Form 2
NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**125 Pilgrims Road BRUTHEN VIC 3885 Lot: 1 TP: 160639**
The application is for a permit to:	**Use and Development of a replacement dwelling**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
35.07-1 (FZ)	Use of the land for a Replacement Dwelling.
35.07-4 (FZ)	Construct a building or construct or carry out works for use of the land for Replacement Dwelling.
The applicant for the permit is:	**Marchbank Town Planning**
The application reference number is:	**5.2026.3.1**

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.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 13 January 2026 8:45 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Title PoS-125 Pilgrims Road 3885.pdf; Proposed dwelling drawings - 125 Pilgrims Road 3885.pdf; BMP - 125 Pilgrims Road, Bruthen 3885 V2.pdf; BMS - 125 Pilgrims Road, Bruthen 3885 V2.pdf; Title cover sheet-125 Pilgrims Road 3885.pdf; LCA - 125 Pilgrims Road 3885.pdf; Proposed carport drawings -125 Pilgrims Road 3885.pdf; Planning_Permit_Application_2026-01-13T08-44-24_30159334_0.pdf; attachment_errors.txt; Town Planning Report - 125 Pilgrims Road Bruthen 3885.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: Ben Marchbank c/o Brian Edwards

Business trading name: Marchbank Town Planning

Email address: ben@marchbanktownplanning.com.au

Postal address : 95 Bay Road Easgle Point 3878

Preferred phone number: 0477408721

Owner's name:

Owner's business trading name (if applicable): -

Owner's postal address: 125 Pilgrims Road Bruthen 3885

Street number: 125

Street name: Pilgrims Road

Town: Bruthen

Post code: 3885

Lot number: 1

Plan number: 160639

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 : Currently used for grazing. Dwelling, outbuildings, agricultural buildings.

Description of proposal : Use and development of a re placement dwelling. Decommission existing dwelling.

Estimated cost of development: $492000

Has there been a pre-application meeting: No

Officer's name: -

Your reference number: -

ExtraFile: 3

Invoice Payer: Marchbank Town Planning

Address for Invoice: 95 Bay Road Eagle Point 3878

Invoice Email: ben@marchbanktownplanning.com.au

Primary Phone Invoice: 0477408721

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Full copy of Title: Title PoS-125 Pilgrims Road 3885.pdf, Title cover sheet-125 Pilgrims Road 3885.pdf

Plans: Proposed dwelling drawings - 125 Pilgrims Road 3885.pdf, Proposed carport drawings -125 Pilgrims Road 3885.pdf

3. Supporting information/reports: BMP - 125 Pilgrims Road, Bruthen 3885 V2.pdf

2. Supporting information/reports: BMS - 125 Pilgrims Road, Bruthen 3885 V2.pdf

1. Supporting information/reports: LCA - 125 Pilgrims Road 3885.pdf

Planning report: Town Planning Report - 125 Pilgrims Road Bruthen 3885.pdf

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

VOLUME 09201 FOLIO 014

Security no : 124131222791K
Produced 12/01/2026 07:26 AM

LAND DESCRIPTION

Lot 1 on Title Plan 160639M.
PARENT TITLE Volume 08861 Folio 962
Created by instrument G508097 10/02/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP160639M 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: 125 PILGRIMS ROAD BRUTHEN VIC 3885

ADMINISTRATIVE NOTICES

NIL

eCT Control 23489G SHA SOLICITORS PTY LTD
Effective from 26/08/2024

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**TP160639M**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**22/07/2024 09:24**

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

TITLE PLAN

EDITION 1 | TP 160639M

Location of Land

Parish: TAMBO
Township:
Section:
Crown Allotment: 21(PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 9201 FOL 014
Depth Limitation: 15.24 m

Notations

WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 22/09/1999
VERIFIED: EWA

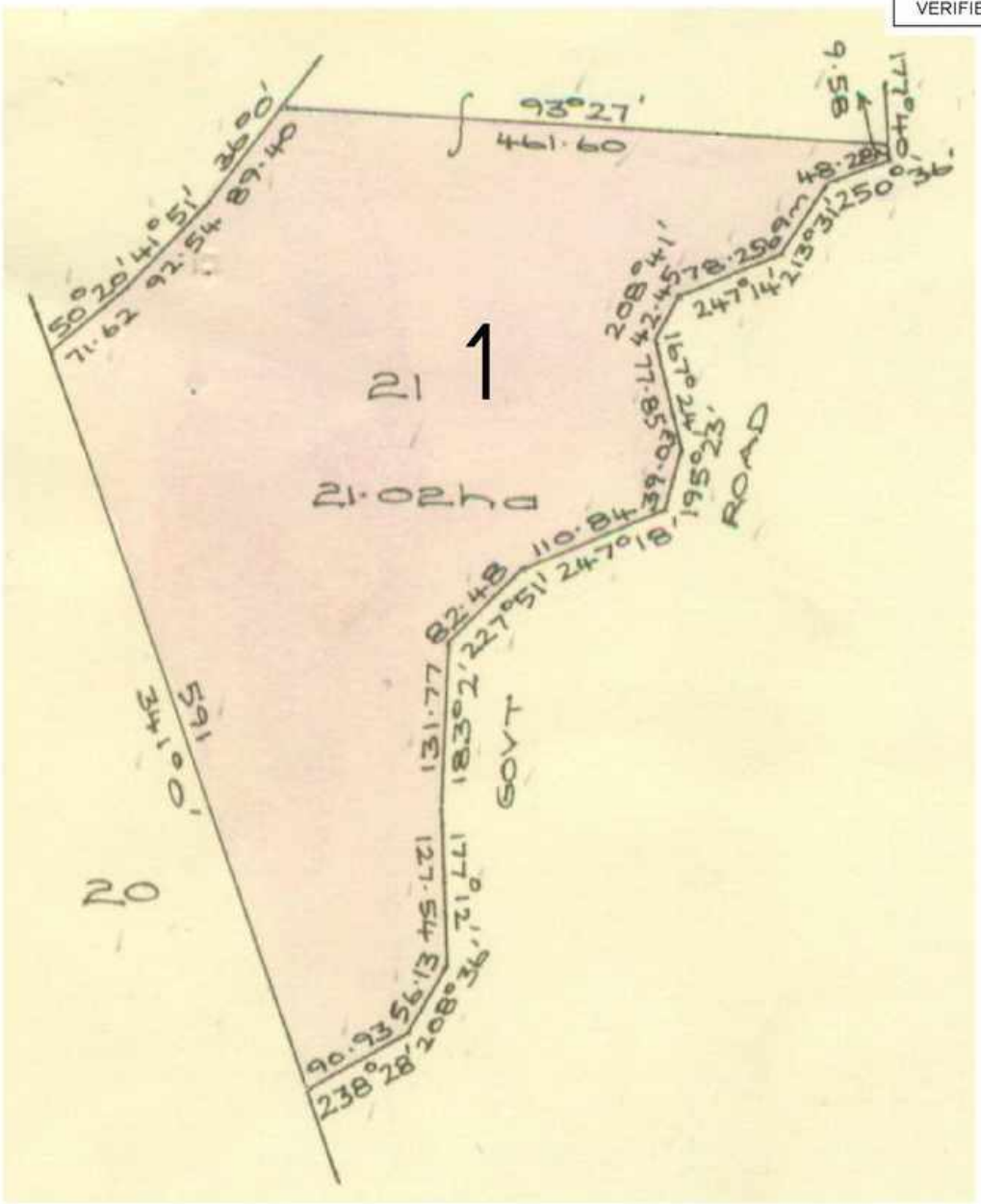


TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

PARCEL 1 = CA 21 (PT)

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

Land Capability Assessment for Wastewater Disposal
for a new residence at
125 Pilgrims Road - Bruthen

INTRODUCTION

The property owners intend to construct a new residence on their property, which is located at 125 Pilgrims Road in the Bruthen locality. Reticulated Sewerage is not available to this allotment so the on-site disposal of wastewater is required for the new dwelling. The property is suitable for wastewater disposal by a septic tank with sub-soil absorption trenches.

SITE CONDITIONS

The rural Farming Zoned (FZ) allotment is located on the west side of Pilgrims Road about 950 metres north of the Bruthen Nowa Nowa Road. The lot is irregularly shaped and has an area of about 22 hectares, with an abuttal to the road of 970 metres. The subject lot, which is described as Lot 1 TP160639, also abuts a river frontage reserve of the Tambo River along the north end.

The property is partly cleared farmland that slopes generally to the north and west towards several defined drainage lines that extends through the adjacent farmland to the Tambo River. The land has been fenced into paddocks to facilitate livestock grazing, but is clear of infrastructure apart from two habitable buildings situated near the north corner.

Preliminary plans have been provided by the proponent, which detail the proposed building works. The nominated building site is located at the highest point within the middle third of the lot, about 153 metres back from the road frontage and 46 metres from the west boundary. The proponent has advised that the building works will comprise of the residence, together with a detached steel framed shed that will be erected within a fenced site about 40 metres to the south east.

The elevated site benefits from expansive views across open grazing land of the Tambo River floodplain as well as the forested hills to the north. A farm track from the east currently provides vehicular access to the site from the Pilgrims Road, which will be upgraded to all weather access suitable for emergency vehicles. A reticulated electricity supply will not be available to the building site.

The building site is graded at about 8% to the west and then marginally steeper to the north west. The area has an even cover of pasture grass and is partly surrounded by mature native trees (mainly) to the north west. Mature cypress trees exist along three of the fence lines within close proximity of the proposed shed site, while a small plantation of established native trees exists to the north of the house site.

A suitable wastewater disposal area located to the north west of the building site has been further investigated, as this area is down slope and well clear of the site works needed to prepare a partly levelled building site. The soils encountered consist of dark brown loamy topsoil and light brown to tan silt/sand up to 500 mm in depth, overlying tan/orange very silty clays at greater depth. Brown/tan clayey coarse sand was encountered from 600 mm depth at the shed site.

DRAINAGE

The proposed wastewater disposal site is located on a slope that is “waxing divergent” in shape, and is adequately drained at surface level due to its location near the highest

point. The disposal site is well clear of the several drainage lines that make their way to the Tambo River, and is not within the catchment of any farm dams. The average annual rainfall for the site is 700 mm.

SITE ASSESSMENT

The use of an energy efficient primary wastewater disposal system is needed for the site, given that the electricity supply to the proposed residence will be provided using a self contained solar panels and batteries setup.

A site specific Land Capability Assessment has been carried out for the proposed new residence. Several hand augured boreholes have been excavated at the specific site to determine the soil profile and to confirm the soil classification. The visual assessment of the soil profile indicates that subsoil absorption trenches can be used for disposal of primary treated wastewater. The Design Loading Rate for trenches has been determined, based on reference to Table 4.2A2 of AS1547. The underlying silty soils encountered have been classified as Category 4 Sandy Loams, massive but well drained; with an indicative permeability K_{sat} of 0.12 – 0.5 m/day. A Design Loading Rate (DLR) of 8 mm/day has been adopted for absorption/transpiration trenches.

The assessment is based on a design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 - EPA Code 891.4 (Household with standard water saving fixtures – reliable water supply). A design flow of 600 litres/day is appropriate for the proposed three bedroom residence and for a maximum of four occupants. The total length of 700 mm wide absorption trench required is 107 metres.

CONCLUSION

The Site analysis has indicated that the site is suitable for disposal of primary treated domestic wastewater by subsoil absorption/transpiration trenches. The property contains sufficient area for installation of the required length of disposal trenches. The soils encountered to the west from the building site are all of a similar uniform type, so the property owners may nominate an alternative wastewater disposal field that can be readily fenced off to exclude livestock.

CONSTRUCTION DETAILS

The Septic Tank must be installed and maintained in accordance with EPA Certificate of Approval CA 1.1/03 and manufactured in accordance with the Australian Standard AS 1546-Small Septic Tanks, and must have a minimum capacity of 3000 litres. The exact location of the septic tank must be determined by the plumber, depending on the final building location and floor level, and the layout of the pipe work to connect the plumbing fixtures within the house.

Construction of Absorption Trenches must be carried out in accordance with EPA Certificate of Approval CA 1.2/03. The subsoil trenches should be suitably marked or fenced off to ensure that they are not driven over by vehicles or used for the storage of materials or equipment. It is anticipated that a minor site excavation will be carried to just partly level an area for the new residence. The excavated soil must not be disposed of by spreading over the wastewater disposal field.

Stormwater flows from the proposed residence and shed, and any rainwater tanks (if used) must be discharged at a point well clear of the wastewater disposal site. Runoff from the upgraded driveway and gravel surfaced areas must also be directed away from the disposal field. The wastewater disposal area must not be grazed by horses or cattle.

SITE ASSESSMENT RESULTS

Client:

Date: **15-May-25**

Property Address: **125 Poilgrims Road, Bruthen**

Soil percolation testing has not been carried out. A Design Soil Percolation Rate has been estimated, based on a visual assessment of the loamy soils, and reference to Table 4.2A1 of AS1547. The soil has been classified as Category 4 Clay Loams, weakly structured but imperfectly drained; indicitive permeability (Ksat) of 0.12 - 0.5 m/day;
A Design Loading Rate of 8 mm/day has been adopted for subsoil absorption/transpiration disposal trenches

SEPTIC TANK AND SUB-SOIL ABSORPTION

Preliminary plans show that the residence to be constructed will contain three bedrooms, kitchen, living area, laundry, bathrooms and toilets. Allow for a maximum of four persons.
Adopt design wastewater volume of 150 litres/person/day, in accordance with Table 4.1 EPA Code 891.4 (Household with standard water saving fixtures - reliable rainwater tank supply)
Adopt a Design Wastewater Loading of 600 litres/day

Design Soil Percolation Rate	**65**	mm/hour	estimated values, based on similar soils
Long-Term Absorption Rate	**9.5**	l/m^2/day	
Design Loading Rate	**8.0**	mm/day	
Design Daily Flow	**600**	litres/day	

Trench Width	**Length of absorption trench required for design daily flow**
300	250
500	150
700	**107**
1000	75

SEPTIC TANK DESIGN

Minimum Tank Capacity C = (S x P x Y) + (P x DF) = **1560** (litres)

where C = effective capacity in litres

S = sludge/scum rate per person	80	From Table 3.1
P = number of people using system	4	
Frequency of use	100%	365 days/year
Y = desludging frequency in years	3	
DF = daily inflow (litres per person per day)	150	

ADOPT A SEPTIC TANK OF 3000 Litres CAPACITY

NORTH

WASTEWATER DISPOSAL AREA

PROPOSED RESIDENCE

PROPOSED CARPORT

PROPOSED SHED

NATIVE TREE PLANTATION

NATIVE TREE PLANTATION

NATIVE TREE PLANTATION

LOT 1
TP160639

TBM NAIL IN POST
RL 20.00 m
(ARBITRARY DATUM)

TBM

CYPRESS TREES

CYPRESS TREES

CYPRESS TREES

EXISTING VEHICULAR ACCESS

TO PILGRIMS RD

153.0 m TO PILGRIMS ROAD

PROPERTY BOUNDARY

46.5

S1

S2

S3

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

SITE PLAN

SCALE 1:500

NO. 125 PILGRIMS ROAD

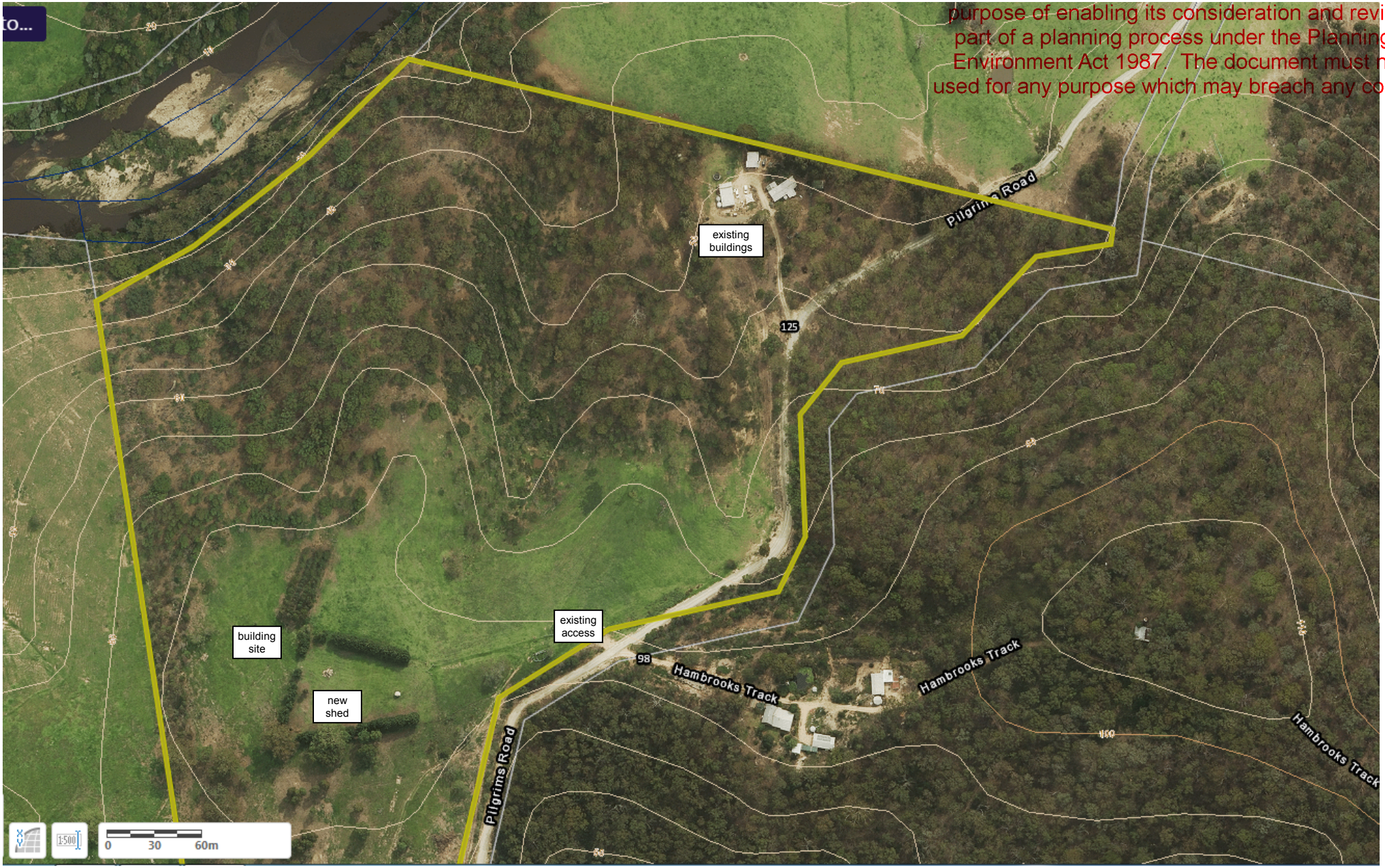
STREETER
Civil Engineering
Services Pty Ltd

OFFICE LOCATION
81-101 BROOKS ROAD
BRUTHEN

P.O.BOX 128
BRUTHEN VIC 3885

PHONE (03) 5157 5362
MOBILE 0409 575362

DESIGNED	N STREETER
DRAWN	N STREETER
CHECKED	N STREETER
APPROVED	
DESIGN FILENAME	CIVILCAD V5.7 257019
PLOT FILENAME	AUTOCAD 2000 257019.dwg
PROJECT	SITE INVESTIGATION NO. 125 PILGRIMS ROAD – BRUTHEN
CLIENT	
DRAWING SCALES	1:500
DATE	MAY 2025
REVISION	0
DRAWING No.	257019



LOCALITY PLAN

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.
Consulting Civil Engineer
(A.C.N. 072 946 760)
81 – 101 Brooks Road Bruthen
P O Box 126 Bruthen VIC 3885
e-mail: streetercivil@bigpond.com
Tel. 5157 5362

SITE CLASSIFICATION REPORT – PROPOSED RESIDENCE
125 PILGRIMS ROAD, BRUTHEN
JOB NUMBER- 257019 DATE: 15 MAY 2025

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

SITE DESCRIPTION
The property owners intend to construct a new residence on their property, which is located at 125 Pilgrims Road in the Bruthen locality. The rural Farming Zoned (FZ) allotment is located on the west side of Pilgrims Road about 950 metres north of the Bruthen Nowa Nowa Road. The lot is irregularly shaped and has an area of about 22 hectares, with an abuttal to the road of 970 metres. The subject lot, which is described as Lot 1 TP160639, also abuts a river frontage reserve of the Tambo River along the north end. The property is partly cleared farmland that slopes generally to the north and west towards several defined drainage lines that extend through the adjacent farmland to the Tambo River.

Preliminary plans have been provided by the proponent, which detail the proposed building works. The nominated building site is located at the highest point within the middle third of the lot, about 153 metres back from the road frontage and 46 metres from the west boundary. The proponent has advised that the building works will comprise of the residence, together with a detached steel framed shed that will be erected within a fenced site about 40 metres to the south east.

The elevated site benefits from expansive views across open grazing land of the Tambo River floodplain as well as the forested hills to the north. A farm track from the east currently provides vehicular access to the site from Pilgrims Road, which will be upgraded to all weather access suitable for emergency vehicles. A reticulated electricity supply will not be available to the building site.

The building site is graded at about 8% to the west and then marginally steeper to the north west. The area has an even cover of pasture grass and is partly surrounded by mature native trees (mainly) to the north west. Mature cypress trees exist along three of the fence lines within close proximity of the proposed shed site, while a small plantation of established native trees exists to the north of the house site. The soils encountered consist of dark brown loamy topsoil and light brown to tan silt/sand up to 500 mm in depth, overlying tan/orange very silty clays at greater depth. Brown/tan clayey coarse sand was encountered from 600 mm depth at the shed site. Some scattered rock was sighted at the surface, but was not encountered in either of the hand augured bores.

DRAINAGE
The proposed site is located on a slope that is “waxing divergent” in shape, and is adequately drained at surface level due to its location near the highest point. The building site is well clear of the several drainage lines that make their way to the Tambo River, and is not within the catchment of any farm dams. The average annual rainfall for the site is 700 mm.

GEOLOGY
The Bairnsdale Geological Map SJ 55-7 describes the area as Lower Ordovician age Pinnack Sandstone, comprised of deposits of sandstone, mudstone and siltstone. The samples taken and scattered surface rock is representative of this classification.

SITE CLASSIFICATION

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

RECOMMENDATIONS **MODERATELY REACTIVE (M) SITES**

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

FOUNDING DEPTHS FOR FOOTINGS (BELOW THE EXISTING NATURAL SURFACE)

STRIP FOOTINGS	600 mm
EDGE BEAMS	200 mm
PADS	600 mm

BEARING CAPACITIES

Generally the natural soil under the foundations will have a minimum Bearing Capacity of 120 kPa at a depth of 600 mm below the natural surface.

WIND TERRAIN

Classification in accordance with AS 4055-2012
Region A, Table 2.2 p10 **N3 = W41**
Based on the following criteria

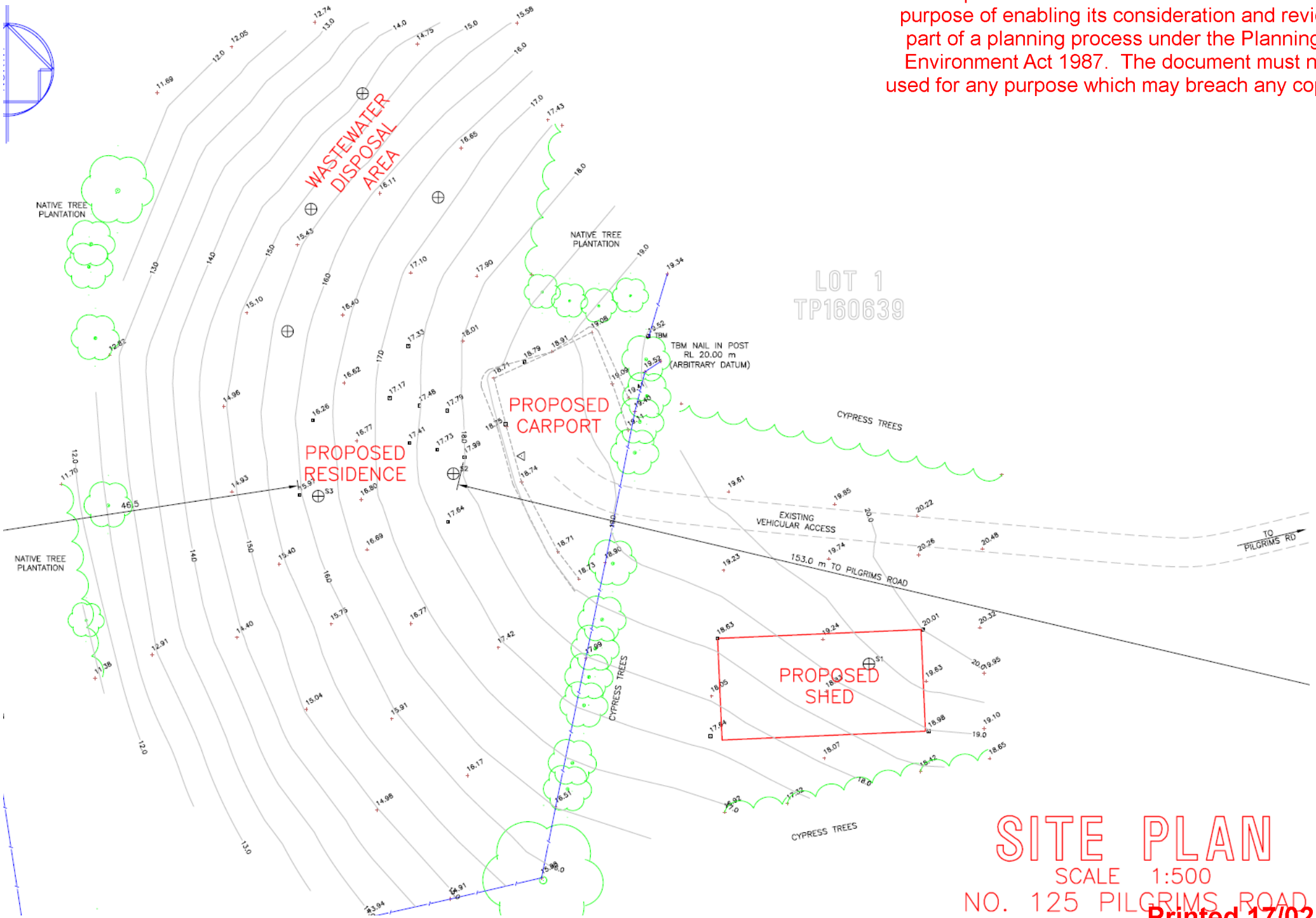
Terrain Category – Cl 2.3 (d)	**TC2.0**
Topographic Class – Table 2.3 p13	**T2**
Shielding Class – Cl 2.5 (c)	**PS**

STREETER CIVIL ENGINEERING SERVICES Pty Ltd
Consulting Civil Engineer
(A.C.N. 072 946 760)
81-101 Brooks Road Bruthen Victoria. 3885 Correspondence : P.O.Box 126, Bruthen Vic 3885
e-mail: streetercivil@bigpond.com Tel : (03) 5157 5362

Client:		**Job No:**	257019
Job:	new residence	**Date:**	15-May-25
125 Pilgrims Road		**Design:**	Neil Streeter
Bruthen		**Checked:**	Neil Streeter

LOG OF HAND AUGER BORES

BORE No.	DEPTH	DESCRIPTION	REMARKS
S2	0	dark brown loamy topsoil; damp	at the building site
S3			
	150	light brown fine silty sand; dry; loose and becoming firm with depth	
	500	tan/orange very silty clay; damp; firm	
	800	becoming more clayey with depth	
	1200	end of bore	
S1	0	dark brown loamy topsoil; damp	at the shed site
	200	brown/grey silty coarse sand; dry; loose and becoming firm with depth	
	600	light tan silty coarse sand; dry; firm	
	800	brown/tan clayey coarse sand; damp; dense and becoming partly cemented with depth	
	1200	end of bore	



SITE PLAN

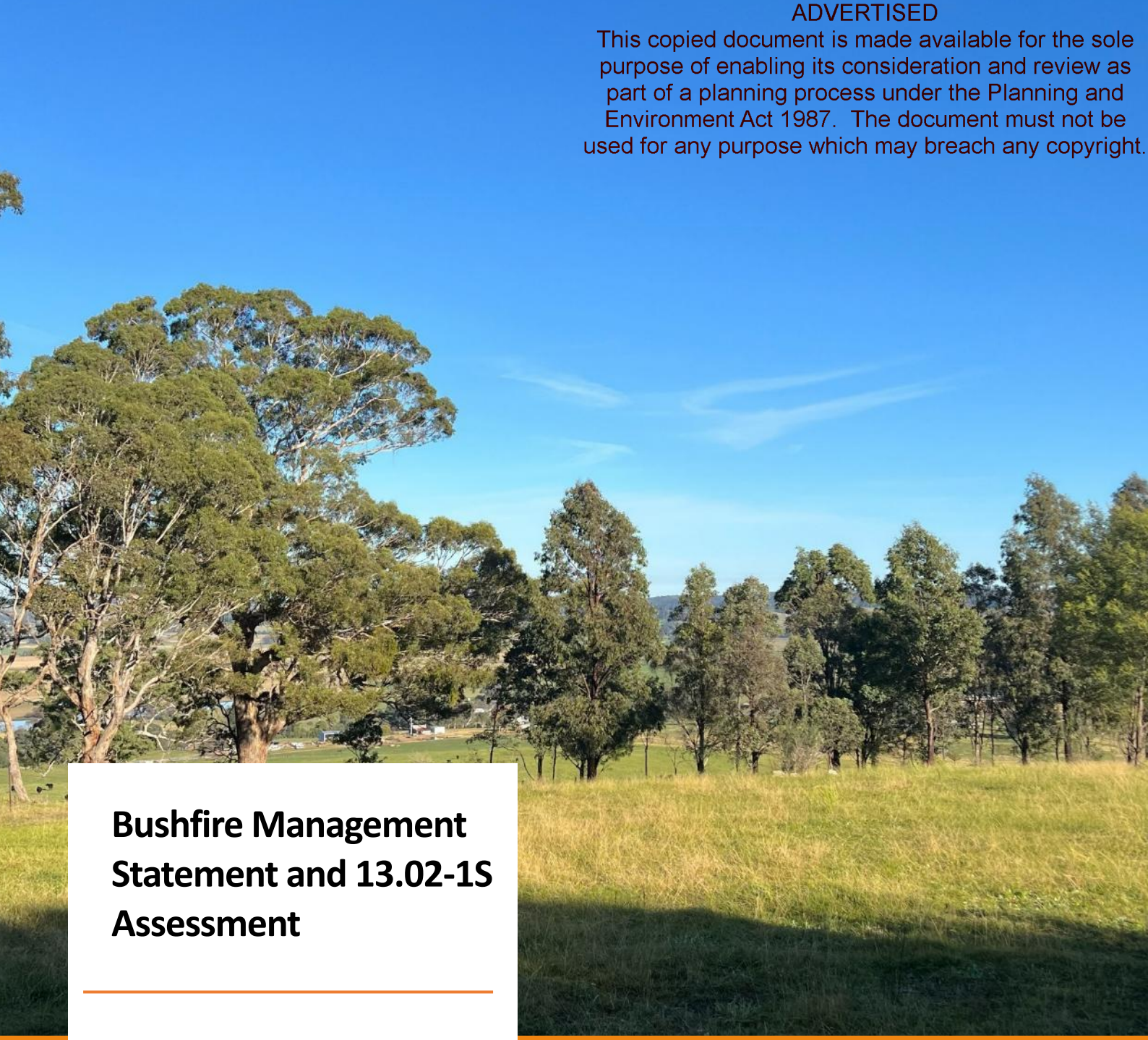
SCALE 1:500

NO. 125 PILGRIMS ROAD

STREETER CIVIL ENGINEERING SERVICES Pty. Ltd.-
Consulting Civil Engineer
(A.C.N. 072 946 760)
81 – 101 Brooks Road Bruthen P O Box 126 Bruthen VIC 3885
e-mail: streetercivil@bigpond.com Tel. 5157 5362

Important Notes

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



Bushfire Management Statement and 13.02-1S Assessment

125 Pilgrims Road, Bruthen

November 2025

FIRE RISK Consultants

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Fire Risk Consultants Pty Ltd
PO Box 12
Glengarry
VIC 3854
0439 289 234 www.fireriskconsultants.com.au
Prepared by: Mark Potter – Risk & Emergency Planning Lead

Disclaimer and Information Statement

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 an insurance policy if currently covering any of your assets or those of any third party that may be consequentially affected due such failure. If not insured, and if you are seeking insurance, this report may not influence the decision of any insurer not to offer 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).

The information and/or the recommendations contained in this report have been compiled and based on the information, records, data and any other sources of information supplied by you. Whilst we have exercised all due care and skill in compiling the report, you should confirm the accuracy and reliability of the information and material we have relied upon in producing the report. The information contained in the report is confidential and you should only read, disclose, re-transmit, copy, distribute or act in reliance on the information as you are authorised to do so. This report may also contain information, systems or data which is the property of Fire Risk Consultants Pty Ltd and Fire Risk Consultants Pty Ltd has in no way waived or altered in any way its ownership right, or provided consent for use by the report recipient, unless expressly provided in the report.

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.*

Introduction

This report has been developed to meet the requirements of the Bushfire Management Overlay as outlined within the Victorian Planning Provisions. The site located at 125 Pilgrims Road, Bruthen is within the Bushfire Management Overlay and access to the site will be via Pilgrims Road. This report outlines the required treatments to enable compliance with the Bushfire Management Overlay. The proposal is to construct a dwelling on the property.

The report has been developed following extensive assessment of the landscape and local bushfire risk along with access, egress and topography.

The report addresses the following provisions of the Victorian Planning Scheme:

Clause 13.02-1S – Bushfire Planning

Clause 44.06-3 – Bushfire Hazard Site Assessment, Bushfire Hazard Landscape Assessment and Bushfire Management Statement.

To ensure sufficient information is provided to both CFA and Council to enable a detailed understanding of bushfire risk, a Pathway 2 report has been developed along with a Clause 13.02-1S assessment. This report only addresses those parts of the Victorian Planning Provisions that relate to Bushfire.

Application Details

Municipality:	East Gippsland
Title Description:	Lot 1 TP160639
Overlays:	Bushfire Management Overlay (BMO), Erosion Management Overlay (EMO), Environmental Significance Overlay (ESO) and Vegetation Protection Overlay (VPO)
Zoning:	Farming Zone (FZ)

Site Description

Existing use and siting of buildings and works on and near the land:	The property is 19.19 ha and is zoned Farming Zone (FZ) which requires a permit for a dwelling to be developed. The property has an existing house that is be decommissioned as part of the development. Most of the surrounding rural farming properties have been developed and include a dwelling. The proposed building area is sited to the southwest of the property. The local area is typical of the Bruthen rural area, with a fragmented landscape consisting of agricultural properties and native forests. The Bruthen locality is surrounded by extensive state forests to the north and east. The property itself is bordered by state forest to the east and the Tambo River to the north.
Existing access arrangements:	Access to the property is via Pilgrims Road, on the eastern side of the property which connects to Bruthen. Bruthen is approximately three kilometres to the west via the Bruthen-Nowa Nowa Road. The Bruthen-Nowa Nowa Road is a main road that connects the Bruthen and Nowa Nowa townships and is used as an alternative to the Princes Highway.

Location of nearest fire hydrant:	There are no street fire hydrants in the local area.

Figure 1 - Overview of the site with the BMO shaded

Access and egress

The site is accessible from Pilgrims Road. Pilgrims Road connects to the central area of Bruthen via the Bruthen-Nowa Nowa Road. The central area of Bruthen contains a town hall, fire station and caravan park. There is a Neighbourhood Safer Place at Swan Reach approximately 17 kilometres south of Bruthen and a recreational reserve and car park in Burthen, south of the Tambo River.

Pilgrims Road connects to Bruthen-Nowa Nowa Road, one kilometre south of the site, which is a key east to west road through the area. Due to the proximity to forested vegetation, early egress is advised. If the building occupants leave late when a bushfire is threatening, they have the option to attend the Neighbourhood Safer Place in Swan Reach via Swan Reach Road or to travel west along the Bruthen-Nowa Nowa Road to an area of safety.

Travelling east or north is not advised due to extensive state forests. However, providing the occupants follow the direction of emergency services or leave early when a bushfire occurs, they will likely be safe.

Topography

The property occurs on the lower end of an east facing spur line, with Pilgrims Road travelling on the saddle of the spur line. The topography on and immediately surrounding the property is dominated by a slope that travels downhill in all directions from the proposed dwelling site. The state forests to the east occur across the slope and uphill from the property.

The topography to the south and west is undulating to flat in the agricultural areas apart from a steep section to the immediate west of the property boundary. The property is also bordered by the Tambo River to the north, and this influences the topography in the local area. There is a gully running southeast to northwest leading down to the river.

Further north and east, beyond the township of Bruthen the topography is undulating and mountainous in the state forests. These areas would likely influence bushfire behaviour due to the potential for the fire to increase or decrease in intensity depending on the effect the slope and the interaction for mountainous topography.

Vegetation

The property contains a mix of cleared vegetation and pastured grassland on the saddle and the top of the spur line. South of the spur line the grassland continues and is used for stock grazing. The northern aspect of the spur line, leading towards the Tambo River contains forested areas with increasing density as it approaches the riparian zone.

The immediate surrounding landscape is dominated by rural properties and state forests. The vegetation to the east and south the property consists of grassland and pastures associated with grazing. There are some treed areas along roadsides and in riparian areas.

The vegetation to the west and north in the surrounding properties and state forests consist of native dry and wet sclerophyll forests, with a majority overstorey of eucalypts, as well as riparian vegetation associated with the Tambo River.

Bushfire risk in southeast Australia

The southeast 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.

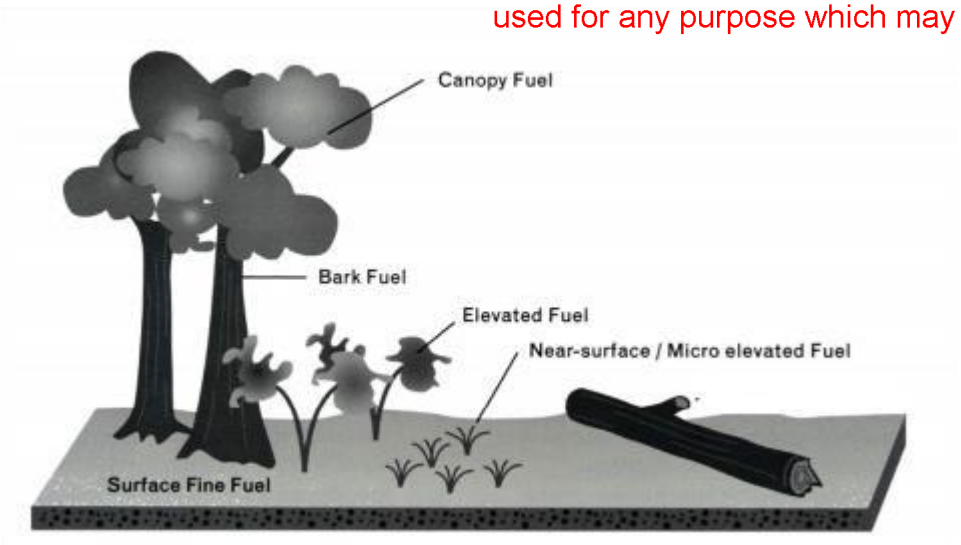


Figure 2 - Overview of fuel structure that affects bushfire behaviour

Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment is completed to provide an assessment of the bushfire hazard more than 150 metres away from the subject site. This assessment considers all available information to determine the effects of a bushfire from more than 150m from the site.

For this assessment, the landscape risk has been assessed at one kilometre and 20 kilometres.

Fire History

The available records demonstrate that bushfires have occurred at multiple instances in the past surrounding the property.

The 1965 Gippsland fires burnt through 300,000 hectares of forest and 15,000 hectares of grassland and impacted the town of Bruthen and its surrounds.

More recently, the 2019-20 Black Summer fires impacted the forest and the surrounds of Bruthen. This particular fire resulted in Bruthen being isolated for multiple days and impacted a number of houses and property in the area. Other smaller bushfires have occurred to the east of the property, including in 1989, 1995 and in 2014. This highlights the reoccurring risk of bushfire in the landscape.

In recognition of this heightened fire risk, there have been several fuel reduction burns undertaken in the surrounding landscape. There are also additional burns proposed for the future in the area.

Figure 3 shows the bushfire history according to DEECA records (DEECA, 2025).

Figure 3 - Bushfire History with the property identified. The shapes represent multiple bushfire and fuel reduction burning events.

Likely Bushfire Scenarios

Figure 4 and Figure 5 indicate the likely scenarios from a bushfire in the surrounding area and how they may impact on the proposed building. This assessment considers all aspects however history shows us that bushfires would be likely to impact on the property from a north westerly direction and then subsequently from a south westerly direction after the wind change. These two fire scenarios cause the greatest amount of damage, including loss of life, in south-eastern Australia during bushfire events.

The following table describes the scenarios that may impact on the building:

Table 1 - Bushfire scenarios

Scenario reference	Description
Scenario A	Scenario A outlines the potential for a bushfire to approach the property under a north westerly wind influence. The dominant vegetation immediately to the north is a fragmented mix of farming properties, rural residential areas and the township of Bruthen. However, there are significant forested areas beyond the town of Bruthen that could see bushfires build over days or weeks and has the potential to become high intensity bushfires before impacting the area. The grassland areas that are associated with farming properties in the local area, mainly to the north and west are likely to be grazed by stock or managed during the summer period and it is expected for these areas to carry reduced fuel loads. The location of the Tambo River to the north of the property is also likely to hinder direct bushfire impact from the immediate surrounds to the north. It is likely that the bushfire behaviour from the northwest during elevated fire danger conditions due to the mix of gullies and ridgelines and the variable vegetation types will be erratic and unpredictable and potentially of high intensity. Any bushfire approach from this direction during elevated fire conditions will likely result in neighbourhood scale impact, similar to what was experienced in 2019 and 1965. However, due to the fragmented landscape in the immediate surrounds and the Tambo River the most likely mechanism of bushfire impact on the property from this direction will be ember attack. It is foreseeable that embers could start a fire in the forested areas on the property from this direction and this could result in localised radiant heat, albeit at lower intensities due to the relatively small size of the forested area on the property.
Scenario B	To the northeast of the property, the landscape is similar to the northwest consisting of some rural farming properties up until the Tambo River and then forested areas. The dominant vegetation towards the northeast is forested vegetation and it is extensive. Whilst extreme bushfire behaviour rarely occurs from the northeast, it is conceivable that a bushfire that has had time to build to the intensities and size seen in the 2019 and 1965 fires can impact the area and the property with a north easterly wind influence. The farming properties adjacent to the site likely to be grazed by stock or managed during the summer period and it is expected for these areas to carry reduced fuel loads. Furthermore, the Tambo River provides some impediment for a bushfire advance from this direction and will likely result in reduced fire intensity. The likely scenario from the northeast involves an already large bushfire being influenced by a north easterly wind influence that can occur in elevated fire danger conditions in Victoria. In this case, a bushfire burning from the northeast could travel through areas of forested vegetation from an extended distance (more than 5 kilometres) before impacting

	the site. The site and area could be subjected to direct flame impacts, radiant heat and ember attack from the adjacent forested areas in this direction.
Scenario C	Scenario C considers bushfire impact from the southeast. Typically, elevated fire conditions occur under a northwest and southwest wind influence. However, Scenario C is considered due to the forested vegetation to the southeast of the site and the impact that a coastal sea breeze could have. This vegetation is associated with the state forests and native plantations. Any bushfire approach from the southeast can only approach from a maximum of 20 kilometres and could reach a significant size before impacting on the site. A bushfire approach from this direction could result in direct flame contact and radiant heat impacts on the property, albeit at lower intensity than from the northwest. It is also likely that ember attack impacts on the property could occur under a strong south easterly influence.
Scenario D	To the southwest of the property, the landscape consists of grasslands and pastures associated with grazing and a rural agricultural area. The likely scenario from the southwest involves a bushfire being influenced by a south westerly wind change that is typical in elevated fire danger conditions in Victoria. In this case, a bushfire that has burnt under a north westerly influence could have impacted the grasslands or cause localised spotting through ember attack, as was the case in 2019, and could travel towards the site. However, the presence of a number of streams, the Tambo River and the reduced fuel loads will likely reduce the limit a fire front approaching form the southwest. In this case some localised radiant heat and ember attack is possible.

In summary, a bushfire could approach from any direction and impact on the property. However, the more likely bushfire scenarios occur from the northwest and northeast for this property and could result in direct flame, radiant heat and ember attack impacts on the property unless appropriate mitigation solutions are introduced.

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 further assessments within this report.

Table 2 -Bushfire landscape assessment

	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
Type 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 3 due to a number of factors including that a bushfire has the ability to approach from multiple directions and develop over an extended period, as well as the history of reoccurring bushfires in the landscape and the limited access to a place of shelter that is not guaranteed.

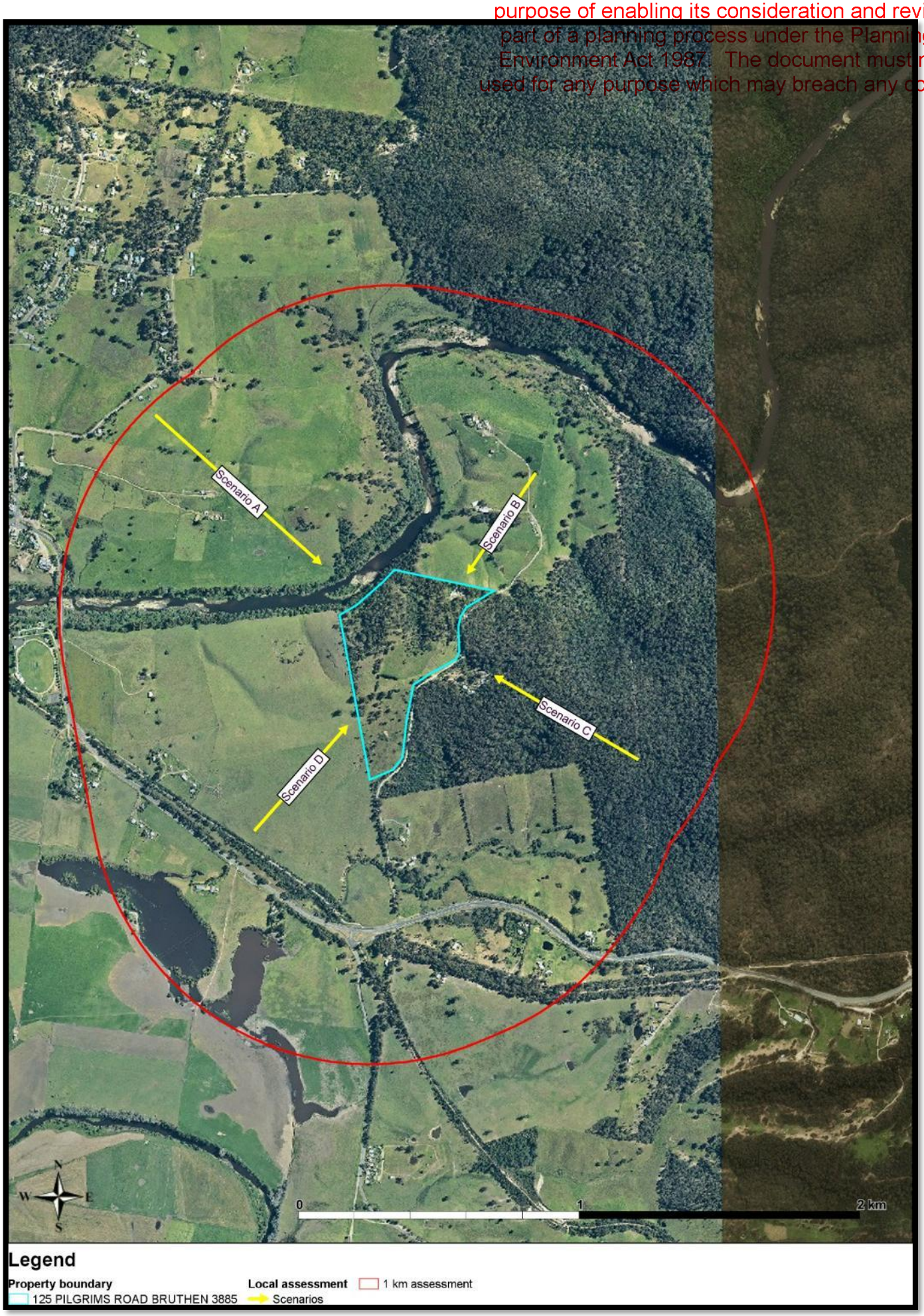


Figure 4 - Aerial photo showing site and identified bushfire attack scenarios (one kilometre)

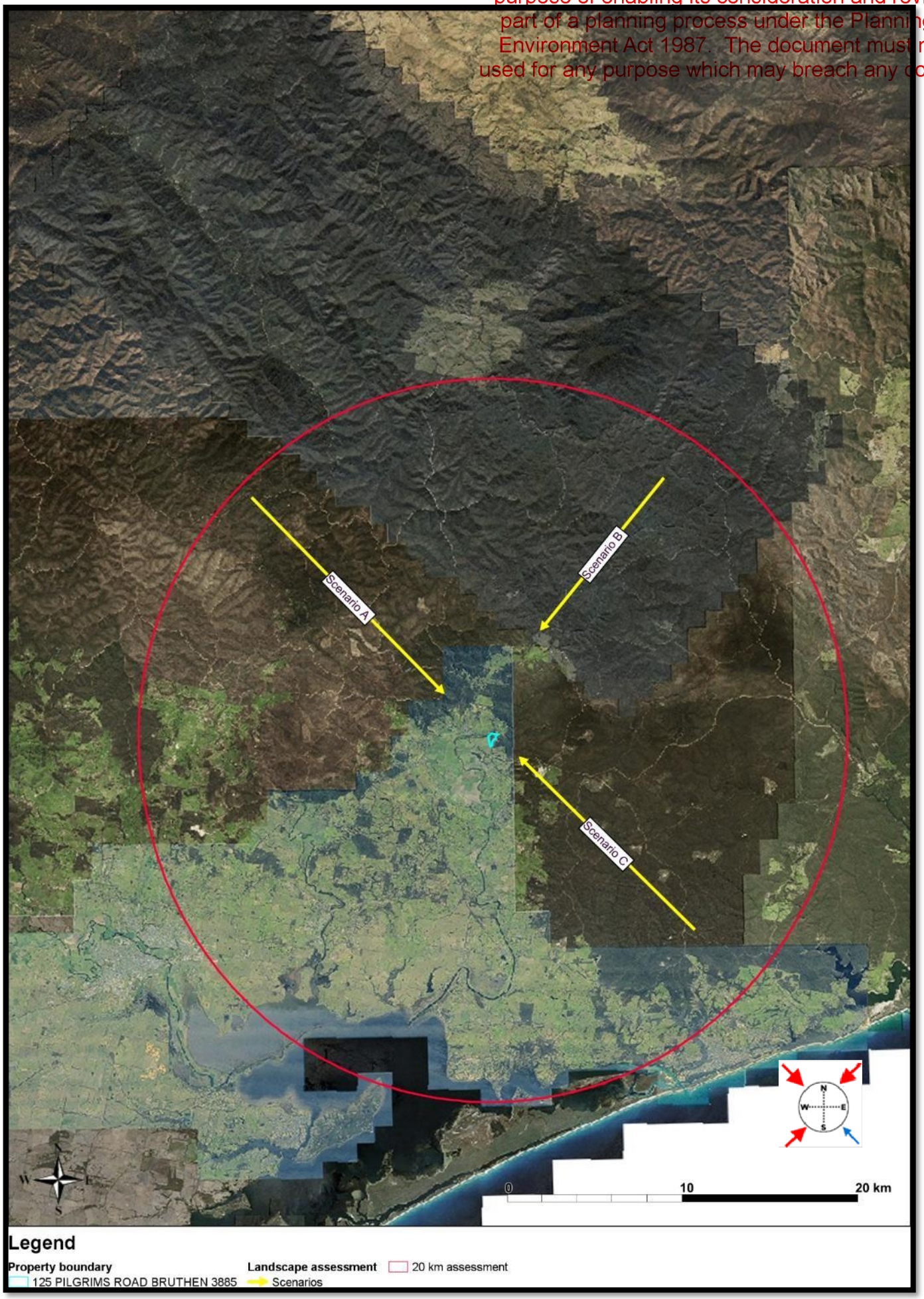


Figure 5 - Aerial photo showing landscape 20 km from site and potential bushfire scenarios

Clause 13.02 assessment

Clause 13.02 of the Planning Scheme outlines its objective as:

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

The analysis against Clause 13.02 is reliant on the information contained within the Bushfire Hazard Landscape Assessment.

The following strategies from Clause 13.02-1S are aimed at ensuring a focus on the protection of life is achieved:

Table 3 - Clause 13.02 strategy assessment

	Strategy	Response
1	Prioritising the protection of human life over all other policy considerations.	Compliance with the Bushfire Management Overlay has ensured that the prioritisation of human life is achieved. For this development, a solution is proposed that achieves the BMO requirements. The design solution includes: • The new building will be constructed to BAL 29. • Defendable space to 26 metres • 10,000 litres of static water supply will be provided on the property. • Access to the dwelling is available from the road. • Effective access for firefighters is provided, including a passing bay and turn around point.
2	Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	The new building is located within an existing rural area. The property is surrounded by other dwellings to the northeast, west and south. There are access and egress options available for occupants and emergency services. The development includes the decommissioning of an old house that sits within a densely forested area and will reduce the bushfire risk to the property owners. The development of this property will see a reduction in bushfire risk to the adjoining landowners due to the increased management of the vegetation on the property.
3	Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.	This report addresses the Bushfire Management Overlay and has considered the bushfire risk and identified treatments based on this risk.

Bushfire Hazard Site Assessment

The bushfire hazard within 150 metres is outlined within Figure 6 and Table 4.

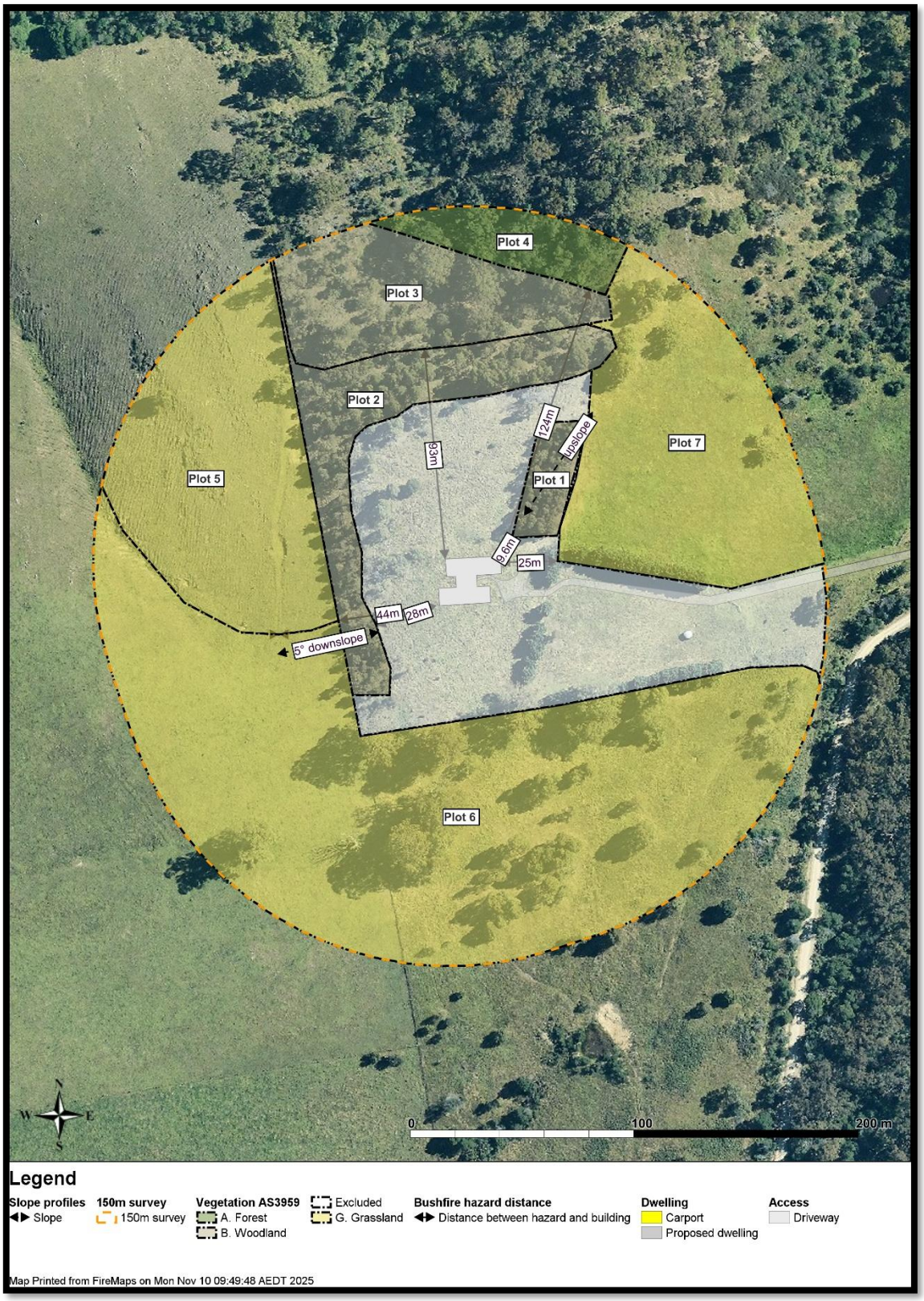


Figure 6 - Bushfire Site Hazard Assessment

Table 4 - Bushfire Site Hazard Assessment vegetation assessment

Plot	Vegetation classification	Slope	Separation distance
1	Class B – Woodland	Flat/upslope	9.6 m
2	Class B – Woodland	0-5° downslope	28 m
3	Class B – Woodland	10-15° downslope	93 m
4	Class A – Forest	15-20° downslope	124 m
5	Class G - Grassland	15-20° downslope	44 m
6	Class G – Grassland	5-10° downslope	44 m
7	Class G - Grassland	0-5° downslope	25 m

**The 150 metre assessment area has been measured from the dwelling.*

The assessment of vegetation has identified multiple plots within the 150 metre assessment area outlined in Figure 6. Vegetation is classified according to AS3959. The treed vegetation in plot 1 is planted and classified as woodland. The distance to plot 1 vegetation is currently 9.6 metres, however, the development of this dwelling will include the management of vegetation to a distance of 26 metres for defendable space and ensure a BAL 29 is achieved. The vegetation in plot 2 is classified as woodland and occurs downslope of the development site and has a downslope of 5-10 degrees to the west.

Bushfire Management Statement

53.02-4.1 Landscape, siting and design objectives

- **Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.**
- **Development is sited to minimise the risk from bushfire.**
- **Development is sited to provide safe access for vehicles, including emergency vehicles.**
- **Building design minimises vulnerability to bushfire attack.**

Approved Measure (AM) 2.1 – Landscape

Requirement:

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

The bushfire risk to the development has been classified as Type 3 and the large property ensures that the development can be sited away from the forested landscape to the north and east, and the dwelling can be sited on the land to minimise bushfire risk to the building. As such, a design solution of BAL 29 and defendable space of at least 26 metres will be provided for the development. The development is able to ensure defendable space in all directions.

This is considered adequate to offset the landscape risk.

Has Approved Measure (AM) 2.1 been fully met?	**Yes**	✓	**No**	☐

Approved measure (AM) 2.2 – Siting

Requirement

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

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

The proposed location of the dwelling is located 18.5 metres from the woodland vegetation to the northeast and 29 metres from the woodland vegetation to the west and is located within an area that achieves the separation to limit radiant heat exposure to less than 29kW/m^2. The building has been sited to increase the separation of the building to the steep downslope vegetation to the north.

The building is in close proximity to a public road:

The dwelling is located approximately 230 metres from the public road and egress is available to a major road, the Bruthen-Nowa Nowa Road.

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

Emergency services will be able to access the property via the nominated driveway. Given the length of the driveway to water tank access, appropriate turning provisions will be ensured will be provided close to the house and a passing bay will be provided as per Clause 53.02.

Has Approved Measure (AM) 2.2 been fully met?	**Yes** ✓	**No** ☐

Approved Measure (AM) 2.3 – Building design

Requirement

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

The subject site is in a Type 3 landscape, and the building is located within a BAL 29 location and will meet BAL 29 construction requirements as well as provide 26 metres of defendable space. This is considered adequate to offset the landscape risk.

Has Approved Measure (AM) 2.3 been fully met?	**Yes** ✓	**No** ☐

53.02-4.2 – Defendable Space and Construction Objectives

- **Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on the building.**

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

A building used for a dwelling is provided with defendable space in accordance with:

- **Table 2 Columns A, B, C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land**

The building is constructed to the bushfire attack level that corresponds to the bushfire attack level that corresponds to the defendable space provided in the accordance with Table 2 to Clause 53.02-5.

Defendable space is to be provided for a distance of 26 metres.

A building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5:

The building will be constructed to meet BAL29 construction standards.

Refer to Appendix A for further details. Defendable space on site will be maintained as per Table 6 of Clause 53.02.

Has Approved Measure (AM) 3.1 been fully met?	**Yes** ✓	**No** ☐

53.02-4.3 – Water Supply and Access Objectives

- **A static water supply is provided to assist in protecting property.**
- **Vehicle access is designed and constructed to enhance safety in the event of a bushfire.**

Approved Measure AM 1.3 – Water Supply and Access

Water Supply Requirement

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

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

Lot Size (m^2)	**Hydrant Available**	**Capacity (litres)**	**Fire Authority Fittings & Access Required**	**Select Response**
Less than 500	Not Applicable	2,500	No	☐
500 – 1000*	Yes	5,000	No	☐
500 – 1000	No	10,000	Yes	☐
1001 and above	Not Applicable	10,000	Yes	✓
Note: a hydrant is available if it is located within 120 metres of the rear of the building Note: Fittings must be in accordance with the published requirements of the relevant fire authority				

Confirm Static Water Supply meets the following requirements	Unless otherwise agreed in writing by the relevant fire authority, the water supply must: • Be stored in an above ground water tank constructed of concrete or metal. • Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. • Include a separate outlet for occupant use. Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows: • Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority. • Be located within 60 metres of the outer edge of the approved building. • The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed. • Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).

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

Additional Information:

The site will be provided with a 10,000 litre static water supply. The tank must be supplied with an outlet within 4 metres of the driveway.

Has Approved Measure AM 4.1 (Water Supply) been fully met? **Yes** ✓ **No** ☐

Access Requirement

Vehicle access is designed and constructed as specified in Table 5 to Clause 53.02-5.

Column A	Column B
Length of access is less than 30 metres	☐ There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
Length of access is less than 30 metres	✓ Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	The following design and construction requirements apply: ✓ All weather construction ✓ A load limit of at least 15 tonnes ✓ Provide a minimum trafficable width of 3.5 metres ✓ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically ✓ Curves must have a minimum inner radius of 10 metres ✓ The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres ✓ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ✓ A turning circle with a minimum radius of eight metres ✓ A driveway encircling the dwelling ✓ The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	✓ Passing bays must be provided at least every 200 metres. ✓ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Additional Information:

The length of the driveway is more than 200m. Turning provision for emergency service vehicles are required due to the length of the driveway.

Has Approved Measure AM 4.1 (Access) been fully met?	**Yes**	✓	**No**	☐

Conclusion

The construction of the new building on this site can be achieved safely and in accordance with the Bushfire Management Overlay.

Due to the location of the building, the likely bushfire impact will be through embers landing on and around the property and low levels of radiant heat from a bushfire that approaches from the northwest, northeast or southwest.

The outcome of the landscape assessment has identified the bushfire risk to the property and demonstrates how this can be managed.

The design solution including water supply, emergency vehicle access, construction level and defendable space will ensure this design achieves the requirements of the Bushfire Management Overlay and Clause 13.02 of the Planning Scheme.

Appendix 1 – Bushfire Management Statement

The building will be designed and constructed to a minimum Bushfire Attack level of **BAL 29.**

Defendable Space

Defendable space for a distance of **26 metres** around the proposed dwelling and 10m for the carport (located wholly within the defendable space for the dwelling) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

Water Supply

A 10,000 litres water supply will be provided and comply with the following requirements:

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

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 per cent) (7.1 degrees) entry and exit angle

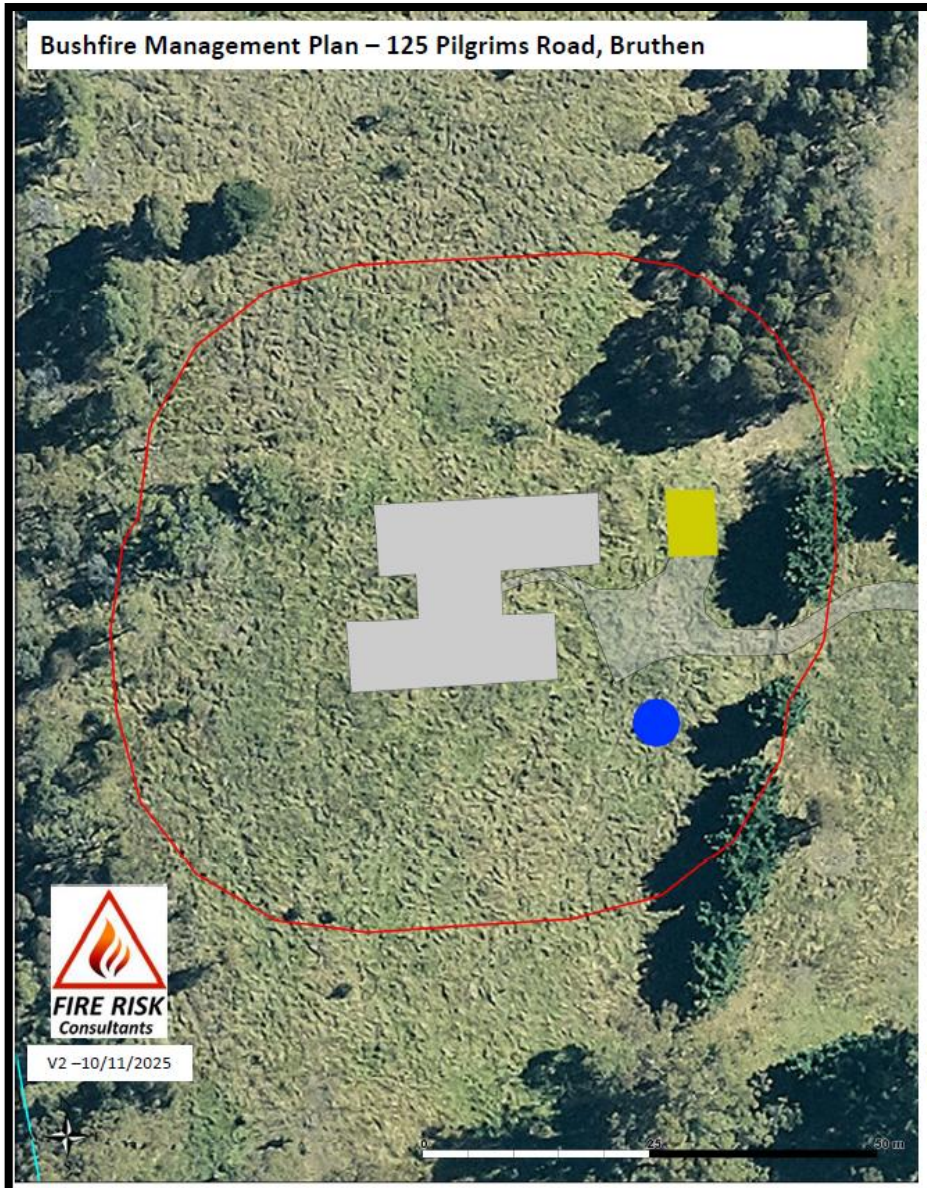
Where the driveway is over 100m, a turning area for fire fighting vehicles must be provided close to the building by one of the following:

- A turning circle with a minimum radius of eight meters
- A driveway encircling the dwelling
- The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Where the driveway is more than 200m:

- Passing bays must be provided at least every 200 metres.
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Bushfire Management Plan – 125 Pilgrims Road, Bruthen



Legend

Property boundary	Defendable space	Water requirements	Proposed development		Access
125 PILGRIMS ROAD BRUTHEN 3885	26m defendable space	Water tank (10,000L)	Carport	Proposed dwelling	Driveway

Construction Standard

The dwellings will be designed and constructed to a minimum Bushfire Attack level of BAL 29.

Defendable Space

Defendable space for a distance of 26 metres will be provided for the dwelling and 10 for the carport (located wholly within the defendable space of the dwelling) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

Water Supply

A 10,000 litre water supply is required and must be installed in accordance with the following:

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

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 per cent) (7.1 degrees) entry and exit angle

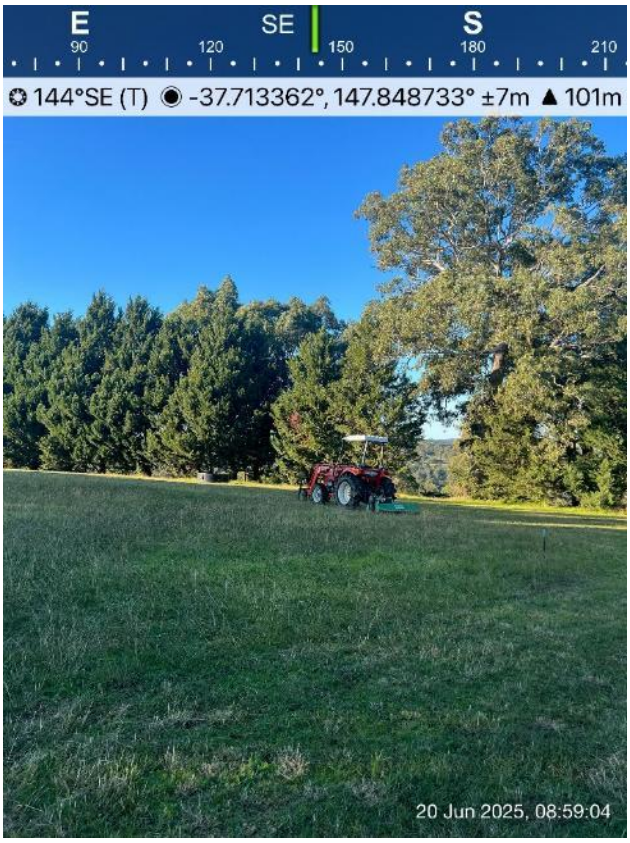
Where the driveway is over 100m, a turning area for fire fighting vehicles must be provided close to the building by one of the following:

- A turning circle with a minimum radius of eight metres
- A driveway encircling the dwelling
- The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Where the driveway is over 200m;

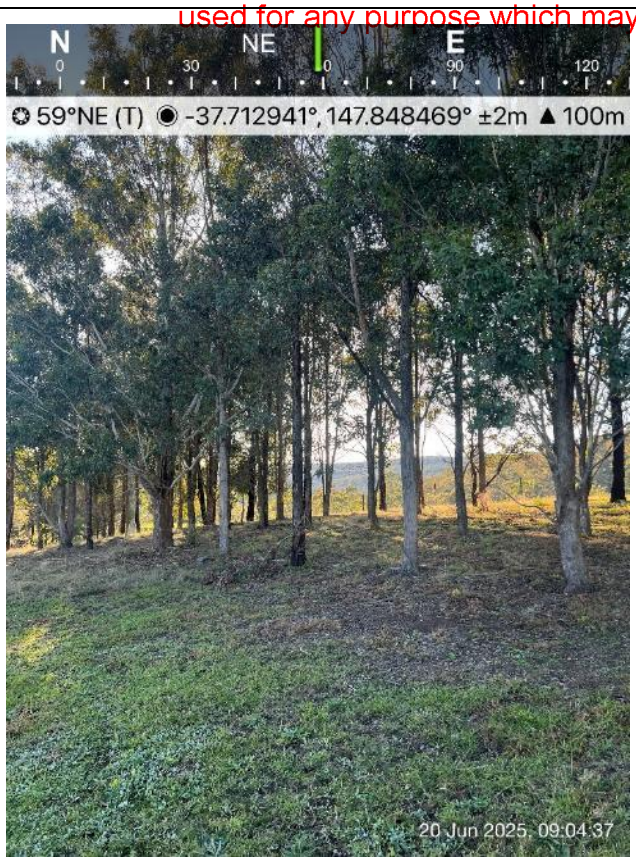
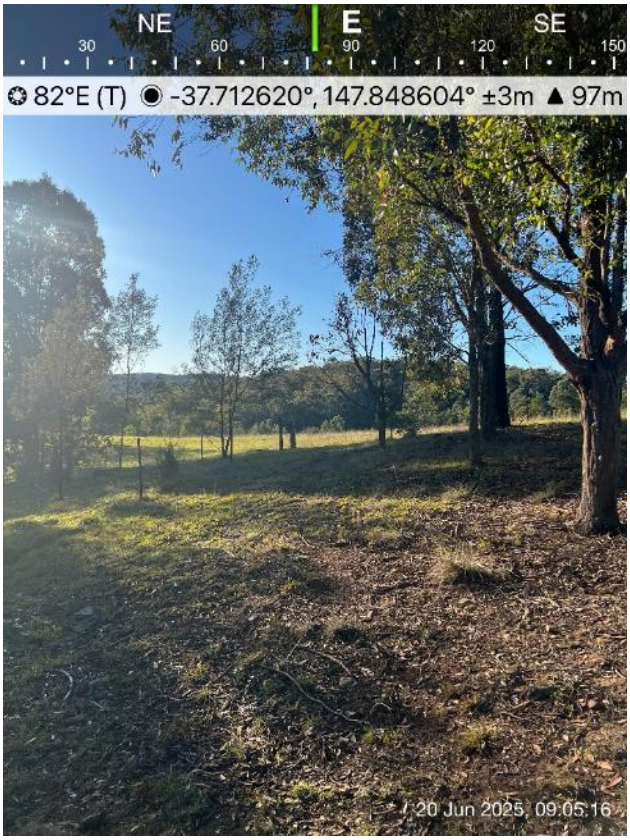
- Passing bays must be provided at least every 200 metres.
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

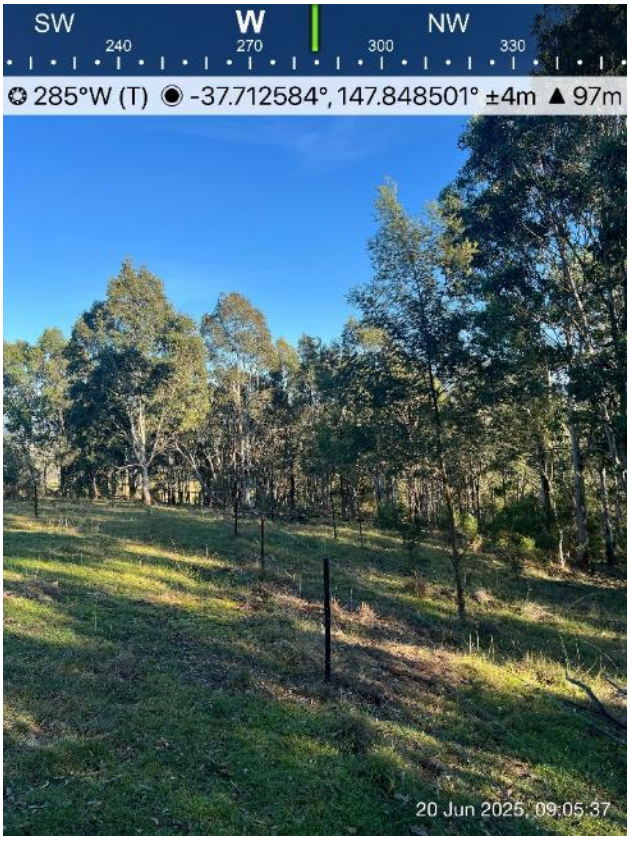
Appendix 2 – Photos

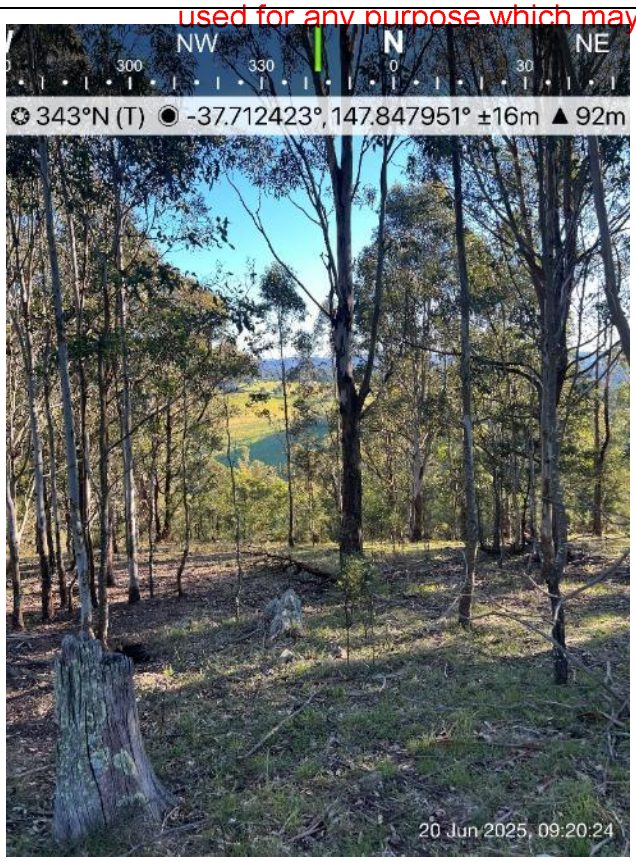
1 Looking east at the driveway location along the ridgeline.	
2 Looking southeast at the cleared area and tree line on the fence line.	

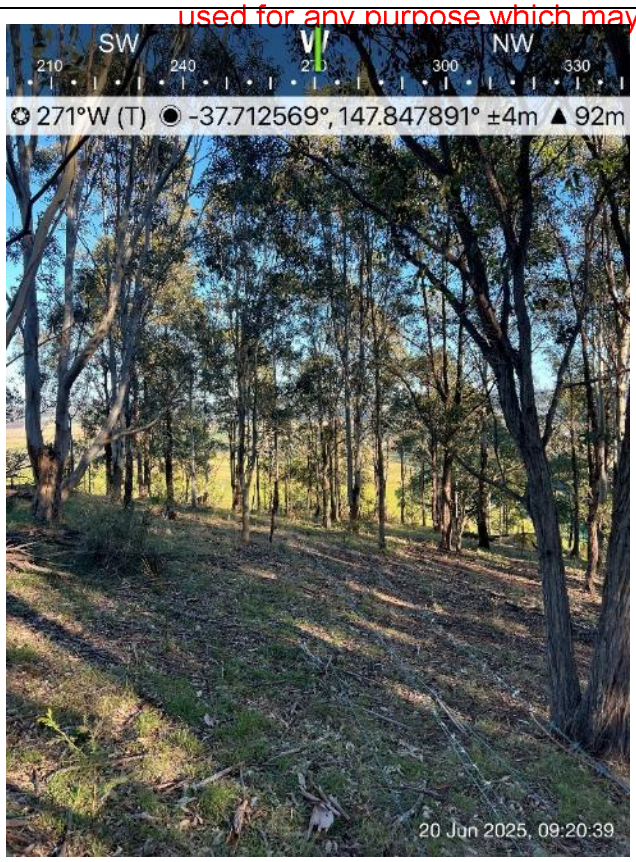
3 Looking south from the driveway area.	
4 Looking southeast at surrounding vegetation.	

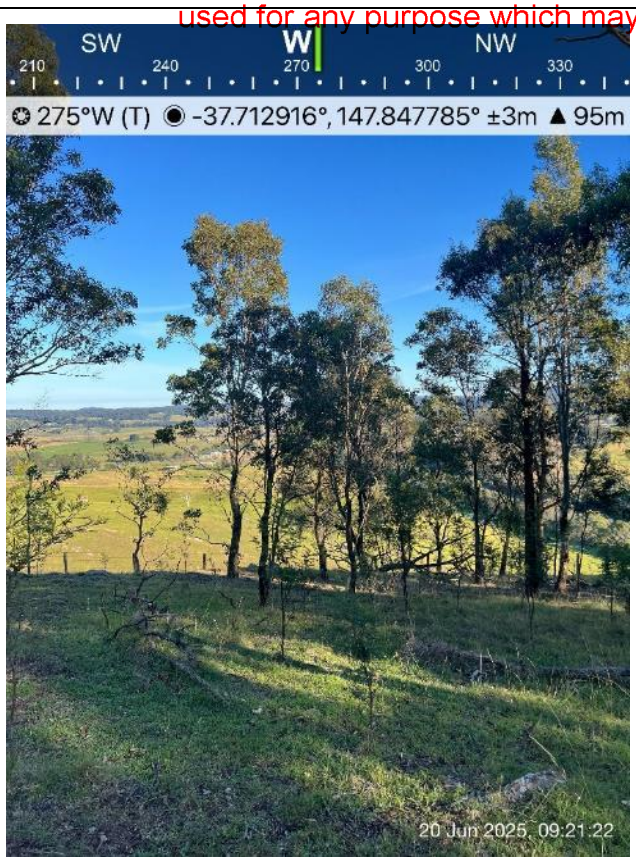
5 Looking west to the defendable space area. The proposed dwelling occurs on the right of the image.	
6 Looking north to the defendable space area. The proposed dwelling occurs on the left of the image.	

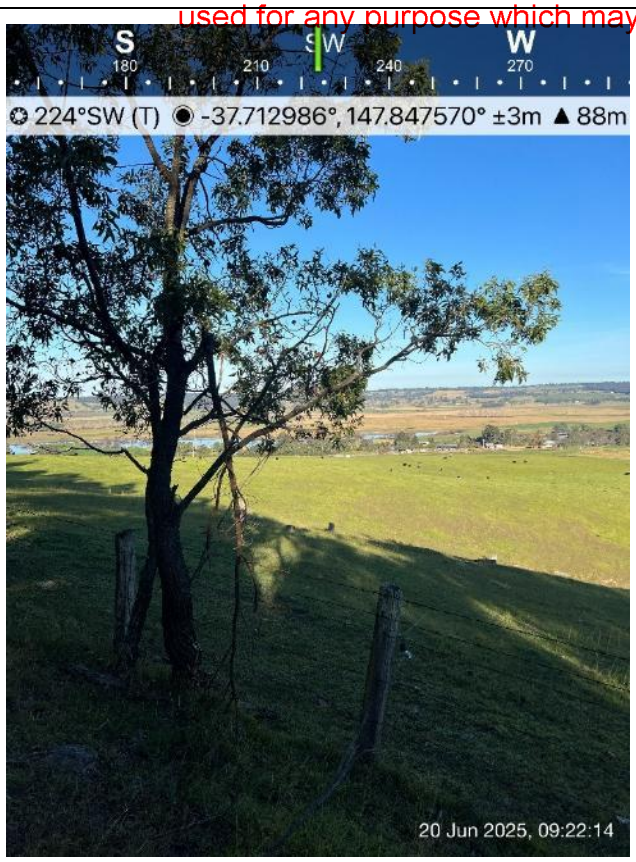
7 Looking northeast to the planted trees that is classified as woodland vegetation according to AS3959.	
8 Looking east to the forested vegetation in the rear of the image. The woodland vegetation occurs to the right in this image.	

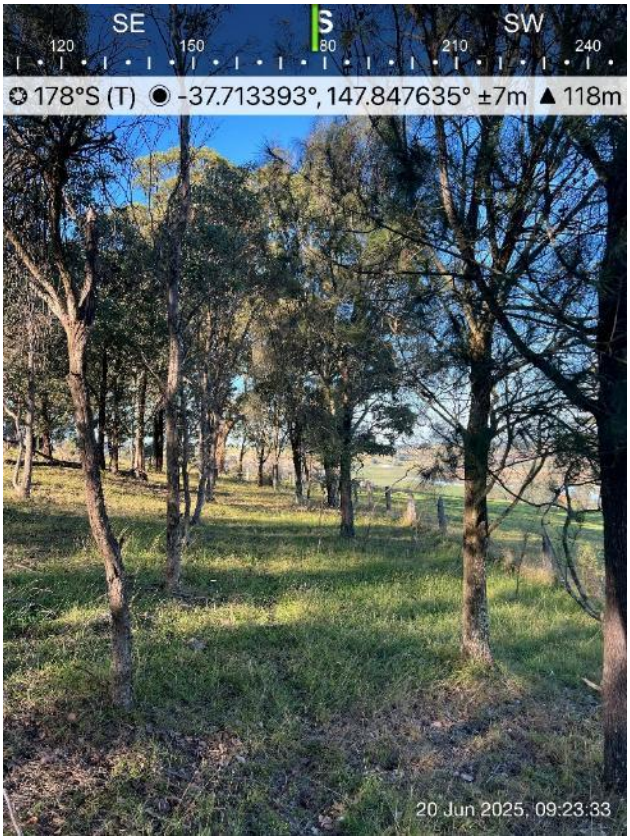
9 Looking northwest towards the woodland vegetation with a downhill slope into a gully.	
10 Looking northwest towards the woodland vegetation with a downhill slope into a gully.	

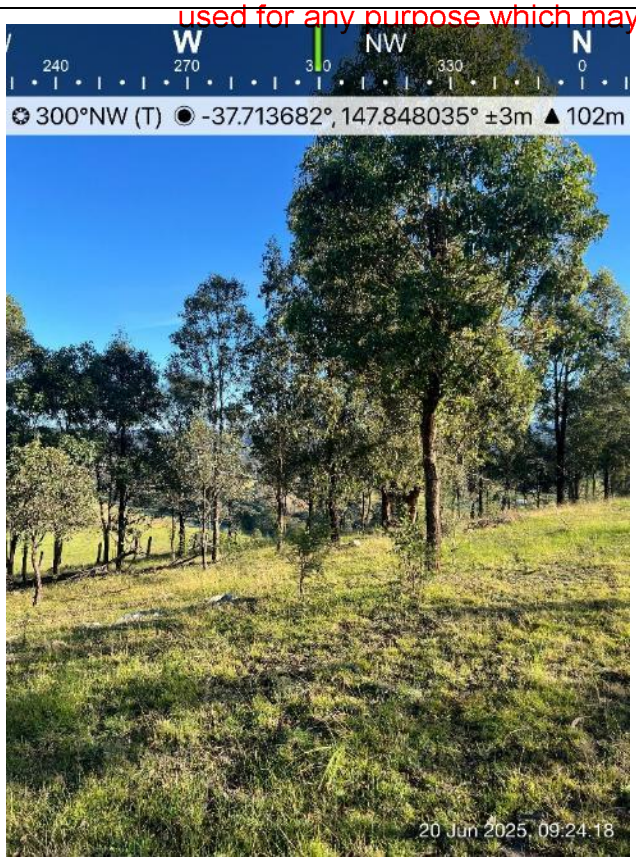
11 Looking north with the Tambo River at the rear. The vegetation further in the gully is described as forest as per AS3959.	
12 Looking northeast towards the woodland vegetation with a downhill slope into a gully.	

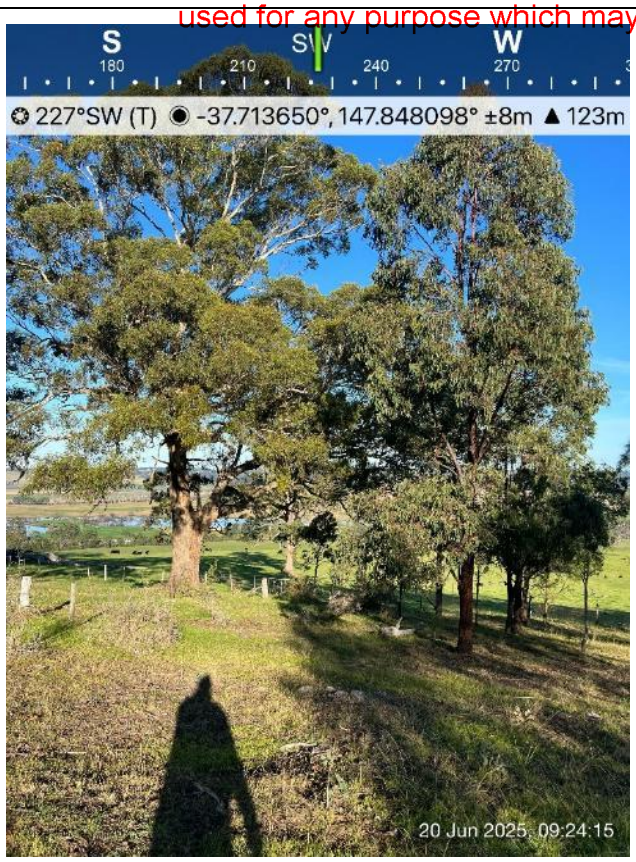
13 Looking west towards the woodland vegetation with a downhill slope towards a gully to the right and the grassland to the rear.	
14 Typical vegetation in the classified woodland vegetation to the north and west of the site.	

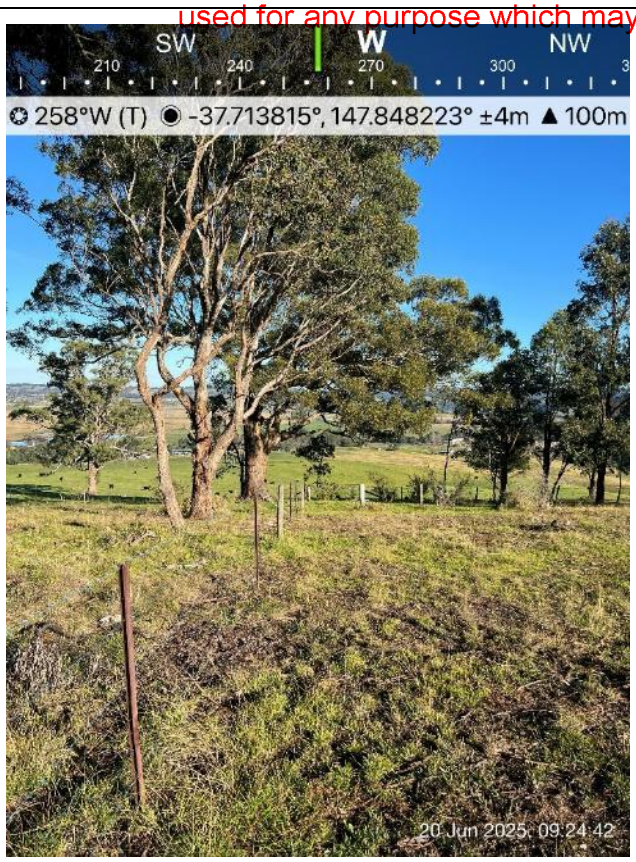
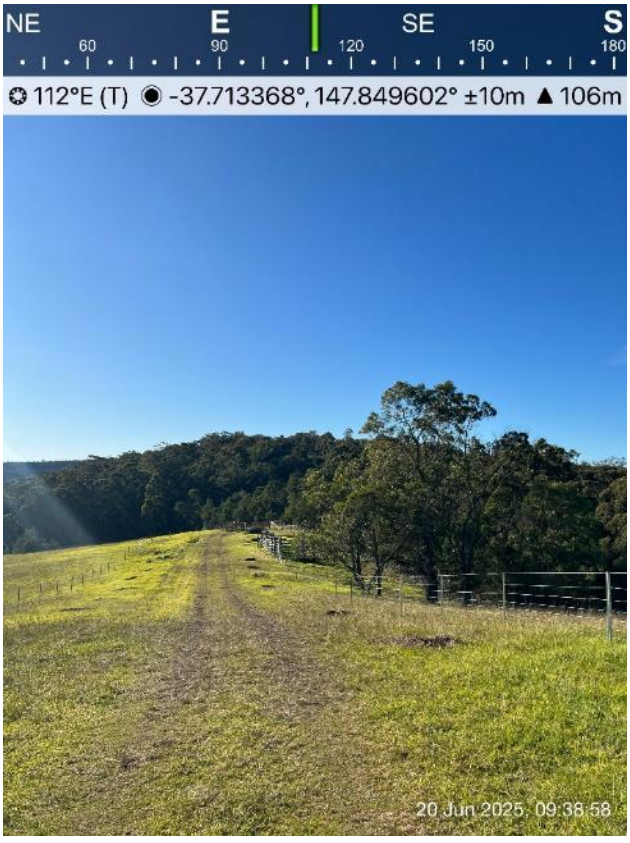
15 Looking west towards the woodland vegetation and grassland in the rear.	
16 Looking northwest to the undulating landscape and forested vegetation of public land.	

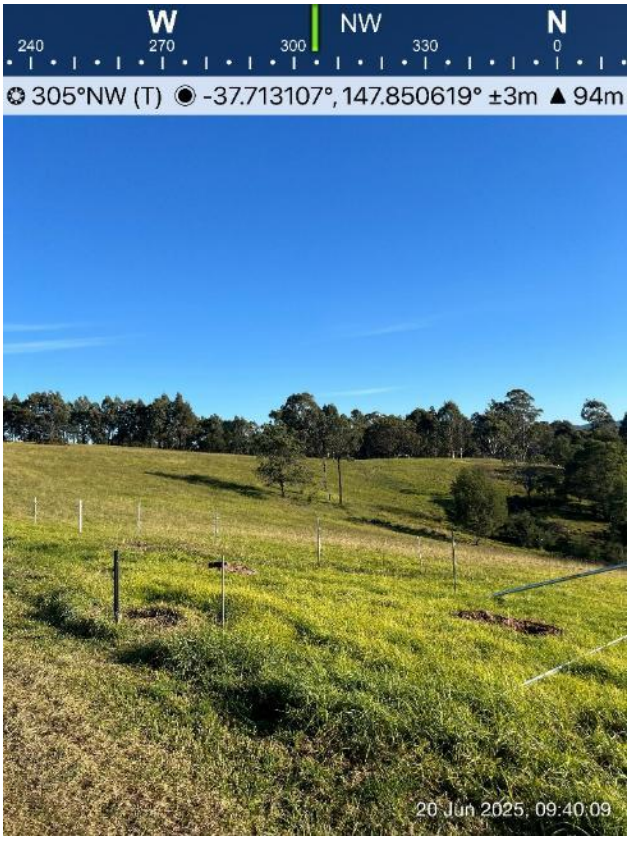
17 Looking southwest to the classified grassland vegetation.	
18 Looking south to the woodland vegetation that occurs 29 meters from the development site.	

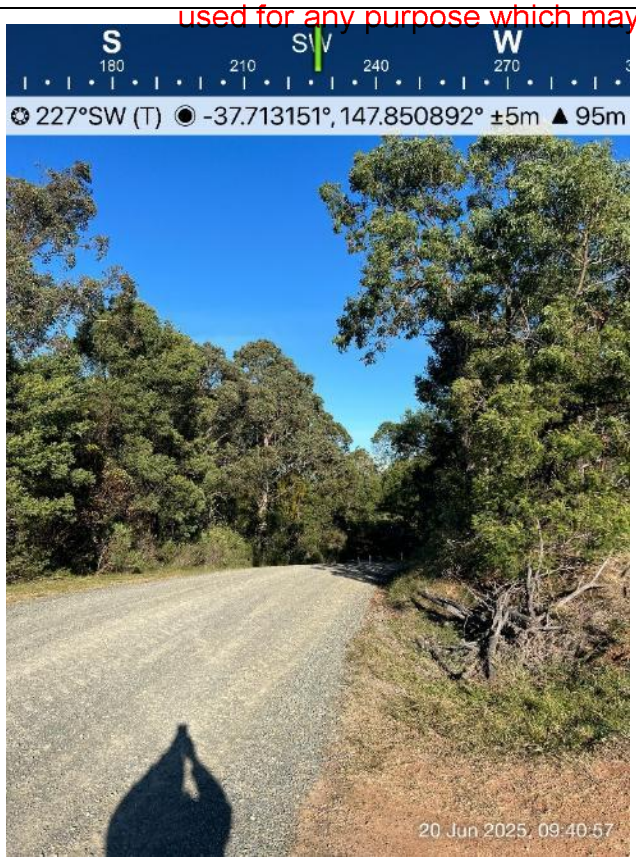
19 Looking west to the classified grassland vegetation.	
20 Looking south to the woodland vegetation that occurs 29 meters from the development site.	

21 Looking northwest to the woodland vegetation that occurs 29 meters from the development site.	
22 Typical vegetation of the area south of the fence, classified as grassland according to AS3959.	

23 Typical vegetation of the area south of the fence, classified as grassland according to AS3959.	
24 Typical vegetation of the area south of the fence, classified as grassland according to AS3959.	

25 Typical vegetation of the area south of the fence, classified as grassland according to AS3959.	
26 The driveway, looking east towards Pilgrims Road.	

27 Looking west to the driveway from Pilgrams Road.	
28 Looking northwest to the grassland and forested vegetation in the rear.	

29 Looking southwest on Pilgrims Road from the access point.	
30 The access point to the property on Pilgrims Road.	

New House
Bruthen, VIC

1 Site Plan
1 : 5000

2 House Position
1 : 500

House near Bruthen, VIC

Office: 1300 814 834 Sunshine Coast, QLD Australia

A001 Site
Scale As indicated @ A3
DA

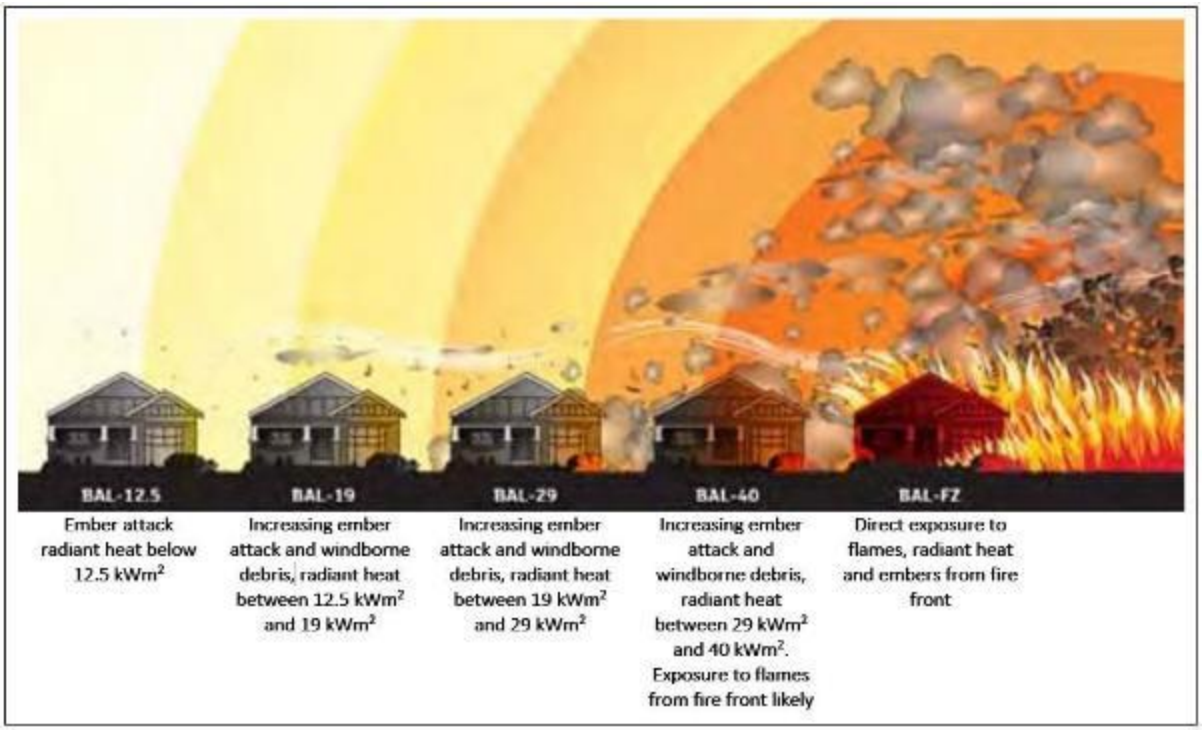
Revision	Date	Description
9	Nov 2025	DA Issue

25 mm
paper size check

HEMPBLOCK® INTERNATIONAL

Appendix 4 – BAL levels explained

The following diagram outlines the type of bushfire attack method that may impact on the building. This then indicates the relevant BAL construction level as determined by the Bushfire Management Overlay.



Appendix 5 – References

1. Francis Hines, Kevin G Tolhurst, Andrew AG Wilson and Gregory J McCarthy 2010, *Overall Fuel Hazard Guide* 4th Edition, Department of Sustainability and Environment, 44 pp
2. Ahern, A. and Chladil, M. (1999) *How far do bushfires penetrate urban areas?* Aon Re Worldwide and Tasmanian Fire Service.
3. Attorney-General's Department (2015) *National Emergency Risk Assessment Guidelines.* Commonwealth of Australia.
4. Blanchi, R. and Leonard, J. (2005) *Investigation of Bushfire Attack Mechanisms Resulting in House Loss in the ACT Bushfire 2003.* CSIRO and Bushfire CRC.
5. Bull, H. (2011) *Fire Ecology: Guide to Environmentally Sustainable Bushfire Management in Rural Victoria.* Burwood East: Country Fire Authority
6. Byram, G. (1959) Combustion of Forest Fuels, in: *Forest Fire: Control and Use.* New York: McGraw-Hill, pp. 113-126
7. Cheney, P. and Sullivan, A. (2008) *Grassfires: fuel, weather and fire behaviour, second edition.* CSIRO Publishing, Melbourne.
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13. Standards Australia (2018) *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas* (No. up to amendment 3 (Nov 2011). Sydney: SAI Global.
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15. Tolhurst, K. (1994) Effects of Fuel Reduction Burning on Fuel Loads in a Dry Sclerophyll Forest. In DEST (1994) *Fire & Biodiversity: The Effects & Effectiveness of Fire Management,* Biodiversity Series, Paper No. 8, Biodiversity Unit, Canberra.
16. Tolhurst, K. and Cheney, N. (1999) *Synopsis of the Knowledge Used in Prescribed Burning in Victoria.* Melbourne: Department of Natural Resources and Environment, Fire Management.

PLANNING PERMIT APPLICATION

Use and development of a dwelling (replacement dwelling)

125 Pilgrims Road Bruthen 3885

0477 408 721
ben@marchbanktownplanning.com.au
marchbanktownplanning.com.au
Victoria, Australia

MARCHBANK
TOWN PLANNING

PLANNING SUMMERY

Address	125 Pilgrims Road Bruthen 3885
Title	No covenants, section 173 Agreements, or easements.
Land size	21.02ha
Zoning	Farming Zone, Schedule 1
Overlays	Bushfire Management Overlay Erosion Management Overlay Environmental Significance Overlay, Schedule 1-59 Vegetation Protection Overlay, Schedule 1
Particular Provisions	Clause 53.02 Bushfire Planning
Other designations	Bushfire Prone Area
Cultural Heritage	Aboriginal Cultural Heritage Sensitivity is mapped to the subject land.

Permit triggers

Farming Zone	35.07-1 Use, 35.07-4 Buildings and works
Bushfire Management Overlay	Clause 44.06-2 Buildings and works

Technical Reports	Bushfire Management Statement/Plan prepared by Fire Risk Consultants November 2025 Land Capability Assessment prepared by Streeter Engineering Services May 2025

INTRODUCTION

Marchbank Town Planning has been engaged by to prepare and lodge a planning permit application to develop the land with a dwelling.

This planning report addresses the applicable planning requirements of the East Gippsland Planning Scheme. The proposal has taken into consideration and is consistent with Planning Policy Frameworks including the Municipal Strategic Statement, and purpose, application requirements and decision guidelines of the Farming Zone, Bushfire Management Overlay and requirements of Clause 52.03 Bushfire Planning.

Application documentation:

- ✓ Planning permit application form
- ✓ Certificate of title
- ✓ Proposed plan set prepared by Hemp Block International November 2025
- ✓ Bushfire Report prepared by Fire Risk Consultants November 2025
- ✓ Land Capability Assessment prepared by Streeter Engineering Services May 2025

PRELIMINARY MATTERS

The landowner currently lives in an existing dwelling located in the north of the subject land within a bushland setting which is accessed by a fairly steep vehicle access. The dwelling was constructed circa. 1960 and will be decommissioned following construction of a new replacement dwelling. Farm shedding and outbuildings adjacent to the future decommissioned dwelling will be retained and continue to be used for machinery and to support the agricultural production on the land.

Constructing a new dwelling in a less vegetated (grassland) flatter area of the subject land able to be accessed on relatively flat topography will result in better outcome in terms of improving bushfire resilience and functionality of the land holding.

SITE AND SURROUNDS

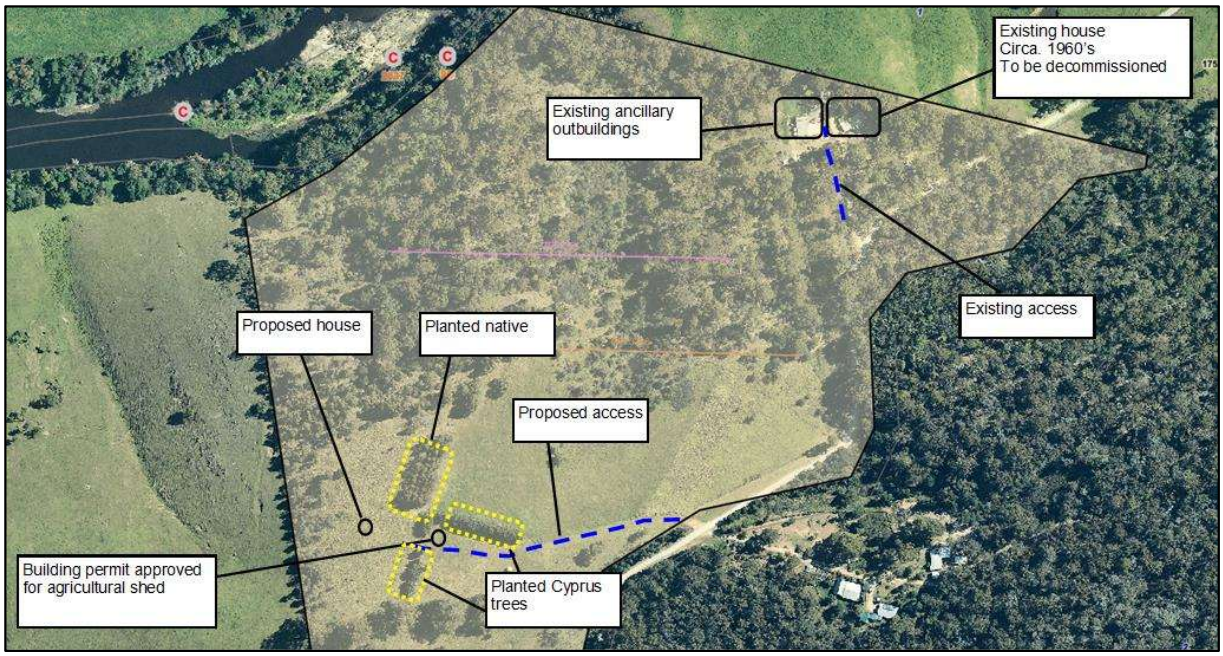
The subject land is 22ha located approximately 1.5km southeast of Bruthen CBD in a Farming Zone precinct on the western side of Pilgrims Road (municipal gravel road). A dwelling circa. 1960 is currently occupied and located in the northern treed area accessed by a gravel track off Pilgrims Road.

The rear of the land has frontage to the Tambo River and the north and south, cleared farmland. The property is partly cleared farmland that slopes generally to the north and west towards several defined drainage lines that extends through the adjacent farmland to the Tambo River. The land has historically been used for grazing and is fenced into paddocks to facilitate current livestock grazing. Native vegetation covers much of the northern area of the subject land and grassland with scattered trees is observable to the southern part. Shelter belts comprising mature cypress trees are present in the southern section and a rectangle of approximately 1500m2 of planted native vegetation (adjacent to the proposed dwelling). State forest is located approximately 0.5km to the east and in the greater landscape surrounding the Bruthen settlement. This provides extensive fire runs.

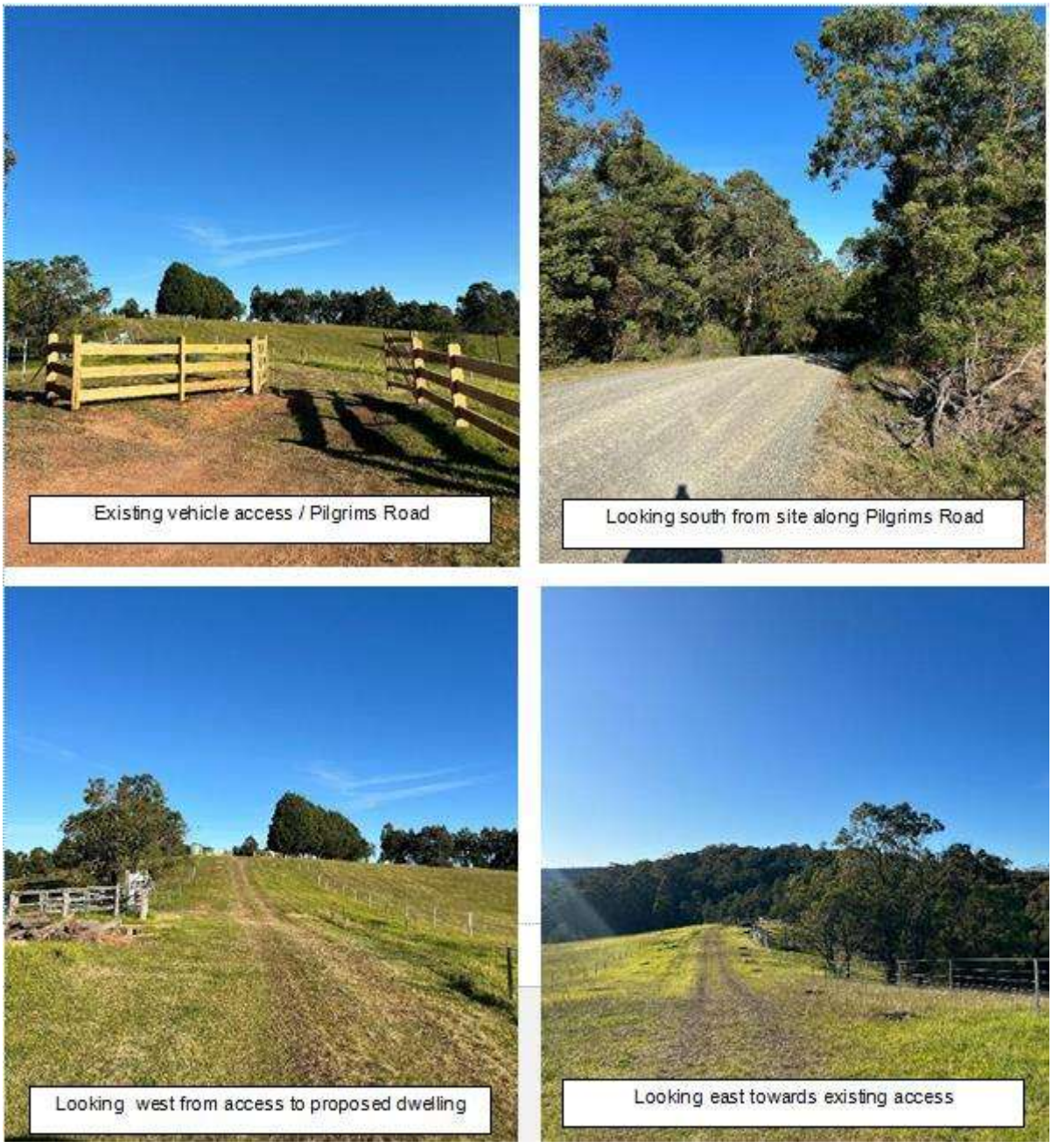
Most of the surrounding lots are used for grazing and are developed with dwellings.

Subject land

Subject land and surrounds



Site features

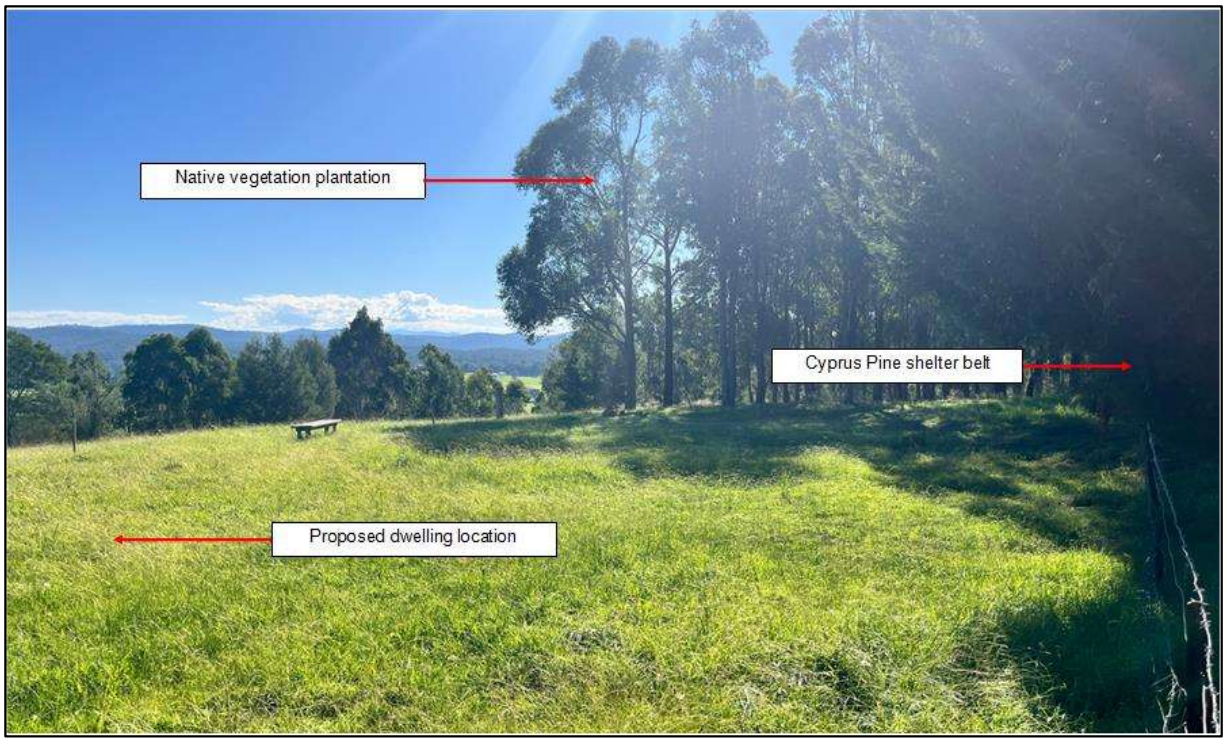


Site entry and proposed internal drive location

Existing dwelling/Access drive/ vegetated surrounds

Looking south with proposed dwelling location on right of photo

Proposed dwelling location (pegs visible) looking west



Proposed dwelling location & defendable space/native plantation looking north

PROPOSAL

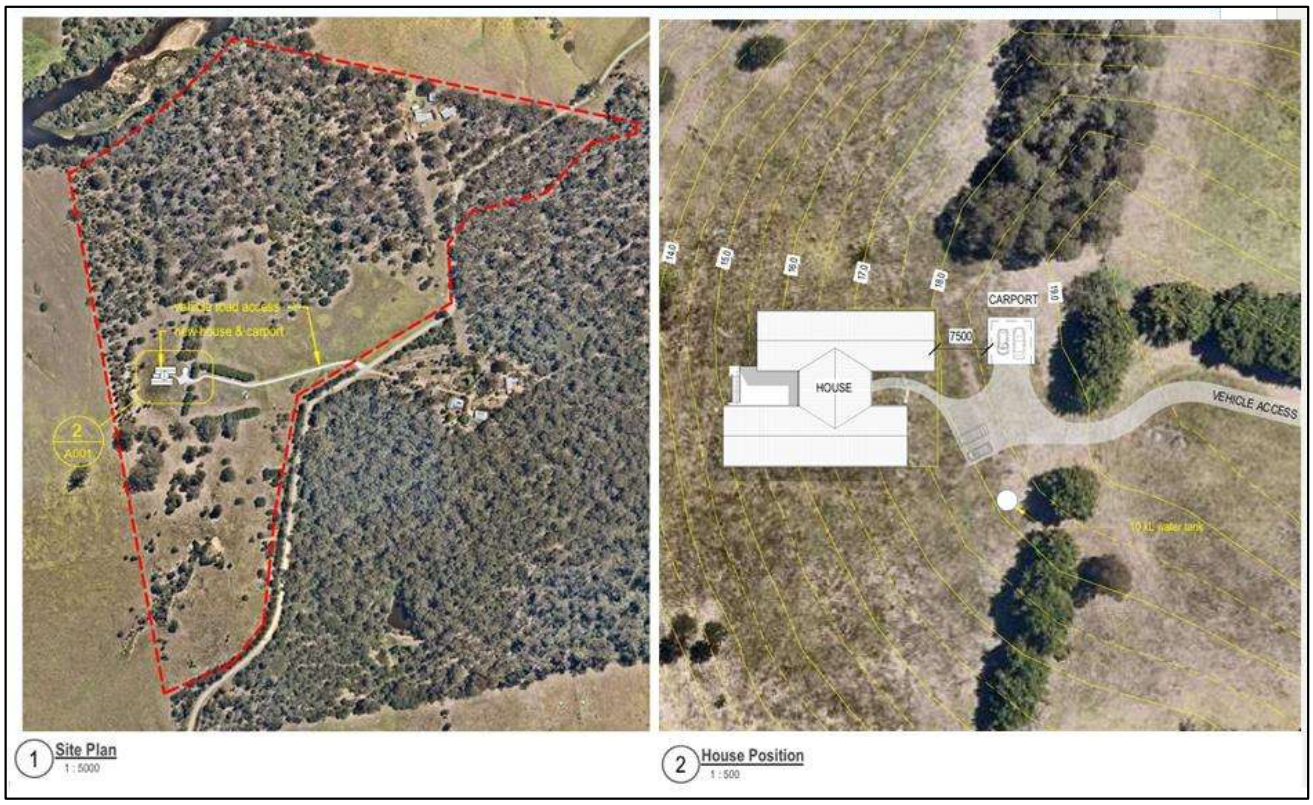
It is proposed to construct a single storey three bedroom dwelling and free standing double carport. To be located in a central west location in the grassland section of the subject land away from the densely vegetated northern area. The proposed area has gentle fall to the south/west and enables vehicle access along fairly flat topography to a recently created access onto Pilgrims Road.

It is proposed the new dwelling will form the only residence on the land and the existing 'older dwelling' will be decommissioned.

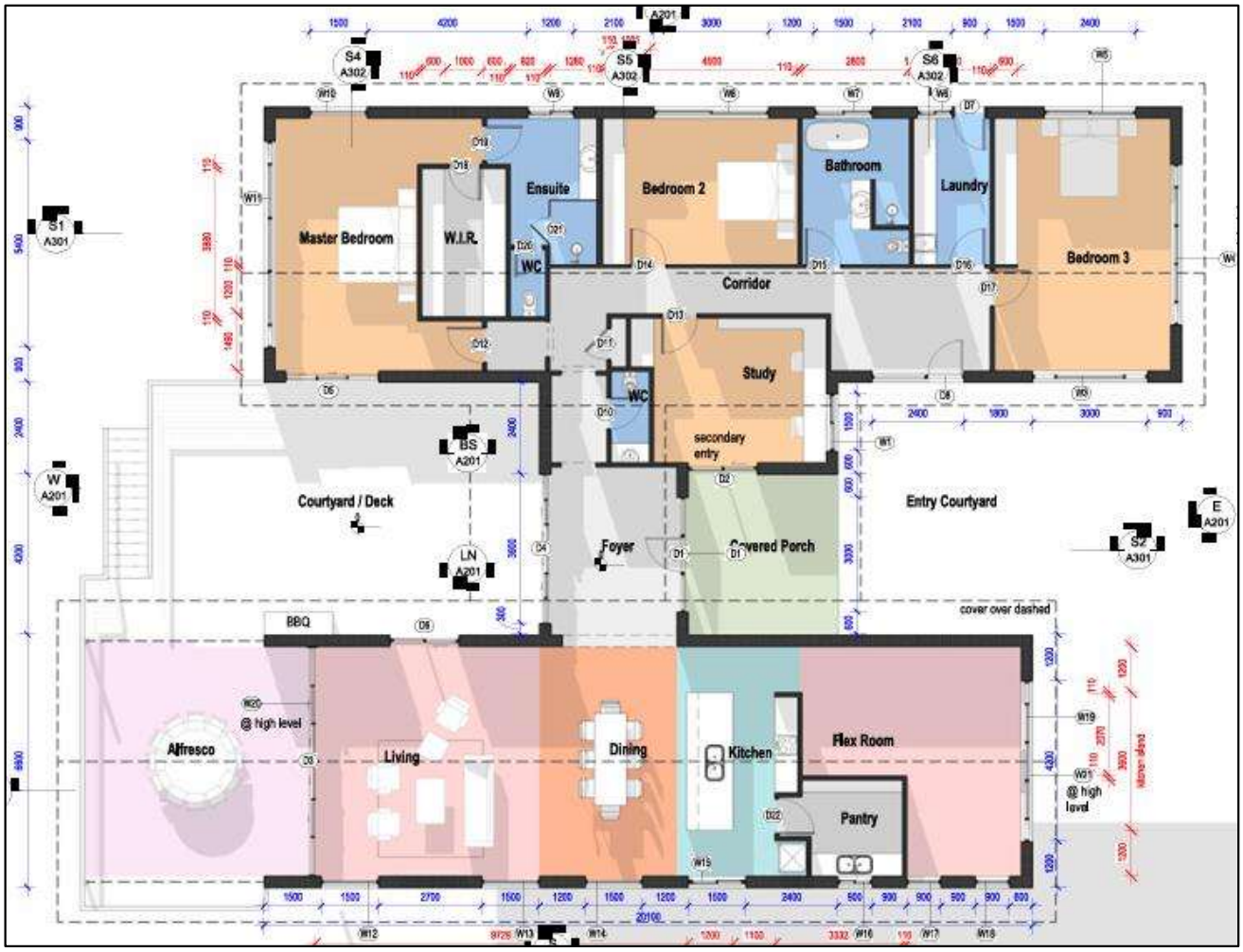
Key features include.

- Bushfire Attack level 29 with requisite defendable space of 26m.
- Constructed partly on slab and partly on stumps.
- Lime render over Hemp block walls.
- Colorbond metal roofing
- Hempblock has excellent energy efficiency and fire resilience.
- Carport constructed of steel with corrugated metal roof.
- External colours to be muted in tone.

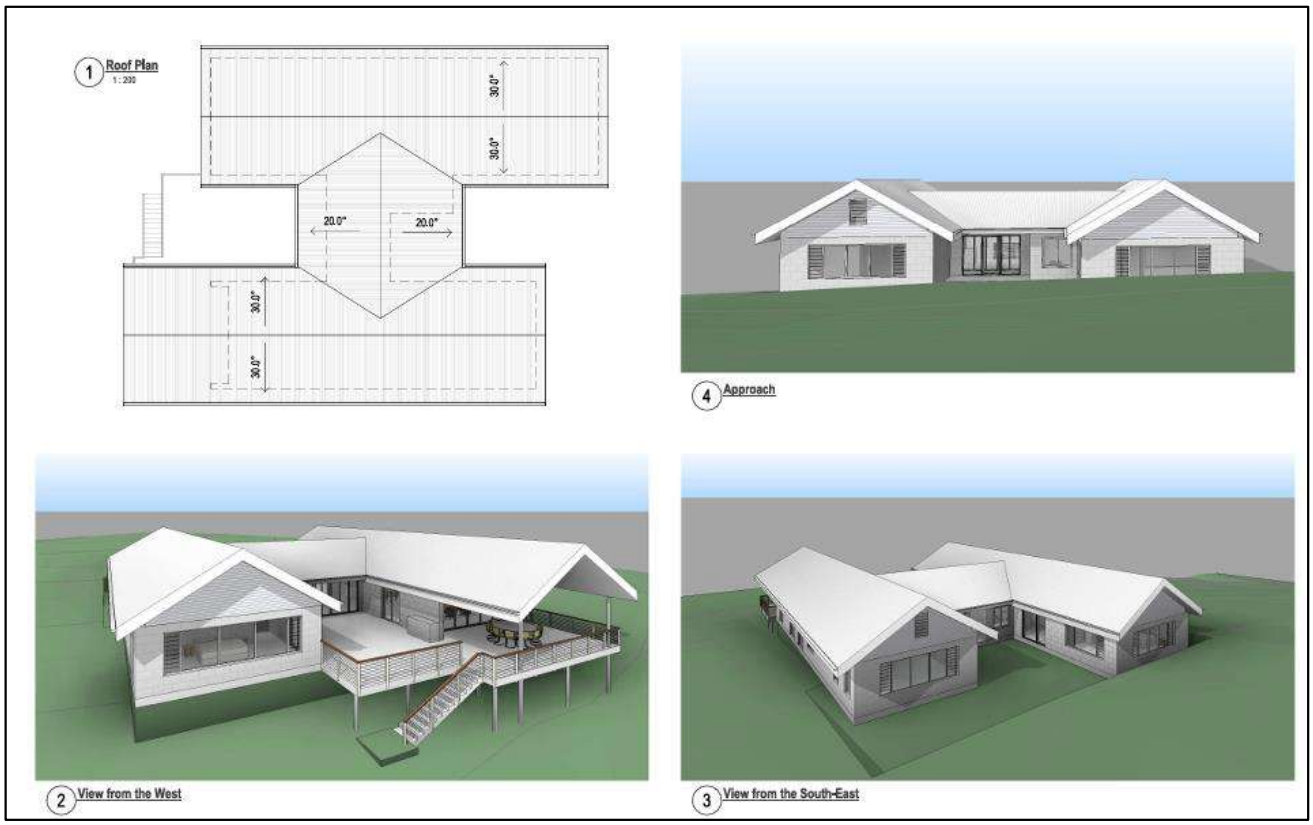
External materials



Proposed site plan



Proposed floor plan



Rendered images

PLANNING ASSESSMENT

MUNICIPAL PLANNING STRATEGY

Clause 02.03 Strategic Direction

Bruthen is identified as a rural settlement and noted for its rural residential development and convenient location 25 kilometres north-east of Bairnsdale and 30 kilometres north west of Lakes Entrance.

Clause 02.03-3 Environmental risk and amenity

This clause recognises the importance of managing and mitigating the environmental risks associated with bushfire. Strategic directions for environmental risk include adaption and mitigation measures to reduce risk to an acceptable level.

Clause 02.03-4 Natural resource management

This clause recognises the areas natural resources including agriculture. It generally seeks to protect agricultural land and avoid small lot release and inappropriate development. Strategic directions also sought are to protect water quality and quantity, particularly in water catchments used for domestic supply.

PLANNING POLICY FRAMEWORK

Clause 11 Settlement

Clause 11.01-1R Settlement Gippsland

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns

Clause 13 Environmental Risk and Amenity

Clause 13.02-1S Bushfire Planning

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

Prioritising human life above all other policy considerations, directing population to low risk locations and reducing the vulnerability of communities to bushfire through decision making at all stages of the planning process.

Clause 14 Natural Resource Management

Clause 14.01-1S Protection of Agricultural land

Objectives include to protect the state's agricultural base by preserving productive farmland.

Strategies include avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of its economic importance.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Compatibility between the proposed or likely development and the existing use of the surrounding land.

Clause 14.01-1L-03 Rural Dwellings

Site rural dwellings on land adjoining Crown land to include buffer and fire protection zones.

Site rural dwellings on land to minimise impacts on environmental and other values of public land.

Discourage a second or subsequent dwelling on a single lot unless it is required for farming activities to be carried out on the land.

Site second or subsequent dwellings in a way that provides legal road access to each dwelling.

Assessment

The focus of the proposal relevantly relates to bushfire and rural dwellings/protection of agriculture. The Municipal Planning Strategy and broader policy direction sets an expectation to prioritise the protection of human life and property against the risks associated with bushfire and protect agricultural land from inappropriate development.

Bushfire

The Black Summer bushfires of 2019 did not impact the subject land or the township settlement of Bruthen. However, it came in close proximity and was spared due to a fortunate change of weather patterns. In the process of investing in the subject land and modernising accommodation provisions bushfire risk played a significant part of the process. The emphasis was to locate away from the treed areas on the land and the significant tracts of state forest in the broader landscape and take advantage of the adjoining low threat cleared farmland. As a result the proposed location provides for an improved scenario where there is less vegetation, flatter topography land and safer vehicle access onto the municipal road network.

Bushfire risk has been identified in a bushfire management statement and plan. The bushfire risk assessment included in the application identifies the location and type of vegetation, topography and likely fire behaviour. The assessment addresses the requisite high level planning policy context and concludes that the proposal can manage bushfire risk to an acceptable level. The Bushfire Management Statement also provides a response to State provisions and Clause 53.02 Bushfire Planning which should be read in

conjunction with this planning report. Although bushfire risk is present, it has been appropriately managed to an acceptable level in this scenario.

	Strategy	Response
1	Prioritising the protection of human life over all other policy considerations.	Compliance with the Bushfire Management Overlay has ensured that the prioritisation of human life is achieved. For this development, a solution is proposed that achieves the BMO requirements. The design solution includes: • The new building will be constructed to BAL 29. • Defendable space to 26 metres • 10,000 litres of static water supply will be provided on the property. • Access to the dwelling is available from the road. • Effective access for firefighters is provided, including a passing bay and turn around point.
2	Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	The new building is located within an existing rural area. The property is surrounded by other dwellings to the northeast, west and south. There are access and egress options available for occupants and emergency services. The development includes the decommissioning of an old house that sits within a densely forested area and will reduce the bushfire risk to the property owners. The development of this property will see a reduction in bushfire risk to the adjoining landowners due to the increased management of the vegetation on the property.
3	Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.	This report addresses the Bushfire Management Overlay and has considered the bushfire risk and identified treatments based on this risk.

The bushfire management statements concludes '*The construction of the new building on this site can be achieved safely and in accordance with the Bushfire Management Overlay.*

Due to the location of the building, the likely bushfire impact will be through embers landing on and around the property and low levels of radiant heat from a bushfire that approaches from the northwest, northeast or southwest.

The outcome of the landscape assessment has identified the bushfire risk to the property and demonstrates how this can be managed.

The design solution including water supply, emergency vehicle access, construction level and defendable space will ensure this design achieves the requirements of the Bushfire Management Overlay and Clause 13.02 of the Planning Scheme.

Agriculture

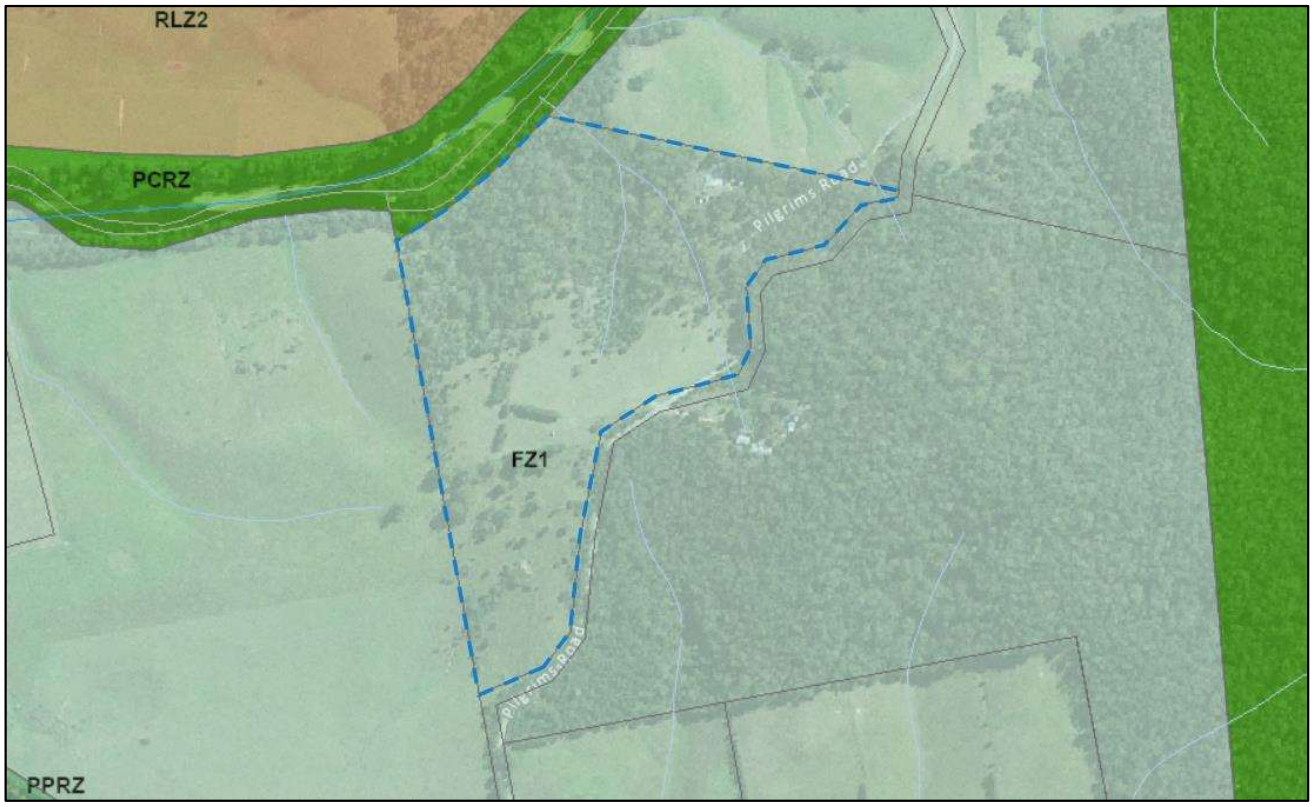
The subject land and surrounding land is not classified as prime agricultural but has the capacity to sustain agricultural production. The land is question is currently and has historically been used for grazing purposes. This is also the case for surrounding land in the farming precinct. The emphasis of policy to avoid the unplanned loss of agricultural land, discourage the proliferation of dwellings and avoid the scenario where planning proposals may reduce the ability for agricultural production are central to achieving a positive strategic outcome. The proposal will maintain the agricultural land holding and have the effect of enhancing agricultural operations as a result of modernising the accommodation and agricultural infrastructure. Decommissioning the existing dwelling and replacing it with a contemporary building will result in a better, safer outcome and future proof the longevity of operations on the land. The dwelling will not increase dwelling yield and provides for generous title boundary setbacks. There is no observable evidence that there would be any negative impact in terms of constraining agricultural operations on surrounding land. The net outcome is in fact consistent with the existing scenario where farming lots are supported by dwellings.

It s also noted that the dwelling has been specifically located to avoid impact on environmental features, take advantage of flatter land where hazards present a lower risk and provide the ability to construct associated agricultural buildings to support sustainable land management and enhancement. In this regard it is noted a building permit has been issued 2 October 2025 for an agricultural building in the same sector of the site as the proposed dwelling. (BP No.5991459909370).

ZONE

FARMING ZONE

Farming Zone, 1 is mapped to the entirety of the subject land and surrounding area. A permit is required for use and development of a dwelling pursuant to Clause 35.07-1 and 35.07-4.



Zone map

The Farming Zone seeks to protect land for agriculture, avoid adverse impacts, support rural communities and encourage comprehensive land management practices. Consistent with the purpose and in consideration of the decision guidelines at Clause 35.07-6.

- The site can accommodate the proposed dwelling in terms of wastewater disposal. A new wastewater system will be installed to ensure wastewater from the new dwelling will be

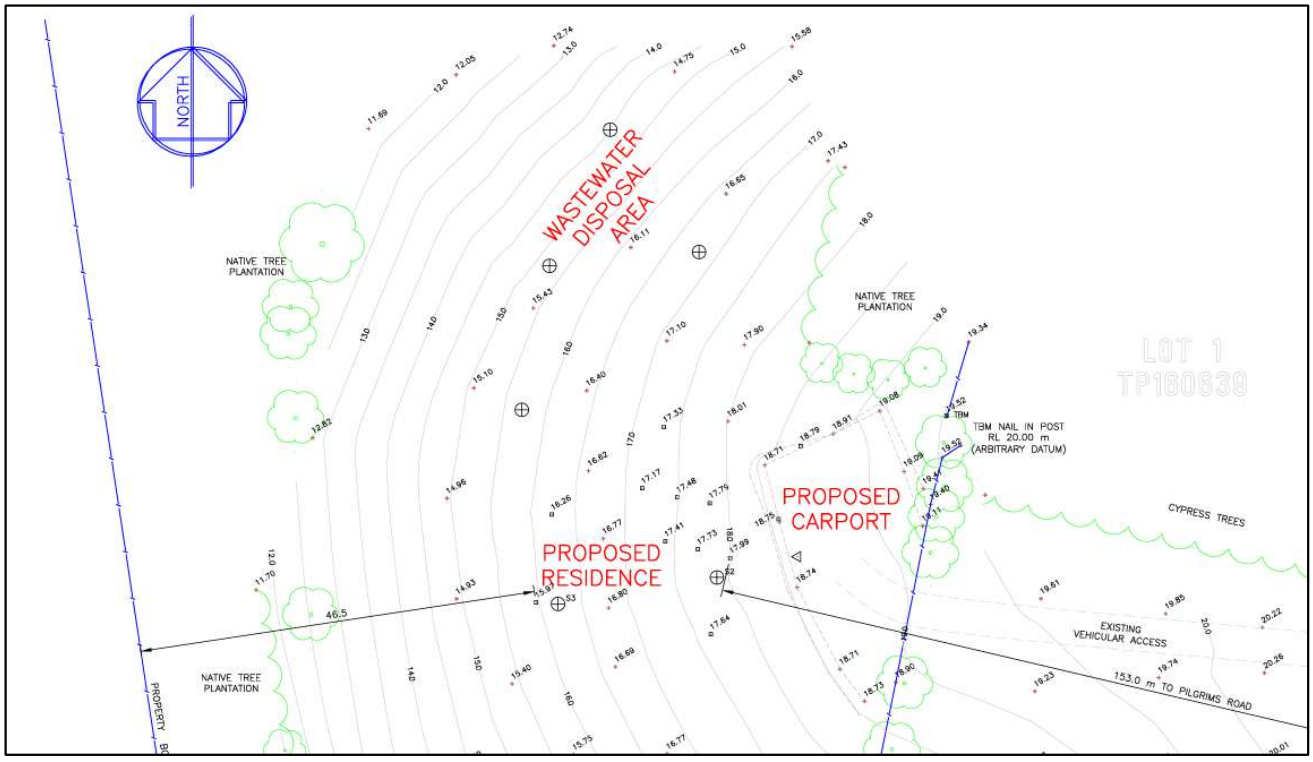
appropriately processed as demonstrated in the land capability assessment report included with the application. The land application area for disposal is appropriately setback from watercourses.

- Reticulated electricity is available for connection. However, it is understood the owners intention is to install a self-sufficient solar and battery system. Reticulated water is not available therefore rainwater tanks will be utilised.
- Access will be provided by an all-weather access drive connecting an existing point of entry onto a municipal road and follow a logical alignment within the site to the proposed dwelling. Ephemeral watercourses will be unaffected.
- Appropriate setbacks of built form from title boundaries, protected environmental features and surrounding dwellings.
- The location of the building has been specifically chosen to avoid protected vegetation removal thereby minimising impact on the natural environment and restricting the need for removal to achieve canopy separation of planted and exotic vegetation.
- The building location has been purposefully selected as its relatively flat and can be appropriately serviced.
- While located on a more elevated part of the land when compared with some adjacent areas, the building site is protected from long range views due to the surrounding topography, vegetation and integrated proposed built form.
- Other examples of built form in a comparable context can be observed from a rural character perspective.
- In terms of agricultural production/ enhancement, the result of this proposal will be overall improved functionality of the holding due to better access provided by the new dwelling and increased farming and agricultural capabilities provided by future agricultural buildings (building permit) and farm access roads.
- It is the intention of the landowner to further invest in agricultural production in the property through further fence construction/repair, new agricultural shedding, improved pastures and weed/ pest control measures.
- Stormwater will be directed to tanks then onsite discharge given the rural context and spacious lot area.
- It is not anticipated the dwelling would have any adverse impacts on the operation or expansion of nearby agricultural operations given substantial setbacks and surrounding operations are grazing.
- The proposal will not result in a proliferation of dwellings as it does not result in an increase in yield but rather replaces the existing dwelling which will be decommissioned.

Land Capability Assessment

The proposed site is adequately drained at surface level due to its location near the highest point. The building site is well clear of the several drainage lines that make their way to the Tambo River and is not within the catchment of any farm dams. The average annual rainfall for the site is 700 mm.

The Site analysis has indicated that the site is suitable for disposal of primary treated domestic wastewater by subsoil absorption/transpiration trenches. The property contains sufficient area for installation of the required length of disposal trenches. The soils encountered to the west from the building site are all of a similar uniform type, so the property owners may nominate an alternative wastewater disposal field that can be readily fenced off to exclude livestock.



Excerpt from land capability assessment showing proposed building area and LAA

OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY

The Bushfire Management Overlay is mapped to the entirety of the subject land and surrounding area. A permit is required for buildings and works to construct a dwelling.

Bushfire Management Overlay

An overriding purpose is to prioritise the protection of human life, strengthen community resilience and only allow development that can reduce the bushfire risk to life to and property to an acceptable level. *Application Requirements* at Clause 44.06-3 require a bushfire hazard assessment, landscape assessment and management statement. The requirements of Clause 53.02 *Bushfire Planning* must be met.

The application includes the requisite report prepared by Fire Risk Consultants, specifically:

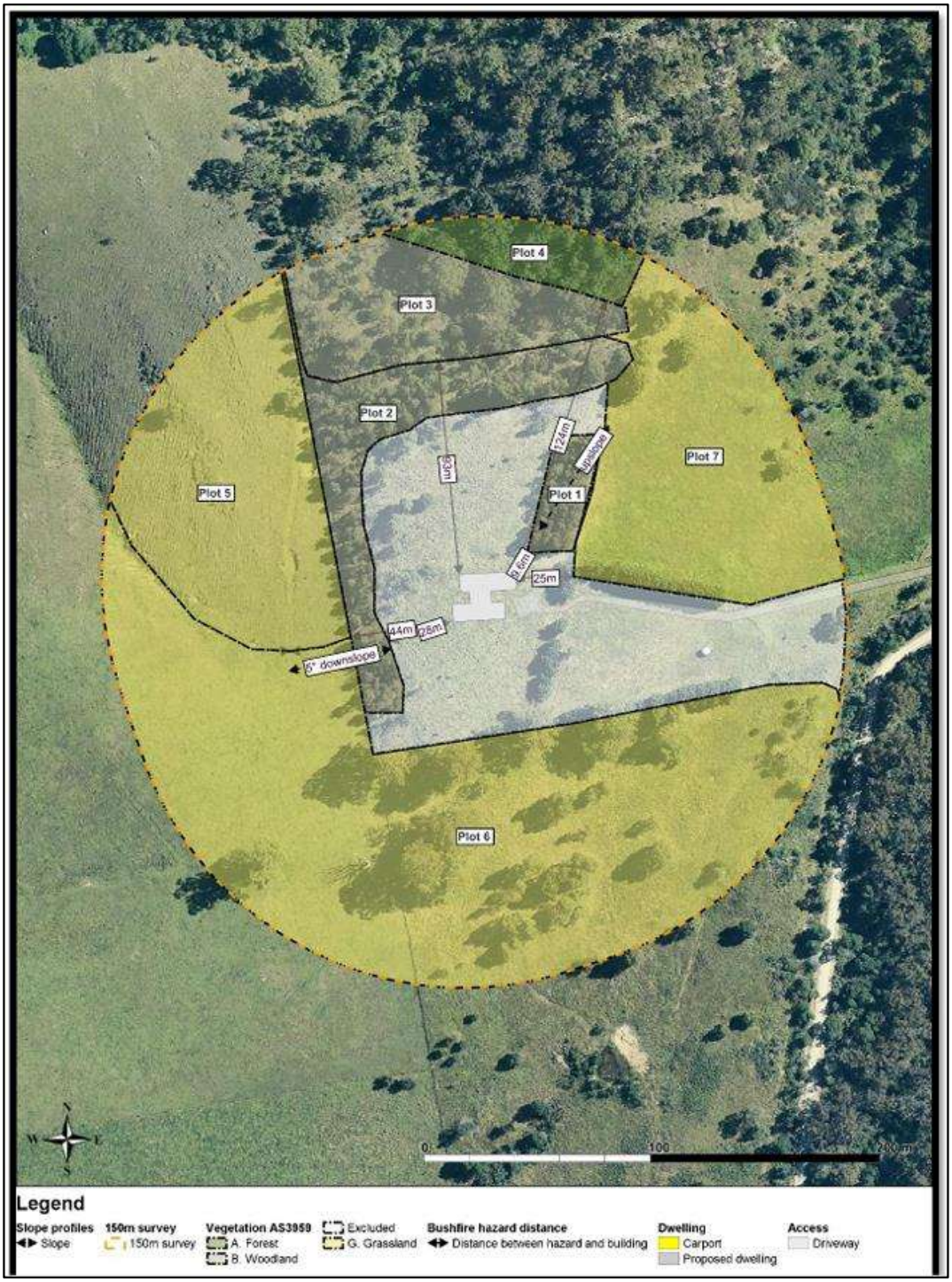
- Bushfire Management Statement (including a bushfire landscape and site assessment)
- Clause 13.02-1S assessment
- Bushfire Management Plan

The vegetation in the broader landscape is extensive. There are large areas of forest vegetation that surround the subject land and Bruthen township. The forest extends for a long distance to the north, north west and east.

The vegetation within the local context of the site is variable but is largely a 'modified vegetation' or low threat scenario. This is due the said adjacent land being utilised farm land used for grazing.

The location is classified as 'Type 3' given the characteristics of the broader landscape.

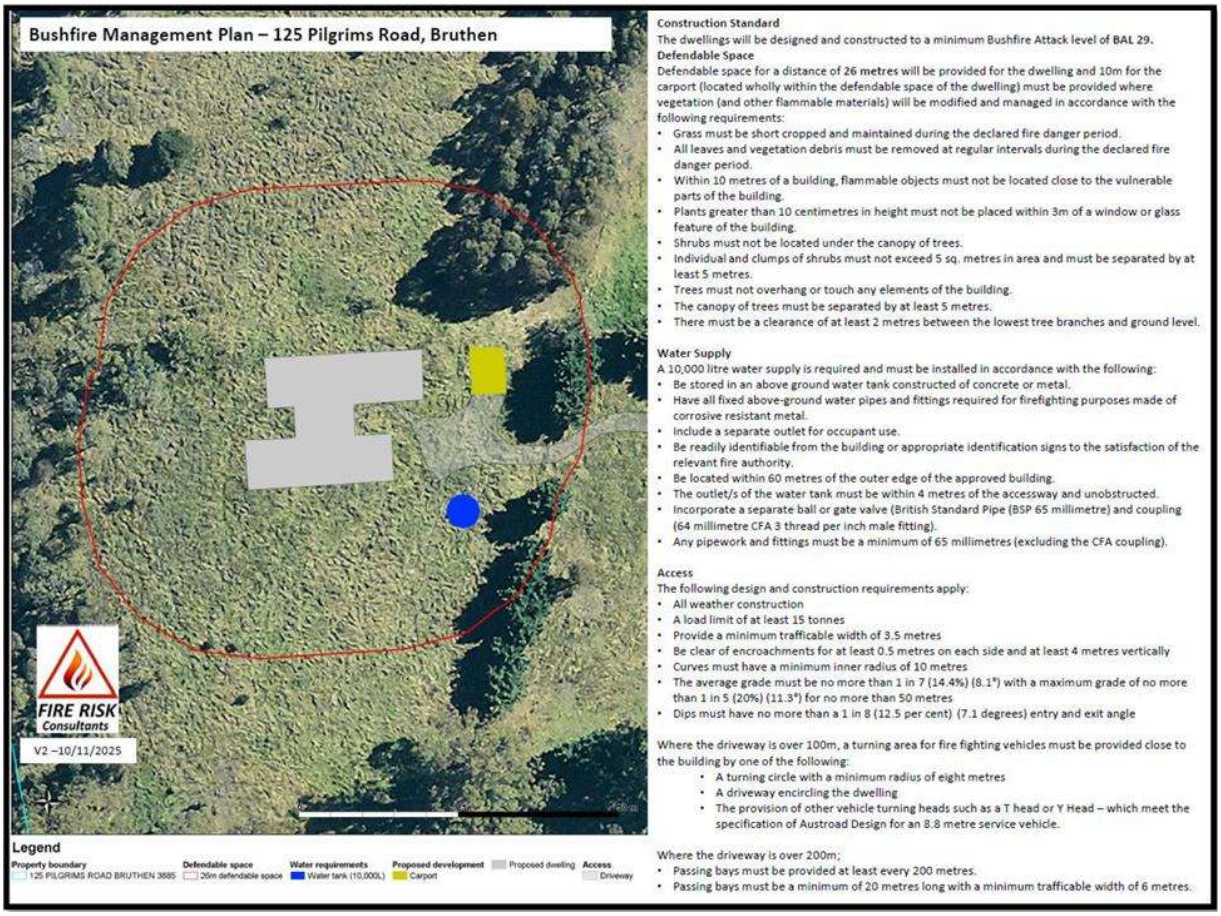
The Bushfire Hazard Landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site



Bushfire Hazard site assessment

- The bushfire risk to the development has been classified as Type 3 and the large property ensures that the development can be sited away from the forested landscape to the north and east, and the dwelling can be sited on the land to minimise bushfire risk to the building. As such, a design solution of BAL 29 and defendable space of at least 26 metres will be provided for the development. The development is able to ensure defendable space in all directions. This is considered adequate to offset the landscape risk.
- The design solution including water supply, emergency vehicle access and a dwelling design that includes a high BAL construction contributes to ensuring this design meets the requirements of the Bushfire Management Overlay and Clause 13.02 of the Planning Scheme.

Overall the new dwelling is located in a lower bushfire risk area of the subject land than the existing scenario, facilitates excellent vehicle access, does not involve any impact to protected vegetation and can be appropriately serviced, thereby prioritising risk to life and property.



Bushfire Management Plan

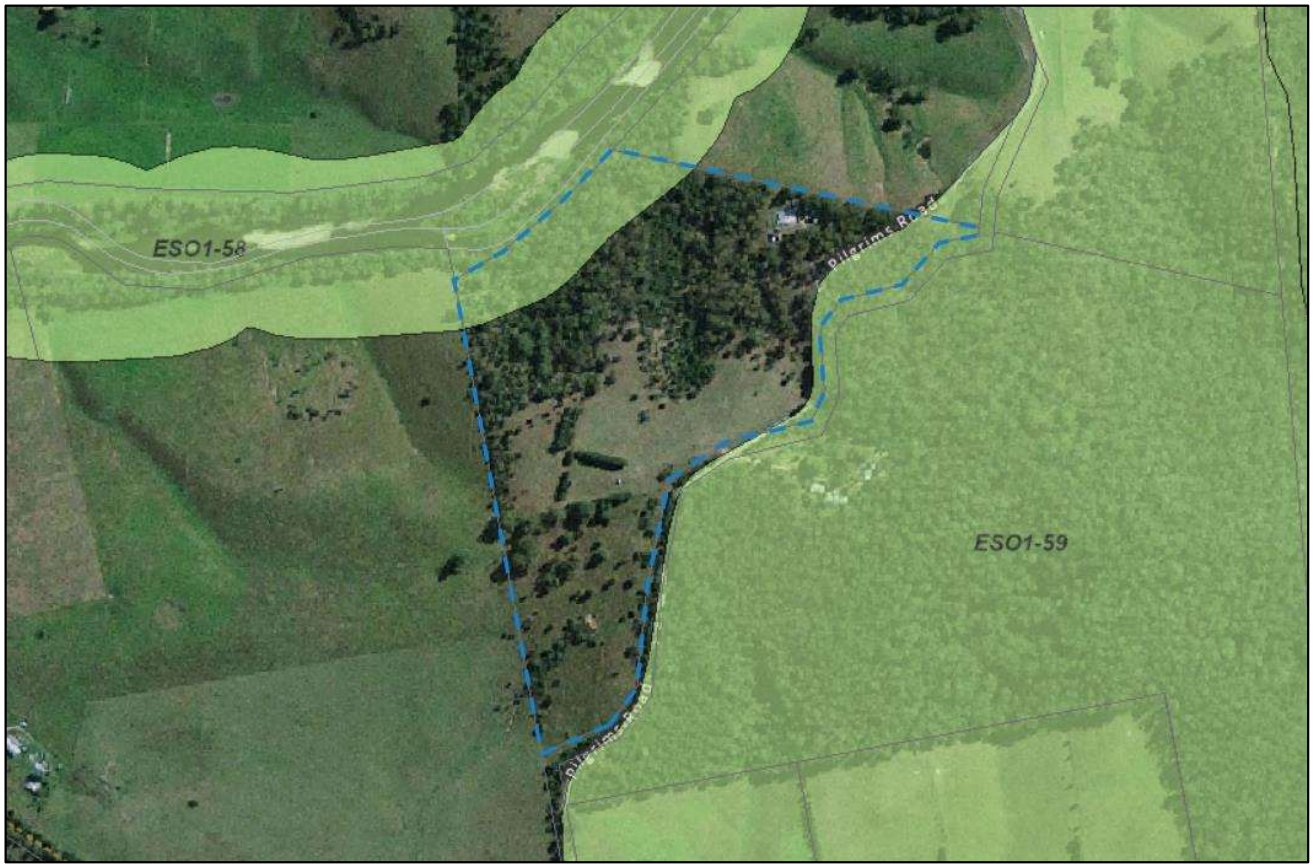
EROSION MANAGEMENT OVERLAY

The Erosion Management Overlay is mapped to part of the subject land surrounding land. The area of the proposed dwelling is located outside the mapped area. The internal access drive will be located within the mapped area. Due to the topography and standard required, the driveway construction will require limited earthworks that will be less than 300mm. Therefore, a planning permit is not required under the Erosion Management Overlay.

Erosion Management Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY 1-59/1-58

Environmental Significance Overlay 1-58 is mapped to the Tambo river frontage and has marginal overlap onto the subject land. Environmental Significance Overlay 1-59 is mapped to land immediately east of the subject land and only marginally overlaps the north eastern corner of the subject land. None of the mapped areas affect whee the proposed dwelling or internal driveway are located. Therefore, a permit is not required under the Environmental Significance Overlay.



Environmental Significance overlay

VEGETATION PROTECTION OVERLAY, SCHEDULE 1

Vegetation Protection Overlay, Schedule 1 is mapped to the Pilgrims Road frontage and partially overlaps the site frontage adjacent to the road. None of the mapped areas affect whee the proposed dwelling or internal driveway are located. Therefore, a permit is not required under the Vegetation Protection Overlay.

Vegetation Protection Overlay

PARTICULAR PROVISIONS

CLAUSE 53.02 BUSHFIRE PLANNING

This Clause provides the detailed assessment component as to the suitability of the proposal from a bushfire risk perspective in terms of landscape, defendable space, construction level, water supply, and access. The proposal positively responds to the relevant '*Approved Measures'*. Please refer to the accompanying Bushfire Management Statement and Bushfire Management Plan included with the permit application submission.

CLAUSE 65 DECISION GUIDELINES & SECTION 60 OF THE PLANNING AND ENVIRONMENT ACT 1987

The proposal has been designed to meet the matters the responsible authority must consider in decision making as relevant to the proposal. The proposal will not result in a detrimental impact on the environment or any persons. Consistency is demonstrated with all relevant planning controls and decision guidelines. There is no encroachment or negative impact on public land. Protected vegetation will not be removed or damaged. Bushfire risk has been considered and reduced to an acceptable level.

CONCLUSION

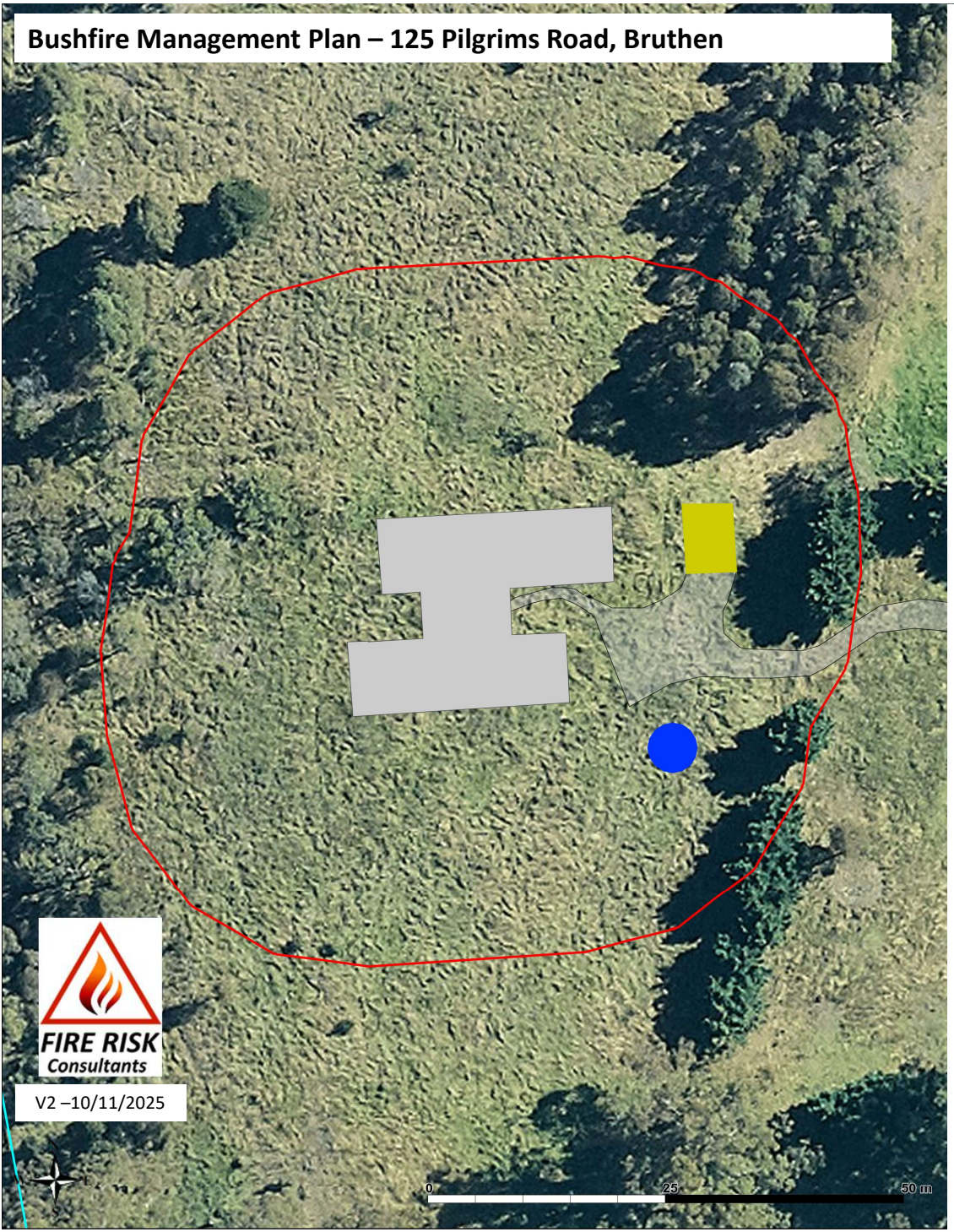
The proposal is considered to be consistent with relevant policy direction, zone and overlays of the East Gippsland Planning Scheme.

It is concluded the proposal results in development that:

- Increases bushfire resilience by locating a replacement dwelling further away from risk
- Demonstrates compatibility with the landscape setting and surrounding development
- Does not have an adverse impact on agricultural production or capacity
- Will enhance an agricultural land holding through improvements and sustainable land use
- Results in an acceptable environmental risk outcome in relation to wastewater disposal
- Results in orderly development

Please make contact should you wish to discuss any matters relating to this planning submission.

Bushfire Management Plan – 125 Pilgrims Road, Bruthen



Legend

Property boundary	Defendable space	Water requirements	Proposed development		Access
125 PILGRIMS ROAD BRUTHEN 3885	26m defendable space	Water tank (10,000L)	Carport	Proposed dwelling	Driveway

Construction Standard
The dwellings will be designed and constructed to a minimum Bushfire Attack level of **BAL 29.**

Defendable Space
Defendable space for a distance of **26 metres** will be provided for the dwelling and 10m for the carport (located wholly within the defendable space of the dwelling) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

Water Supply
A 10,000 litre water supply is required and must be installed in accordance with the following:

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

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 per cent) (7.1 degrees) entry and exit angle

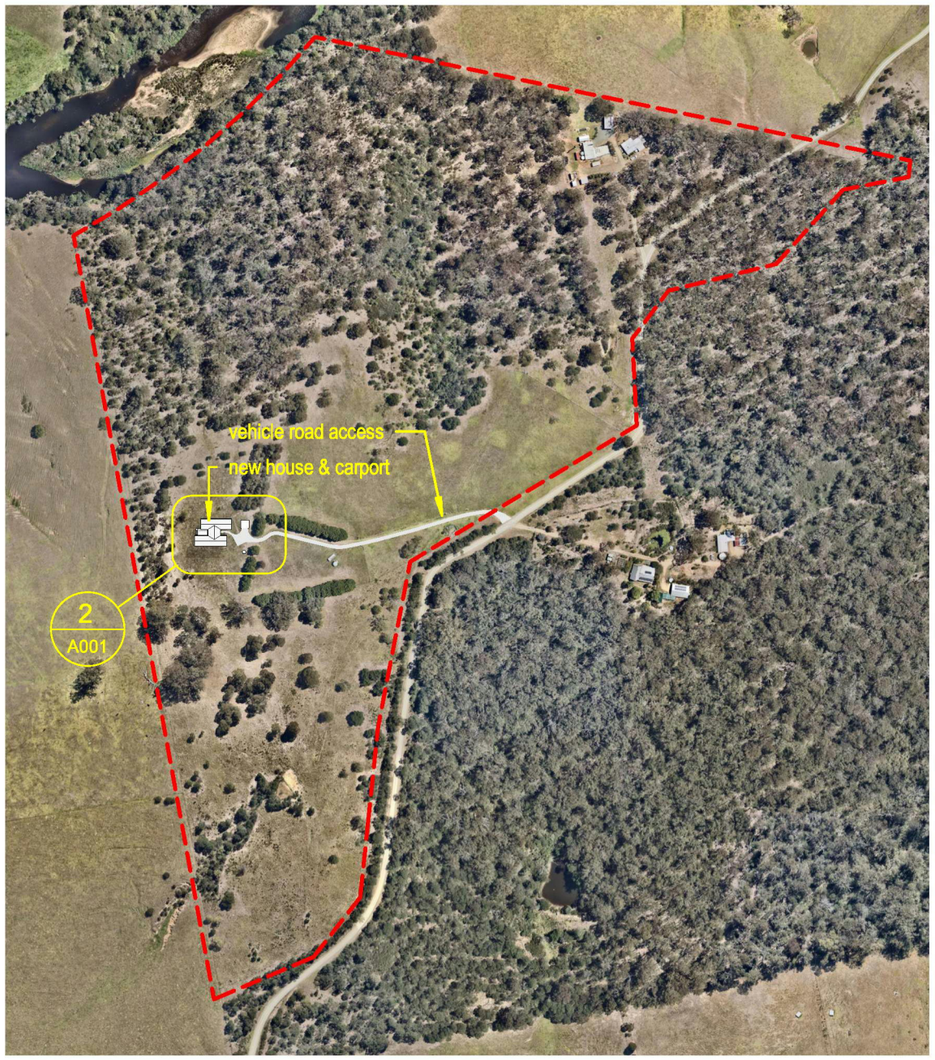
Where the driveway is over 100m, a turning area for fire fighting vehicles must be provided close to the building by one of the following:

- A turning circle with a minimum radius of eight metres
- A driveway encircling the dwelling
- The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Where the driveway is over 200m;

- Passing bays must be provided at least every 200 metres.
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

New House
Bruthen, VIC



1 **Site Plan**
1 : 5000

2 **House Position**
1 : 500

House near Bruthen, VIC

Office: 1300 814 834 Sunshine Coast, QLD Australia

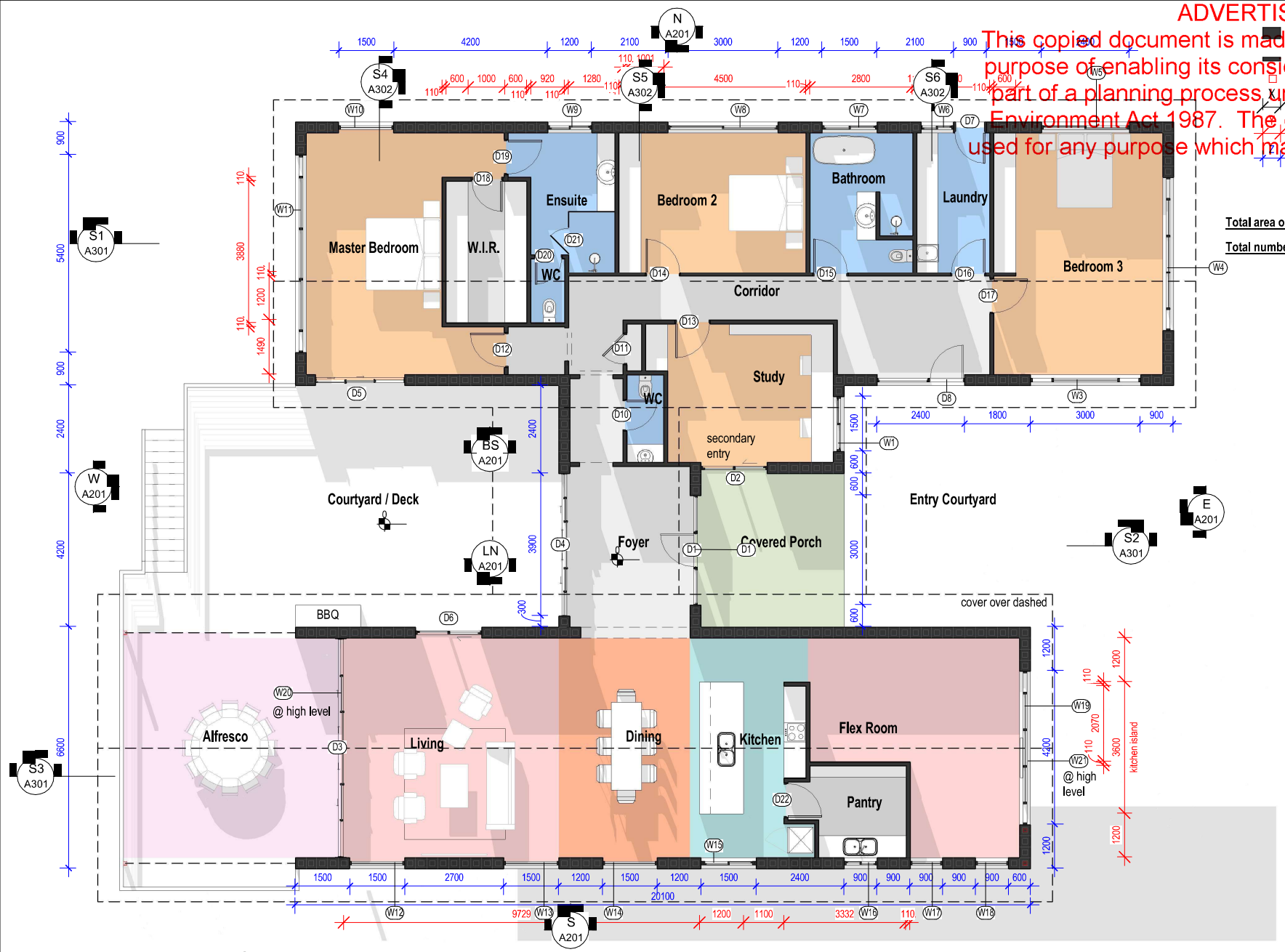
A001 Site
Scale As indicated @ A3

DA

Revision	Date	Description
9	Nov 2025	DA Issue

25 mm
paper size check

HEMPBLOCK® INTERNATIONAL



Total area of facade HempBLOCK walls: 223.6 m²

Total number of facade HempBLOCK units: 1204

Internal Room Areas (floor finish)

Bathroom	10.6 m²
Bedroom 2	19.4 m²
Bedroom 3	30.3 m²
Corridor	27.9 m²
Dining	21.6 m²
Ensuite	9.0 m²
Flex Room	27.3 m²
Foyer	15.4 m²
Kitchen	18.4 m²
Laundry	7.6 m²
Living	34.7 m²
Master Bedroom	28.8 m²
Pantry	7.0 m²
Study	17.8 m²
W.I.R.	8.5 m²
WC	4.0 m²
TOTAL:	288.5 m²

External Covered Areas

Courtyard / Deck	66.9 m²
Alfresco	35.9 m²
Entry Courtyard	33.7 m²
Covered Porch	16.4 m²
TOTAL:	152.8 m²

House near Bruthen, VIC

Office: 1300 814 834 Sunshine Coast, QLD Australia

A100 Floor Plan
Scale 1 : 100 @ A3
DA

Revision	Date	Description
11	Oct 2025	DA Issue

25 mm
paper size check

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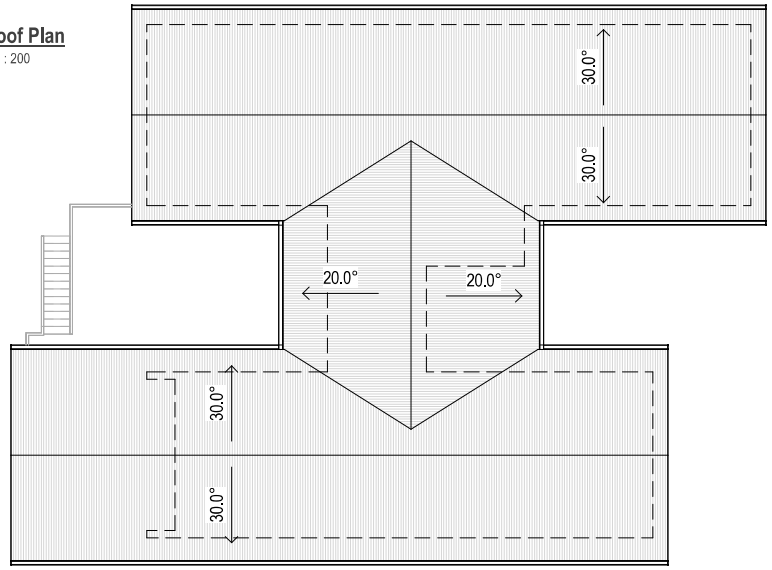
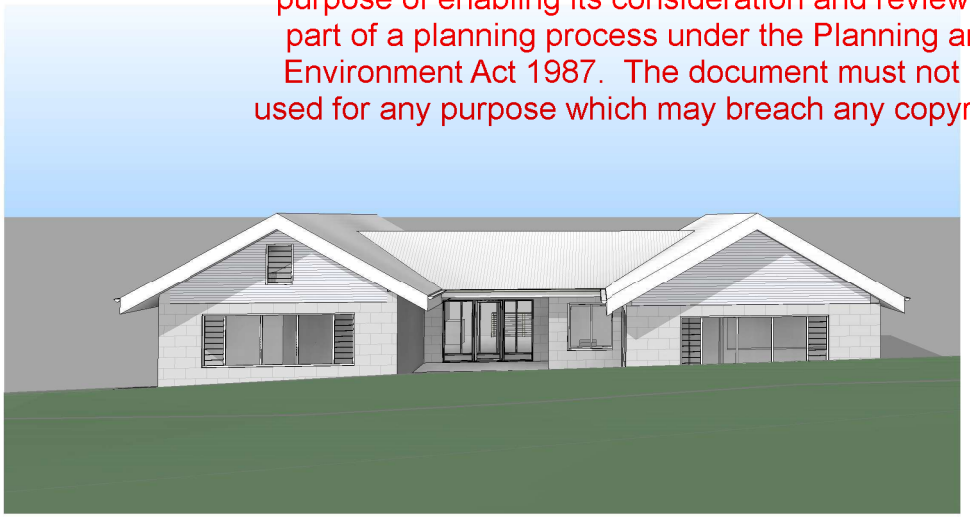
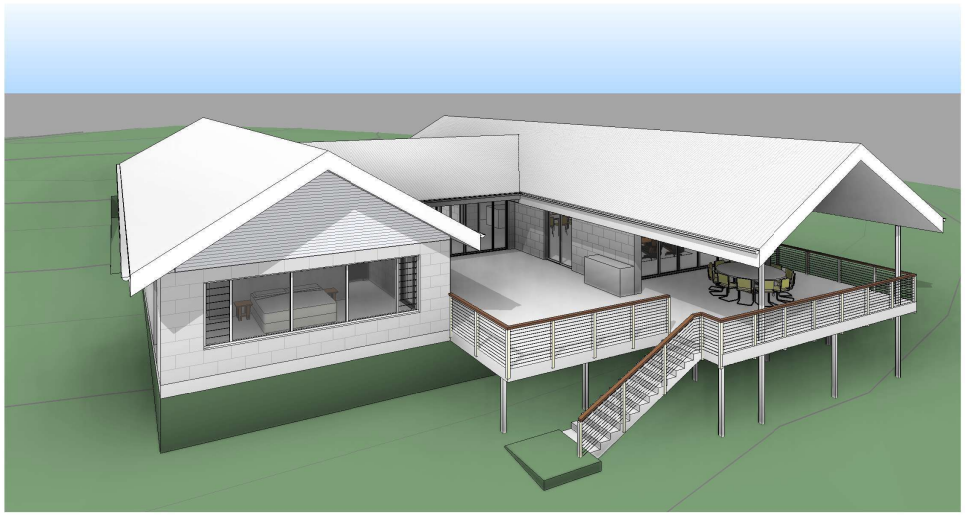
1 Roof Plan
1 : 200

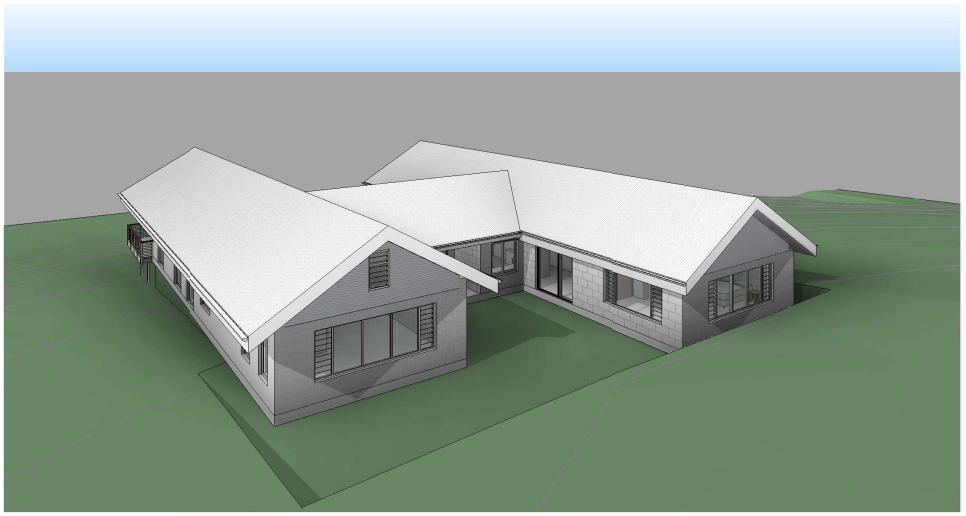




4 Approach



2 View from the West



3 View from the South-East

House near Bruthen, VIC

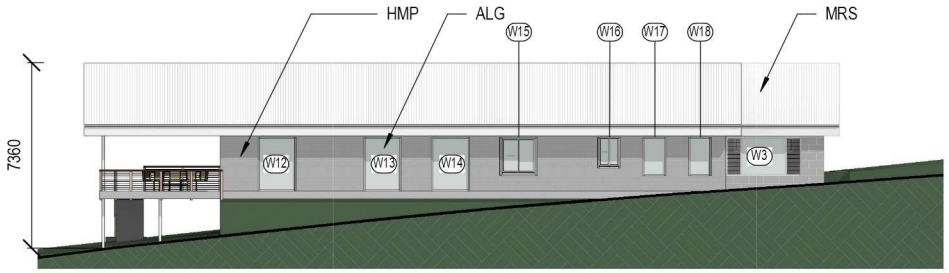
Office: 1300 814 834 Sunshine Coast, QLD Australia

A101 Roof Plan
Scale 1 : 200 @ A3
DA

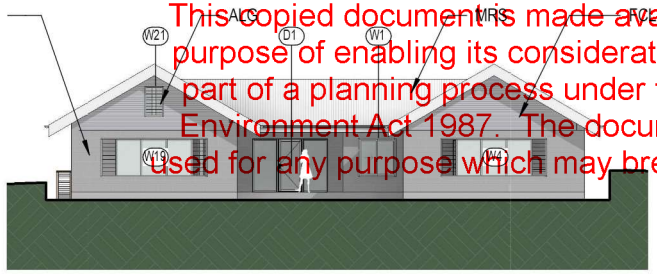
Revision	Date	Description
9	Oct 2025	DA Issue

25 mm
paper size check

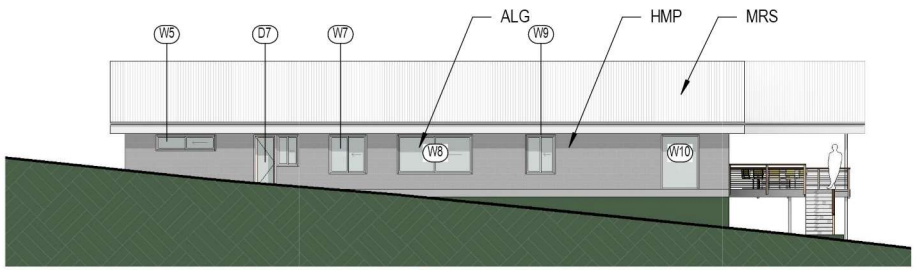
HEMPBLOCK® INTERNATIONAL



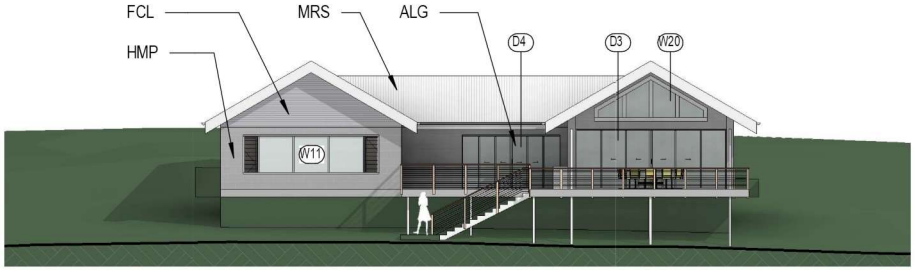
S South Elevation
1 : 200



E East Elevation
1 : 200



N North Elevation
1 : 200



W West Elevation
1 : 200

LN Living - North Elevation
1 : 200

BS Bedrooms - South Elevation
1 : 200

Materials Legend

MRS	:	metal roof sheeting (Colorbond)
HMP	:	HempBLOCK facade wall
ALG	:	aluminium framed glazing
TPS	:	timber post
FCL	:	lightweight facade cladding (fibre cement or Colorbond)

Roof Material

Colorbond Metal
Roof Sheeting
Profile: Trimdek
Colour: Dover White

Facades Material

Lime Render over
HempBLOCK walls,
Selected colour

House near Bruthen, VIC

Office: 1300 814 834 Sunshine Coast, QLD Australia

A201 Elevations
Scale As indicated @ A3

DA

Revision	Date	Description
7	Oct 2025	DA Issue

25 mm
paper size check

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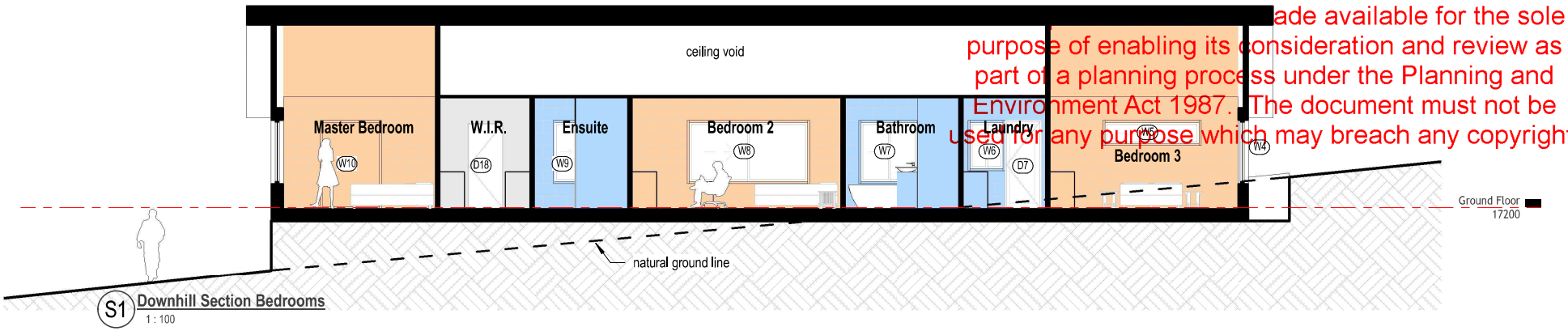
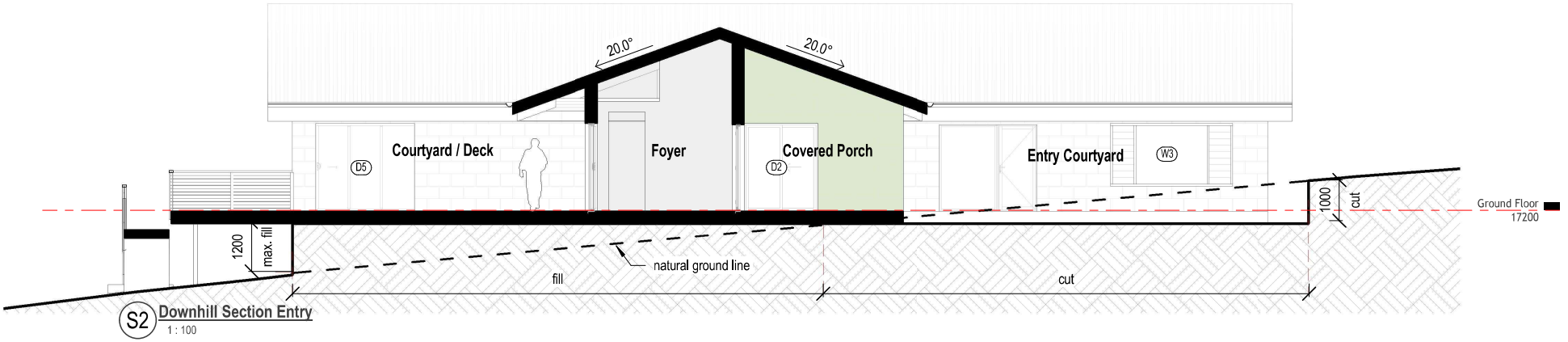
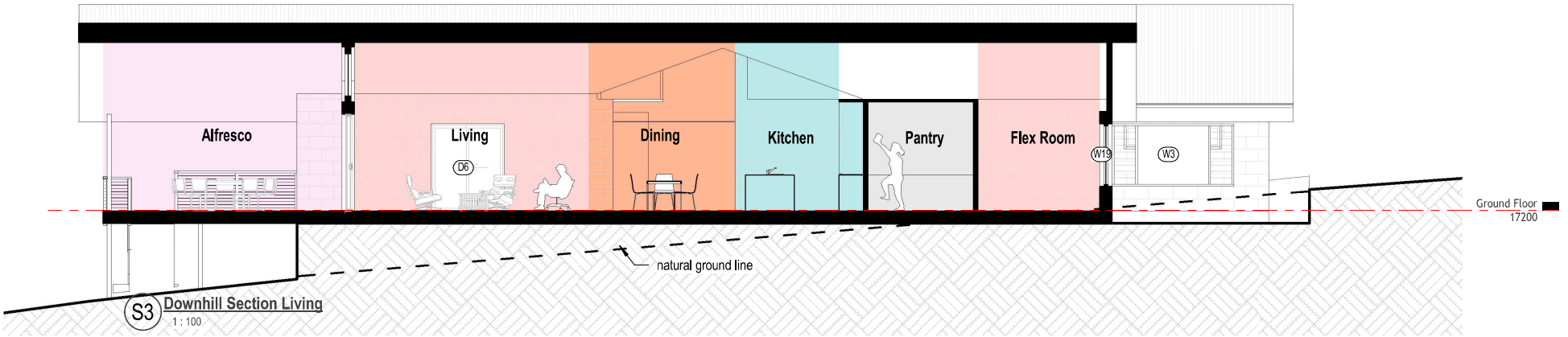


S1 Downhill Section Bedrooms
1 : 100



S2 Downhill Section Entry
1 : 100



S3 Downhill Section Living
1 : 100

House near Bruthen, VIC

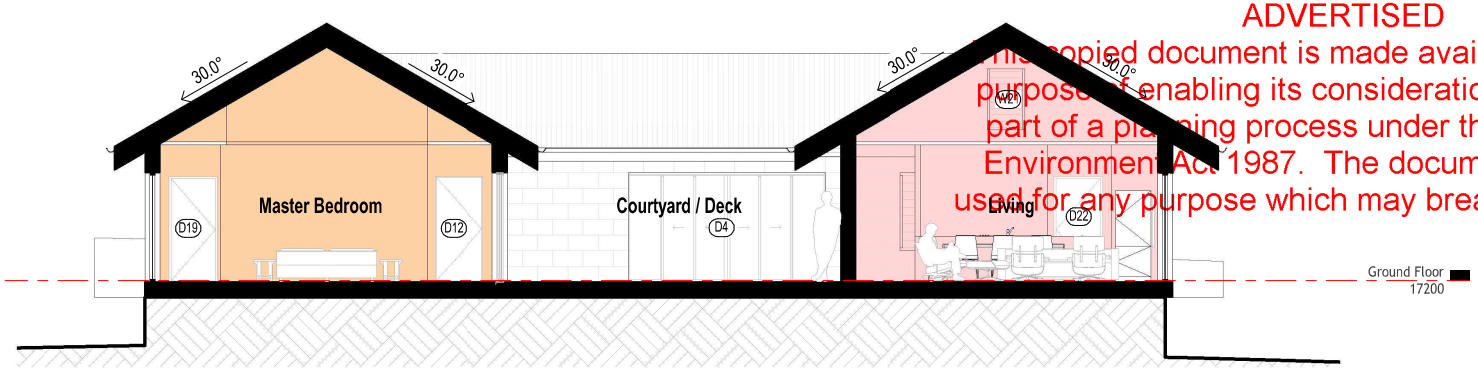
Office: 1300 814 834 Sunshine Coast, QLD Australia

A301 Downhill Sections
Scale 1 : 100 @ A3
DA

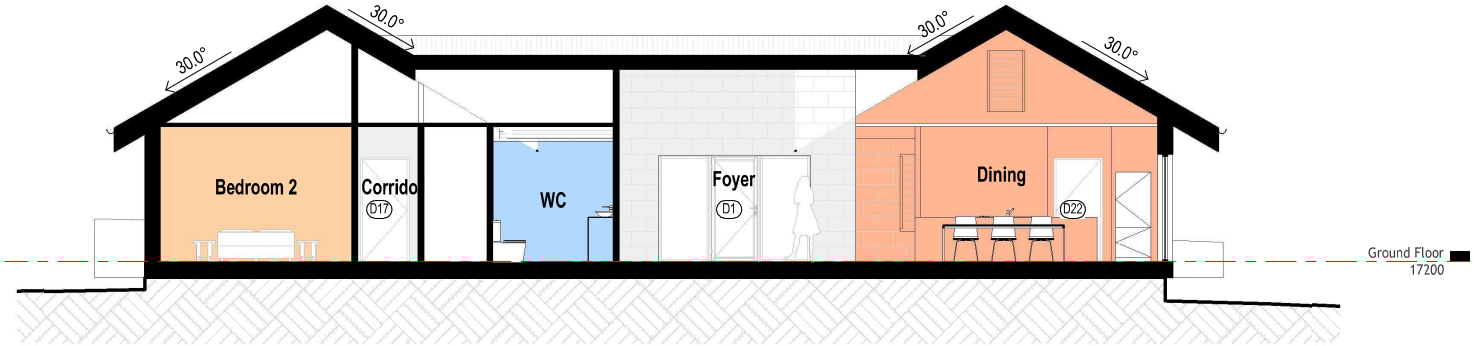
Revision	Date	Description
9	Oct 2025	DA Issue

25 mm
paper size check

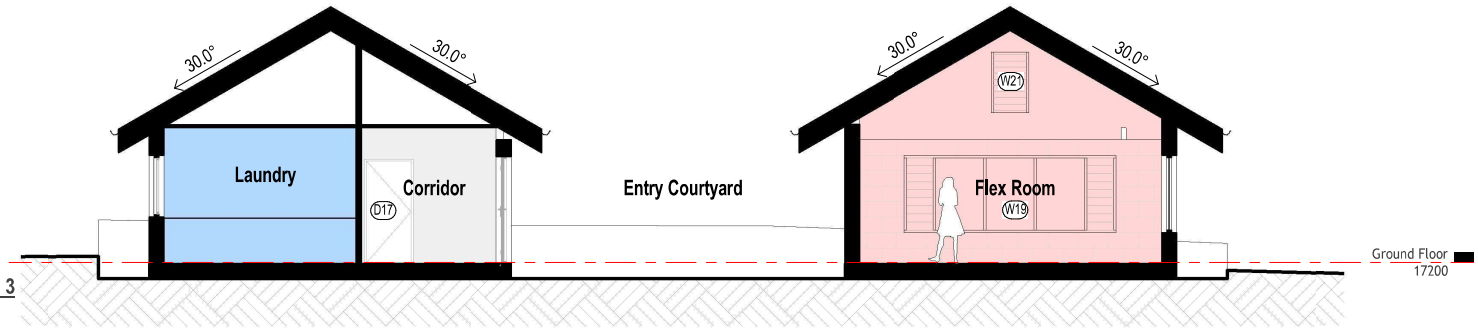
HEMPBLOCK® INTERNATIONAL



S4 Cross-Section 1
1 : 100



S5 Cross-Section 2
1 : 100



S6 Cross-Section 3
1 : 100

House near Bruthen, VIC

Office: 1300 814 834 Sunshine Coast, QLD Australia

A302 Cross Sections
Scale 1 : 100 @ A3
DA

Revision	Date	Description
9	Oct 2025	DA Issue

25 mm
paper size check

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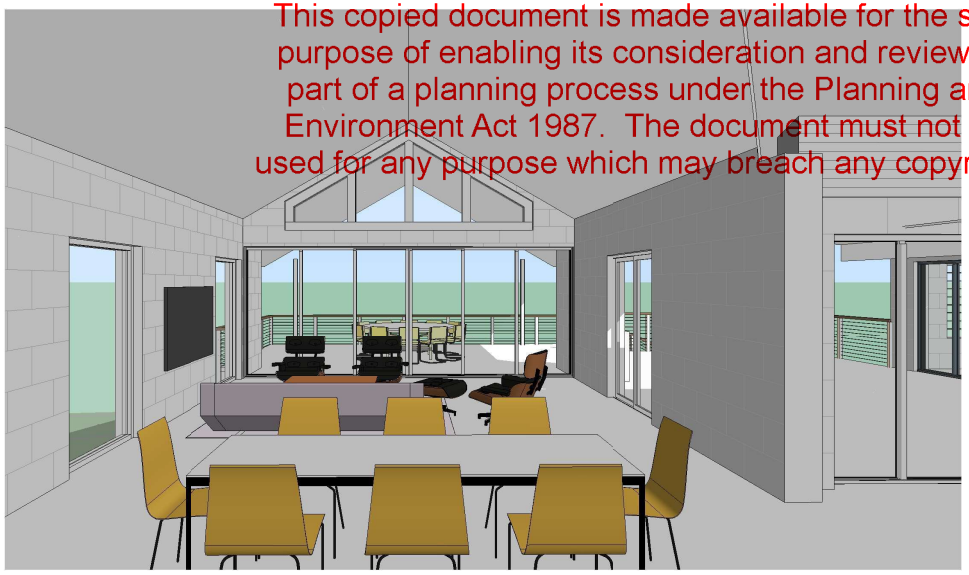
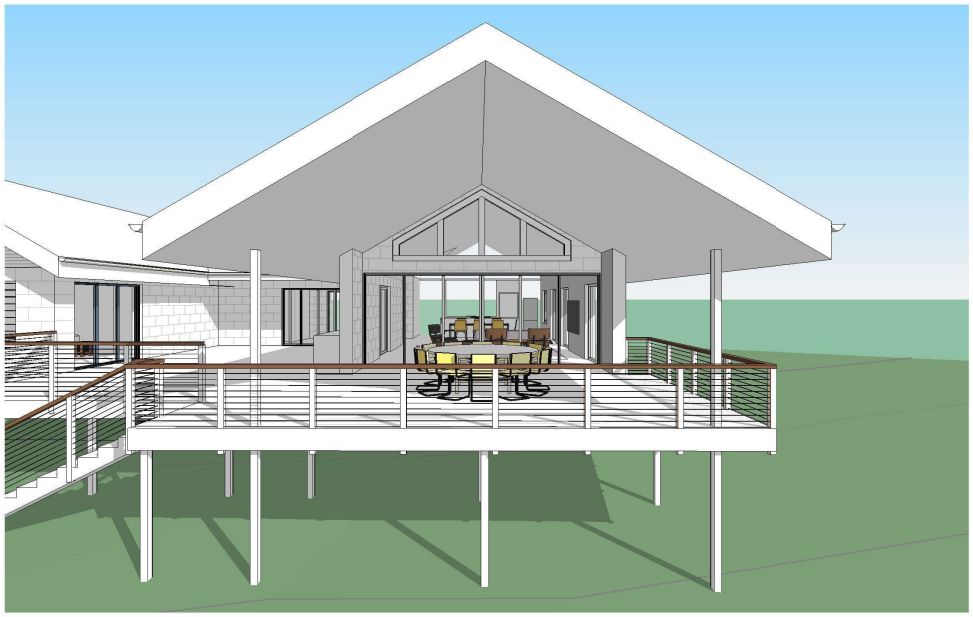
dining and living area form entry



dining and living area from kitchen



view of deck

alfresco

House near Bruthen, VIC

Office: 1300 814 834 Sunshine Coast, QLD Australia

A900 3Ds - 1

DA

Revision	Date	Description
5	Oct 2025	DA Issue

HEMPBLOCK® INTERNATIONAL

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "43.44m/s", WIND REGION "A5", TERRAIN CATEGORY "2", IMPORTANCE LEVEL "2"
Internal Pressure: 0.5
Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Brian Edwards
Site Address: 125 Pilgrims Rd, Bruthen VIC 3885

Main Building: Span: 7, Length: 7, Height: 2.7, Roof Pitch: 11 degrees
The length being comprised of 2 bays, the largest bay is 3.5m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 834.64kg

INTERNAL PORTALS	
Column:	SHS 75x75x3.0
Rafter:	C15024
Knee Brace:	C10010
Knee Brace Length:	1050
Apex Brace:	C10010
Apex Brace Length:	2333

END PORTALS	
Column:	SHS 75x75x3.0
Rafter:	C15024
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA
Endwall Mullion:	NA

LEFT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

RIGHT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS			
Eave Purlin:	C30024		
Side Wall Girts:	NA	Max Spacing: NA	Overlap: NA
Front End Wall Girts:	NA	Max Spacing: NA	Overlap: NA
Back End Wall Girts:	NA	Max Spacing: NA	Overlap: NA
Roof Purlins:	TH64120	Max Spacing: 900	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 3.3803m where window/s are located.

FASTENERS	
Sleeve Anchor Bolts:	M12x75 Sleeve Anchor Yellow Zinc
Frame Bolts:	M12x30 Purlin Assembly Zinc (Mild)
Frame Screws:	Frame Screw 14x14x22
Cross Bracing Strap:	NA
Open Bay Header Height:	NA

COLOUR SCHEDULE	
Roof Sheets:	Off White
External Wall Sheets:	Off White
Roller Doors:	NA
Flashings:	Off White
PA Doors:	NA
Windows:	NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES
This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING
The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"-"P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

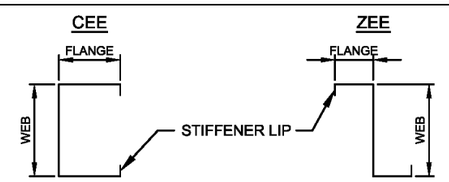
CONSTRUCTION
Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD
Following conditions only apply to buildings with snow loading:
- No maintenance or roof traffic permitted on the roof while there is snow present.
- No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

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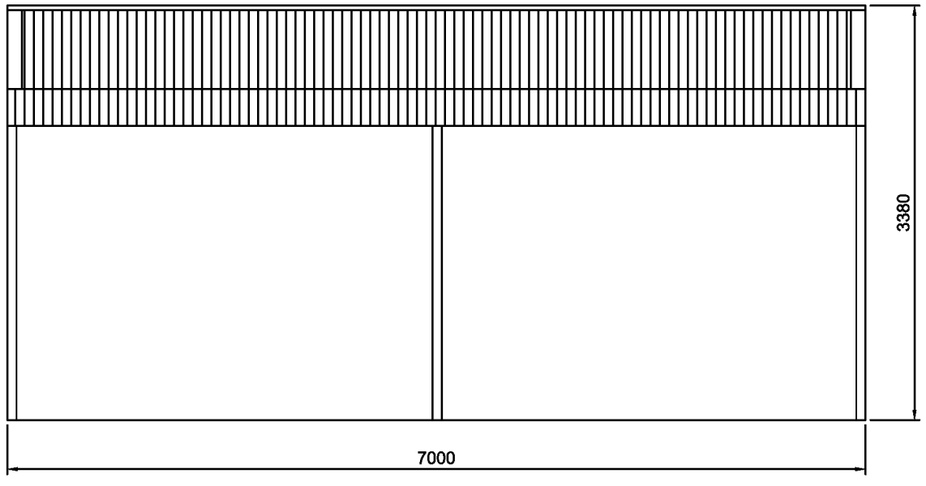
Date: 28.08.2025

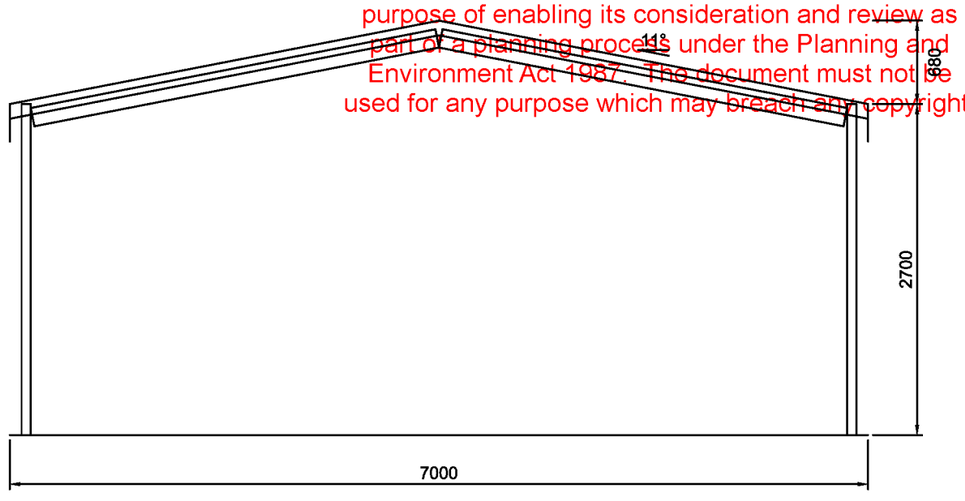
Customer Name:
Site Address: 125 Pilgrims Rd
Bruthen,
VIC, 3885

DATE 28-08-2025
JOB NO. 4230175600
SHEET 1 of 6



2/2 LEFT ELEVATION

SCALE: 1:50



3/2 REAR ELEVATION

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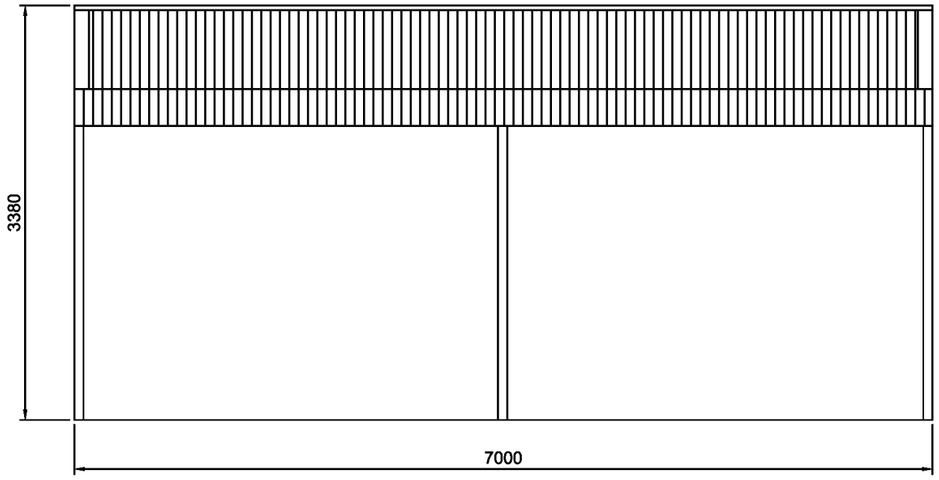

1/2 RIGHT ELEVATION

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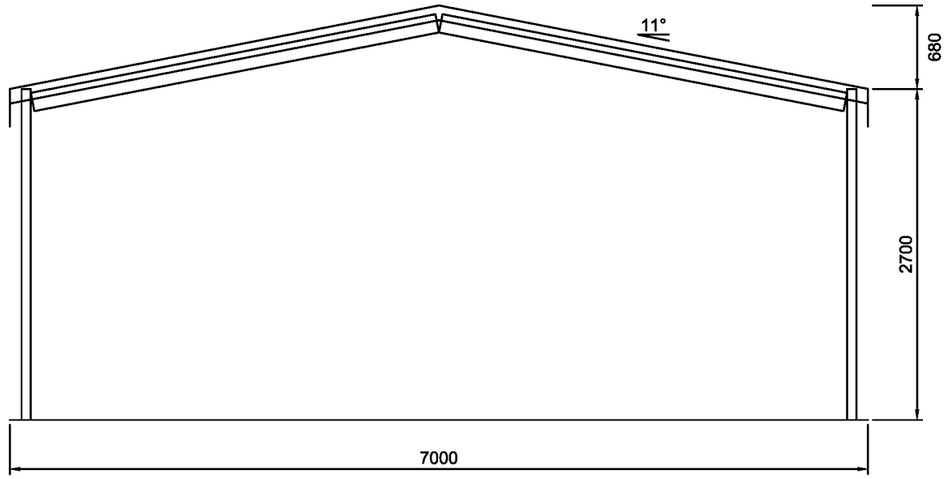

4/2 FRONT ELEVATION

SCALE: 1:50

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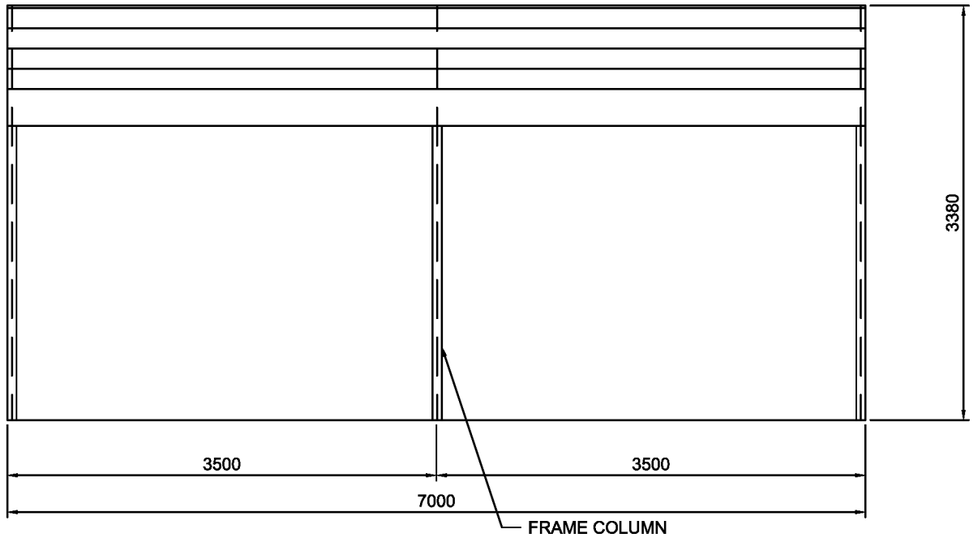
SHEET 2 of 6



2/3 LEFT ELEVATION

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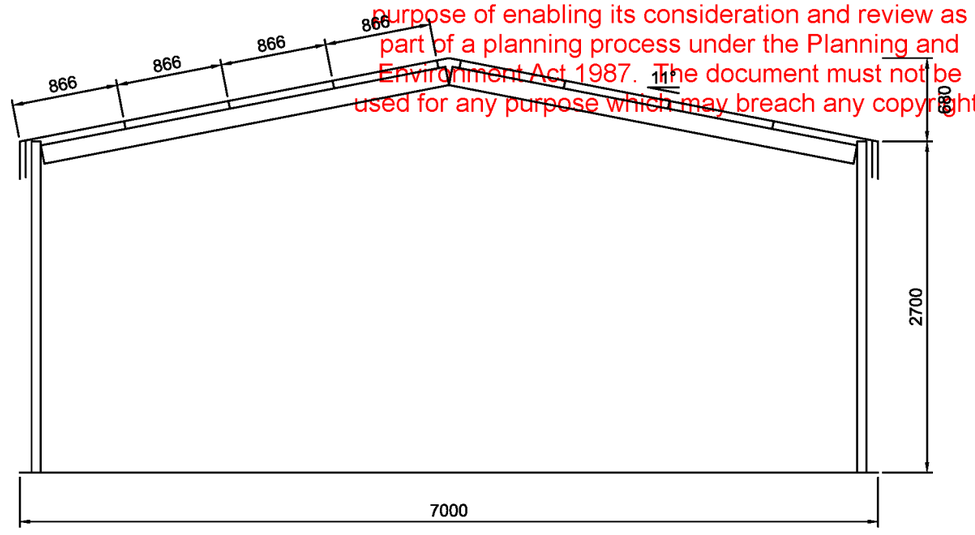

3/3 REAR ELEVATION

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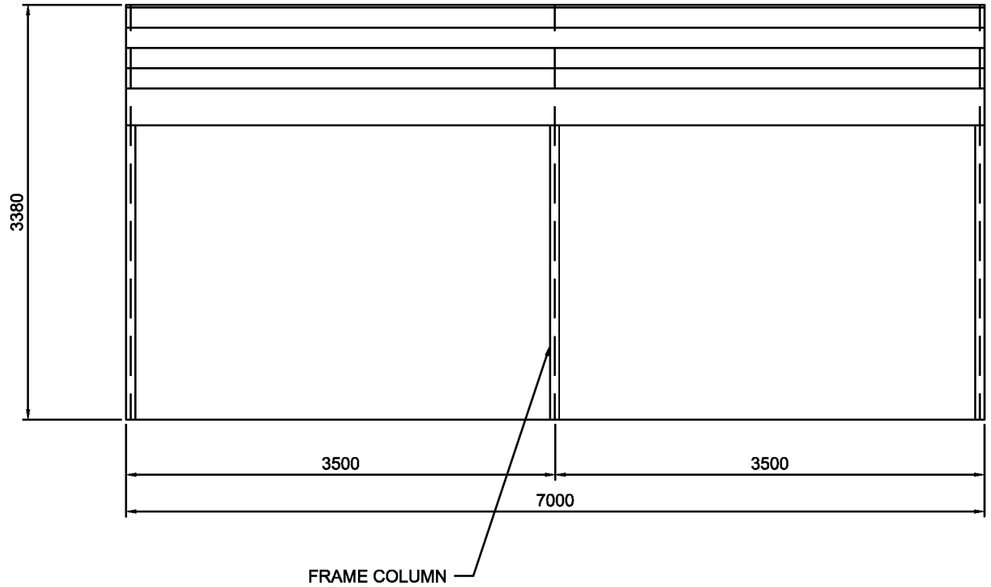
FRAME #3



1/3 RIGHT ELEVATION

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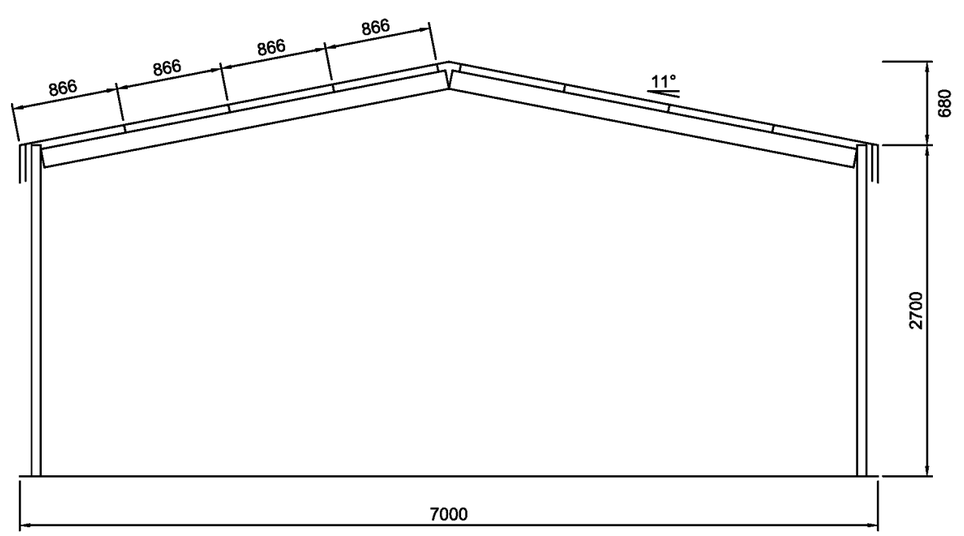

4/3 FRONT ELEVATION

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FRAME #1

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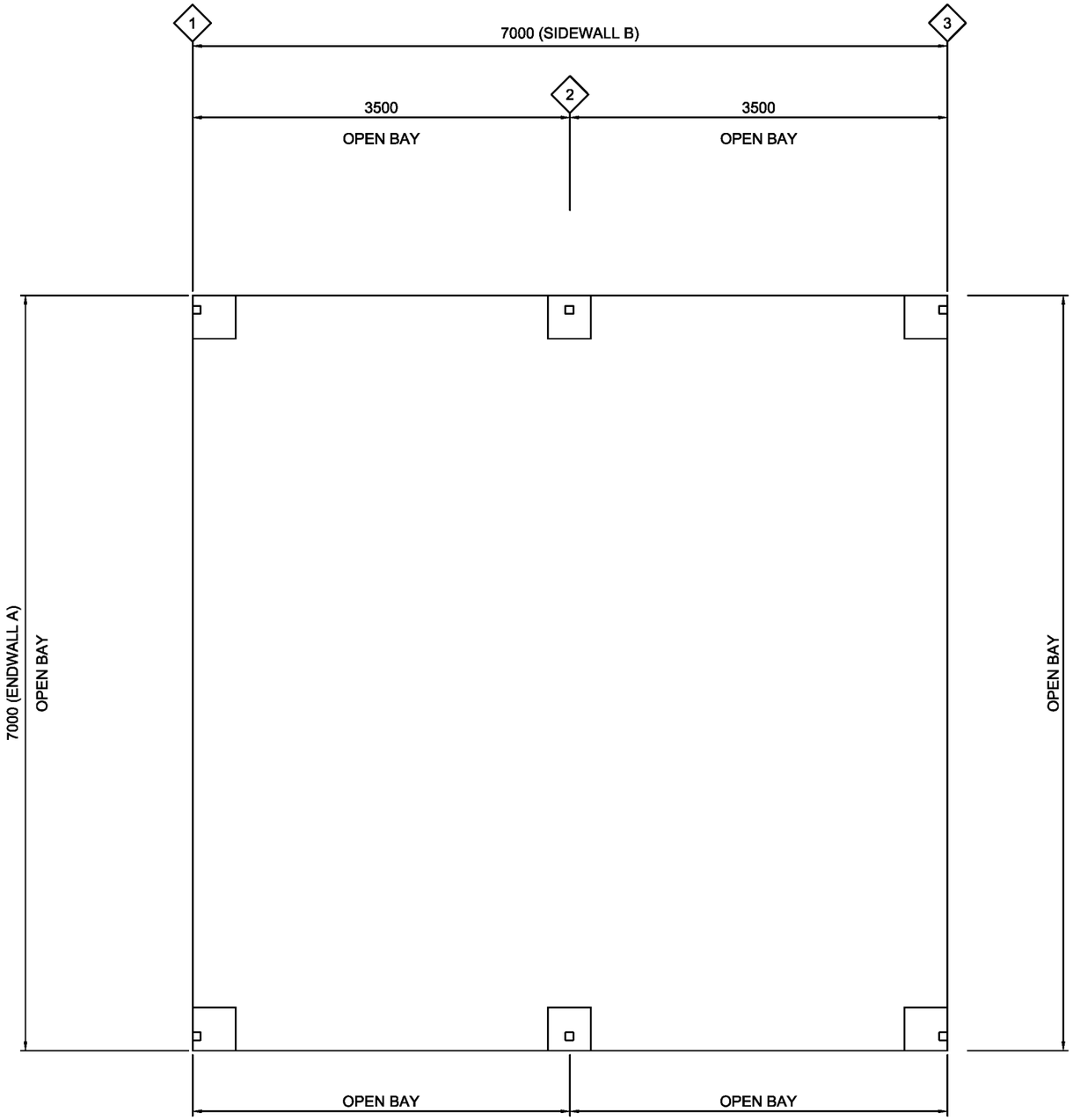
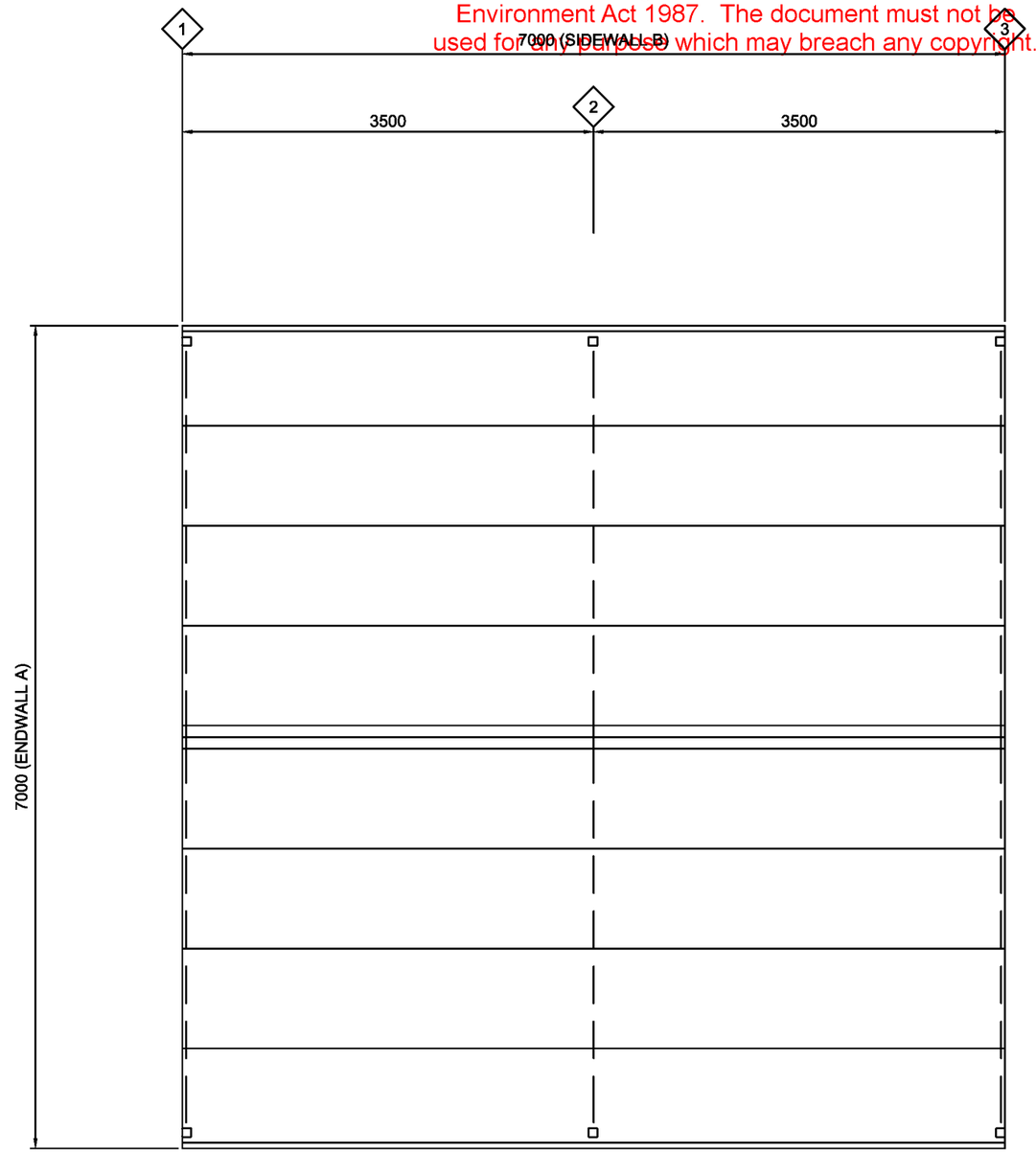
SHEET 3 of 6



1/4 FLOOR PLAN

SCALE: 1:50



2/4 ROOF FRAMING PLAN

SCALE: 1:50

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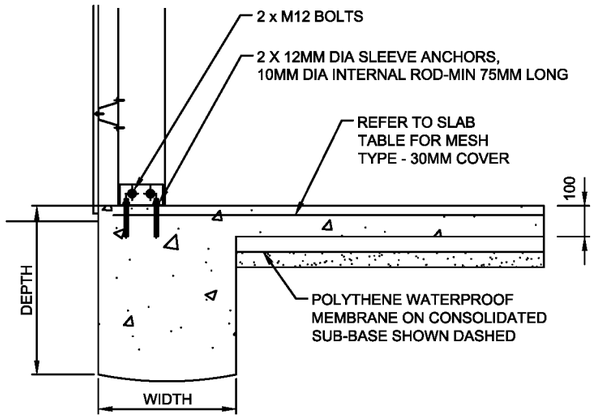
SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm MINIMUM CONRETE SLAB INCLUDED)

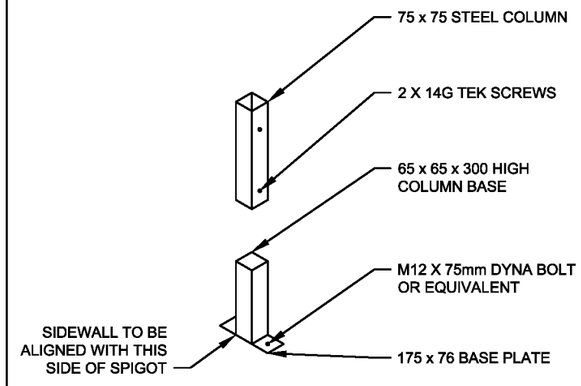
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

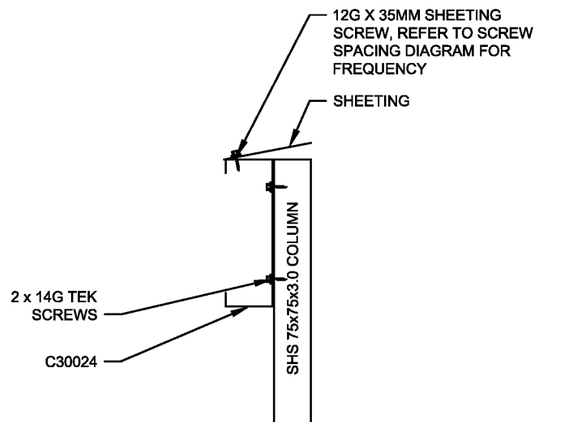
STRENGTH: 25mPa



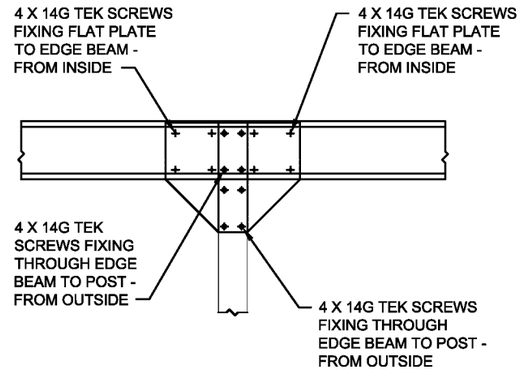
Y SLAB DETAIL



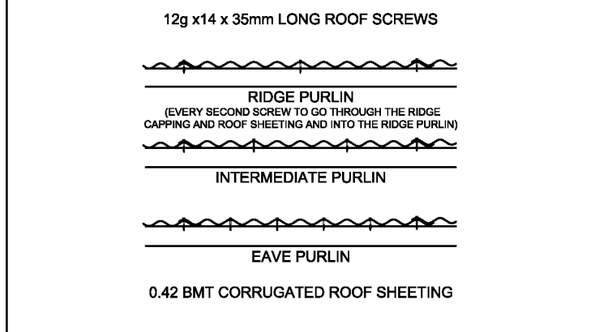
J BASE DETAIL



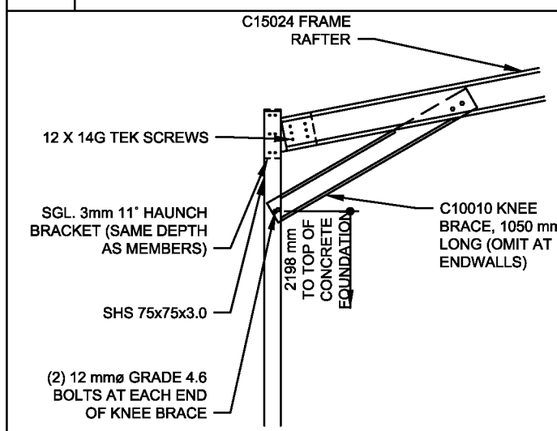
G EAVE CONNECTION



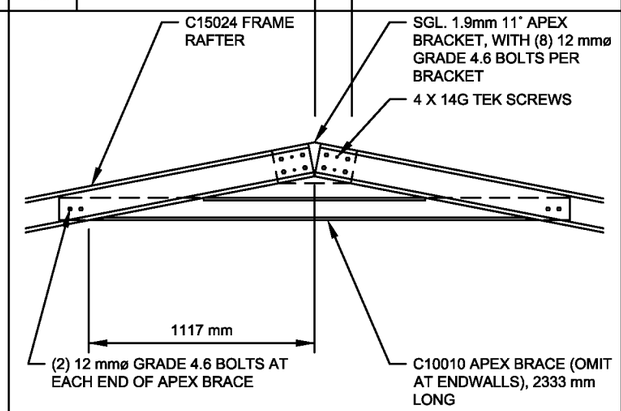
H CARPORT EAVE PURLIN BRACKET



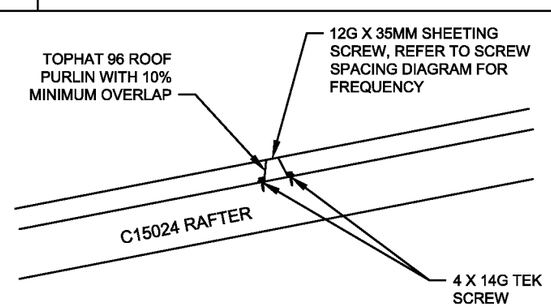
I ROOF SHEETING



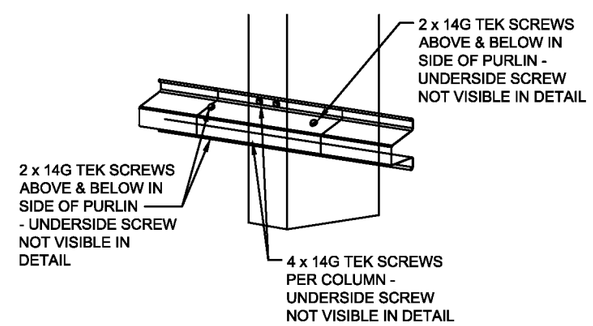
A HAUNCH CONNECTION



B APEX CONNECTION



E PURLIN CONNECTION



F TOP HAT CONNECTION

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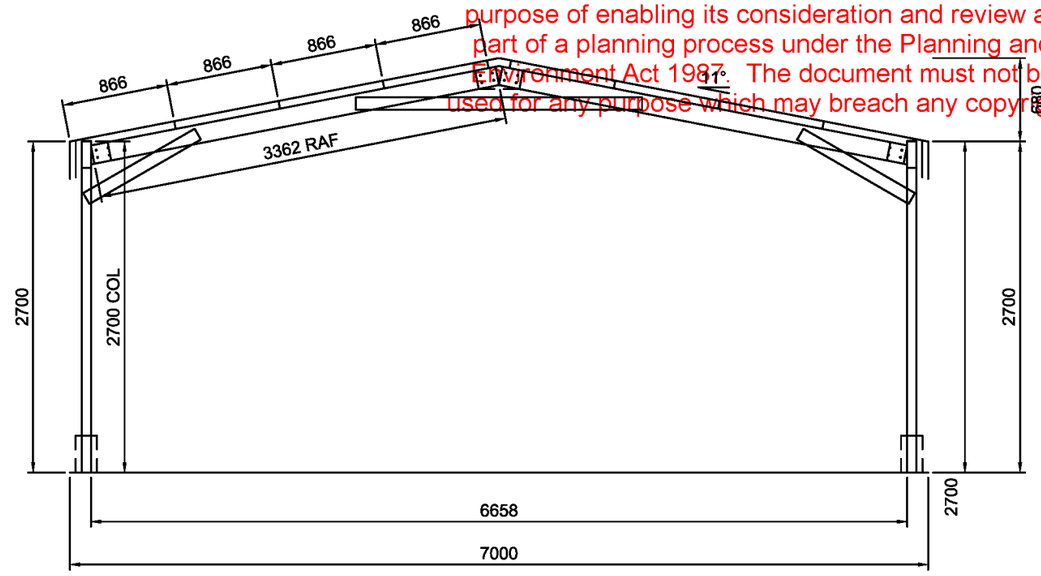

1/6 TYP. FRAME CROSS-SECTION

SCALE: 1:50 FRAME #2

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