

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 13 July 2026 3:44 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 260422_FeatureSurvey_Paul.pdf; Application Plans.pdf; GRA.pdf; 21537 Site Plan V1.pdf; COT Vol8337 Fol 774.pdf; 21537 Report.pdf; 21537 BMP V1.pdf; 21537 BHSA V1.pdf; Planning_Permit_Application_2026-07-13T15-44-23_35358502_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Crowther & Sadler Pty Ltd

Email address:

Postal address : PO Box 722 Bairnsdale 3875

Preferred phone number: 0351525011

Owner's name: William Paul

Street number:

Street name:

Town: Banksia Peninsula

Post code: 3875

Lot number: 26

Plan number: 41400

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

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

Existing conditions : Vacant lot

Description of proposal : Use and development of a dwelling and removal of vegetation

Estimated cost of development: 480,000.00

Has there been a pre-application meeting: No

Full copy of Title: [COT Vol8337 Fol 774.pdf](#)

Plans: [Application Plans.pdf](#)

Planning report: [21537 Report.pdf](#)

ExtraFile: 5

1. Supporting information/reports: [21537 Site Plan V1.pdf](#)

2. Supporting information/reports: [21537 BHSA V1.pdf](#)

4. Supporting information/reports: [21537 BMP V1.pdf](#)

3. Supporting information/reports: [260422_FeatureSurvey_Paul.pdf](#)

5. Supporting information/reports: [GRA.pdf](#)

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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

VOLUME 08337 FOLIO 774

Security no : 124136457267M
Produced 13/07/2026 12:56 PM

LAND DESCRIPTION

Lot 26 on Plan of Subdivision 041400.
PARENT TITLE Volume 01932 Folio 315
Created by instrument B275435 06/09/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WILLIAM JOHN PAUL
X429868K 23/04/2001

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT B275435 06/09/1961

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP041400 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 117-119 CRANSWICK ROAD BANKSIA PENINSULA VIC 3875

DOCUMENT END

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PLAN OF SUBDIVISION
PART OF CROWN ALLOTMENT 164A &
PART OF 121

LP41400

EDITION 1

PLAN MAY BE LODGED
14-10 -1957

4 SHEETS
SHEET 1

PARISH OF BAIRNSDALE
COUNTY OF TANJIL

VOL. 1932 FOL. 315
VOL. 3563 FOL. 558

Measurements are in Links

Conversion Factor

LINKS x 0.201168 = METRES

COLOUR CODE

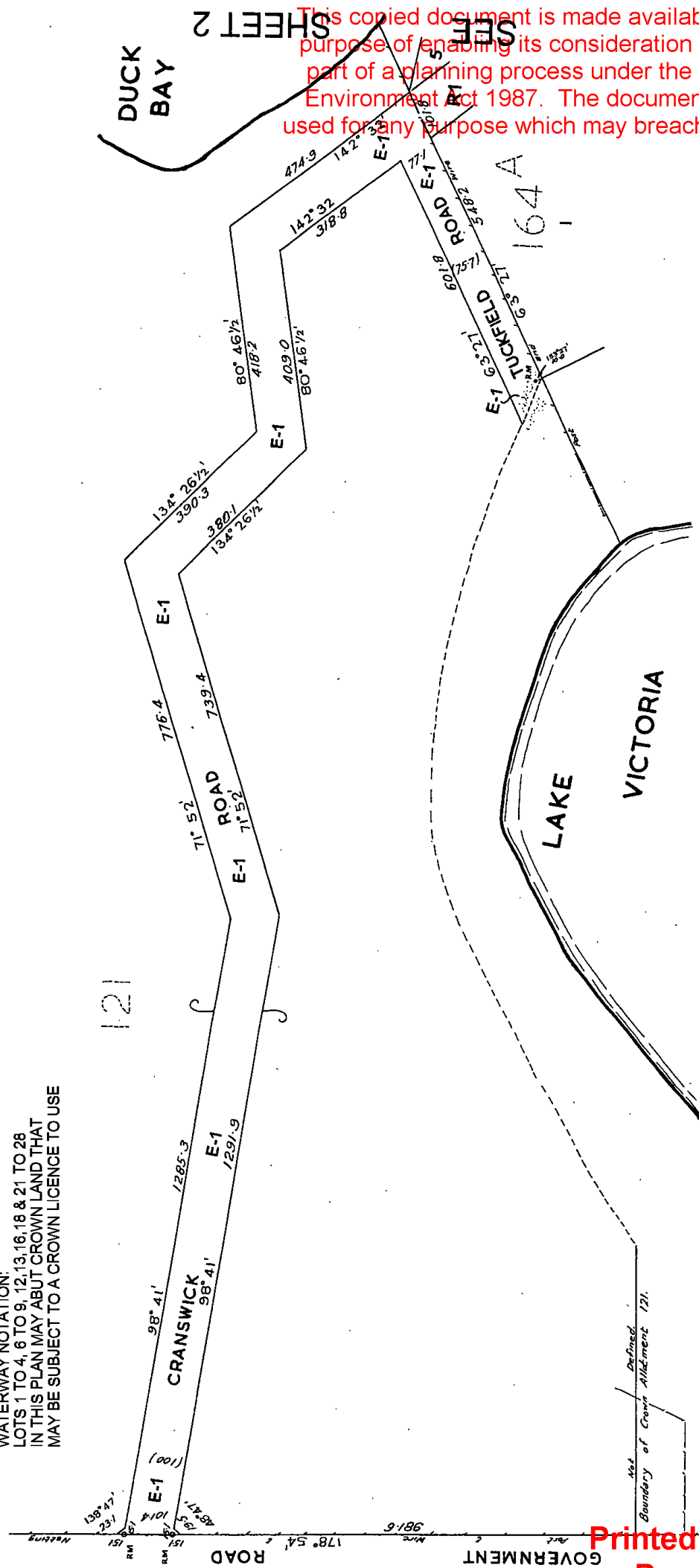
R1 & E-1 = BROWN

APPROPRIATIONS

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET APART
FOR EASEMENTS OF WAY

NOTATIONS

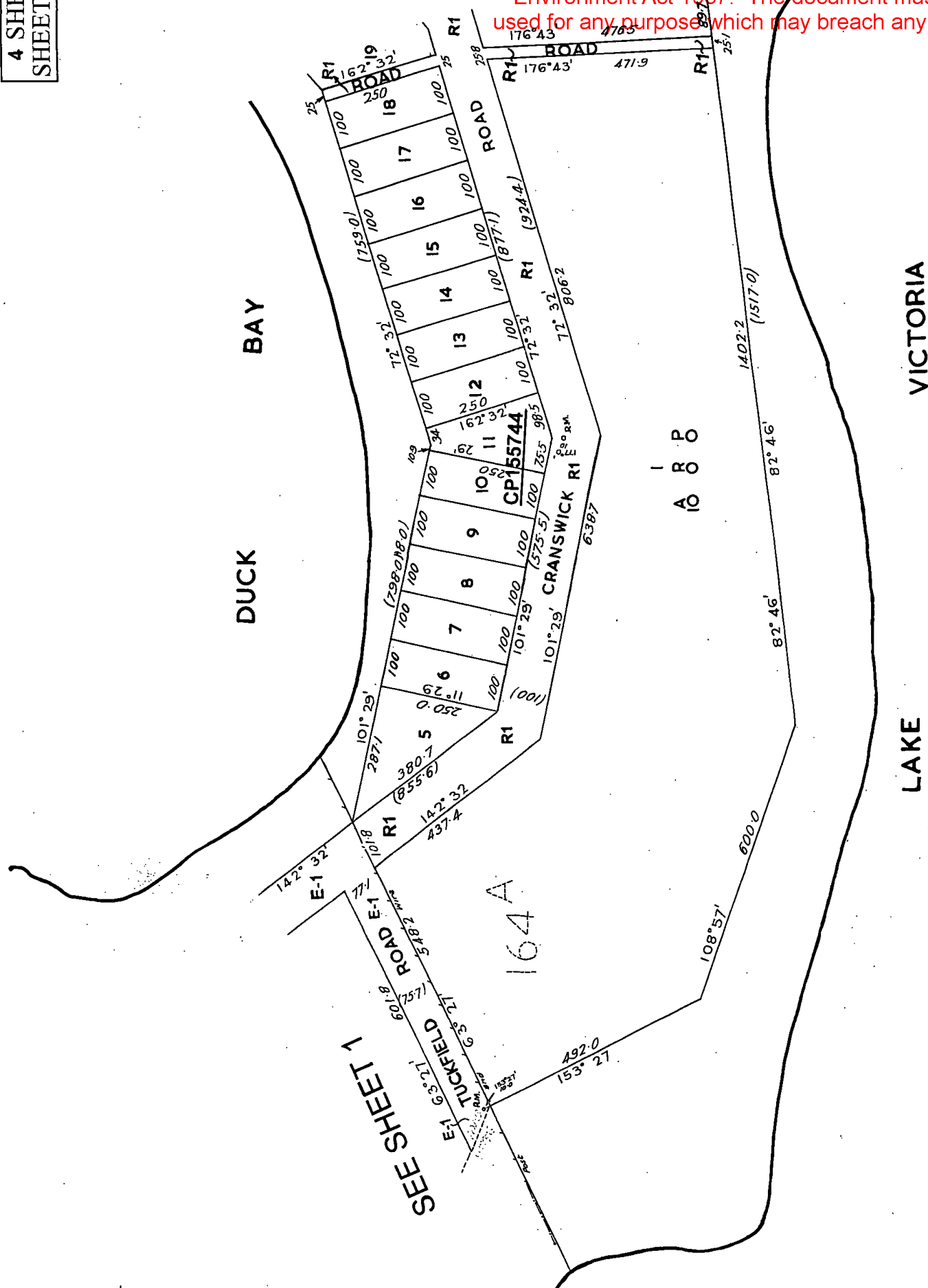
WATERWAY NOTATION:
LOTS 1 TO 4, 6 TO 9, 12, 13, 16, 18 & 21 TO 28
IN THIS PLAN MAY ABUT CROWN LAND THAT
MAY BE SUBJECT TO A CROWN LICENCE TO USE



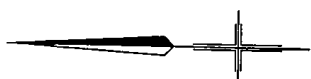
4 SHEETS
SHEET 2

SEE SHEET ^{part 3} _{Exhibit}

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Page 5 of 54



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LP 41400

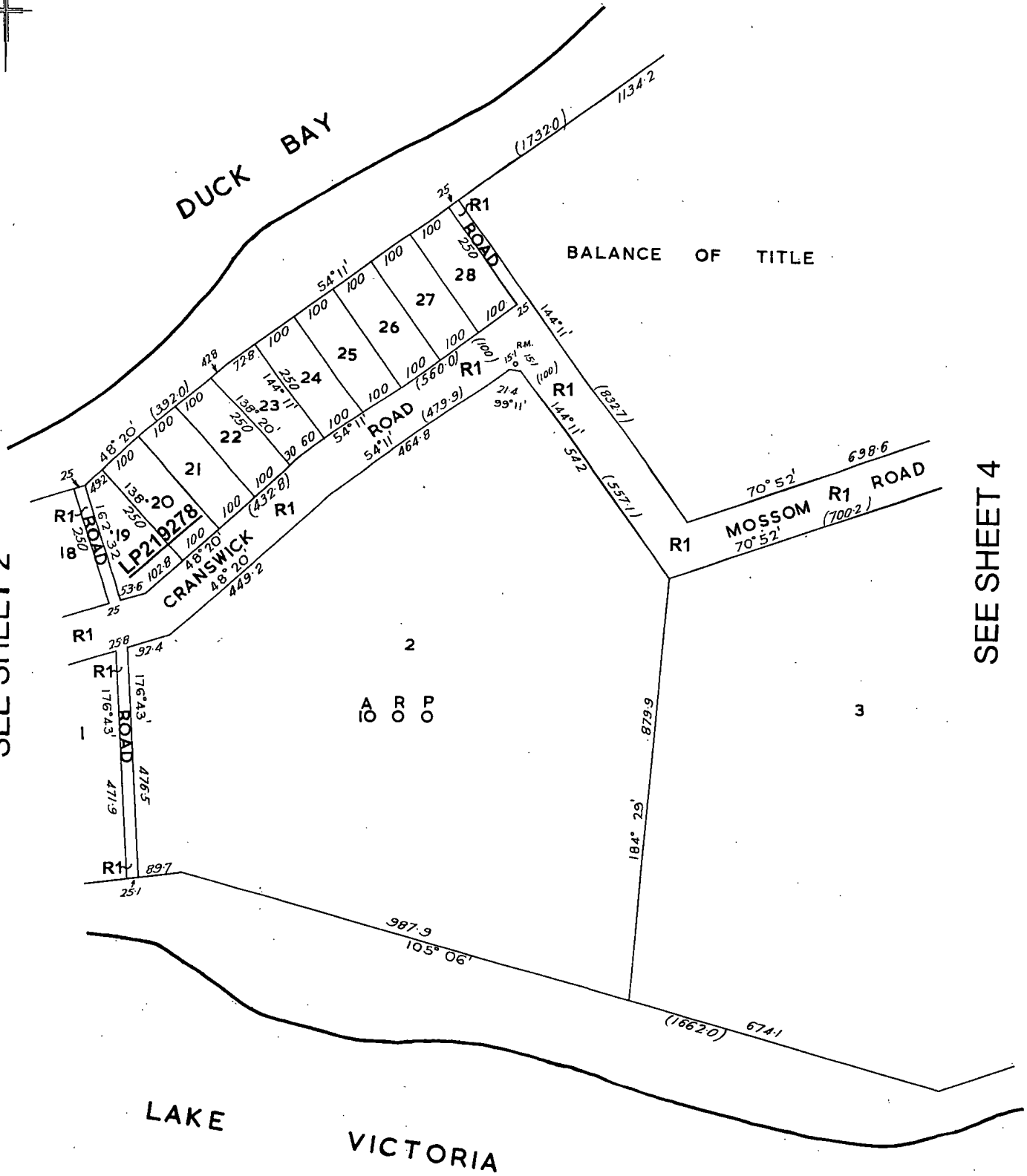
4 SHEETS
SHEET 3

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SEE SHEET 2

SEE SHEET 4



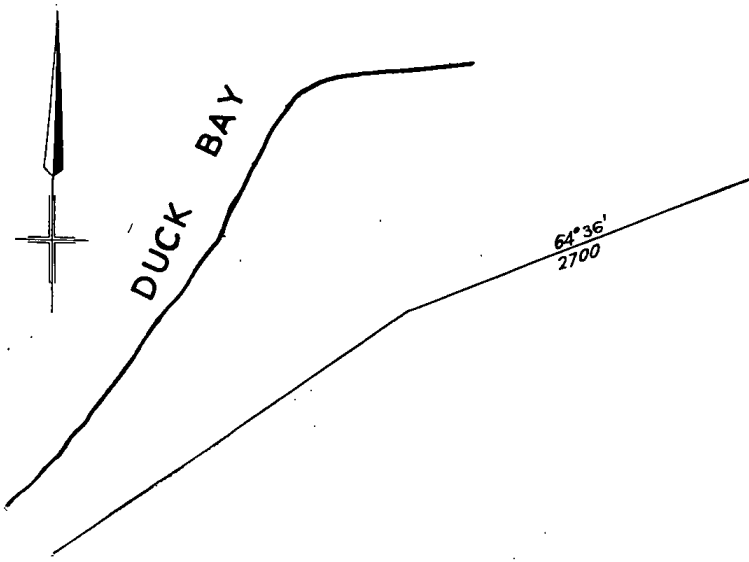
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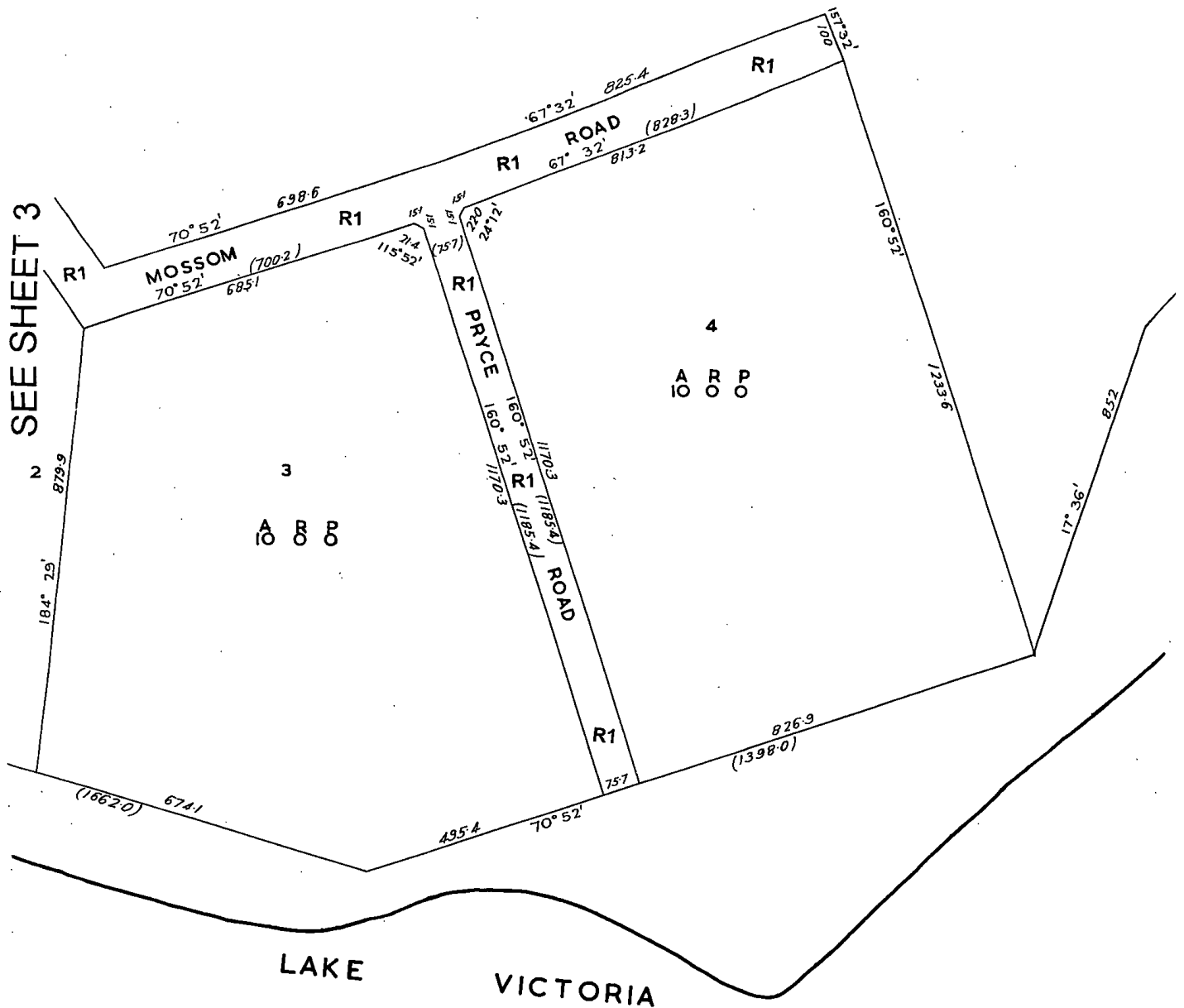
LP 41400

4 SHEETS

SHEET 4



BALANCE OF TITLE



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Page 7 of 54

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BY LETTER 894

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

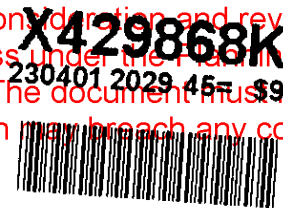
Name: Carey van Rompaey

Phone: (03) 9569 0771

Address: PO Box 169, Carnegie 3163

Ref.: PVR.JP 480/ew

Customer Code: 0597H



MADE AVAILABLE/CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Certificate of Title Volume 8337 Folios 773 and 774

Estate and Interest: (e.g. "all my estate in fee simple")

All our Estate in fee simple



Consideration:

As beneficiary under the Will of Sarah Dorothy Paul (deceased)

Transferor: (full name)

WILLIAM JOHN PAUL & BARBARA MARION MIDDLEBROUGH

Transferee: (full name and address including postcode)

WILLIAM JOHN PAUL of 544 Neerim Road, Murrumbeena 3163

Directing Party: (full name)

Dated: 12 September 2001

Execution and attestation:

Signed by the Transferors
in Victoria in the
presence of:

with [signature] X

[signature] X

[signature] X

Signed by the Transferee
in Victoria in the
presence of:

with [signature] X

[signature] X

Approval No. 571007L

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY



Signed

Cust. Code:

THE BACK OF THIS FORM MUST NOT BE USED

Printed 26/10/2026

Page 8 of 54

Blue Star Office L70

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B275435

WEIGALL & CROWTHER for WARREN, GRAHAM & MURPHY Solicitors Bairnsdale

***FREDERICK CHARLES BARTON

9-10 721537 SEP 4 1962 T O R I A

9-10 721537 SEP 4 1962 T O R I A

TRANSFER OF LAND

I FREDERICK CHARLES WESLEY BARTON of Paynesville Grazier being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of TWO HUNDRED POUNDS (£200) paid to me by IAN MAXWELL FELSENTHAL and MARJORY JOYCE FELSENTHAL both of 11 Leila Street Traralgon Petroleum Agents DO HEREBY TRANSFER to the said Ian Maxwell Felsenthal and Marjory Joyce Felsenthal as joint tenants (hereinafter called "the said Transferees") all my estate and interest in All That piece of land being Lot 26 on Plan of Subdivision Number 41400 lodged in the Office of Titles and being part of Crown Allotment 164A Parish of Bairnsdale County of Tanjil and being part of the land comprised in Crown Grant Volume 1932 Folio 315 and the said Transferees and each of them with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the roads and every other Lot on the said Plan of Subdivision other than Lots 1, 2, 3 and 4 and the Lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said land hereby transferred do hereby for themselves and each of them their or his or her heirs executors or administrators or transferees jointly and severally covenant with the said Frederick Charles Wesley Barton his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of so much of the land described in the said Crown Grant as constitutes Lots and the roads coloured brown on the said Plan of Subdivision other than Lots 1, 2, 3 and 4 that the said Transferees and each of them their heirs executors administrators and transferees will not erect or permit to be erected on the land hereby transferred any building other than that of a private dwelling house and its associated outbuildings and that not more than one such private dwelling house shall be erected on the said Lot. And the said Transferees request that this covenant shall be noted as an encumbrance on the Certificate of Title to be issued as a result of this Transfer.



FEE: REO
C/T 1932/315(PM)
ENC. COVENANT
HEREIN.

23/1/62
In \$257/62

End
109/5/62



DB275435-1-1

DATED this Tenth day of August

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SIGNED by the said FREDERICK CHARLES
WESLEY BARTON in Victoria in the
presence of:

F.C.W.

Fred CW Barton

SIGNED by the said IAN MAXWELL
FELSENTHAL in Victoria in the presence
of:

I. Maxwell

I. Maxwell

SIGNED by the said MARJORY JOYCE
FELSENTHAL in Victoria in the presence
of:

M. Joyce

M. Joyce

ENCUMBRANCES REFERRED TO:

Nil.

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DATED

18 August 1961

1961

MR. F. C. W. BARTON

to

MR. I. W. FEISENTHAL & ANOR.

TRANSFER OF LAND.

WARREN, GRAHAM & MURPHY,

Solicitors,

96 Main Street,

Bairnsdale.

FGH:CS

A memorandum of the within instrument
has been entered in the Register Book
Vol. 1932 Fol. 315



Planning Report

Use and Development of a Dwelling and Removal of Vegetation

119 Cranswick Road, Banksia Peninsula

Our reference – 21357

July 2026



FS 520900



Contents

1.	Introduction	3
2.	Subject Land & Surrounding Context	4
3.	The Application & Proposal	6
4.	Cultural Heritage	10
5.	Planning Policy	11
5.1	Planning Policy Framework	11
5.2	Municipal Planning Strategy	12
6.	Planning Elements	13
6.1	Rural Conservation Zone	13
6.2	Erosion Management Overlay	15
6.3	Significant Landscape Overlay	16
6.4	Bushfire Management Overlay	17
7.	Conclusion	25
8.	Attachments	
	Dwelling Plan Set (Anchor Homes)	
	Feature Survey (Intrax Housing)	
	Geotechnical Assessment	
	Site Plan (Version 1)	
	Bushfire Hazard Site Assessment (Version 1)	
	Bushfire Management Plan (Version 1)	
	Copy of Title (Vol.8337 Fol.774)	

Note: Applicable Planning Application fee is \$1,502.50 (Class 4)

1. Introduction

This Planning Report is prepared in support of the use and development of a dwelling and removal of vegetation at 119 Cranswick Road, Banksia Peninsula. The Report addresses the provisions of the Rural Conservation Zone, Erosion Management Overlay, Significant Landscape Overlay and Bushfire Management Overlay as contained within the *East Gippsland Planning Scheme*.



2. Subject Land & Surrounding Context

The subject land is formally known as Lot 26 on LP41400 and is located at 119 Cranswick Road, Bankisia Peninsula.

The land is a regular shape with an area of 1011 square metres with a frontage to Cranswick Road of 20.12m and a depth of 50.29m. The land is at the eastern end of a subdivision completed in 1957 comprising 24 residential sized lots of a consistent size and shape on the north side of Cranswick Road and four larger lots on the south side of Cranswick Road.



Lots created by LP41400

With the exception of the subject land, the lots in LP41400 on the north side of Cranswick Road contain established dwellings. A dwelling was previously established on the subject land but was destroyed by a bushfire in 1978. Only a low brick staircase and concrete landing that was located at the rear of the dwelling remained (refer to feature survey).

Properties either side of the subject land are developed with modest sized single storey detached dwellings and outbuildings. Dwellings are commonly constructed at the northern end of lots with outbuildings constructed in the front of properties between the road and dwellings.

The property is characterised by a moderate slope rising approximately 2 metres from the southern boundary and becomes more level at the northern end of the property.

The subject land also contains established vegetation comprising indigenous native species such as Banksia and Eucalyptus and also Willow Myrtle.



View south of subject land to Cranswick Road from south side of proposed dwelling site



View north end of subject land

3. The Application & Proposal

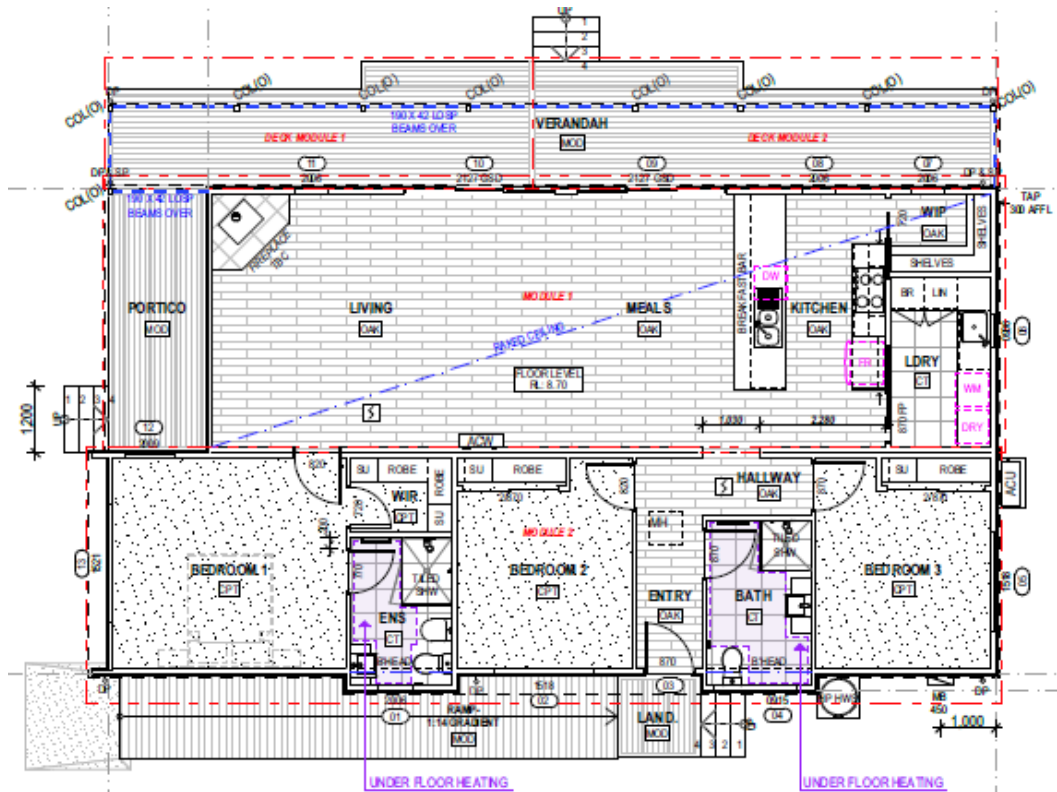
The application seeks approval for the use and development of a dwelling and for the removal of in accordance with the provisions of the Erosion Management Overlay that is not otherwise exempt from a permit pursuant to Clause 52.12-1 and Clause 52.17-7 of the East Gippsland Planning Scheme.

Planning approval is required for the proposed development and vegetation removal pursuant to the following Clauses of the *East Gippsland Planning Scheme*:

Planning Scheme Clause	Matter for which a Permit is required
Rural Conservation Zone (RCZ3) Clause 35.06-1	Use of a dwelling
Rural Conservation Zone (RCZ3) Clause 35.06-1	Buildings and Works
Erosion Management Overlay Clause 44.01-2	Buildings and Works
Erosion Management Overlay Clause 44.01-3	Removal of vegetation
Significant Landscape Overlay Clause 42.03-2	Buildings and Works
Bushfire Management Overlay Clause 44.06-2	Buildings and Works

The proposed dwelling is to be constructed at the northern end of the property consistent with existing dwellings along the north side of Cranswick Road. The dwelling will be setback 6.87 metres from the northern boundary, 32.37 metres from the southern (front) boundary, 2.7 metres from the west boundary and 1.42 metres from the east boundary.

The proposed dwelling is a modest size occupying 188.3 square metres. The dwelling has a length of 16.335 metres and width of 9.12 metres and will contain three bedrooms, two bathrooms including the ensuite to the master bedroom, laundry and open plan kitchen, meals and living room on the north side. The living area takes advantage of the northern orientation and filtered views to Duck Bay.



Floor plan of proposed dwelling (Source: Anchor Homes)

The modest scale of the building is further reflected by the height, roof pitch and selected external materials and finishes. The building will be constructed on stumps between 660mm and 720mm above natural ground level avoiding the need for earthworks. The single storey dwelling has a maximum height of 4.55 metres above ground level. The roof has a modest pitch at 14° with a single ridgeline and gable ends.



South elevation of proposed dwelling (Source: Anchor Homes)

External materials and colours selected for the dwelling include lightweight *James Hardie Axon* wall cladding, corrugated steel roof cladding and powder coated aluminium windows. The subfloor will be enclosed with *James Hardie Linea 150* baseboards.

Vegetation is required to be removed for the construction of the dwelling and to establish defendable space as prescribed by the Bushfire Management Plan. The area of the property in contiguous ownership with the adjoining property (117 Cranswick Road) is less than 0.4 hectares meaning the removal of native vegetation is exempt from a permit for the removal of native vegetation pursuant to Clause 52.17-7 of the East Gippsland Planning Scheme.

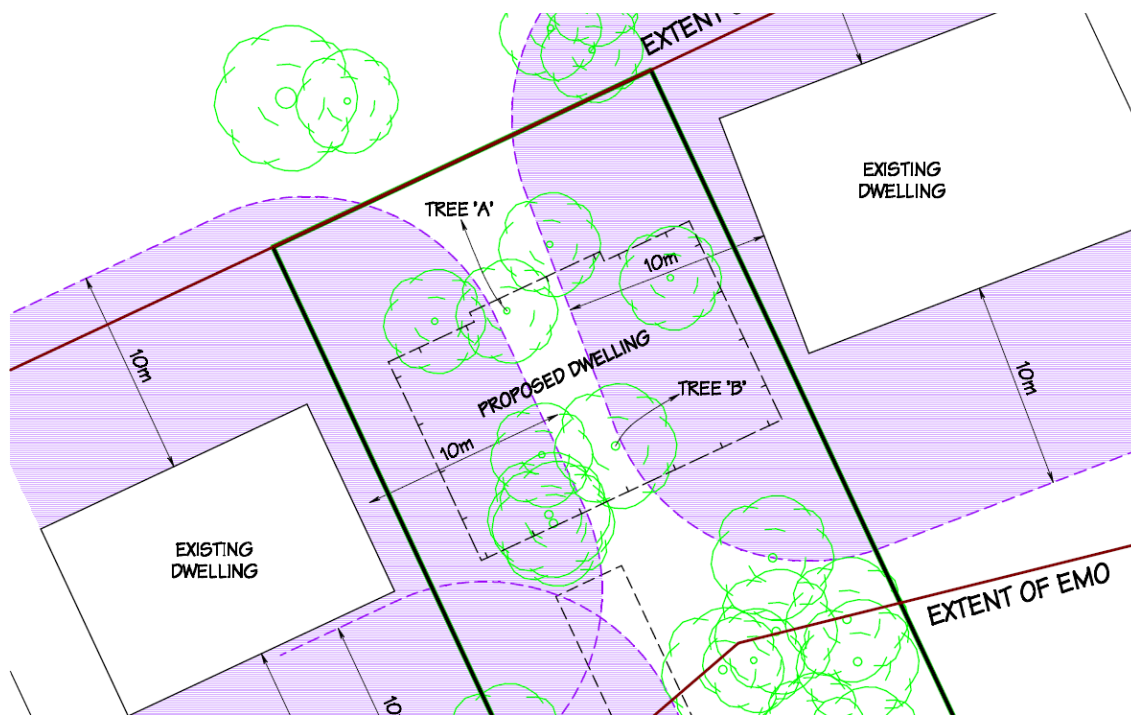
The provisions of the Significant Landscape Overlay (SLO2) require a permit for the removal of vegetation however some exemptions apply. Clause 3 under Schedule states a permit is not required for the removal of vegetation when an exemption applies under Clause 52.17.

The northern portion of the property is contained within the Erosion Management Overlay. A permit is required to remove vegetation under the provisions of the Erosion Management Overlay although some exemptions apply under the Schedule to the EMO. Other exemptions under Clause 52.12 of the East Gippsland also apply which limit the need for a permit to remove vegetation under the EMO.

The removal of vegetation is exempt from a permit under Clause 52.12-1 to create defendable space for a building used for accommodation. A permit is not required for the removal of any vegetation within 10 metres of an accommodation building and a permit is not required to remove vegetation other than trees within 50 metres of a building used for accommodation. The subject land and adjoining properties are contained within the Bushfire Management Overlay and the established dwellings at 117 and 121 Cranswick Road, Banksia Peninsula were constructed before 10 September 2009. The outbuilding on 117 Cranswick Road includes a garage and separate accommodation (habitable outbuilding).

An assessment of vegetation contained within the subject land has identified two trees that are contained within the Erosion Management Overlay and more than 10 metres from a building used for accommodation. A permit is therefore required for the removal of two trees in accordance with the provisions of the Erosion Management Overlay. The two trees are identified as Tree A and Tree B on the Site Plan included with this application.

The two trees to be removed under the provisions of the Erosion Management Overlay are located within the footprint of the proposed dwelling. The location of the two trees to be removed is based on the feature survey prepared by *Intrax Housing*.



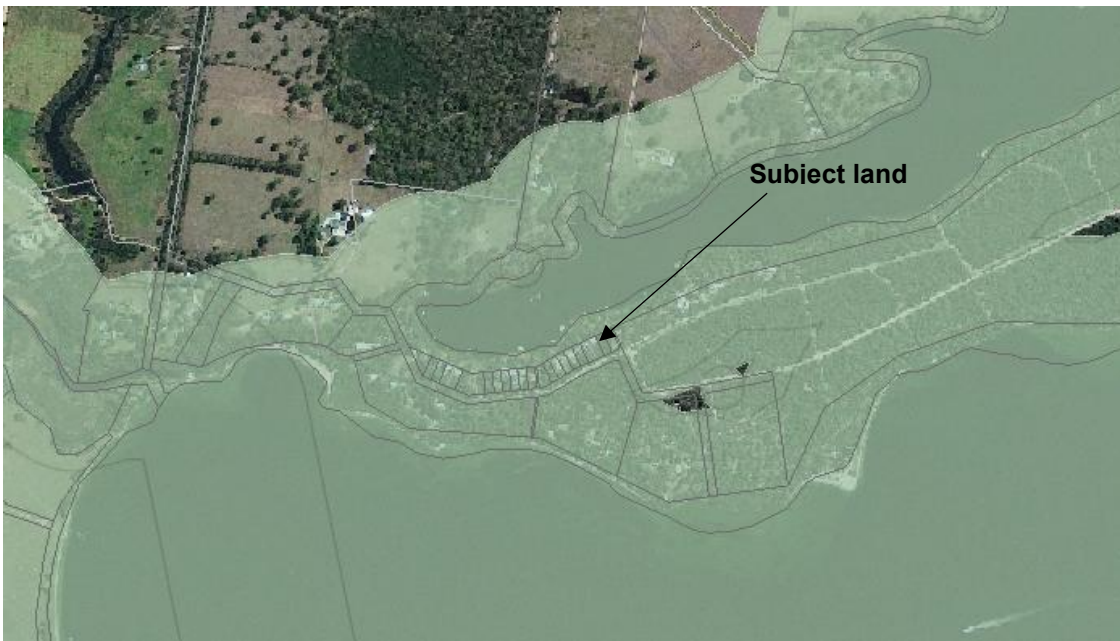
Extract from Site Plan identifying Trees A and B requiring removal under the EMO

Consideration of the removal of the two trees is limited to the provisions of the Erosion Management Overlay. The extent of vegetation removal is not expected to pose any risk to human life and property from landslip or slope degradation. The trees to be removed are located at the northern end of the property where the topography is relatively flat. The application provides a geotechnical assessment prepared by *Simon Anderson Consultants* and has determined the risk of erosion or land slip to be low.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006* for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity.*



Areas of cultural heritage sensitivity shown in green (Source: VicPlan)

The subject land is contained within an area of cultural heritage sensitivity being located within 200 metres of a named waterway (Duck Bay).

The development of one or two dwellings on a lot is an exempt activity under regulation 9 of the *Aboriginal Heritage Regulation 2018*. A cultural heritage management plan is therefore not required for the proposed development.

5. Planning Policy

The following comments respond to Planning Policy Framework and Municipal Planning Strategy as relevant to the proposal.

5.1 Planning Policy Framework

The objectives of Clause 12 relating to Environmental & Landscape Values are considered to be achieved with the proposed dwelling. The dwelling is will be appropriately setback from the nearby waterbody (Duck Bay) at approximately 52 metres from the water edge. The property is connected to reticulated sewer thereby avoiding reliance on on-site wastewater disposal. Vegetation removal will be necessary for construction of the dwelling and to establish defensible space as part of the bushfire mitigation measures. With the area of the property being just 1011m² the removal of vegetation is not expected to have a significant impact to biodiversity. The development avoids earthwork which could otherwise lead to sediment runoff into the nearby waterway.

Clause 13.02 relating to Bushfire seeks to strengthen community resilience to bushfire, prioritising the protection of human life and property. The proposed dwelling is to be developed within an enclave of other established dwellings. The site is in a unique location being a relatively narrow peninsula surrounded by wide waterbodies. While a bushfire hazard exists, it is considered the risk to life and property can be reduced to an acceptable level with appropriate mitigation measures.

Consideration has been given to Clause 13.04-2L relating to Environmental Risk having regards for the site's inclusion within the Erosion Management Overlay. Strategies relating to erosion are considered to be adhered to with the proposed dwelling incurring limited earthworks and vegetation removal.

The site for the proposed dwelling is not contained within the Land Subject to Inundation Overlay and on land at a height not impacted by flooding in a 1% Annual Exceedance Probability flood event based on current climatic conditions and forecast future climatic conditions.

Consistent with Clause 15.01-S2 Building design, the proposed dwelling is of a scale and appearance consistent with established dwellings. Selected external materials and colours will ensure its integration with the natural surrounds.

5.2 Municipal Planning Strategy

The proposed dwelling is of a size and scale that respects the character of development on the north side of Cranswick Road at the western end of Banksia Peninsula. The dwelling location is setback from the adjoining waterway and therefore considered to be consistent with the requirements for areas identified within a significant landscape (Clause 02.03-2 Environmental and landscape values).

While the subject land is contained within the Rural Conservation Zone there are no agricultural activities occurring on Banksia Peninsula. The property is connected to reticulated sewer which avoids the need for on-site wastewater disposal as sought within Clause 02.03-4 Natural resource management.

The proposed dwelling will maintain the landscape values of its location. The proposed dwelling has a modest building footprint, is low in height and the selected light weight materials are comparable to materials used in existing dwellings within the area as encouraged within Clause 02.03-5 Built environment and heritage.

Development of dwelling on the subject land has had regard to environmental hazards that pose a risk to human life and property as sought by Clause 02.03-3 Environmental risks and amenity. The proposed dwelling is not being constructed on a steep slope and avoids any substantial earthworks, instead being constructed on stumps. The dwelling is on land that is not impacted by inundation is a 1%AEP flood event. The siting and design of the dwelling is also considered to offer an appropriate response to the bushfire hazard.

Consistent with Clause 02.03-5 Built environment size and scale of the proposed dwellings is commensurate with the surrounding development and will sit comfortably within the environment.

6. Planning Elements

6.1 Rural Conservation Zone (RCZ2)

The subject land and surrounding freehold properties are contained within the Rural Conservation Zone Schedule 2.



Rural Conservation Zone Mapping – Source: VicPlan

The purpose of RCZ2 is to conserve the specified values for the area, to protect and enhance the natural environment, biodiversity, landscape values, cultural significance and sustainable land management.

The conservation values prescribed under Schedule 2 is:

To ensure that the land use or development occurs in a manner which does not adversely impact on the important environmental characteristics of an area.

The use of a dwelling must also comply with the requirements of Clause 35.06-2 which states:

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

- *Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
- *The dwelling or small second dwelling must be connected to reticulated sewerage if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.*
- *The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.*
- *The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

The use and development of a dwelling on the property is considered to satisfy the purpose of the zone and the conservation values as prescribed under Schedule 2.

The size of the subject land and the size and scale of the proposed dwelling are consistent with the manner other lots within LP41400 have been developed and is considered not to adversely impact the environmental characteristics of the area. Some vegetation removal is necessary for construction of the dwelling and as part of the prescribed bushfire mitigation measures however the removal of vegetation is of a limited scale and will not result in any substantial change to the character of the area.

There are no agricultural activities being undertaken on Banksia Peninsula and therefore the establishment of a dwelling will not compromise any agricultural enterprises and will not result in the loss or fragmentation of productive agricultural land. The use and development of a dwelling is otherwise compatible with adjoining and nearby dwellings and educational and religious camps located on Banksia Peninsula.

The modest size and scale of the dwelling and selected lightweight materials to be used in the construction of the dwelling is considered to offer an appropriate response to the landscape. Vegetation along the foreshore of Duck Bay will obscure the visibility of the dwelling from the waterway.

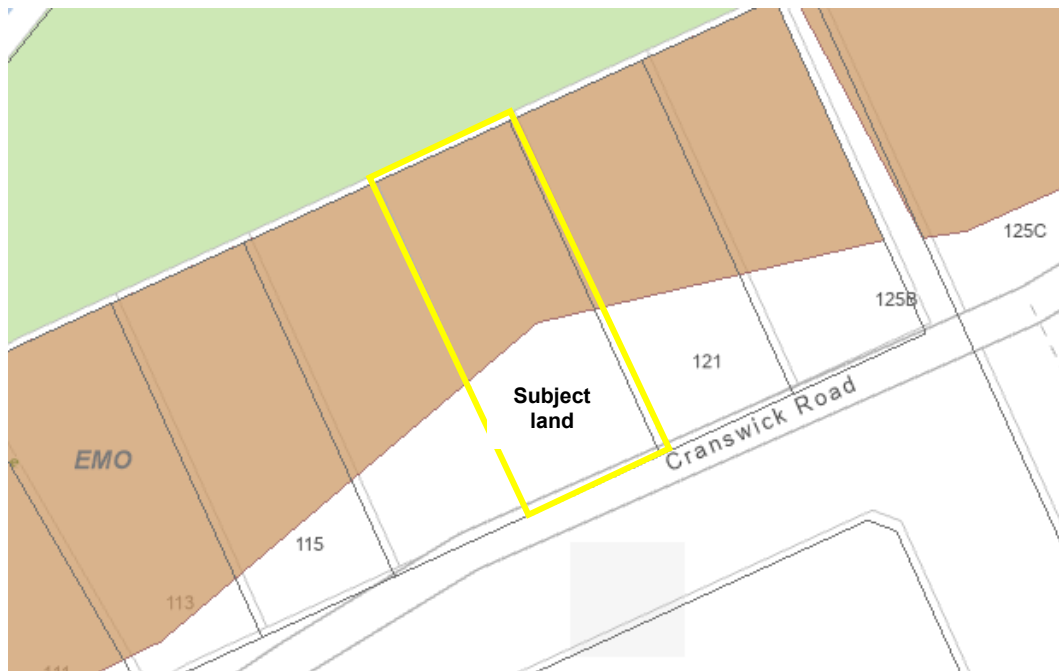
Future occupants of the dwelling will not be adversely affected by vehicular traffic, noise, blasting, dust or vibration from an existing or proposed extractive industry.

The use of the subject land for a dwelling will comply with the requirements of Clause 35.06-2 by:

- Cranswick Road is an all-weather road with adequate dimensions for access by emergency vehicles.
- Banksia Peninsula is serviced by reticulated sewerage and is available to the subject land.
- Banksia Peninsula is serviced by reticulated potable water and is available to the subject land.
- Banksia Peninsula is serviced by reticulated electricity and an electricity pole is located opposite the subject land.

6.2 Erosion management Overlay

The Erosion Management Overlay applies to the northern portion of subject land which triggers planning approval at Clause 44.01-2 for buildings and works and vegetation removal.



Erosion Management Overlay Mapping – Source: VicPlan

The application is accompanied by plans that include contour levels across the whole site and the location of existing trees. The location of nearby buildings are also included. The feature survey plan also includes the location of existing services and also contour levels and trees within the foreshore reserve to the north of the subject land.

A geotechnical assessment has been prepared in accordance with the application requirements prescribed under the Schedule.

The northern end of the property is relatively flat with a moderate slope in the southern portion of the property with a rise of approximately two meters from Cranswick Road. Construction of the dwelling at the northern end of the property limits the need for earthworks.

Vegetation removal is required for the construction of the dwelling and to establish defensible space.

The geotechnical assessment prepared by *Simon Anderson Consultants* has determined the risk of erosion and land slips to be *Low*. It is considered construction of the dwelling and removal of vegetation is considered to offer a tolerable risk to human life and property as sought by the erosion management objective.

6.3 Significant Landscape Overlay (SLO2)

The subject land is contained within the Significant Landscape Overlay – Schedule 2, which seeks to ensure that development respects the landscape character of the Gippsland Lakes.



Significant Landscape Overlay – Source: VicPlan

Planning approval is triggered at Clause 42.03-2 for buildings and works associated with the proposed dwelling in accordance with the Significant Landscape Overlay.

The main objectives of Schedule 2 to the Significant Landscape Overlay relate to strengthening the presence of native indigenous vegetation throughout the landscape, to protect locally significant views and vistas that contribute to the character of the landscape and to protect the largely natural and unbuilt views of Lakes King and Victoria from the lakes edges.

The proposal responds to the objectives of Schedule 2 of the Significant Landscape Overlay as follows:

- The proposed dwelling is a moderate size and single storey in height. The building will not protrude above the height of vegetation contained within the foreshore reserve.
- Views from the nearby waterway system of the building will be limited by the presence of existing vegetation established between the Lake edge and the northern boundary of the subject land
- The setback of the building from the nearby waterway is consistent with established dwellings in the locality.
- The selected materials for the external cladding are all muted in tones and will easily blend with the surrounding natural environment.

Decision Guidelines

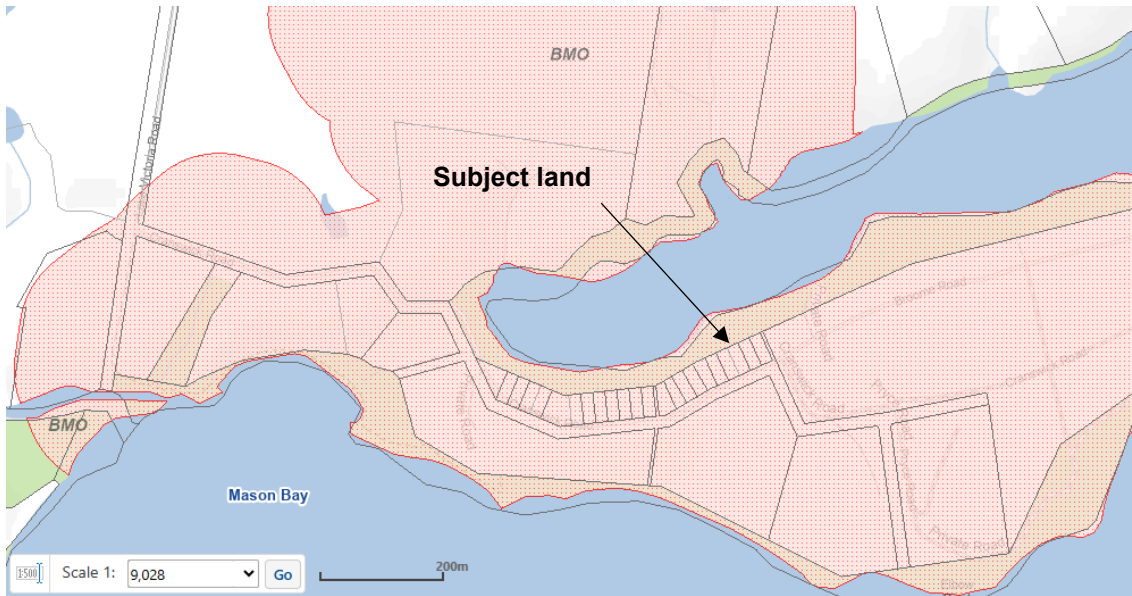
- Due to the limited size of the property the removal of native vegetation is unavoidable for construction of the dwelling and for bushfire mitigation measures.
- The proposed building is a similar size and scale to other established dwellings on the north side of Cranswick Road.
- The site forms part of a precinct which is developed for residential purposes and the proposed building will simply be used in a manner consistent with these established uses.

The proposed dwelling is appropriately setback from the road. The dwelling will not be visible from main roads or touring routes.

- The subject land is not within 500 metres of scenic lookouts.
- The precinct is an attractive setting and offers high amenity values which will not be compromised by the proposal.
- Vegetation within the lake foreshore will obscure direct views of the dwelling from the waterway.
- Development of the proposed development will not result in ribbon development along a main road or tourist route.
- The northern, western and south boundaries are not fenced. The proposal does not include the construction of boundary fences.

6.4 Bushfire Management Overlay

The subject land is contained within the Bushfire Management Overlay which triggers planning approval at Clause 44.06-2 for buildings and works associated with an accommodation use (dwelling).



Bushfire Management Overlay Mapping – Source: VicPlan

Application Requirements

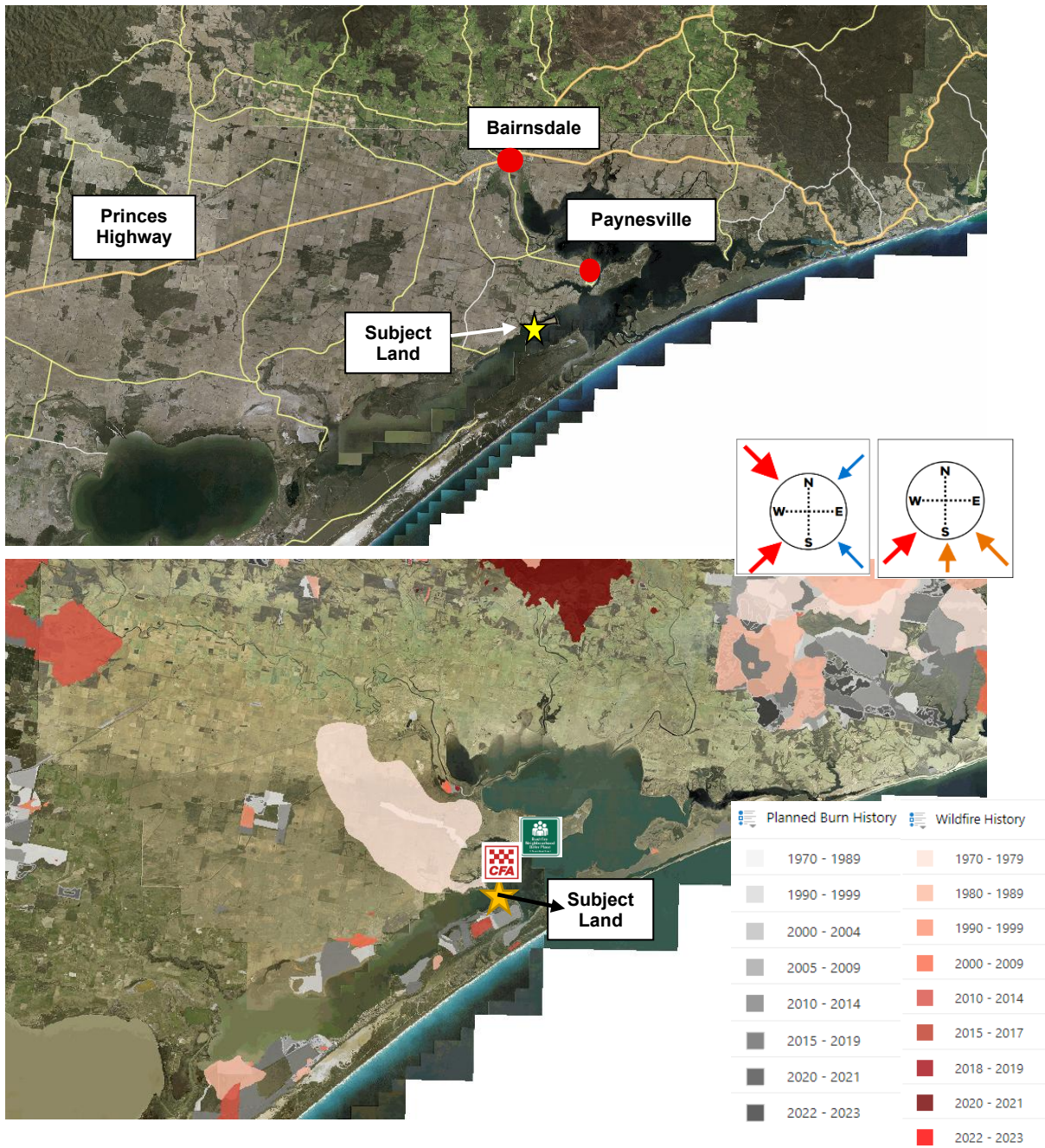
The Application includes a Bushfire Hazard Landscape Assessment which describes the bushfire hazard of the wider locality

The application also includes a Bushfire Hazard Site Assessment which describes the bushfire hazard within 150 metres of the subject land.

It is anticipated that the mandatory Condition prescribed at Clause 44.06-5 pertaining to buildings and works will be included on Permit which will reference endorsed plans and the need for bushfire protection measures to be maintained on a continued basis.

A Bushfire Management Plan which prescribes the proposed bushfire mitigation measures has also been included in support of the proposal which is expected to be endorsed as part of Permit.

Bushfire Hazard Landscape Assessment



Nearest CFA: 25 Meridian Way, Newlands Arm (apx 8.3km)



Nearest Neighbourhood Safer Place: AJ Freeman Oval - 1 Main Road, Paynesville

Distance from Subject Land to Bairnsdale apx 20km

Distance from Subject Land to Paynesville apx 12km

Broader Landscape Type: Type 3

In response to the objectives and standards of Clause 53.02 Bushfire Planning a Bushfire Management Statement is provided.

CLAUSE 53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES

Objective

To ensure development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

To site development to minimise the risk from bushfire.

To site development to provide safe access for vehicles, including emergency vehicles.

To ensure building design minimises vulnerability to bushfire attack.

Approved Measures

AM 2.1

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

Response:

The Banksia Peninsula is surrounded by waterways on three aspects. The peninsula is relatively flat and rising 8-9 metres (approx.) above sea level. The peninsula contains an extensive cover of native vegetation resulting in a dense *Woodland* dominated by banksia trees and a variety of medium sized eucalyptus species.

Access by motor vehicle to Banksia Peninsula is restricted to a single location at the southern end of Lake Victoria Road. Cranswick Road is the predominant road providing access from Lake Victoria Road to the subject land. Cranswick Road is an all-weather gravel road.

The subject land is located at the western end of Banksia Peninsula between Cranswick Road and Duck Bay. The south side of Cranswick Road opposite the subject land together with the eastern end of the peninsula are numerous educational and religious camping leaseholds.

The waterways surrounding the peninsula limit the bushfire hazard in the wider landscape. A bushfire is limited to approaching the subject land from the west although a fire at the eastern end of the peninsula has the potential to impact the subject land when weather conditions include easterly winds which are common on the Gippsland Lakes. With access/egress restricted to only the west the surrounding landscape is considered to be a *Broader Landscape Type 3*

The aerial photograph below shows the location for the subject land in wider landscape of Banksia Peninsula.



Aerial photograph of Banksia Peninsula – Source: LASSI SPEAR

The surrounding landscape is dominated by vegetation with a **Woodland** classification. Residential properties retain canopy trees however vegetation under the tree canopy is substantially modified as a result of regular vegetation management and fuel reduction by landowners.

AM 2.2

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

- The maximum separation distance between the building and the bushfire hazard.
- The building is close to a public road.
- Access can be provided to the building for emergency service vehicles.

Response:

The proposed dwelling will be sited at the north end of the property. The setback of the dwelling maximises the ability for vegetation management to occur between Cranswick Road and the dwelling. Access to Cranswick Road remains a relatively short distance, less than 40 metres from the dwelling site.

Cranswick Road is a well established all-weather road capable of accommodating emergency vehicles.

AM 2.3

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

Response:

The design incorporates the use of non-combustible materials that are resilient to fire with the dwelling to be constructed to a minimum Bushfire Attack Level 29 (BAL-29). The building design is not complex and adopts a rectangle shape which avoids re-entrant corners while also providing a simple roof profile.

CLAUSE 53.02-4.2 DEFENDABLE SPACE & CONSTRUCTION OBJECTIVES

Objective

The setbacks, defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings..

Approved Measures

AM 3.1

A building is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 and one of the following distances is met, for:

- a dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office, retail premises or warehouse, either:
 - Columns A, B or C.
 - Column D if there are significant siting constraints.
- accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly, Column 0.

Response:

The setback 32 metres from the southern boundary and approximately 40 metres from *Woodland* vegetation situated on the south side of Cranswick Road. The setback distance between the dwelling and *Woodland* vegetation exceeds the separation distance of 31 metres prescribed by Column A in Table 1.

The limited site area poses a significant constraint to achieving the separation distances on all other aspects as prescribed by Table 1

With Modified vegetation conditions to the west separation distances to the property boundary are required consistent with the requirements for Modified vegetation under Table 1.

AM 3.2

The setback between the building and the bushfire hazard is managed as an area of defendable space in accordance with the vegetation management requirements specified at Table 4 to clause 53.02-5 for the distance that satisfies AM 3.1 and the area is capable of being maintained in accordance with these requirements.

Response:

The Bushfire Management Plan prescribes areas of defendable space with the management of vegetation to be in accordance with Table 4.

AM3.3

A building is constructed to the bushfire attack level that corresponds to the setback which satisfies AM 3.1.

Response:

The Bushfire Management Plan prescribes construction of the dwelling to BAL-29 in accordance with Table 1.

Alternative Measures

AltM 3.4

Adjoining land may be included within the setback where there is a reasonable assurance that the land will remain or continue to be managed in accordance with the defendable space vegetation management requirements at Table 4 to clause 53.02-5.

Response: N/A

AltM 3.5

The setback and the bushfire attack level are determined using Method 2 of *AS3959:2018 Construction of buildings in bushfire prone area* (Standards Australia) subject to any guidance published by the relevant fire authority.

Response: N/A

AltM 3.6

A building used for a dwelling (including an extension or alteration to a dwelling) may provide a setback to the title boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
 - Protection can be provided from the impact of extreme bushfire behaviour.
 - Fuel is managed in a minimum fuel condition.
 - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat.
- A lesser setback and a higher construction standard are appropriate having regard to the bushfire hazard landscape assessment.
- The dwelling is constructed to a bushfire attack level of BAL FZ.

This alternative measure only applies where the requirements of AM 3.1, 3.2 and 3.3 cannot be met..

Response: N/A. The proposed replacement building is not a dwelling.

AltM 3.7

A building used for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly may provide a setback in accordance with Table 1 at clause 53.02-5 for the distances provided at Columns A, B or C where it can be demonstrated that:

- The requirements of AM 6.1 have been satisfied.
- A lesser setback and a higher construction standard are appropriate having regard to the bushfire hazard landscape assessment.
- The setback is managed as defendable space that meets the defendable space vegetation management requirements at Table 4 to clause 53.02-5 and is capable of being maintained in accordance with these requirements.

Response: N/A

CLAUSE 53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

Objective

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

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

Approved Measures

AM 4.1

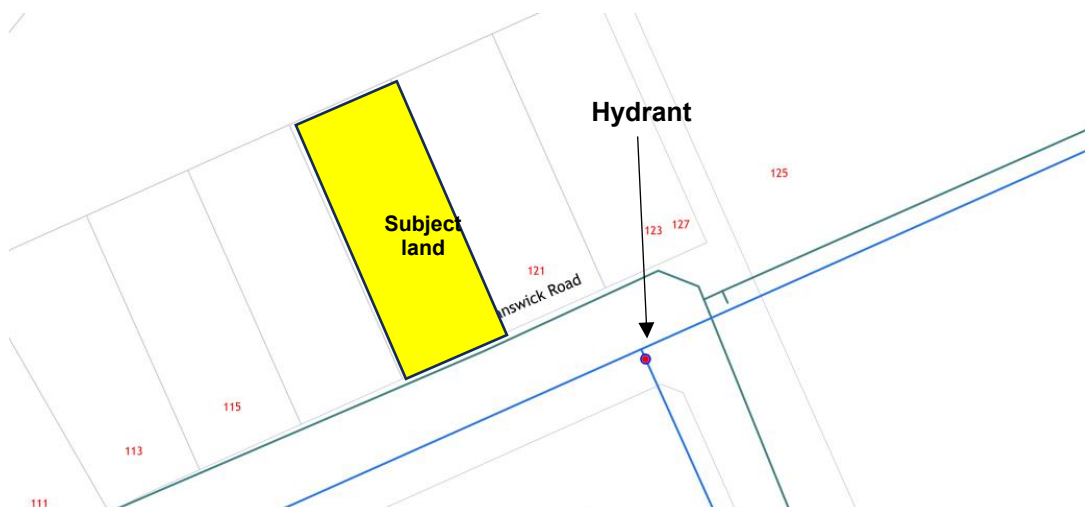
A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office, retail premises or warehouse is provided with:

- A static water supply for fire fighting and property protection purposes as specified at Table 2 to clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 3 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.

Response:

The Bushfire Management Plan prescribes a static water supply of 5,000 litres in accordance with Table 2 for a lot with an area between 500-1,500m². A fire hydrant is located



Vehicle access from Cranswick Road to the dwelling is 32 metres. The Bushfire Management Plan includes access requirement in accordance with Table 3

7. Conclusion

The proposed use and development of a dwelling at 119 Cranswick Road, Banksia Peninsula is considered to accord with all relevant provisions of the Rural Conservation Zone, Erosion Management Overlay, Significant Landscape Overlay and Bushfire Management Overlay under the *East Gippsland Planning Scheme*. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the Application favourably and resolve to issue a Planning Permit.

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266	Job: Proposed Dwelling for William Paul 119 Cranswick Rd Banksia Peninsula	Date: 9 May 2026 Designed: SJA
	Client: Crowther & Sadler	Job No.: 468818
P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Checked:	Page No.: 1 of 5

GEOTECHNICAL RISK ASSESSMENT



119 Cranswick Rd, Banksia Peninsula

INTRODUCTION

This report is designed to demonstrate the level of geotechnical risk involved in relation to the proposed dwelling at 119 Cranswick Rd, Banksia Peninsula, during and after construction of associated works.

Note that in accordance with “Guidelines for Landslide Susceptibility” Section 5: Landslide Zoning; the subject site would not be considered in a landslide hazard zone.

SITE DESCRIPTION

This Rural Conservation zoned allotment (1010m²) is located on the north side of Cranswick Road. The subject site is infill development with no current vehicle access off Cranswick Road (gravel road with swale drains).

The subject site is situated on the inland dune system of the Banksia Peninsula and fronting the foreshore of Duck Bay directly north of the subject site. The site is generally vegetated with EVC 48 – Dry Heathy Woodlands, dominated by Eucalypts and Banksias to 10m tall with an understorey of herbs, ground fern and sedges. The site displays low grades at the front of the block (5%) falling south towards the road frontage, with level flat ground at the high point of the block (north end). The terrain north of the subject site displays a slight fall north (approx.. 10% grade) falling towards Duck Bay.

Many of the dwellings in the area single storey, light framed construction with gravel driveways, manicured lawns and landscaped gardens. Many of the properties have gravel track access to private jetties along Duck Bay.

PROJECT DETAILS

A single storey residential dwelling is proposed for the site. The construction details are as follows;

- Pre-fab module dwelling, timber sub-floor on concrete stumps and footings.
- The construction of the dwelling will result in the diversion of approx.. 20% of rainfall from the site. Roof catchment water will be collected by a system of gutters/downpipes and directed either to LPOD or on-site rainwater storage tanks.
- A stabilised vehicle access point is to be provided during and after construction.

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Dwelling for William Paul 119 Cranswick Rd Banksia Peninsula	Date: 9 May 2026 Designed: SJA
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	Checked:	Page No.: 2 of 5

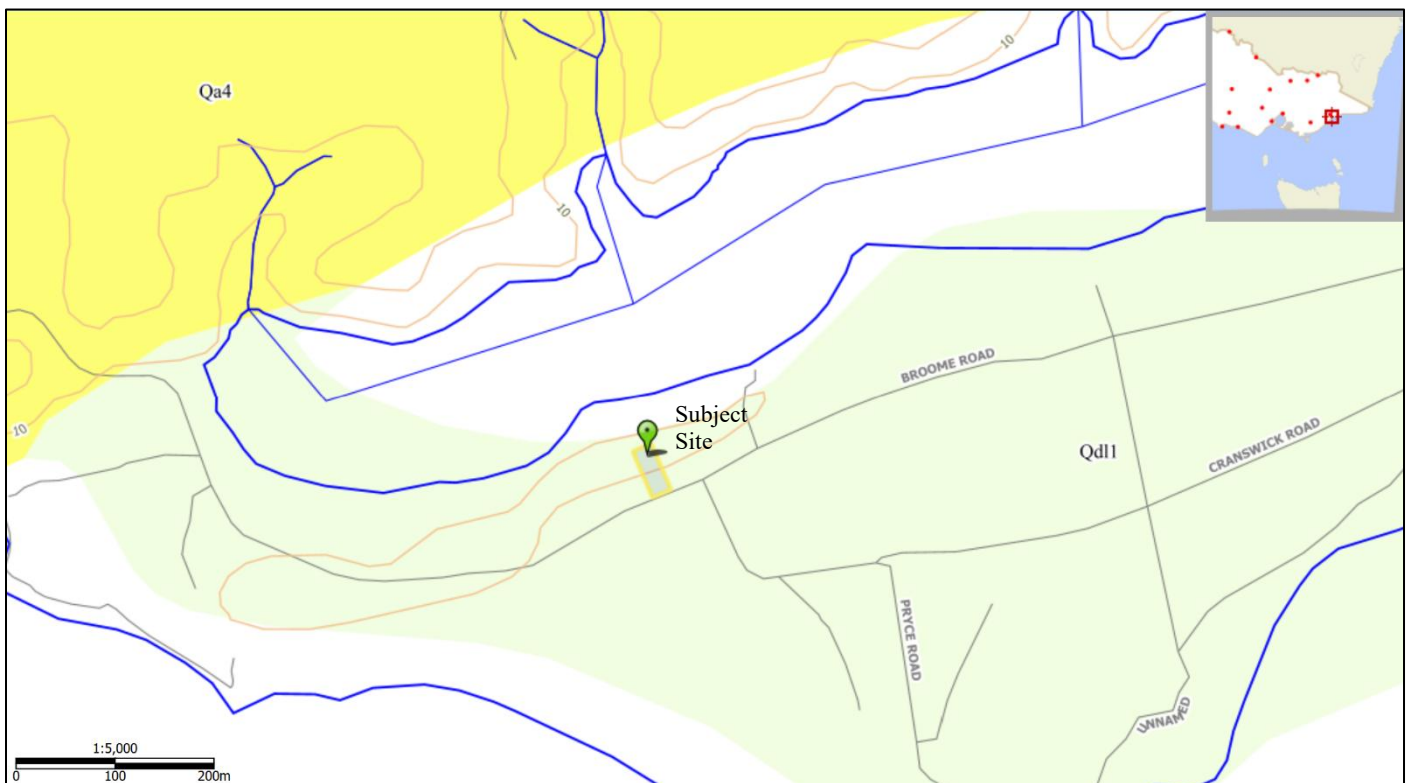
METHODOLOGY

1.DESKTOP INVESTIGATION

A desktop investigation of the subject site was carried out using DSE and GeoVIC mapping of published soil survey information and noted watercourse locations.

Soils of the site have been mapped and described in Sustainable Soil Management “*A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions*” and are described as belonging to the Stockdale (Sd) map unit. This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land is cleared and used for grazing. East of Swan Reach most of the land is covered by lowland forest.

The soils of the Stockdale map unit are texture contrast soils, with a variable depth of sand or sandy loam overlying a medium to heavy clay subsoil at about 30 to 50cm.



REF: VANDENBERG, A.H.M., 1997. BAIRNSDALE SJ 55-7 Edition 2, 1:250 000 Geological Map (Series 1:250,000 geological maps. Geological Survey of Victoria.)

Geological Unit	Geological Description	Mapping Unit
Qd11 (<i>Qrd</i>)	Quaternary Marine, non-marine (Coastal Dune) Deposits, consisting of Aeolian: coastal and inland dunes: dune sand, some swamp deposits.	Seacombe (Sm)

Simon Anderson
Consultants
CIVIL | STRUCTURAL | PROJECT ENGINEERS

P.O. Box 1700
111 Main St
Bairnsdale, Vic, 3875
ACN 073 392 266

P.O. Box 566
191-193 Raymond St
Sale, Vic, 3850
ACN 145 437 065

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Date: 9 May 2026

Designed: SJA

Job No.: 468818

Page No.: 3 of 5

METHODOLOGY cont'd...

2. FIELD INVESTIGATION

A site visit was carried out with an inspection of the area of the proposed dwelling and of nearby landforms, features and developments.

Soils of the site have been mapped and described in Sustainable Soil Management “*A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions*” and are described as belonging to the Seacombe (Sm) map unit. This unit occurs along the Ninety Mile Beach and associated dune barriers above 5m. All of the soils are comprised mainly of sand. These sands may have contained shell fragments and carbonates, but now the soils are leached, infertile and acidic, particularly in the surface soil.

Soil profile morphology

Surface soil

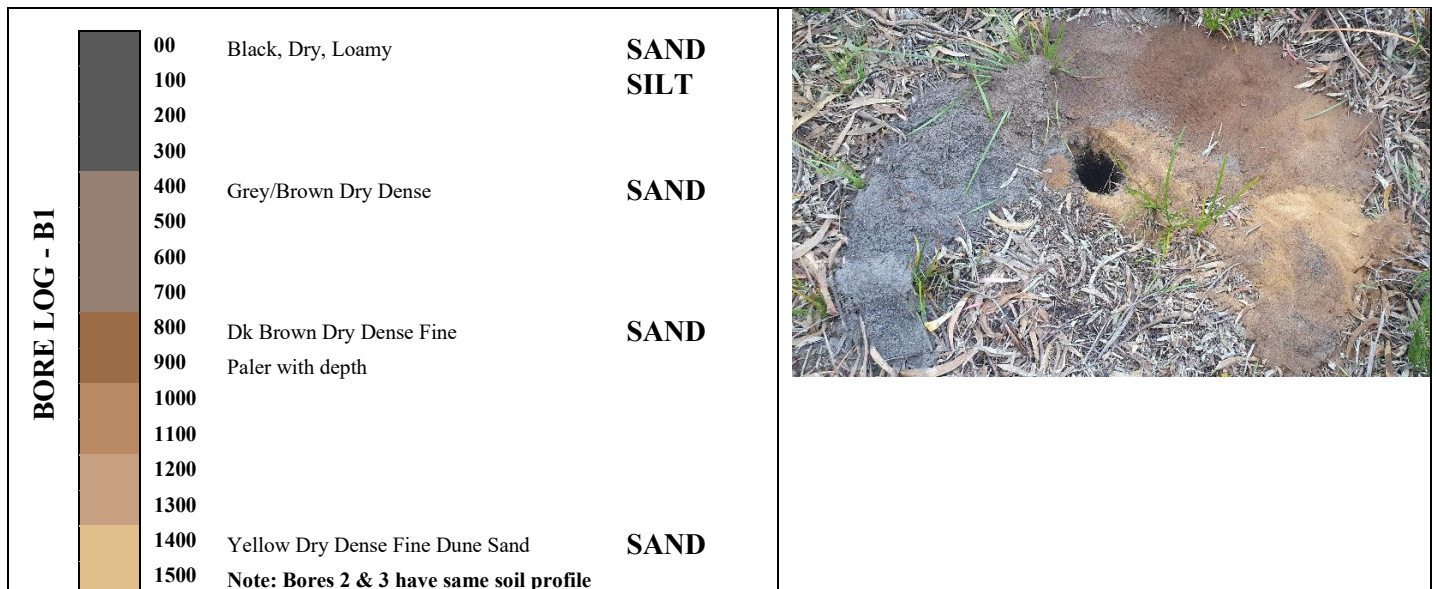
A0	0 - 10 cm	Loamy coarse sand
A1	4 - 10 cm	Loamy coarse sand
A1	10 – 20cm	Loamy coarse sand
A2	20 – 30 cm	Coarse sand
A2	30 -50 cm	Coarse sand
A/B	60 – 70 cm	Coarse sand
Bhs	70 – 76 cm	Coarse sand, high in organic carbon (coffee rock)
C	76 – 90 cm	Yellow brown coarse sand

Key profile features

- Sand textures throughout the profile.
- The laboratory results show the soil to 20 cm is high in organic matter
- The laboratory results show the soil is very strongly acid throughout.



Typical Soil Bore profile of the site detailed below;





Simon Anderson
Consultants

CIVIL | STRUCTURAL | PROJECT ENGINEERS

P.O. Box 1700
111 Main St
Bairnsdale, Vic, 3875
ACN 073 392 266

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191-193 Raymond St
Sale, Vic, 3850
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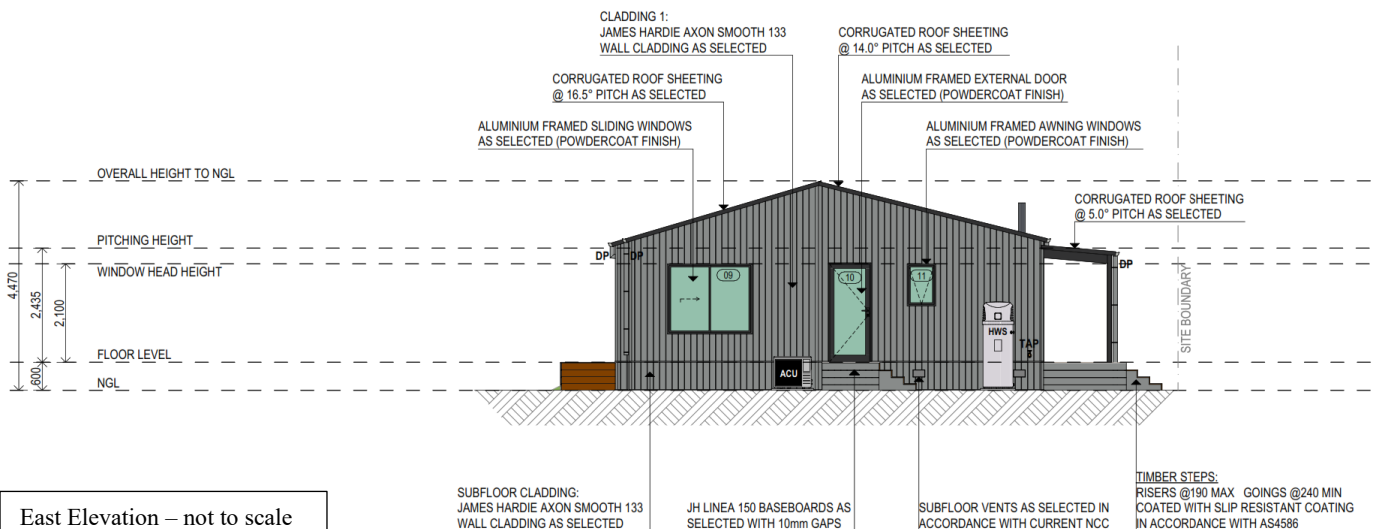
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Page No.: 4 of 5



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		Job No.: 468818 Page No.: 5 of 5

SUMMARY OF RISK

LANDSLIDE	LOW
SHEET/RILL EROSION	LOW
TUNNEL EROSION	LOW

- Level grades over the proposed house site, with slight falls north & south of the house site ranging from 1 in 10 to 1 in 20.
- Currently no grass coverage over the site with Heathy Woodland & sandy ground. Development of the subject site will help reduce risk of sheet erosion of the sites topsoils, with manicured lawns and landscaped gardens.
- There is no evidence of soil erosion or landslip on the well-established adjoining properties throughout Cranswick Road.
- Highly permeable topsoils (i.e. dense dune sands) provide a rapidly drained surface, with minimal surface rain water run-off as a result
- Natural soils of the site (dense dune sands) will have adequate strength and stability for residential footings.
- The proposed dwelling will be pre-fabricated offsite single storey, light framed construction with timber floor, concrete stumps and footings. This will result in very little disturbance to the sites topsoils.
- Existing drainage patterns to remain
- A stabilised vehicle access point is to be provided during and after construction.
- The removal of vegetation will result in some disturbance to the sites topsoils. Affected areas to be stabilised with grass at end of any construction works.
- Use of decking around house for recreation areas retains the natural contours of the site.
- All construction works associated with the dwelling will be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements and normal construction practice.

Based on findings from both the Desktop and Site investigations the site is suitable for development as proposed and further intensive investigation would not be necessary to confirm the above findings.

VERIFICATION

I, the author of this document, declare that I am suitably qualified and experienced to carry out this site assessment.



Simon Anderson BE (Civil)CPEng MIEAust No 930355
BCC Registration No EC-1711
Date 9 May 2026

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- Existing Parcel
- Proposed Dwelling
- 150m Assessment Area
- Modified
- EL_CONTOUR
- Google Satellite

BILL & MARGARET PAUL

119 CRANSWICK ROAD, BANKSIA PENINSULA

Crowther & Sadler Pty, Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

	North	East	South	West
Slope	Downslope >5°-10°	Flat/Upslope	Downslope >0°-5°	Flat/Upslope
Veg Type	Scrub	Modified	Woodland	Woodland
Separation Distances*	17m	50m / PB	11m	16m

*SEPARATION DISTANCES DERIVED FROM TABLE 1, COLUMN C, Clause 53.02-5

SCALE (SHEET SIZE A3)

1:2,000

SURVEYORS REF.

21537

VERSION 1 - DRAWN 01/07/2026

BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF BAIRNSDALE
CROWN ALLOTMENT 164A (PART)

LOT 26 ON LP41400

Printed 26/10/2026
Page 43 of 54

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BUSHFIRE PROTECTION MEASURES

MANDATORY CONDITION

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

DEFENDABLE SPACE

- Defendable space is provided for a distance of 50 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:
- Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

CONSTRUCTION STANDARD

The building must comply to a minimum Bushfire Attack Level of BAL – 29

WATER SUPPLY

- Unless otherwise agreed in writing by the relevant fire authority, the water supply must:
- An effective capacity of 5,000 litres.
 - Be stored in an above ground water tank constructed of concrete or metal.
 - Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
 - Include a separate outlet for occupant use.

ACCESS

- The following design and construction requirements apply:
- All-weather construction.
 - A load limit of at least 15 tonnes.
 - Provide a minimum trafficable width of 3.5 metres.
 - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
 - Curves must have a minimum inner radius of 10 metres.
 - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.



- Existing Parcel
- Title Boundary_Survey
- Existing Trees
- Proposed Driveway
- Proposed Dwelling
- 5,000lt Watertank
- Defendable Space
- Google Satellite

Crowther & Sadler Pty Ltd.
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152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

BUSHFIRE MANAGEMENT PLAN

119 CRANSWICK ROAD, BANKSIA PENINSULA

SCALE (SHEET SIZE A3)

1:400

SURVEYORS REF.

21537

VERSION 1 - DRAWN 01/07/2026

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Page 44 of 54

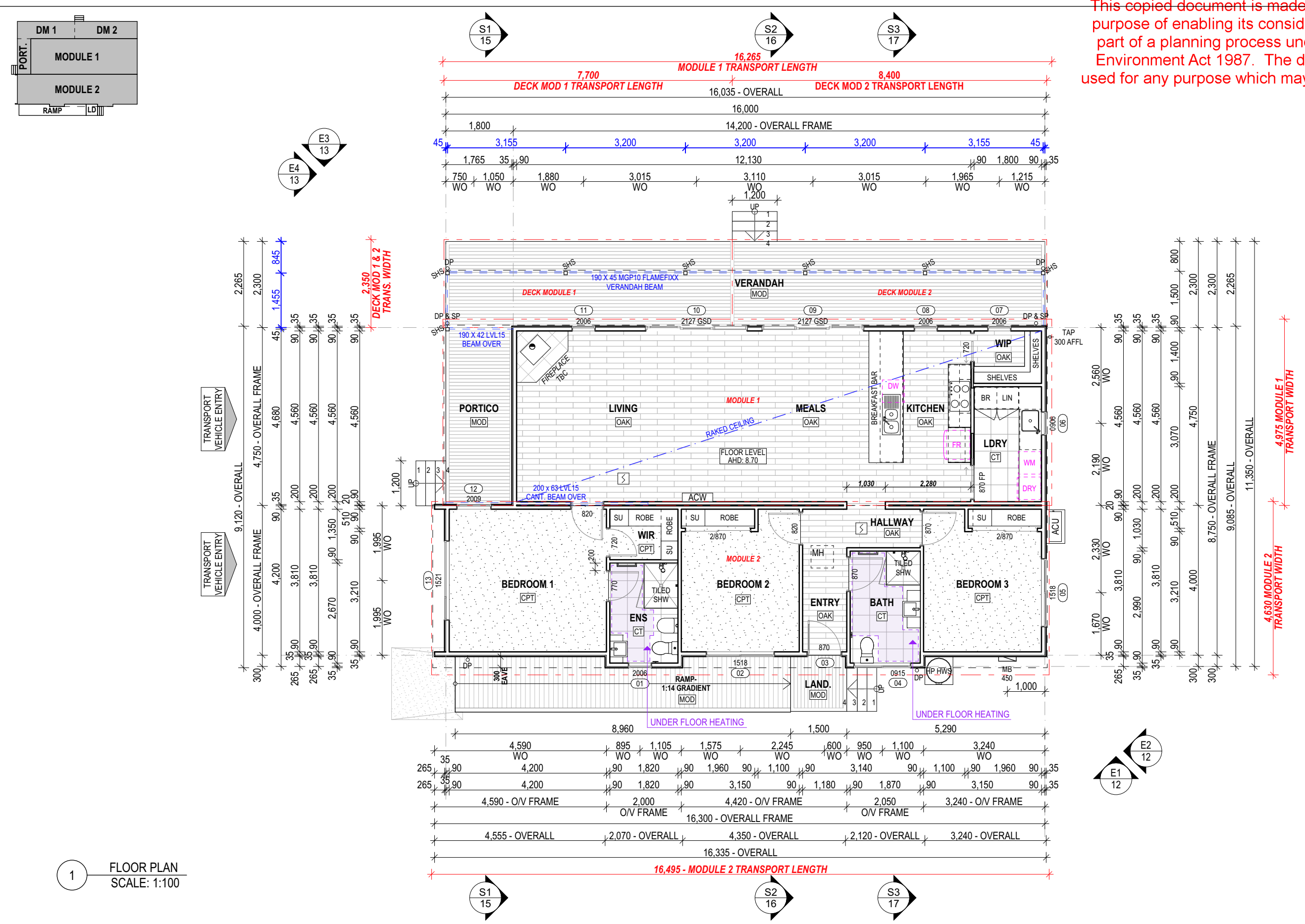
BUILDING THERMAL PERFORMANCE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY RATE ENERGY , ACCREDITED THERMAL PERFORMANCE ASSESSOR DMN/12/1442 , WITHOUT ALTERATION. THE NATHERS ENERGY RATING CONTAINS INBUILT ASSUMPTIONS ABOUT THE INTEGRITY OF THE BUILDING FABRIC WITH REGARDS INSULATION, DRAUGHTPROOFING AND GLAZING. WORKS SHALL COMPLY WITH THE FOLLOWING MEASURES, TO ENSURE THAT THE AS-BUILT PERFORMANCE CORRESPONDS TO THAT MODELLED IN THE ENERGY RATING. INSULATION AS FOLLOWS SHALL BE INSTALLED IN ACCORDANCE WITH HP 13.2.2: EXTERNAL WALLS R 2.5 BATTS ROOF R 1.8 ROOF BLANKET FLAT CEILING R 4.1 BATTS RAKED CEILING R 4.0 BATTS UNDER FLOOR R 1.8 CELLULAR INSULATION SHALL BE INSTALLED TIGHT AND CONTINUOUS, WITHOUT GAPS AND CRACKS, HARD UP AGAINST INTERNAL LININGS (INCLUDING SUBFLOOR). THERE SHALL BE NO AIR GAP BETWEEN AN INTERNAL LINING AND INSULATION. JUNCTIONS BETWEEN INTERNAL AND EXTERNAL WALLS SHALL BE INSULATED. INSULATION SHALL NOT BE CRUSHED OR COMPRESSED. BOX GUTTERS AND MANHOLE COVERS SHALL BE INSULATED TO THE SAME R-VALUE AS THE ROOF, USING INSULATION BATTS OR BLANKET OR CLOSED-CELL FOAM. DOWNLIGHTS SHALL BE STAMPED AS IC4 RATED, AIRTIGHT AND COVERED BY INSULATION. [IN CLIMATE ZONES 6, 7 AND 8] A VAPOUR PERMEABLE LAYER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS IN ALL NEW EXTERNAL WALLS. THE MATERIAL SHALL BE OVERLAPPED AND FULLY TAPED ON THE EXTERNAL SIDE TO ENSURE A TIGHT SEAL. ALL PENETRATIONS IN THE MEMBRANE SHALL BE SEALED, ENSURING THAT THE MATERIAL COVERS GAPS BETWEEN STUDS AND DOORS AND WINDOW FRAMES. ANY FLASHING AROUND WINDOWS SHALL BE TAPED OVER THE BUILDING WRAP. WHERE A FOIL-BACKED MEMBRANE IS USED, TIMBER BATTENS SHALL BE USED TO MINIMISE THERMAL CONDUCTION. ALL TRADES SHALL BE INSTRUCTED TO REPLACE ANY INSULATION THEY HAVE REMOVED IN THE COURSE OF THEIR WORK AND TO TAPE ANY CUTS/PENETRATIONS IN BUILDING WRAP. ALL PENETRATIONS SHALL BE CAULKED USING A FIT-FOR-PURPOSE FLEXIBLE SEALANT. ALL REDUNDANT OPENINGS SUCH AS DECOMMISSIONED CHIMNEYS AND WALL VENTS SHALL BE SEALED OFF AT TOP AND BOTTOM, UNLESS AN UNFLUED GAS HEATER IS PRESENT. CAULKING PRODUCTS SHALL BE APPROPRIATE FOR THE INTENDED APPLICATION. BEFORE INSTALLING MOULDINGS, A FIT-FOR-PURPOSE, LONG-LASTING PROPRIETARY TAPE OR FLEXIBLE CAULKING PRODUCT SHALL BE USED TO SEAL JUNCTIONS OF: - PLASTERBOARD AND FLOOR - PLASTERBOARD AND TOP PLATE (FOR SQUARE SET CORNICES) - VERTICAL AND HORIZONTAL PLASTERBOARD - TOPS, BOTTOMS AND SIDES OF ARCHITRAVES AND PLASTERBOARD. - ALL EXHAUST FANS AND DUCTS, INCLUDING RANGEHOODS, SHALL BE FITTED WITH SELF-CLOSING MECHANISMS.	WHERE IT IS NOT POSSIBLE TO INSULATE UNDER AN EXISTING TIMBER FLOOR, GAPS BETWEEN FLOORBOARDS SHALL BE SEALED BEFORE APPLYING FINISHES OR COVERINGS. EXTERNAL DOORS AND WINDOWS SHALL BE DRAUGHTPROOFED PER HP 13.4.4 USING A DURABLE, FIT-FOR-PURPOSE SEAL. CAVITY SLIDER POCKETS SHALL BE SEALED BEFORE INSTALLATION, EITHER BY WRAPPING WITH VAPOUR PERMEABLE MEMBRANE, OR BY SCREWING PLASTER SECURELY TO THE FRAME AND APPLYING A SILICON BEAD. CONDITIONED CLASS 1 AND UNCONDITIONED CLASS 10A SPACES SHALL BE SEPARATED BY INSULATION. ANY OPENINGS BETWEEN SUCH SPACES SHALL BE WEATHER-STRIPPED. WINDOW SIZES NOMINATED ARE NOMINAL. ACTUAL SIZE MAY VARY MINIMALLY ACCORDING TO MANUFACTURER; HOWEVER, OPENING STYLES, OVERALL SIZE, U-VALUE AND SHGC VALUES ARE INBUILT INTO THE ENERGY RATING AND MAY NOT BE ALTERED WITHOUT THE EXPRESS APPROVAL OF THE PROJECT'S ENERGY RATER. GLAZED DOORS AND WINDOWS SHALL BE N3 WIND RATED, DOUBLE-GLAZED, WEATHER-STRIPPED AND FLASHED ALL AROUND. OPENABLE WINDOWS SHALL BE PROVIDED WITH FLYSCREENS.	BAL NOTES: (BAL-29)		EXTERNAL COLOUR SCHEDULE	
		SUBFLOOR SUPPORTS	ENCLOSED BY EXTERNAL WALL OR STEEL, BRONZE OR ALUMINIUM MESH, NON-COMBUSTIBLE SUPPORTS WHERE THE SUBFLOOR IS ENCLOSED, NATURALLY FIRE RESISTANT TIMBER STUMPS OR POSTS ON 75mm METAL STIRRUPS	 CLADDING 1: VERTICAL JAMES HARDIE AXON SMOOTH 133 COLOUR: CB WINDSPRAY OR SIMILAR	
		FLOORS	CONCRETE SLAB ON GROUND OR ENCLOSED BY EXTERNAL WALL, METAL MESH AS ABOVE OR FLOORING LESS THAN 400mm ABOVE GROUND LEVEL TO BE NON-COMBUSTIBLE, NATURALLY FIRE RESISTANT TIMBER OR PROTECTED ON THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION	 SUBFLOOR CLADDING: VERTICAL JAMES HARDIE AXON SMOOTH 133 COLOUR: CB WINDSPRAY OR SIMILAR	
		EXTERNAL WALLS	NON-COMBUSTIBLE MATERIAL (MASONARY), BRICK, VENEER, MUD BRICK, AERATED CONCRETE, CONCRETE), TIMBER FRAMED, STEEL FRAMED WALLS, SARKED ON THE OUTSIDE AND CLAD WITH 6mm FIBRE CEMENT SHEETING OR STEEL SHEETING OR BUSHFIRE RESISTANT TIMBER	 DECK SUBFLOOR CLADDING: JAMES HARDIE LINEA BASE BOARDS 150mm COLOUR: CB WINDSPRAY OR SIMILAR	
		EXTERNAL WINDOWS	5mm TOUGHENED GLASS WITH OPENEABLE PORTION SCREENED AND FRAME OF METAL OR METAL REINFORCED PVC-U, OR BUSHFIRE RESISTING TIMBER AND PORTION WITHIN 400mm OF GROUND, DECK, ETC. SCREENED	 ROOF SHEET CLADDING 1: LYSAGHT CUSTOM-ORB COLOUR: CB SHALE GREY OR SIMILAR	
		EXTERNAL DOORS	PROTECTED BY BUSHFIRE SHUTTER, OR SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR NON COMBUSTIBLE OR 35mm SOLID TIMBER FOR 400mm ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED TIGHT FITTING WITH WEATHER STRIPS AT BASE	 GUTTERS: LYSAGHT QUAD COLOUR: CB SHALE GREY OR SIMILAR	
		ROOFS	NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED	 FLASHINGS & TRIMS: COLORBOND COLOUR: CB MONUMENT OR SIMILAR	
		VERANDAHS DECKS ETC	ENCLOSED SUB-FLOOR SPACE OR NON-COMBUSTIBLE OR BUSHFIRE RESISTANT TIMBER SUPPORTS. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTING TIMBER	 DECKING: MODWOOD BOARDS- COLOUR TBC	
				 STEPS & RAMPS: MODWOOD BOARDS- COLOUR TBC	
				 WINDOWS: ALUMINIUM FRAME COLOUR: CB MONUMENT OR SIMILAR	

 55 Industrial Road Stratford VIC 3862 1300 946 815	OWNER APPROVAL OWNER'S SIGNATURE:		CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE BUILDER FOR CONSTRUCTION		AREA CALCULATIONS		PROJECT TITLE: SHOREHAM 14 - MODERN GABLE		CONSTRUCTION DRAWINGS			Printed 26/10/2026 Page 45 of 54 © COPYRIGHT
			THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE (Vic. DB-U 2108)(CB-L 43089) (NSW. 174651C)		LIVING 132.6 VERANDAH 36.8 RAMP 12.5 PORTICO 8.6 LANDING 2.3 192.8 m²		OWNER NAME: WILLIAM PAUL		DATE: 27/08/2026	SCALE: As Noted	PAGE SIZE: A3	
	BUILDER SIGNATURE:		THESE ARE THE PLANS REFERRED TO IN CONTRACT DATED:		KEN RAIKES SIGNED: 		PROJECT ADDRESS: 119 CRANSWICK ROAD, BANKSIA PENINSULA, VIC, 3875		DRAWN BY: WM	CHECKED BY: AG		
							DRAWING TITLE: GENERAL NOTES		PROJECT NUMBER: 0948	SHEET NO. OF TOTAL 3 of 3	DATE OF ISSUE 05-10-2026	

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NOTE:
LIVABLE HOUSING DESIGN CLAUSE 5.1
PRINTED PLANNING AND CONSTRUCTION DRAWINGS TO PROVIDE STEP-FREE ENTRY TO SHOWER AS REQUIRED.
LIVABLE HOUSING DESIGN CLAUSE 6.1
PRINCIPLES APPLY TO BATH SHWS: PROVIDE WALL REINFORCING AS REQUIRED.



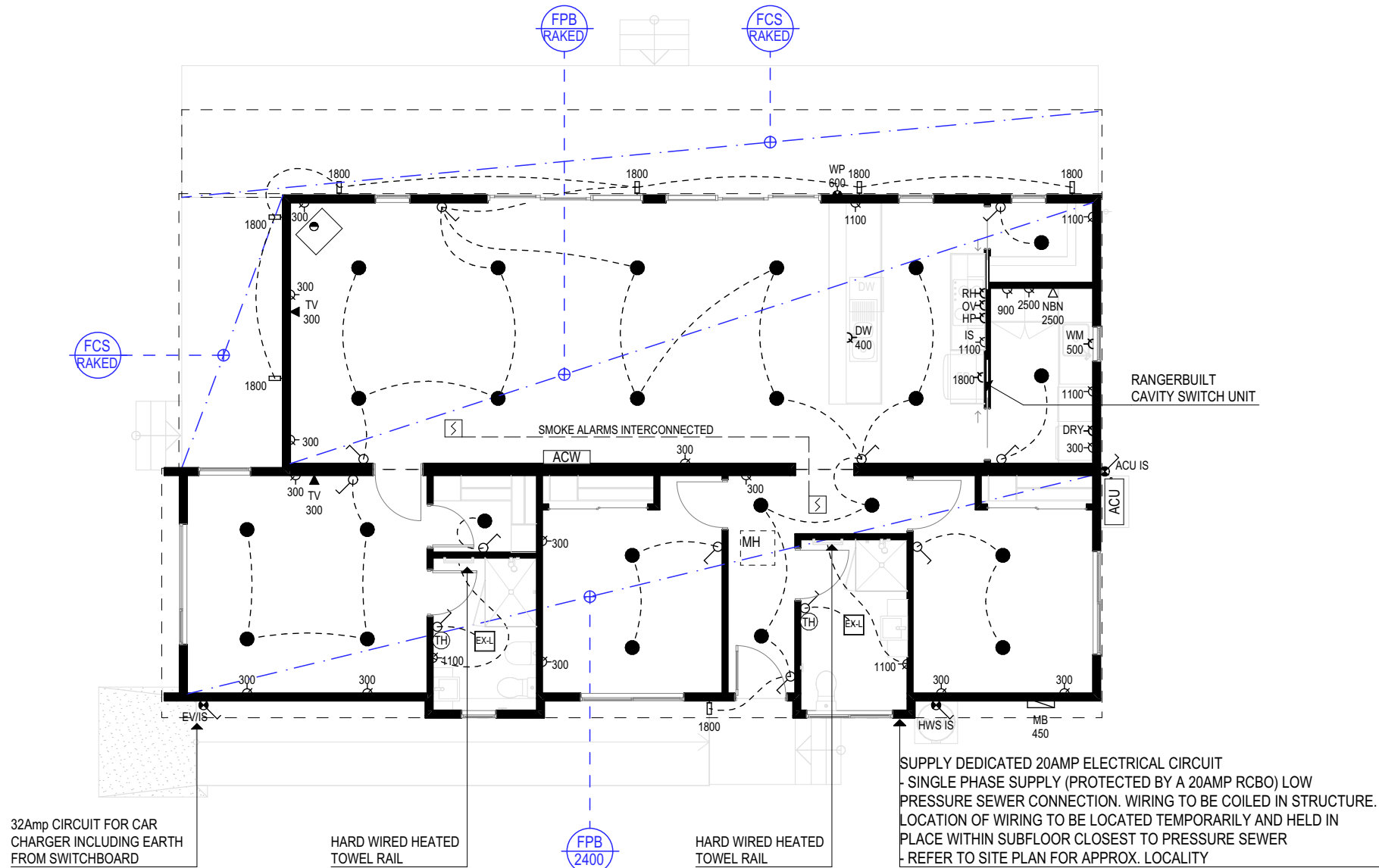
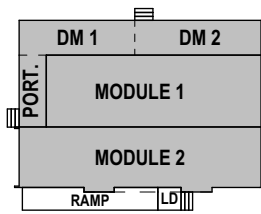
1 FLOOR PLAN
SCALE: 1:100

FLOOR PLAN LEGEND:			
CON	CONCRETE SLAB		
CT	CERAMIC TILES		
CPT	CARPET		
VP	VINYL PLANK FLOORING		
OAK	ENG. OAK FLOORING		
MOD	MODWOOD DECKING		
DP	DOWN PIPE		
SP	SPREADER		
RH	RAINHEAD		
DC	DIRECTION CHANGE		

Anchor Homes
55 Industrial Road Stratford VIC 3862
1300 946 815

OWNER APPROVAL		CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE BUILDER FOR CONSTRUCTION		AREA CALCULATIONS		PROJECT TITLE:		CONSTRUCTION DRAWINGS				
OWNER'S SIGNATURE:						SHOREHAM 14 - MODERN GABLE						
BUILDER SIGNATURE: THESE ARE THE PLANS REFERRED TO IN CONTRACT DATED:		THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE (Vic. DB-U 2108)(CB-L 43089) (NSW. 174651C)		LIVING 132.6		OWNER NAME:		DATE:	SCALE:	PAGE SIZE:		
				VERANDAH 36.8		WILLIAM PAUL		27/08/2026	As Noted	A3		
				RAMP 12.5				PROJECT ADDRESS:		DRAWN BY:		
				PORTICO 8.6		119 CRANSWICK ROAD, BANKSIA PENINSULA, VIC, 3875		WM	AG			
				LANDING 2.3		DRAWING TITLE:		PROJECT NUMBER:	SHEET NO:	REVISION		
				192.8 m²		FLOOR PLAN		0948	9 of 31	Page 46 of 54	© COPYRIGHT	





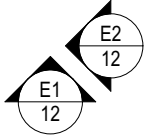
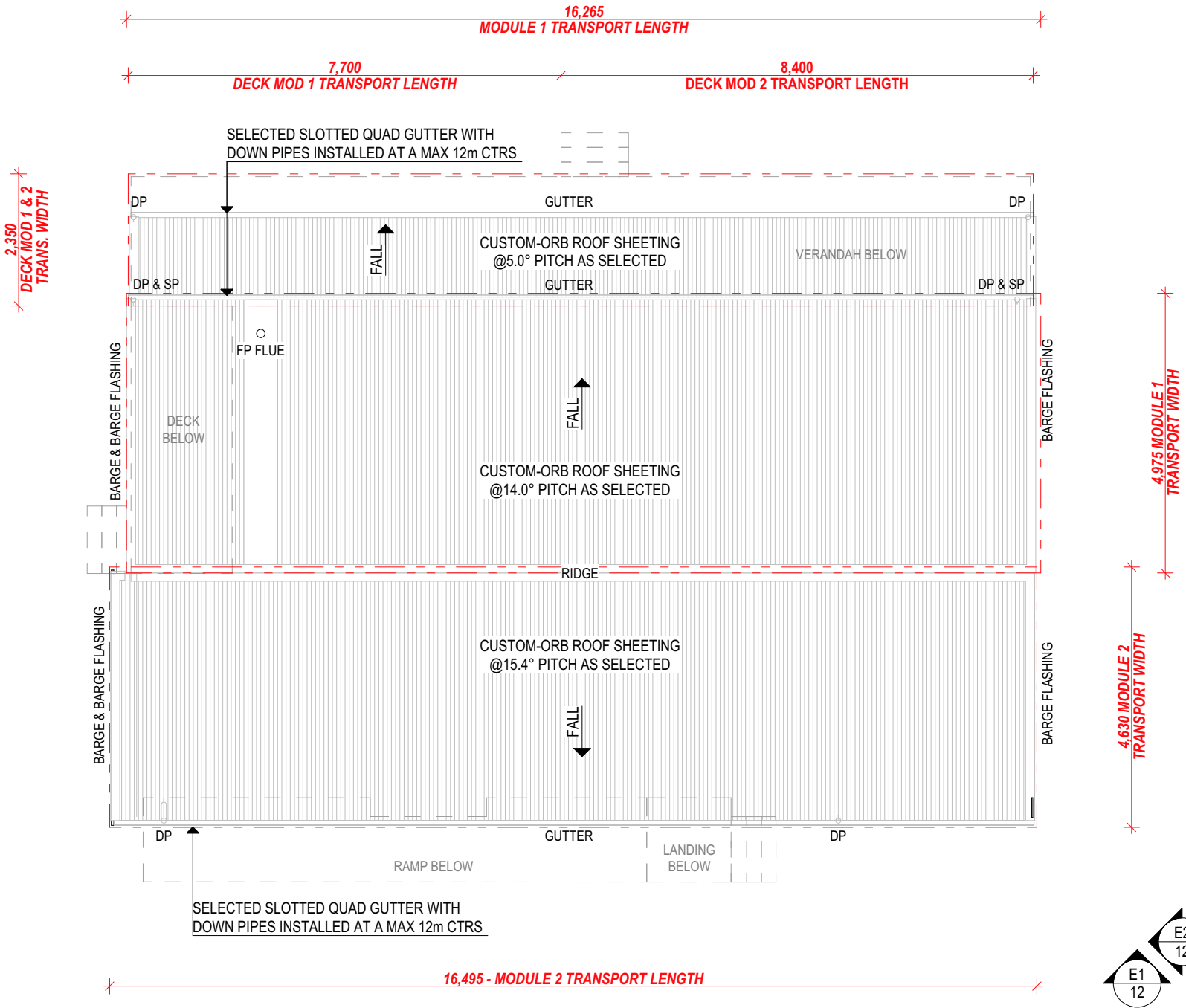
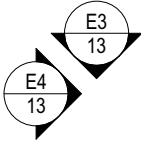
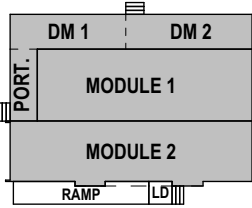
- ELECTRICAL NOTES:**
GPO & LIGHT LOCATIONS ARE APPROX UNO
GPO HEIGHTS FOR APPLIANCE TO SUIT MANUFACTURERS REQUIREMENTS
GPO FOR CANOPY R/HOOD IN CEILING SPACE
EXHAUST FAN LOCATIONS ARE APPROX & SHOULD BE POSITIONED TO SUIT ROOF / CEILING FRAMING
ISOLATION SWITCHES AS PER PLAN TO BE MARKED TO IDENTIFY THE APPLIANCE CONTROLLED
- SMOKE ALARM NOTES:**
SMOKE ALARMS TO BE HARDWIRED TO CONSUMER MAINS POWER (WHERE CONSUMER POWER IS CONNECTED TO BUILDING) WITH BATTERY BACKUP IN ACCORDANCE WITH AS3786
ALL SMOKE ALARMS TO BE INTERCONNECTED
SMOKE ALARMS TO BE POSITIONED AT A MIN 300mm FROM WALLS - REFER TO NCC 2022
- DISCLAIMER:**
THE FINAL LOCATION OF ALL ELECTRICAL OUTLETS WILL BE DETERMINED ON SITE BY THE ELECTRICIAN. IN SOME INSTANCES THE FINAL POSITION MAY BE VARIED SLIGHTLY DUE TO THE DESIRED LOCATION CLASHING WITH THE POSITIONING OF STRUCTURAL FRAMING MEMBERS THAT OTHERWISE CANNOT BE MOVED OR ELECTRICAL REGULATIONS WHICH PROHIBIT THE DESIRED LOCATION.
- NBN:**
FTTP & FTTN
NBN CABLE CONNECTION FROM INSIDE OF BUILDING IN P20 WHITE CONDUIT TO NBN UTILITY BOX LOCATED WITHIN 500mm OF METER BOX OR WITHIN 1500mm FRONT OF BUILDING
FIXED WIRELESS & SATELITE NBN CABLE CONNECTION FROM INSIDE OF BUILDING IN P20 WHITE CONDUIT TO MANHOLE (IF INSTALLED) OR HIGHEST POINT OF ROOF SHEETS
- ELECTRICAL LEGEND:**
● DOWNLIGHT
⊕ BATTEN HOLDER LIGHT
⊕ PENDANT LIGHT
F DOUBLE FLURO
1800 EXTERNAL WALL LIGHT
▽ PAR 38 SPOT LIGHT
⊗ EXHAUST FAN
Ex-L 2 IN 1 LIGHT & EXHAUST FAN
○ SWITCH POINT - 1100 AFFL. UNO
NBN 2200 NBN TERMINATION POINT
NBN U/B NBN UTILITY BOX - 400 ANGL. UNO
TV 2200 TELEVISION POINT
DATA CAT6 TERMINATE NEXT TO NBN
SECURITY CAMERA
HP HOT PLATE POWER
OV OVEN POWER
RH RANGEHOOD POWER
300 DOUBLE GPO
IS 300 DOUBLE GPO W/ ISOLATION SWITCH
300 SINGLE GPO
WP 300 WEATHER PROOF DOUBLE GPO
SB SMOKE ALARM
SB 1200 SUB-BOARD
MB 600 METER BOX
CF CF - CEILING FAN
CFL CFL - CEILING FAN & LIGHT (MIN. 2100 ABOVE FFL)
MH CEILING ACCESS MANHOLE
FPB 000 FPB - FLUSH PB'D CEILING LINING
FCS - FIBRE CEMENT SHEET
RAKED - DENOTES RAKED CEILING
000 - DENOTES CEILING HEIGHT
NL - NOT LINED
ACW WALL MOUNTED AIR-CONDITIONER UNIT - MOUNTED APROX. 2300 AFFL. UNO
ACU AIR-CONDITIONER OUTDOOR UNIT
TH THERMOSTAT FOR UNDERFLOOR HEATING

1 ELECTRICAL PLAN
SCALE: 1:100

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ROOF PLAN LEGEND:

DP DOWNPIPE
SP SPREADER
RH RAINHEAD
DC DIRECT DRAINAGE



1 ROOF PLAN
SCALE: 1:100

OWNER APPROVAL OWNER'S SIGNATURE:	
BUILDER SIGNATURE:	THESE ARE THE PLANS REFERRED TO IN CONTRACT DATED:

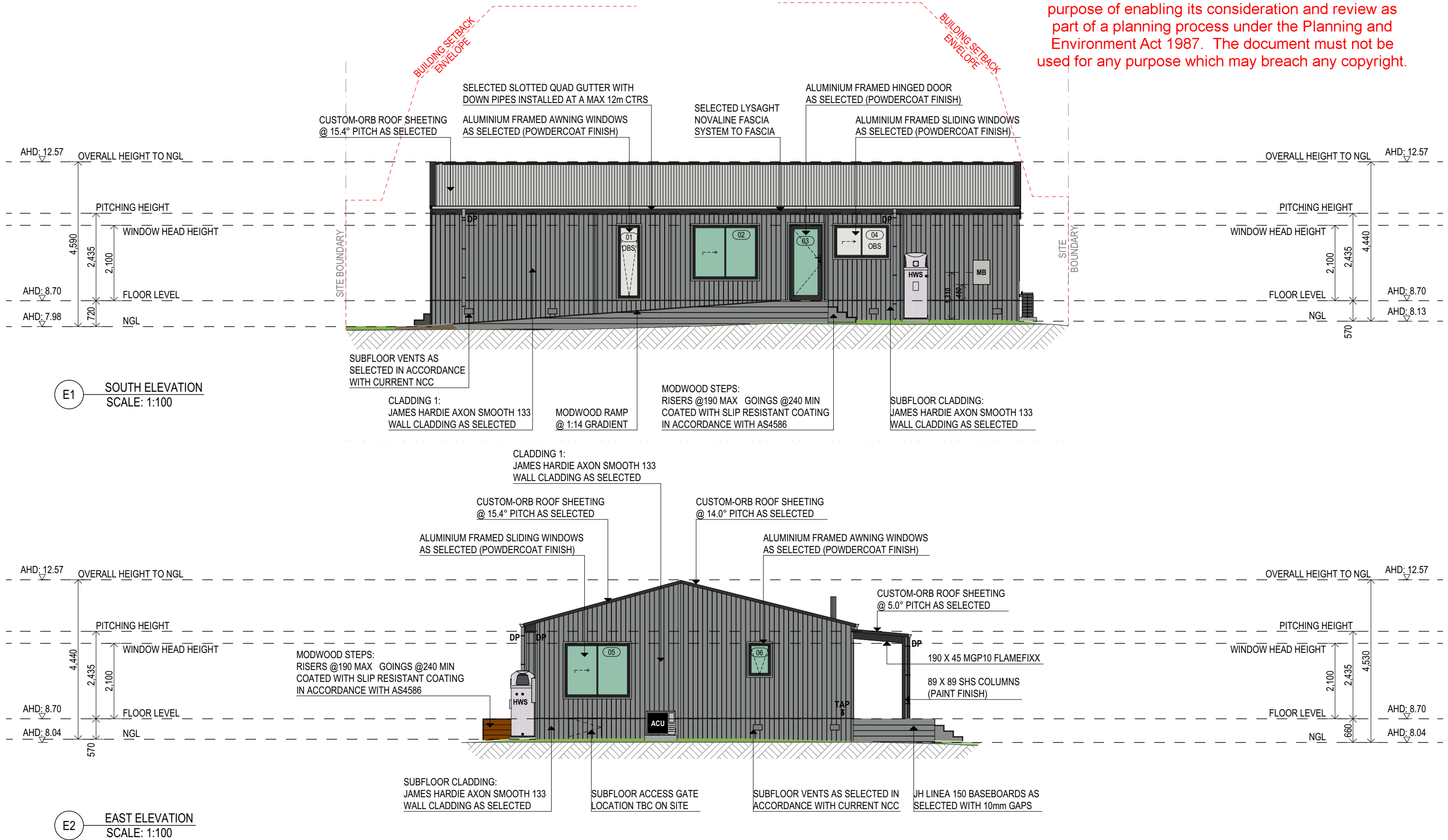
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KEN RAIKES SIGNED:	

AREA CALCULATIONS	
LIVING	132.6
VERANDAH	36.8
RAMP	12.5
PORTICO	8.6
LANDING	2.3
192.8 m ²	

PROJECT TITLE:	SHOREHAM 14 - MODERN GABLE
OWNER NAME:	WILLIAM PAUL
PROJECT ADDRESS:	119 CRANSWICK ROAD, BANKSIA PENINSULA, VIC, 3875
DRAWING TITLE:	ROOF PLAN

CONSTRUCTION DRAWINGS		
DATE:	27/08/2026	SCALE: As Noted
DRAWN BY:	WM	CHECKED BY: AG
PROJECT NUMBER:	0948	11 of 38

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	OWNER'S SIGNATURE:				LIVING 132.6 VERANDAH 36.8 RAMP 12.5 PORTICO 8.6 LANDING 2.3 192.8 m²		OWNER NAME: WILLIAM PAUL		DATE: 27/08/2026	SCALE: As Noted	PAGE SIZE: A3	
	BUILDER SIGNATURE:		THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE (Vic. DB-U 2108)(CB-L 43089) (NSW. 174651C)		KEN RAIKES SIGNED: 		PROJECT ADDRESS: 119 CRANSWICK ROAD, BANKSIA PENINSULA, VIC, 3875		DRAWN BY: WM		CHECKED BY: AG	
	THESE ARE THE PLANS REFERRED TO IN CONTRACT DATED:						DRAWING TITLE: ELEVATIONS		PROJECT NUMBER: 0948		SHEET NO. 12 of 36 KEY PLAN Printed 26/10/2026 Page 49 of 54	
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 Anchor Homes 55 Industrial Road Stratford VIC 3862 1300 946 815	OWNER APPROVAL OWNER'S SIGNATURE:		CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE BUILDER FOR CONSTRUCTION	AREA CALCULATIONS LIVING 132.6 VERANDAH 36.8 RAMP 12.5 PORTICO 8.6 LANDING 2.3 192.8 m²	PROJECT TITLE: SHOREHAM 14 - MODERN GABLE OWNER NAME: WILLIAM PAUL PROJECT ADDRESS: 119 CRANSWICK ROAD, BANKSIA PENINSULA, VIC, 3875 DRAWING TITLE: ELEVATIONS	CONSTRUCTION DRAWINGS			Printed 26/10/2026 Page 50 of 54 © COPYRIGHT
	BUILDER SIGNATURE:	THESE ARE THE PLANS REFERRED TO IN CONTRACT DATED:	THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE (Vic. DB-U 2108)(CB-L 43089) (NSW. 174651C)			KEN RAIKES SIGNED: 	DATE: 27/08/2026 SCALE: As Noted PAGE SIZE: A3 DRAWN BY: WM CHECKED BY: AG PROJECT NUMBER: 0948 SHEET: 13 of 38		



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				DRAWN BY: WM		CHECKED BY: AG					
				PROJECT NUMBER: 0948	SHEET NO. 14 of 31	REVISION: 05 of 05					

Our ref: 21537

26 August 2026

Statutory Planning Coordinator
East Gippsland Shire Council
Via email: Planning@egipps.vic.gov.au

Attention: Andrew Bates

Dear Andrew,

**Re: Planning Application 5.2026.212.1
Use and Development of a dwelling
119 Cranswick Road Banksia Peninsula**

I refer to your correspondence of 11 August 2026 requesting additional information to the abovementioned Planning Application. The following response is provided to Council's request.

Arborist Report

As discussed we do not believe an assessment of the tree referred to in Council's correspondence is possible or necessary. The tree referred to has recently been removed. At the time of removal it was thought the tree was located inside the property boundary. A boundary re-establishment survey has been completed more recently and it has been found that the tree was in fact in the road reserve. The tree in question was a *Willow myrtle*, a species not native to Victoria. Part of the main stem of the tree remains on the property which helps to confirm the species. The bark is identical to other *Willow myrtle* trees that are established in the south-east corner of the lot.

Given the tree is not a species native to Victoria the provisions of Clause 52.17 do not apply. It is acknowledged approval is required from Council to undertake works within a road reserve, including the removal of vegetation. We would suggest the owner of the subject land remedy the situation through a condition of a permit requiring a replacement street to be planted.

Vegetation removal and retention plan

As detailed in our submission there are only two trees within the footprint of the proposed dwelling that require a permit for removal. The two trees are noted as *Tree A* and *Tree B* on the attached Site Plan.



East Gippsland Shire Council

Given the limited extent of vegetation removal that requires approval we do not believe a further plan is necessary. All vegetation contained in the southern portion of the property that is outside the Erosion Management Overlay and the removal of vegetation does not otherwise require approval pursuant to the exemptions contained under Clause 52.17-7 with the same exemption applying under the Significant Landscape Overlay Schedule 2.

With the exception of Trees a and B, there are no restrictions for the removal of vegetation meaning the removal of vegetation is at the discretion of the landowner in order to comply with the requirements of the Bushfire Management Overlay. We therefore believe a plan nominating the removal and retention of vegetation is not relevant to the application and the permissions being sought.

We trust the response provided satisfies Council's request and is otherwise consistent with our recent discussions.

Please do not hesitate to contact either myself or a member of our planning team should you wish to discuss any element of this matter further.

Regards,



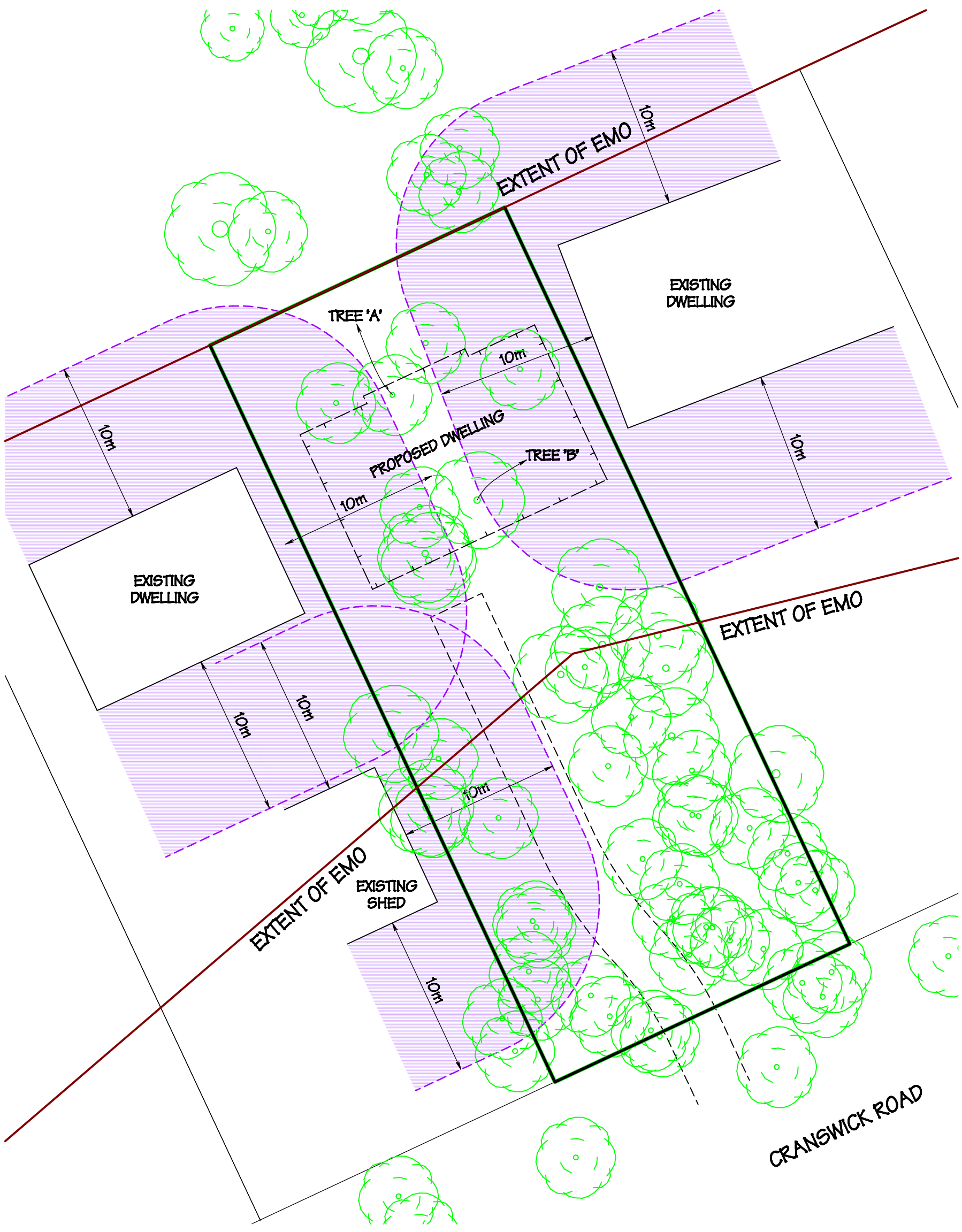
RICHARD HOXLEY
Director, Principal Planner

Encl: Site Plan (Version 2)

MGA2020 ZONE 55

SITE PLAN

PARISH OF BAIRNSDALE
CROWN ALLOTMENT 164A (PART)
LOT 26 ON LP41400



Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5162 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21500-21599\21537 Paul\CAD Data\21537 Project Data.pro

BILL PAUL

119 CRANSWICK ROAD, BANKSIA PENINSULA

SCALE (SHEET SIZE A3)

1 : 250

SURVEYORS REF.

21537

VERSION 1 - DRAWN 01/07/2026