more than 10 metres away from the building or suitable construction treatments are implemented.
Shielding arrangements	3.5	Where an elevation is not exposed to the source of bushfire attack, then the construction requirements for that elevation can reduce to the next lower BAL. However, it shall not reduce to below BAL—12.5.	The site has been assessed as requiring to comply with BAL FZ of AS3959. There is the potential to reduce the BAL rating on the northern, western and southern walls.		Due to the extreme landscape bushfire risk, it is not recommended for the shielding provisions to be utilised.	Due to the extreme bushfire landscape, it is recommended for the entire building to comply with BAL FZ.

Building component	AS3959 reference	Summary of AS3959 requirements relating to this site	Existing conditions	Photos	Discussion used for any	purpose which may breach a Recommendations
Vents, weepholes, gaps and screening materials	3.6	All gaps including vents, weepholes and the like shall be screened, except for weepholes to the sills of windows and doors. Where screens are fitted to door openings for ember protection, they shall have a maximum aperture of 2.0 mm and be tight fitting to the frame in the closed position. Gaps between doors including jambs, heads or sills (thresholds) shall be protected using draught seals and excluders or the like.	There are some gaps that are not protected. These relate to the method of construction as the building was not constructed to meet AS3959 requirements and that due to the age of the building, gaps have started to appear in the external façade that would support the entry of embers into the structure. There are vents in the external wall that require protection from ember attack.	S SW W 221 SW 229 SW 229 SW 229 SW 220 SW	Due to the age of the building and that the external façade has weathered, there are gaps appearing. The vents will support ember penetration into the building during a bushfire.	Further detail is provided below in relation to the walls and other areas of the external façade.

Building component	AS3959	Summary of AS3959 requirements	Existing conditions	Photos	used for any Discussion	purpose which may breach a Recommendations
	reference	relating to this site				
General	9.1	The building must have a minimum setback distance of 10 m from the edge of the classified vegetation.	The building in its current location is setback at least 10 metres from the classified vegetation.			
		If this is not provided the elements of the building that are less than 10 m of the from the edge of the classified vegetation shall conform with AS1530.8.2.				
Sub Floor Supports	9.2	The Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with a wall that conforms with Clause 9.4. Where the subfloor space is unenclosed, systems, including support posts, columns, stumps, piers and poles, shall— a) have an FRL of at least 30/-/- and shall be non-combustible; or b) be a system conforming with AS 1530.8.2; or be a combination of Items (a) and (b).of Items (a) and (b).	The hall's sub floor space is exposed and apart from some cross boards, the area is exposed to embers landing on the site. In its current state, it does not comply with AS3959.	S 217°SW (T)	The sub floor space is not protected and embers would easily enter this area during a bushfire. With the age of the external sub floor timbers, if embers landed on these, they would likely support fire ignition. The installation of metal mesh behind the existing timbers will not achieve compliance as clause 9.4 of AS3959 specifies the construction requirements for building materials to protect the sub floor space which would require the replacement of the existing boards.	In conjunction with Clause 9.4, protect the underside of the structure with a wall that complies.

Building component	S3959 Summary of AS3959 requirements relating to this site	Existing conditions	Photos	Discussion	y purpose which may bread Recommendations
loors	This Standard does not provide construction requirements for elevifloors, including bearers, joists and flooring, where the subfloor space enclosed with a wall that conforms Clause 9.4. Where the subfloor space is unenclosed, the floor system, incluibearers, joist and flooring, shall— a) have an FRL of at least 30/30/30 and the surface material shall be noncombustible; or b) have the underside of the combustible elements of the floor system protected with 30 min resistance to incipie spread of fire system; or c) conform with AS 1530.8.2 vested from the underside; be a combination of any of Items (a or (c).	9.3.2.2. The bearers, joists and flooring material appear to be combustible. ling e a nt when or	© 126°SE (T)	Due to the age of the building and the method of construction, the most efficient method to achieve a level of safety is to enclose the sub floor space by either fully enclosing the space or using a mix of mesh screening and materials that are compliant with clause 9.4.	As per previous sections.

Building component		Summary of AS3959 requirements	Existing conditions	Photos	Discussion used for any	 purpose which may breach a Recommendations
	reference	relating to this site				
Walls	9.4	The exposed components of external walls shall be as follows: a) Non-combustible material including the following provided the minimum thickness is 90 mm: i. Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone. ii. Precast or in situ walls of concrete or aerated concrete. iii. Earth wall including mud brick. or a) A system conforming with AS 1530.8.2 when tested from the outside. or b) A system with an FRL of 30/30/30 or -/30/30 when tested from the outside. or c) A combination of any of Items (a), (b) or (c). All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed. Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel or bronze.	The entire external wall system does not achieve the requirements of clause 9.4 of AS3959. The external cladding appears to be combustible timber and due to the age of the structure has some gaps.	S SW Z40 Z4	If exposed to direct flame contact, the walls would likely ignite and assist with the destruction of the hall. In particular the eastern wall would likely be impacted by flame contact.	Replace the external cladding with a product that confirms with clause 9.4. This wall system should be extended to the ground to also achieve compliance with clauses 9.2 and 9.3.

Building component	AS3959	Summary of AS3959 requirements	Existing conditions	Photos	used for any Discussion	purpose which may breach any Recommendations
banding component	reference	relating to this site	Existing conditions	1110003	Discussion	Recommendations
External Glazed Elements, assemblies and Doors	9.5	window assemblies shall— a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 9.5.1; or b) the openable portion of the window shall be screened internally or externally with a screen that conforms with Clause 3.6 and Clause 9.5.2; and either— i. the window system shall have an FRL of at least —/30/—; or ii. the window system shall conform with AS 1530.8.2 when tested from the outside. Side-hung external doors, including French doors, panel fold and bi-fold doors, shall— a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 9.5.1. or b) conform with the following: i. All door systems, including door frames and doors with glazed panels, shall— A. have an FRL of at least —/30/—; or B. conform with AS 1530.8.2 when tested from the outside. ii. Doors shall be tight-fitting to the door frame and to an abutting door, if applicable. iii. Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors. iv. Seals shall not compromise the FRL or the performance achieved in AS 1530.4.	The external window and door systems do not comply with AS3959. They are timbe framed and due to the age of the building, were installed prior to AS3959 being introduced. The windows were not provided with mesh screens. The doors were not tight fitting and would allow embers to penetrate into the building.	SE \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	The current door and window systems would support embers to start fires. With the pre heating that would occur due to convection and radiation from the bushfire front, it is likely for numerous fires to start. Whilst the most effective solution would be to protect the doors and windows with bushfire shutters rated to BAL FZ, this must be designed in conjunction with the design decisions for the wall system. It should also be noted that the AS3959 standard was not designed to be used to retrospectively upgrade buildings. Due to the age and types of glazing and doors, it is still likely that upgrades to these systems would be required to reduce the potential for any heat conduction to not allow ignition of the old window and door frames to occur. It should also be noted that there is not a requirement for shutters to operate automatically. If this system is used, training and instructions should be provided to the hall users to explain the importance of closing the shutters well before a bushfire arrives.	Cover all windows and doors with bushfire shutters rated to BAL FZ. Replace all door and window systems to a minimum of BAL 12.5 requirements. If bushfire shutters are used, ensure the hall users are trained in there use and instructions provided.

Building component	AS3959	Summary of AS3959 requirements	Existing conditions	Photos	Discussion used for any	purpose which may breach a Recommendations
Roofs	9.6	The following applies to all types of roofs and roofing systems: a) The roof/wall and roof/roof junction shall be sealed either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall. They shall also be protected in accordance with Clause 3.6. b) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel or bronze. c) Roof-mounted evaporative coolers are not permitted in BAL—FZ. Appendix H provides two generic systems for skillion, hipped and gabled roofs which are deemed to satisfy Clause 9.6 (BAL—FZ). Tiled or sheet roofs must comply with Appendix H or AS 1530.8.2. Roof penetrations must be sealed with mineral fibre at the roof. The material used to seal the penetration must be non-combustible. Gables must comply with Clause 9.4. Fascias and bargeboards must conform with AS1530.8.2. Eaves linings shall be either a system with an FRL of -/30/30 of confirm with AS1530.8.2.	The existing roof lining has been upgraded and is not the original roof cladding. There are penetrations in the roof. It was not possible to determine if the penetrations have been suitably protected in accordance with AS3959. Whilst it was not possible to inspect the underside of the roof lining, it would be likely that it has been provided with sarking. It was not identified if the roof sarking complies with AS3959. The junctions and edges appear to not be constructed in accordance with AS3959 in that they would likely allow embers to penetrate the structure.	S	The AS3959 standard provides a BAL FZ solution in Appendix H. Due to the age and condition of the building, the entire roof system will need to be replaced to achieve compliance. It is highly unlikely that any maintenance or slight alteration to the existing roof system will achieve compliance with clause 9.6. Any changes to the roof system must be designed in conjunction with the wall system.	Replace the roof system with a AS3959 Appendix H compliant system.

Building component	AS3959	Summary of AS3959 requirements	Existing conditions	Photos	Discussion Used for any	y purpose which may breach a Recommendations
	reference	relating to this site				
Verandas, Decks, Steps and Landings			The small deck area at the main entrance to the building is aged and would allow a bushfire to start. The new deck areas are being constructed with concrete footings with the remaining areas being constructed with combustible materials. AS3959 does not allow combustible materials to be used in BAL FZ systems. The deck boards are spaced and as such do not comply with AS3959.	0 300°NW (T)	The deck and step systems do not comply and require complete replacement in accordance with clause 9.7.	Replace the deck system at the main entrance to the building with a clause 9.7 compliant system. This design must also consider the designs relating to the external wall and the door system requirements. Replace the new decks with systems that meet clause 9.7.

Building component	AS3959 reference	Summary of AS3959 requirements relating to this site	Existing conditions	Photos	Discussion used for any	purpose which may breach a Recommendations
Water and Gas Supply Pipes	9.8	Above ground exposed water pipes shall be metal. External gas pipes and fittings above ground shall be metal and achieve certain thicknesses.	There are water supply pipes including a pump that is exposed.	SE S S 225 SW 3 19 E ±13ft ▲ 222ft	The water supply pipes will be quickly compromised during a bushfire and will stop water flow to the building.	Replace all exposed combustible supply pipes with metal pipes in accordance with clause 9.8.

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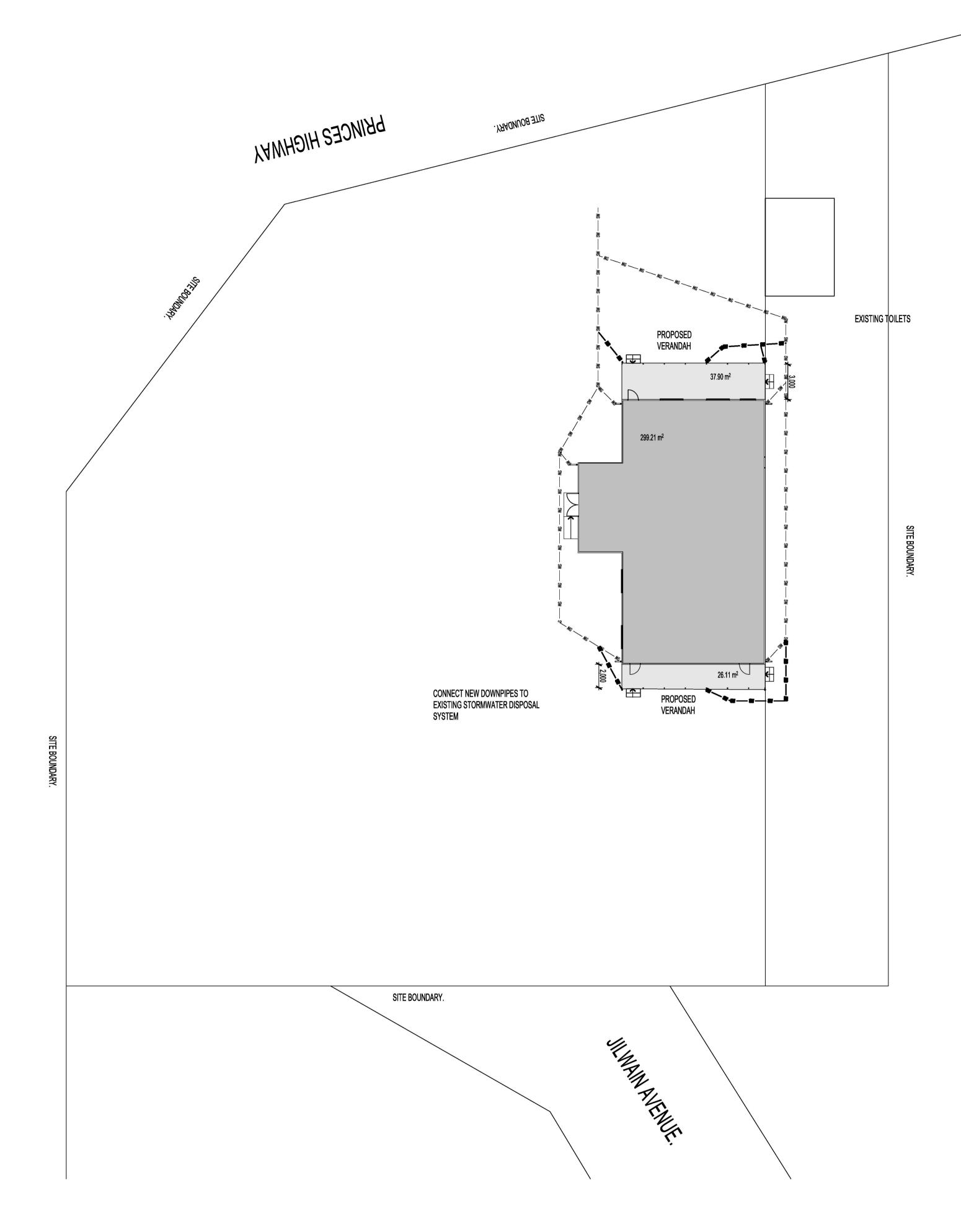
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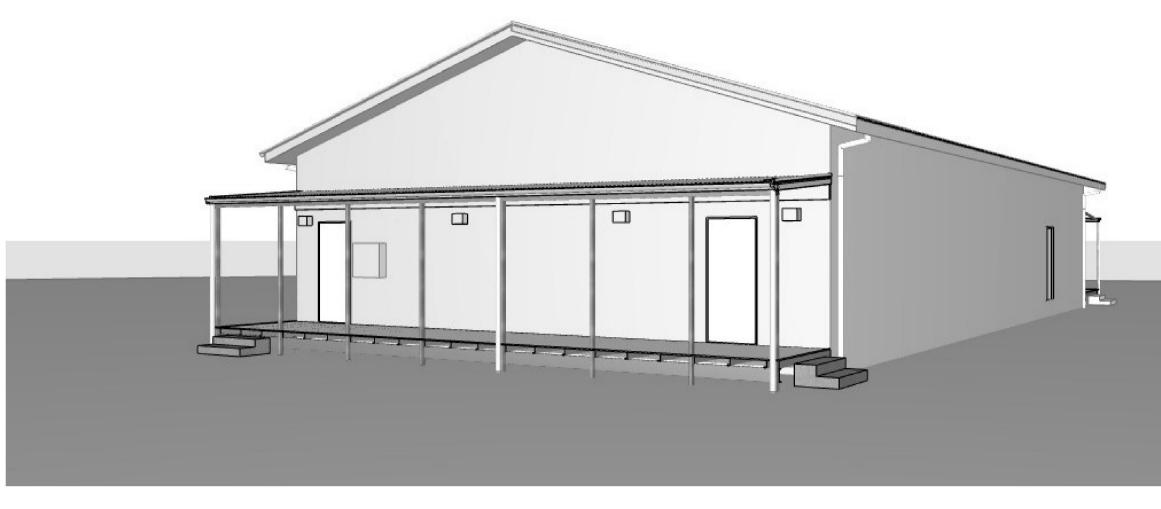
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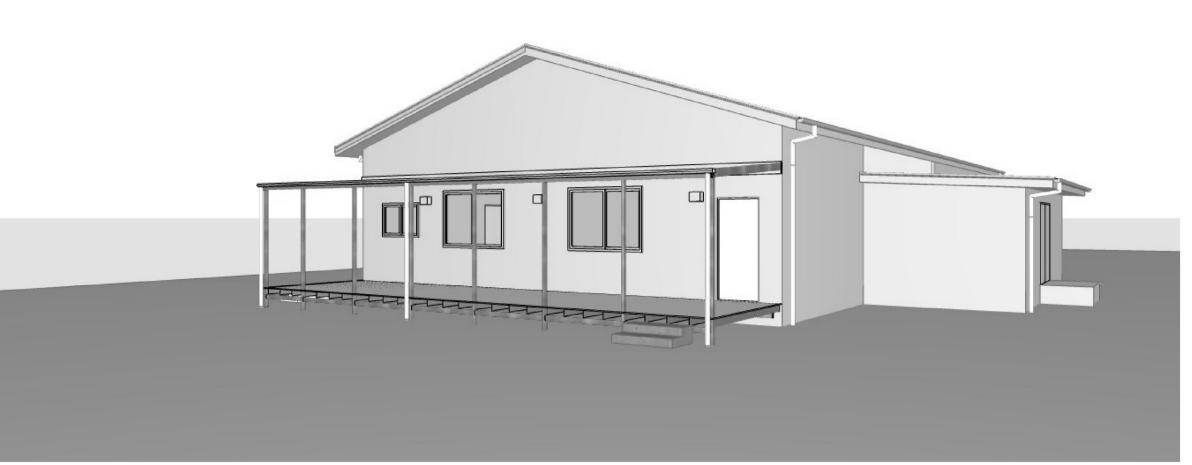




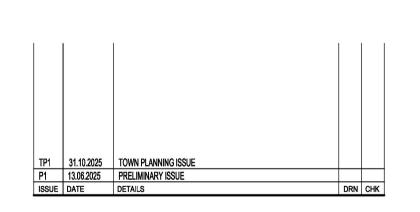
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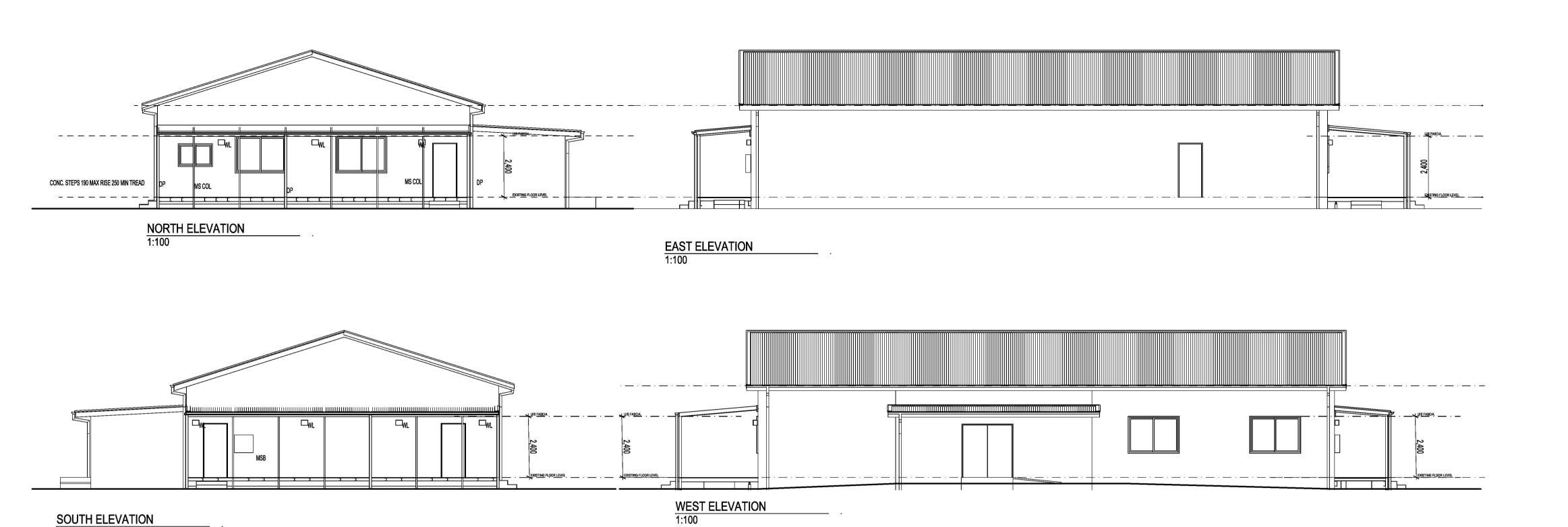
Notes 1 1.01.01	Demolition Existing Deck remove completely.	25 25.01.01	Stormwater Stormwater CONNECT NEW DOWNPIPES TO EXISTING STORMWATER DISPOSAL SYSTEM.
1.01.04	Services		
	Seal off, remove, modify, divert all services as necessary as required.	27.01.01	Painting Steelwork 1 coat primer 2 coats full gloss acrylic
2 2.02.01	Sub Structure		Dulux paints or equal
2.03.02	Decking James Hardies Fire rated decking system. Steps PC tops on detailed	27.01.02	Decking White Knight Ultra Pave Sealing System or
	RC steps as detailed.		Cromelin DiamondCoat or Enhance Paving Sealers
3	Structure		
3.01.03	Structural Framing Paint finish to eng detail.		
4	Roofs	•	
4.01.01	Pitched Roofs Lysagh 0.4 mm tct zinczlume Custom- orb decking on framing to eng. detail.		
4.02.01	EAVES GUTTER Quad Gutter Colorbond finish. To match existing Exposed brackets.		
4.02.02	CAPPINGS Gable cappings to be roll type to match existing Colorbond finish.		
4.05.01	DP 90 Dia. 0.4 mm tct Colorbond on approved metal standoff brakets paint finish.		
4.06.01	FLASHING Colour bond 0.42BMT purpode made as detailed.		
21	Electric Light & Power	-	



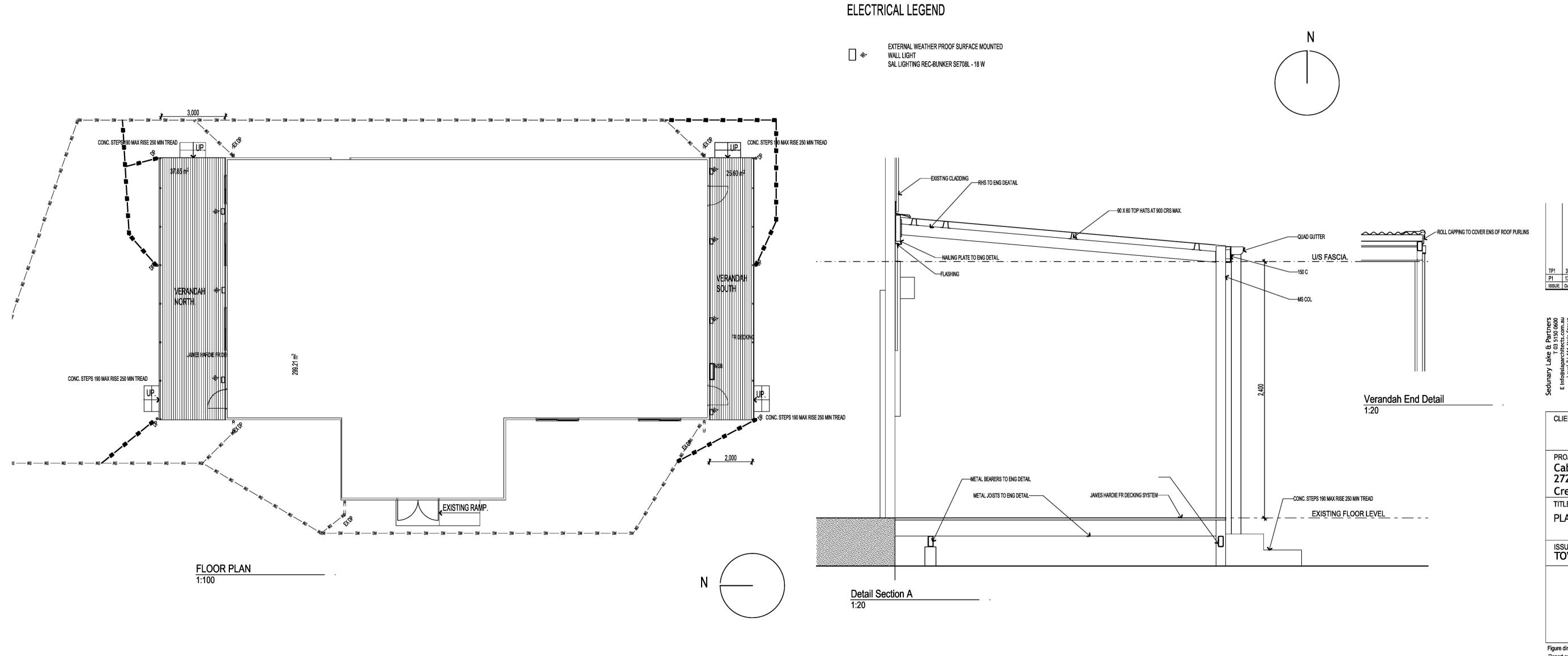


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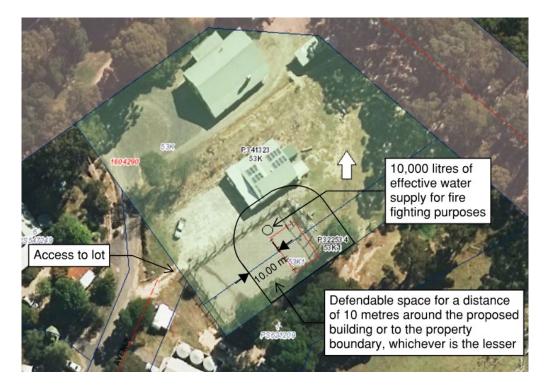
Bushfire Management Plan

2766 Princes Highway, Cabbage Tree Creek 3889

Version 1, 1/09/2023 Euca Planning Pty Ltd

Mandatory Condition

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



Defendable space

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Defendable space for a distance of 10 metres around the proposed building (offether proposed building) (offether proposed building)

- Grass must be short cropped and maintained during the declared for any purpose which may breach any copyright.
- 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.

Firefighting water supply

10,000 litres of effective water supply for firefighting purposes must be provided which meets 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 firefighting purposes must be made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- 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.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

Access for firefighting vehicles to within 4 metres of the water supply outlet must be provided which meets the following requirements:

- Curves must have a minimum inner radius of 10m.
- 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.
- Have a minimum trafficable width of 3.5m of all-weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.

Printed 16/12/2025 Page 37 of 37