



Notice of Application for a Planning Permit

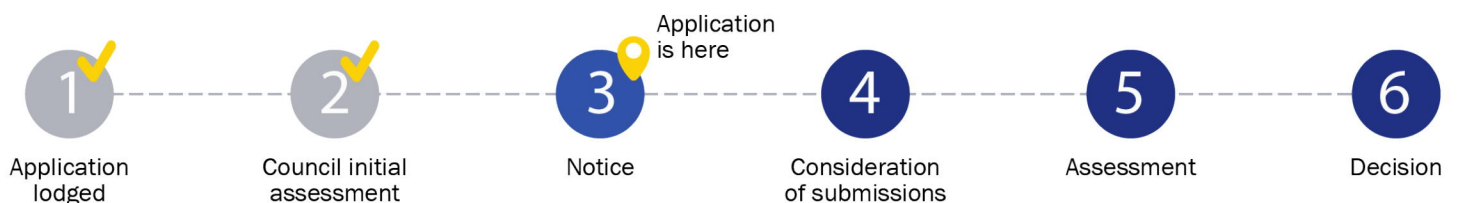
The land affected by the application is located at:	L1 PS421417 V10404 F895 19 Ford Road, Emerald VIC 3782
The application is for a permit to:	2 Lot Re-Subdivision

APPLICATION DETAILS

The applicant for the permit is:	 Consultant Town Planner
Application number:	T240056
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	27 June 2024	
WHAT ARE MY OPTIONS? 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: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. If you object, the Responsible Authority will notify you of the decision when it is issued.	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.



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ePlanning

Application Summary

Portal Reference A12463YV

Basic Information

Proposed Use 2 Lot Re-Subdivision
Current Use Two dwellings on land used primarily as a horse property.
Site Address 19 Ford Road Emerald 3782

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	[Redacted] Consultant Town Planner	7 Tenham Grove, Cheltenham VIC 3192	W: +61-408-832-407 E: jmccaff@net2000.com.au
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	[Redacted] Consultant Town Planner	7 Tenham Grove, Cheltenham VIC 3192	W: +61-408-832-407 E: jmccaff@net2000.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots	\$1,415.10	100%	\$1,415.10
Total			\$1,415.10

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	[Redacted]	19 Dec 2023



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
14-02-2024	Subdivision Plan	hazard201123titlelot3.pdf
14-02-2024	Subdivision Plan	hazard201123titleplanlot3.pdf
14-02-2024	Subdivision Plan	hazard110224titlelot1.pdf
14-02-2024	Subdivision Plan	hazard110224titleplanlot1.pdf
14-02-2024	Explanatory Letter	hazard140224cover.docx
14-02-2024	Explanatory Letter	hazard050224planningreport.docx
14-02-2024	Additional Document	hazard310124BMStatement.pdf
14-02-2024	Explanatory Letter	hazard211223subdivplan.pdf
14-02-2024	Additional Document	hazard070224agreement1.pdf
14-02-2024	Additional Document	hazard070224legaladvice.pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	[REDACTED]	7 Tenham Grove, Cheltenham VIC 3192	E: jmccaff@net2000.com.au
Submission Date	14 February 2024 - 01:48:PM		

Declaration

By ticking this checkbox, I, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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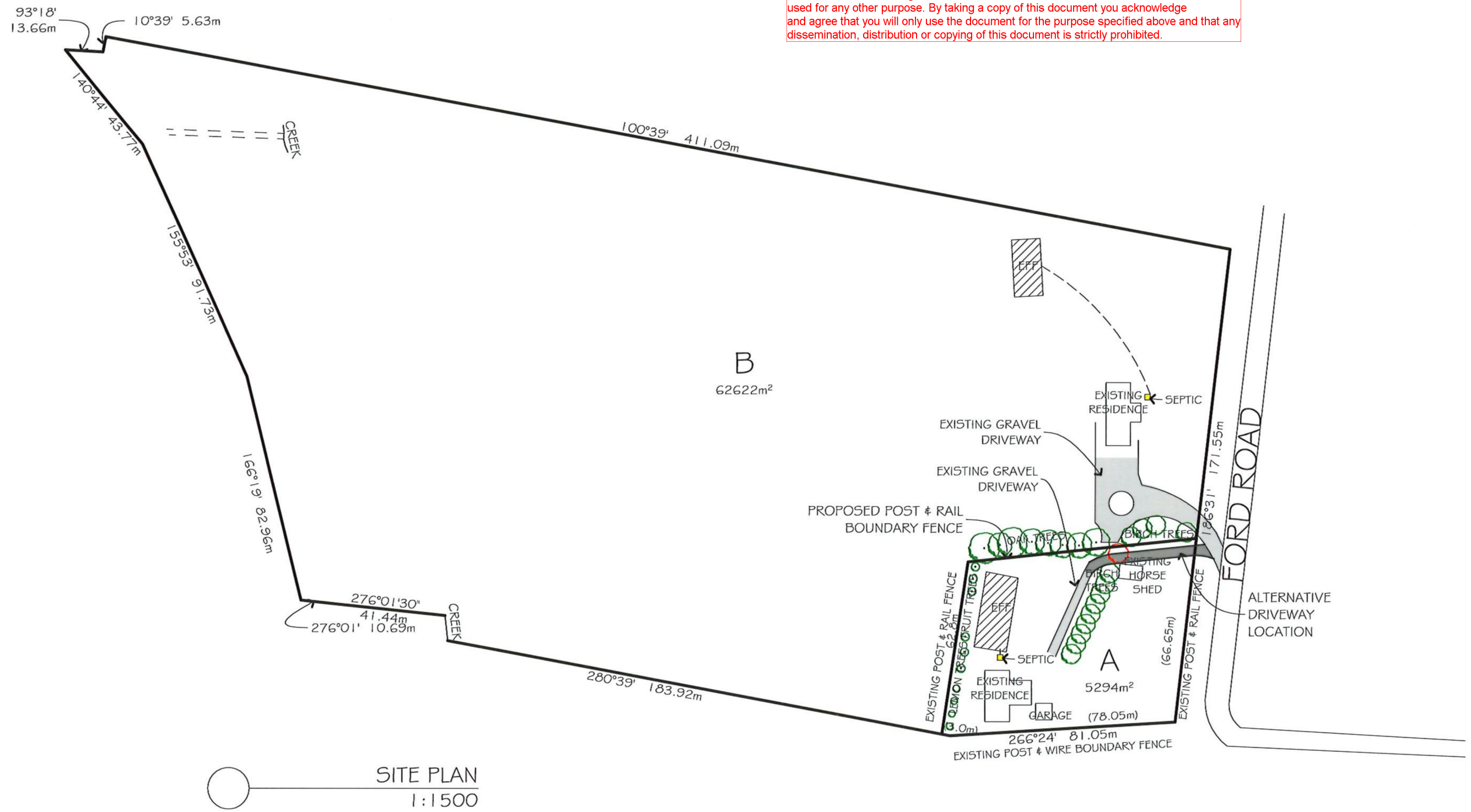
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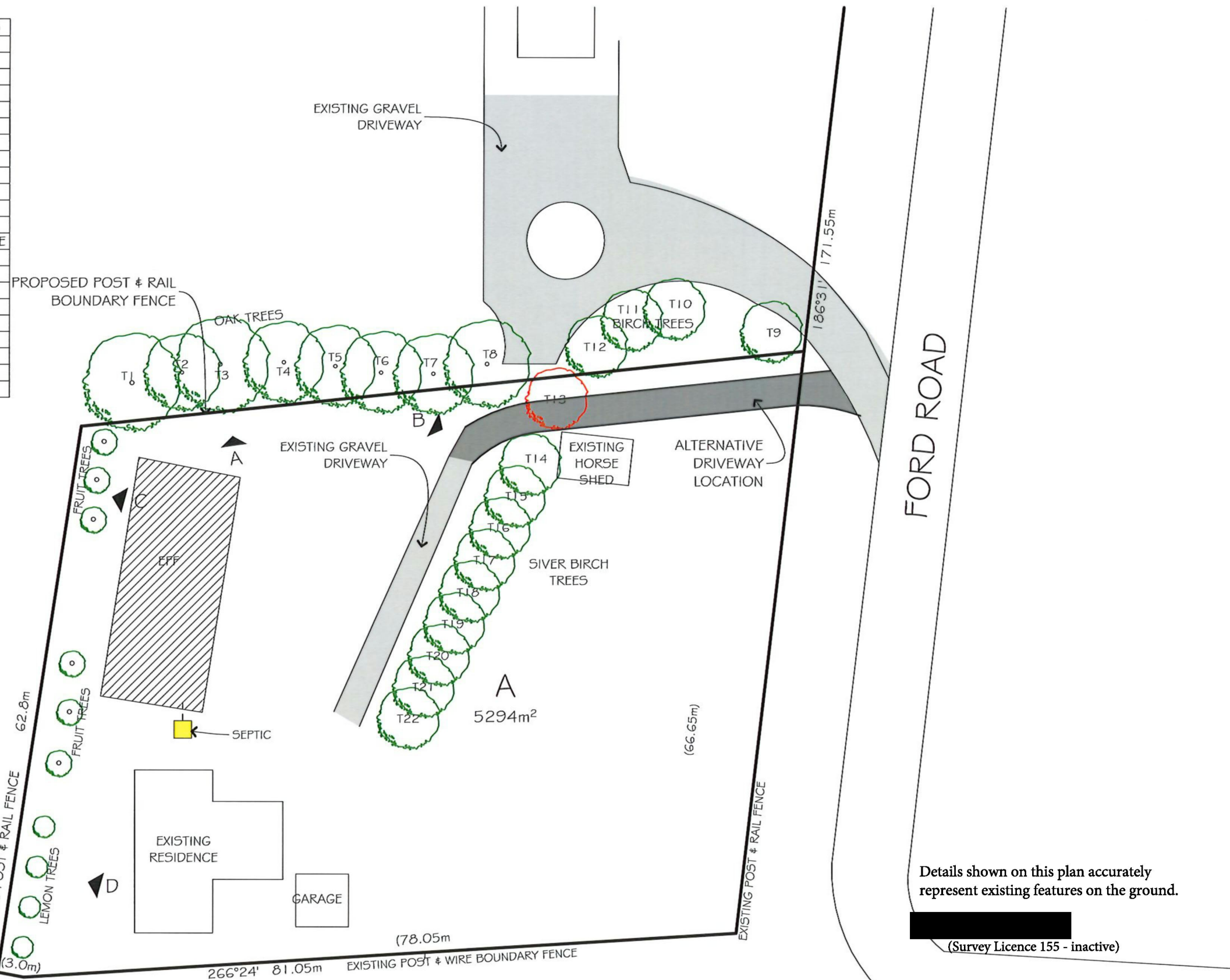


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 1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933	 bda Building Designers Association Victoria	Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	No.	Revisions	Date	 NORTH	PROJECT BOUNDARY RE-ALIGNMENT SITE ADDRESS 19 FORD RD EMERALD 3782 CLIENT HAZARD & ELLIS NOMINEES PTY LTD	Title PROPOSED SITE PLAN		
			B	COUNCIL RFI	26/03/24			Scale 1:1500	UNO	Date DEC 2023
			C	COUNCIL RFI	09/04/24			Original paper size A3	Rev A	Dwg No. TP4
			Drawn MARILENA		Dwg No. TP4			© Copyright. Reproduction of plans in whole or part prohibited		
					Proj No. B23-046					

TREE	TYPE	DBH	TPZ	ENCROACHMENT	STATUS	
1	OAK	470	5640	0%	RETAIN	
2	OAK	370	4440	0%	RETAIN	
3	OAK	450	5400	0%	RETAIN	
4	OAK	390	4580	0%	RETAIN	
5	OAK	390	4580	0%	RETAIN	
6	OAK	380	4560	0%	RETAIN	
7	OAK	380	4560	0%	RETAIN	
8	OAK	420	5040	0%	RETAIN	
9	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
10	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
11	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
12	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
13	SILVER BIRCH	(VARIES)	150/220	1800/2640	49.9%	REMOVE
14	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
15	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
16	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
17	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
18	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
19	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
20	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
21	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN
22	SILVER BIRCH	(VARIES)	150/220	1800/2640	0%	RETAIN



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PARTIAL SITE PLAN
1:500

<p>1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933</p>	<p>REGISTERED Building Practitioner</p>	<p>Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.</p>	No.	Revisions	Date	<p>NORTH</p>	<p>PROJECT BOUNDARY RE-ALIGNMENT SITE ADDRESS 19 FORD RD EMERALD 3782 CLIENT HAZARD & ELLIS NOMINEES PTY LTD</p>	Title PARTIAL SITE PLAN	
			B	COUNCIL RFI	26/03/24			Scale 1:500	UNO
			C	COUNCIL RFI	09/04/24			Original paper size A3	Revn A
								Drawn MARILENA	Dwg No. TP6
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A. OAK TREES



B. SILVER BIRCH TREES





C. FRUIT TREES



D. LEMON TREES

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 <p>1880 Burwood Highway, Burgoon 3190 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Page One Australia Pty Ltd ACN 117 663 923</p>	 <p>REGISTERED Building Practitioner</p>	Controller or installer to check all dimensions on site prior to ordering and commencement of work and obtain certification of any discrepancies from building designer.	<table border="1"> <thead> <tr> <th>No.</th> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>COUNCIL RFI</td> <td>26/03/24</td> </tr> <tr> <td>C</td> <td>COUNCIL RFI</td> <td>09/04/24</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Revisions	Date	B	COUNCIL RFI	26/03/24	C	COUNCIL RFI	09/04/24										PROJECT BOUNDARY RE-ALIGNMENT SITE ADDRESS 19 FORD RD EMERALD 3782 CLIENT HAZARD & ELLIS NOMINEES PTY LTD	<table border="1"> <thead> <tr> <th colspan="4">PHOTOS</th> </tr> <tr> <th>Scale</th> <th>UNO</th> <th>Date</th> <th>DEC 2023</th> </tr> </thead> <tbody> <tr> <td>Original paper size</td> <td>A3</td> <td>Rev</td> <td>A</td> </tr> <tr> <td>Drawn</td> <td>MARLENA</td> <td>Draw No.</td> <td>TP7</td> </tr> <tr> <td>© Copyright</td> <td colspan="2">Reproduction of plans in whole or part prohibited</td> <td>Proj No.</td> <td>B23-046</td> </tr> </tbody> </table>	PHOTOS				Scale	UNO	Date	DEC 2023	Original paper size	A3	Rev	A	Drawn	MARLENA	Draw No.	TP7	© Copyright	Reproduction of plans in whole or part prohibited		Proj No.	B23-046
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Consultant Town Planner
(ABN – 50 868 038 866)

7 Tenham Grove
CHELTENHAM 3192

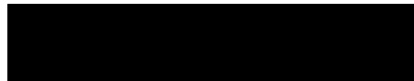
Phone: 9583-2407
Mobile 0408-832407
Email: jmccaff@net2000.com.au

Reference

Planning Report

Proposed Subdivision

19 Ford Road, Emerald



February 2024

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Introduction

This report supports an application [REDACTED] for the issue of a planning permit to re-subdivide two existing titles at 19 Ford Road, Emerald. This report relates to plans accompanying the application for the permit.

Subject Land - Site Description

The subject land is the land described in Certificates of Title Volume 10404 Folio 895 and Volume 10997 Folio 757. The land is identified as Lot 1 on PS 421417 and Lot 3 on TP 904419. It is the land shown in Figure 1.

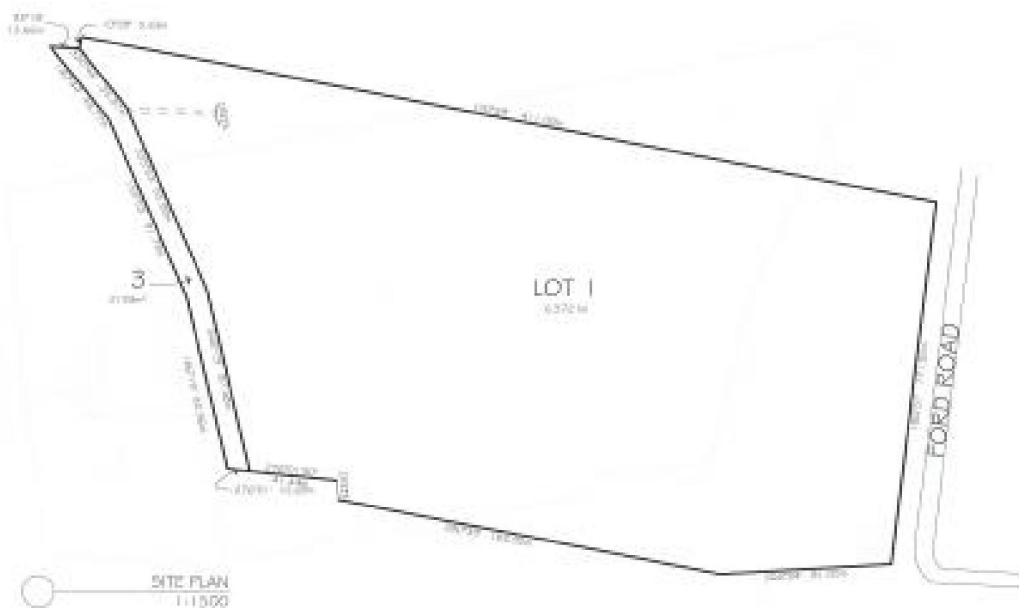


Figure 1

Lot 1 is the result of subdivision No PS 421417 which was registered on 2 October 1998 and was acquired by [REDACTED] on 30 April 1999. It has an area of 6.57ha

Lot 3 is part of a road closure by Council which was gazetted on 16 March 2006. Following its closure portions of the closed road were sold to abutting landowners. Lot 3 on TP 904419 was transferred to [REDACTED] on 2 March 2007. It has an area of 2193m².

Neither title is subject to any encumbrance.

At the time Lot 3 was transferred Cardinia Shire and [REDACTED] entered into an agreement that this parcel was to be consolidated with the main [REDACTED] property (Lot 1 on PS 421417). The agreement provides that if the [REDACTED] failed to register for the agreement by 18 April 2007 then Council might enforce registration at the owner's expense. For whatever reason no consolidation has been undertaken and the parcel remains a separate unencumbered title. With the passage of more than 16 years the agreement, pursuant to the *Limitations of Actions Act 1954*, is considered to have lapsed.

In support of this matter a memorandum of advice provided by [REDACTED] Solicitor, accompanies the application.

The subject land is occupied by two separate dwellings both permitted by Council. A certificate of occupancy for the main dwelling was issued on 30 June 2003. A certificate of occupancy for the second dwelling was issued on 3 May 2007. Both dwellings are on Lot 1 and are located towards the Ford Road frontage of the property.

The property slopes gently from its frontage towards the rear. It comprises open pasture divided into a number of horse paddocks. Vegetation on the property is limited to specimen trees, boundary planting and planting around the dwellings. A large horse-riding arena is located to the rear of the main dwelling.

An aerial perspective of the land showing development detail on the property is shown in Figure 2



Figure 2

Land immediately surrounding the subject property comprises small acreage properties in an open landscape. Abutting to the south east in a more highly vegetated environment is a pocket of low density residential development.

Further to the north east and north west are also more intense residential development areas.

Proposed Development

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The applicant proposes to reconfigure the existing titles to create two new parcels, each containing one of the two dwellings. Details of the proposed re-subdivision are shown in the plan which accompanies the application (refer to Figure 3).



Figure 3

The proposed re-subdivision creates an allotment, shown as Lot A in Figure 3, having an area of 5790m². This lot contains the second dwelling and associated barn building. It is proposed that this lot share a common entry driveway with the proposed larger lot.

The larger lot (Lot B), having an area of 6.21ha, contains the main dwelling, riding arena and horse paddocks.

It is noted that proposed Lot A abuts land to the south east which comprised lots varying in area from 2500m² to 6000m² (refer to Figure 4)

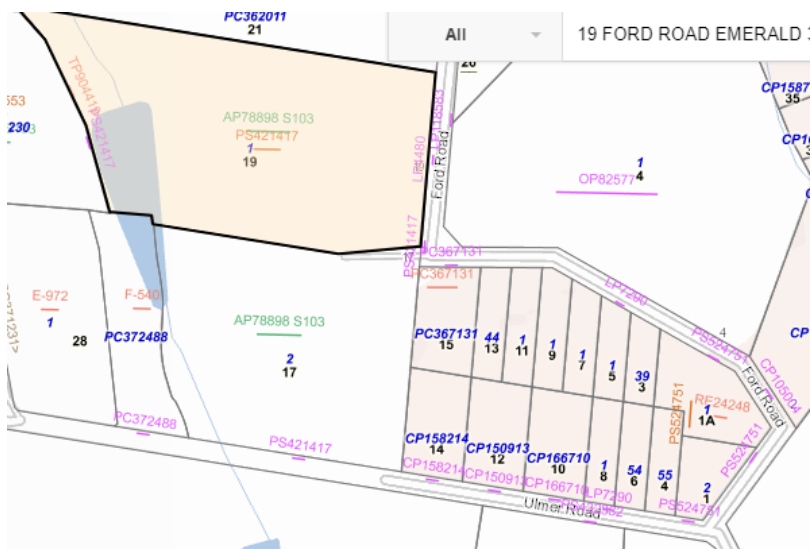


Figure 4

Planning Controls

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The following planning controls are considered relevant to the assessment of the proposed re-subdivision.

Zoning

The zoning of the subject land and its surrounds are shown in Figure 5



Figure 5

The land is in a Green Wedge Zone (GWZ2) – Schedule 2.

The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

Clause 35.04-3 states that a permit is required to subdivide land. It provides that each lot must be at least the area specified for the land in a schedule to this zone (Schedule 2 specifies a minimum lot area of 15ha).

The clause further provides that a permit may be granted to create smaller lots if the subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.

It is under this provision that approval is now sought.

Amendment VC253 (14/12/23) now provides additionally that: *a permit must not be granted which would allow a separate lot to be created for land containing a small second dwelling* (previously Dependent Persons Unit/Granny Flat). This provision does not apply in the present instance.

Clause 35.04-6 provides decision guidelines for the assessment of a subdivision proposal. Matters to be addressed together with relevant comment are:

1. General Issues:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
The subdivision satisfies the zone requirement referred to above and is considered compatible with other relevant statutory and policy requirements.
- *Any Regional Catchment Strategy and associated plan applying to the land.*
The proposed re-subdivision does not impact adversely on any such strategy.
- *The capability of the land to accommodate the proposed use or development. How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.*
The site is capable of accommodating the proposed re-subdivision. Its only effect is to place two existing dwellings onto separate allotments.
- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*
The site is capable of accommodating the proposed re-subdivision. The resulting configuration is entirely compatible with established surrounding development; particularly with the established adjoining low density residential precinct.
- *Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.*
This matter is not considered relevant to the proposal.
- *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.*
The proposal will make no difference to the character and appearance of the area.
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*
The proposal will have no impact on or make any difference to established conditions.

2. Rural Issues:

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- *The maintenance of agricultural production and the impact on the rural economy.*
The proposed re- subdivision will have no impact on the rural economy. The existing equine activities are not diminished and remain unchanged.

- *The environmental capacity of the site to sustain the rural enterprise.*
The existing equine activities are not diminished and remain unchanged.

The need to prepare an integrated land management plan.

This matter is not considered relevant to the proposal.

- *The impact on the existing and proposed rural infrastructure.*
The proposal will have no different impact to that which is established.

- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.*
This matter is not considered relevant to the proposal.

The protection and retention of land for future sustainable agricultural activities.

This matter is not considered relevant to the proposal.

3. Environmental Issues:

- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
As the use of the land is unchanged the proposed re-subdivision will have no impact on the flora and fauna on the site and its surrounds.

- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*

As the use of the land is unchanged the proposed re-subdivision will have no impact on its surrounds.

- *How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.*

This matter is not considered relevant to the proposal.

The location of on site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.

As the use of the land is unchanged the proposed re-subdivision will have no impact on its surrounds.

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4. Design and Siting Issues:

- *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.*
As the use of the land is unchanged the proposed re-subdivision will have no impact on any of these matters.
- *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.*
As the use of the land is unchanged the proposed re-subdivision will have no impact on any of these matters
- *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.*
As the use of the land is unchanged the proposed re-subdivision will have no impact on any of these matters
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*
This matter is not considered relevant to the proposal.

Given all of the foregoing it is considered that the proposed subdivision is compatible with the zoning of the land.

Overlays

The subject land is affected by a number of overlay controls. It is considered that none provide reason to reject the proposal.

The land is within an Environmental Significance Overlay (Schedule 1) (Refer to Figure 6).

Clause 42.01-2, among other matters, requires a permit to subdivide land in the overlay area. In assessing this application the overlay requires consideration of the statement of environmental significance and the environmental objective contained in the schedule. The matters to be considered by the environmental objective include:

- To protect and enhance significant environmental and landscape values including the retention of indigenous vegetation.
- To ensure that the siting and design of buildings and works does not adversely impact on environmental values.
- To ensure that the siting and design of buildings and works addresses environmental hazards.
- To protect and enhance biolinks including the prevention of the incremental loss of vegetation.

It is considered that the proposed re-subdivision is compatible with the overlay requirements.



Figure 6

The land is within a Significant Landscape Overlay (Schedule 1) (Refer to Figure 7).

Schedule 1 to the overlay places the subject land in the Puffing Billy Tourist Railway Scenic Corridor. Neither the overlay nor the schedule makes any requirement for subdivision.



Figure 7

The land is within a Bushfire Management Overlay (Refer to figure 8).

Clause 44.06-2 states that a permit is required to subdivide the land. Clause 44.06-3 states that an application for permit must be accompanied by:

- A bushfire hazard site assessment.
- A bushfire hazard landscape assessment.
- A bushfire management statement.

A Bushfire Management Statement addressing the above matters has been prepared by Keystone Alliance Bushfire Assessments. A copy of that report accompanies the application.



Figure 8

It is considered that the overlay provisions addressed above do not impact adversely on the proposed resubdivision..

Planning Policy Framework

Matters of planning policy relevant to the present application include the following.

Clause 13.07-1S – Land Use Compatibility – has the objective:

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies include:

Ensure that use or development of land is compatible with adjoining and nearby land uses

Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.

Clause 21.07-3 – Emerald, Avonsleigh, & Clematis - Seeks to ensure that:

any proposed use or development within or around the Emerald, Avonsleigh and Clematis townships is generally consistent with the Emerald District Strategy (June 2009) , including the Emerald District Framework Plan.

It is considered that the proposed re-subdivision is entirely consistent with the abovementioned planning policies and strategies.

Aboriginal Cultural Heritage

The land is remote from any area of cultural heritage significance (refer Figure 9).

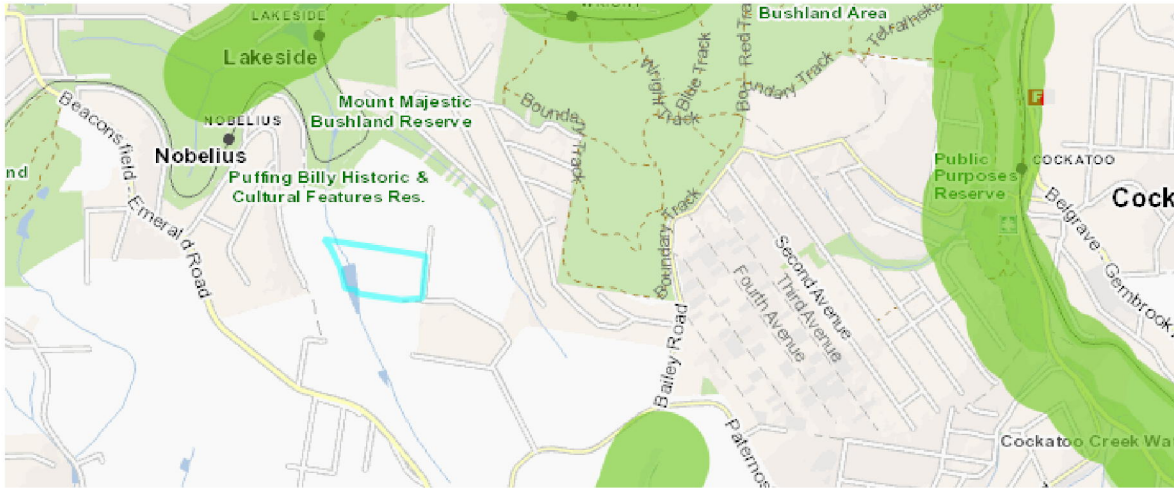


Figure 9

Summary

The proposed re-subdivision does not conflict with the purpose of the Green Wedge zoning of the land and is permitted in that zone.

The re-subdivision is in accordance with relevant planning policy

The re-subdivision gives recognition of existing conditions on the subject land and does no more than include each of the existing dwellings on separate allotments. It neither changes nor intensifies the established use of the land.

The lots created abuts similar sized allotments in the adjoining low density residential zone.

Accordingly, it is considered that the proposed re-subdivision is appropriate and should be approved.



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Bushfire Management Statement Pathway 3 for Existing Dwellings



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Property Address:

19 Ford Road Emerald 3782

Prepared for: Belgraphik Building Design

Date: April 2024

Ref# 24203\1.0



Bushfire Assessments project: 24203\1.0
Cover image: Looking at existing dwellings 1 & 2.

Bushfire Assessment

ABN 44 103 792 088

713 Plenty Road, Reservoir Vic

M: 0450 770 778

Version Control

Version	Date		Name
1.0	19/01/2024	Analysis, mapping and report compilation	██████████ Manager, Bushfire Planning and Design
1.0	22/01/2024	Peer review	██████████ Admin
1.0	22/01/2024	Bushfire Assessment and BMP reports	To client
2.0	19/04/2024	Access road & boundaries	To client

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1 Executive Summary

The property was visited in **January 24** to undertake a bushfire hazard assessment.

The site is a **residential/farming** lot in a **Green Wedge Zone** of **Cardinia Shire**

The parcel to be developed has a total area of approximately **67,913m²**.

We are seeking development approval to **subdivide land with two existing dwellings, into two lots.**

On-site and surrounding area vegetation within the 150m assessment area is classified as **grassland low threat**.

Classified vegetation **low threat** on any slope constructing with a **BAL 12.5** defensible space around the buildings is **25m or to property boundary whichever is lesser**, corresponding to Clause 53.02-5 Table 2.

The area close to the site has a bushfire history, and in the event of a bushfire, the impact to the dwelling will be from **ember attack**.

There are no designated Neighbourhood Safe Places in **Cardinia Shire** the **Cockatoo Community Complex Community Hall & Emerald's Worrell Reserve Oval and Car Park Areas** are the closest ones.

A 10,000 -litre water tank will be required for firefighting purposes only, to **future development** on any of the proposed Lots,

Access can meet BMO's access requirements (Appendix 4) for future development.

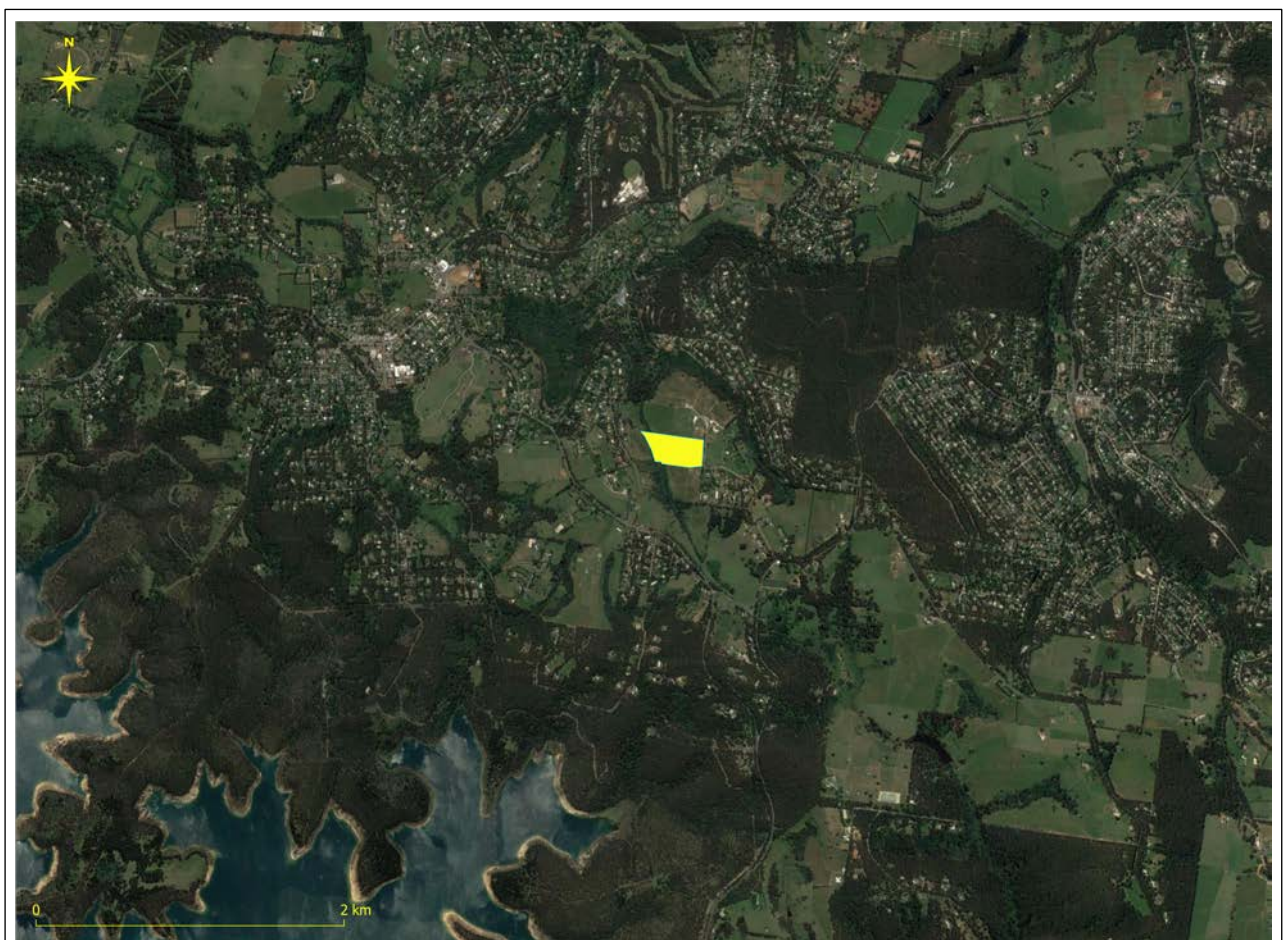


Figure 1 Aerial view of site highlighted parcel to be developed QGIS, data.vic.gov.au, google maps & nearmap

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2 Introduction

The proposal seeks development approval to **subdivide land with two existing dwellings, into two lots** on the land known as on the land known as **19 Ford Road Emerald 3782**. The property comprises of one parcel.

Keystone Alliance Bushfire Assessments has been engaged by; **Belgraphik Building Design** to provide a Bushfire Management Statement in accordance with Clause 44.06 Bushfire Management Overlay and 53.02 Bushfire Planning Requirements at which is to accompany the planning permit application lodged with **Cardinia Shire**.

This assessment describes the subject site and surrounding area in relation to the risk associated with the Bushfire Attack Level (BAL), together with the relevant planning controls, namely, Australian Standard 3959-2018, "Construction of buildings in bushfire-prone areas."

The parcel to be developed has **an irregular** shape and an area of approx. **67,913m²** it is located approximately **4.5 km** via road, **southeast from Emerald** in one of **Cardinia Shire** rural areas. The property static water supply is from water tanks. It is provided with telecommunication services and is connected to the sealed road network via a compacted gravel road. Vehicular access to the land is via **Ford Road** (*as in Figures1&2*)

The purpose of the report is to assist in a decision of issuing a planning permit to subdivide land in a Bushfire Management Overlay into two lots.

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3 Site Description

3.1 Site shape, dimensions, size and planning controls	
Local government:	Cardinia Shire
Council Property Number:	2304250950
The shape of the site is:	irregular
The dimensions of the site are:	Please refer to Image 2 Site area
The site has a total area of:	Approximately 67,913m ²
The zoning of the site is:	GREEN WEDGE ZONE (GWZ) GREEN WEDGE ZONE - SCHEDULE 2 (GWZ2)
The overlays that apply to the site are: Effected:	BMO, ESO1 & SLO1
Assessed by: Paul Apostolos Oikonomidis	

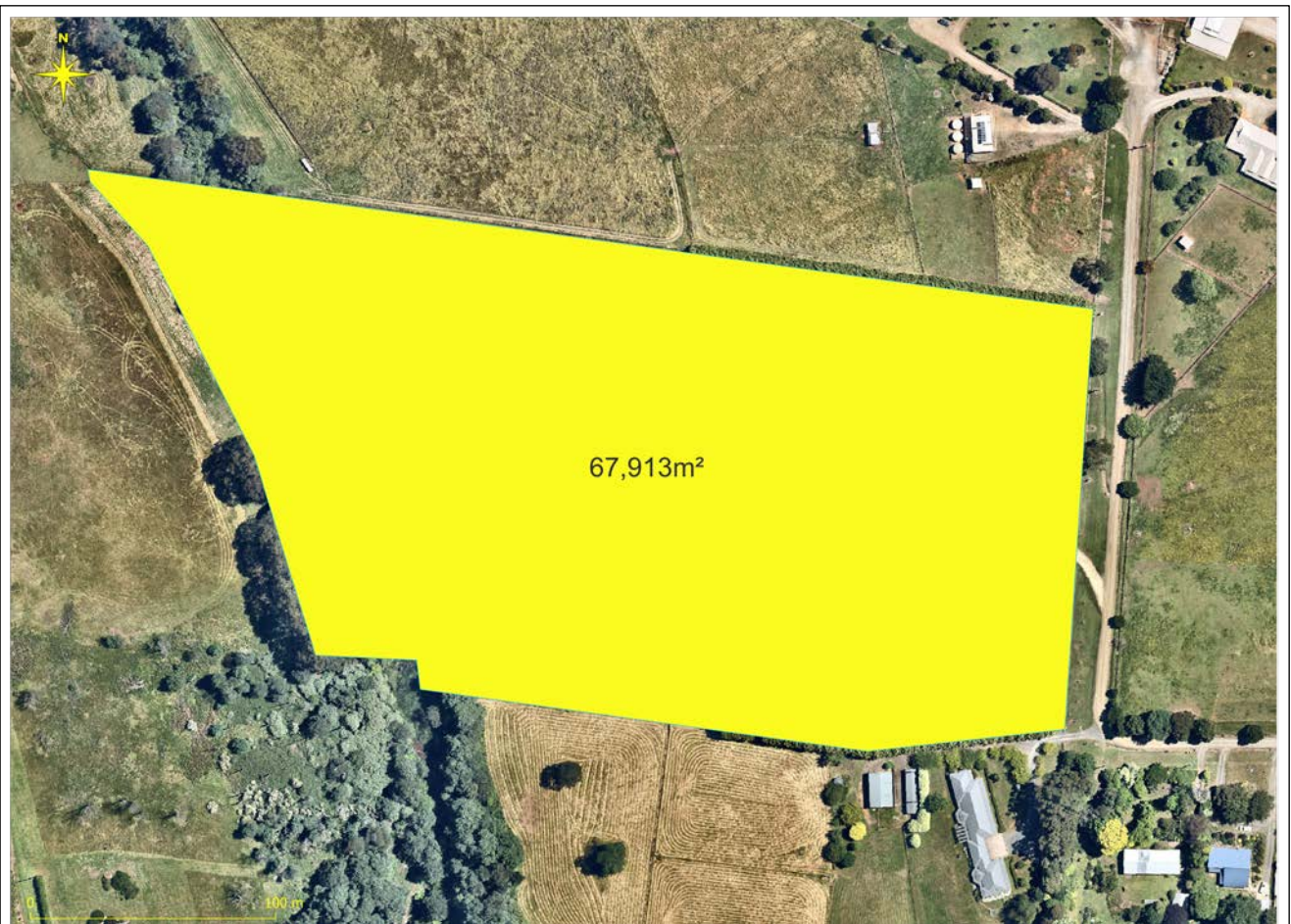


Figure 2 Property's area QGIS data.vic.gov.au, google maps & nearmap.

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4 Bushfire hazard site assessment

4.1 Hazard Assessment

The proposed development has been assessed under AS 3959 – 2018 “Construction of buildings in bushfire prone areas.” A vegetation hazard assessment was carried out within a 150m radius from each proposed building envelope. Within this area our interest was directed on the type of vegetation surrounding the proposal, distance from the proposal and the effective slope it stood.

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

The highest BAL determines the construction requirements for a habitable building. A reduction of one BAL level may be applied if facades of the building are shielded from the bushfire hazard, however for this site no shielding occurs. The BAL for this site has been calculated using a Forest Fire Danger Index (FFDI) of 100 and a Flame Temperature of 1090K. These parameters are in accordance with the risk parameters set in Clause 53.02.

The vegetation within the 150-metre assessment area was classified according to AS 3959:2018, Technical Guide: Planning Permit Application Bushfire Management Overlay (DELWP, 2017) and the Overall Fuel Hazard Assessment Guide (DSE, 2010).

The AS 3959:2018 approach uses a generalised description of vegetation based on the AUSLIG (Australian Natural Resources Atlas” No.7 Native Vegetation) classification system. According to this method, vegetation can be classified into seven categories. Each category indicates a fire behaviour and these categories or classifications are then used to determine bushfire intensity. Information gained from the Ecological Vegetation Classes Figure 3 Surrounding vegetation as in 2005 EVC’s reinforces the vegetation classification chosen and provides an indication of connectivity within the greater landscape.

*The BAL assessments of the Lot are detailed in **Figure 4** below.*

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Lot 1 Assessment area

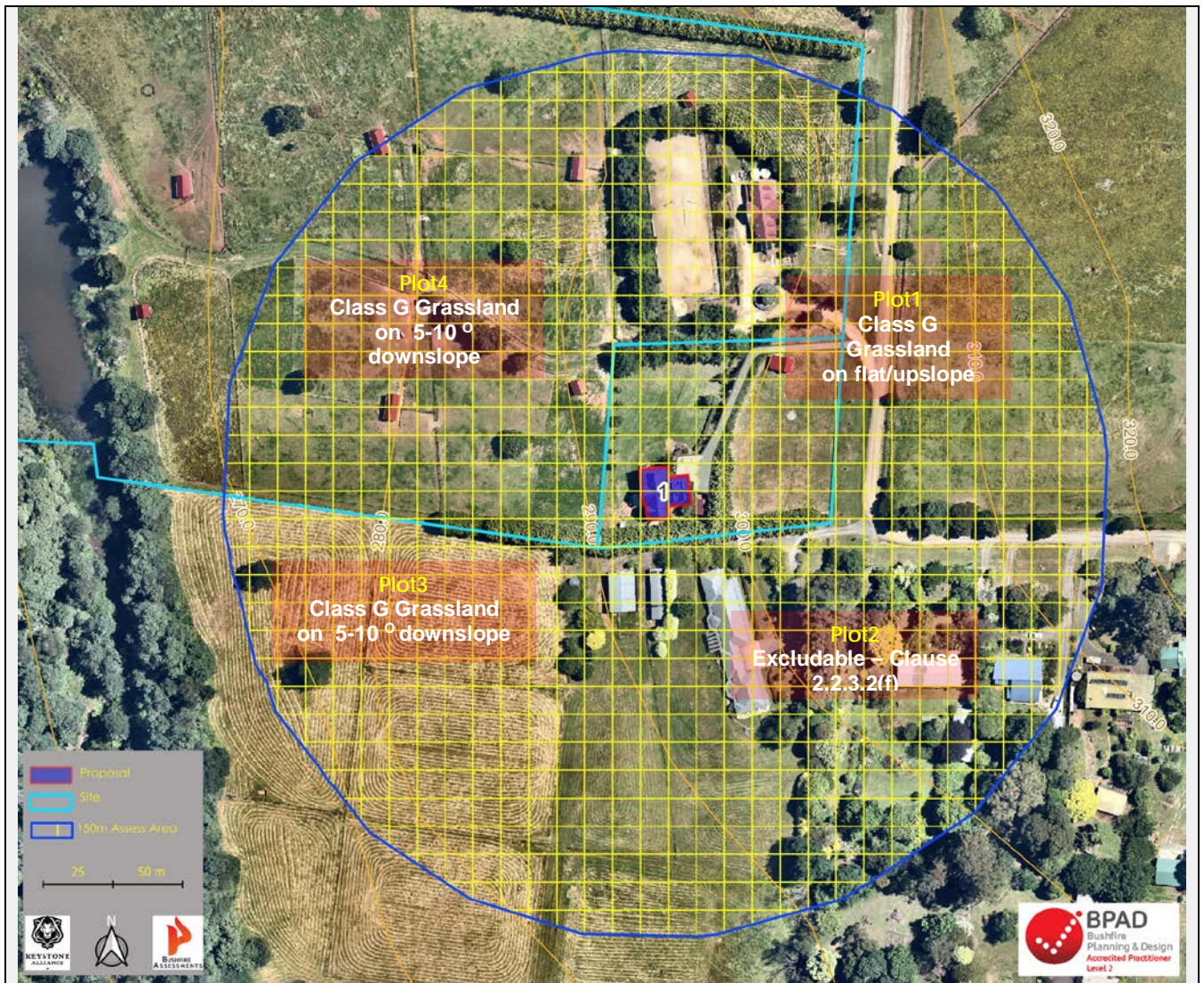


Figure 4 Assessment Area QGIS nearmap, google maps & data.vic.gov.au

Plot	Vegetation Classification	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Class G Grassland	0.0	flat/upslope	NA	BAL – 12.5	19
2	Class G Grassland	0.0	flat/upslope	NA	BAL – 12.5	19
3	Excludable – Clause 2.2.3.2(f)	N/A	N/A	NA	BAL – 12.5	25 or PB
4	Class G Grassland	5-10	downslope	NA	BAL – 12.5	25

PB= property boundary

An assessment of the site conditions has categorized this site as **BAL- 12.5** fire risk and a requirement of defendable space around the building is **25m or to property boundary whichever is lesser**.

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Lot 2 Assessment area



Figure 5 Assessment Area QGIS nearmap, google maps & data.vic.gov.au

Plot	Vegetation Classification	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Class G Grassland	0.0	flat/upslope	NA	BAL – 12.5	19
2	Class G Grassland	0.0	flat/upslope	NA	BAL – 12.5	19
3	Class G Grassland	5-10	downslope	NA	BAL – 12.5	25
4	Class G Grassland	5-10	downslope	NA	BAL – 12.5	25

PB= property boundary

An assessment of the site conditions has categorized this site as **BAL- 12.5** fire risk and a requirement of defendable space around the building is **25m or to property boundary whichever is lesser**.

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4.3 Photos of Assessment Area



PLOT1 Northern low threat grassland vegetation.



PLOT2 Northeastern low threat grassland vegetation.

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PLOT 3 Eastern low threat grassland vegetation. .



PLOT4 Southern adjacent property to Lot1 vegetation low threat.

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PLOT 5 Southwestern low threat grassland vegetation.



PLOT6 Northwest low threat grassland vegetation.

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5 Bushfire Hazard Landscape Assessment

5.1 Location description

The subject site is located in a region that is prone to bushfires, as is common in many parts of Victoria. Emerald is a small town situated in a picturesque setting surrounded by nature. Ford Road is a local road that connects to other streets and roads within Emerald.

Ford Road in Emerald is primarily a farming/residential road with a mix of houses and properties. The neighbourhood offers a blend of housing styles, including single-family homes and possibly some farmhouses. The area provides a peaceful and community-oriented environment for residents.

Emerald is known for its beautiful natural surroundings, including the nearby reservoir and the surrounding bushland. The region features native vegetation, including eucalyptus trees, shrubs, and grasslands. These natural elements contribute to the area's aesthetic appeal but also present a bushfire risk during periods of high fire danger.

The Emerald area falls within the Green Wedge Zone, which is designated for preserving and protecting natural environments and rural landscapes. While this designation enhances the natural beauty of the area, it also means that residents must be mindful of the potential bushfire risks associated with living near bushland and rural areas.

Considering the siting of the proposal within the landscape, likelihood of a bushfire event is considered **possible**; signifying the threat could take place sometime in the future. The consequences from a bushfire event are indicated as **insignificant**, no injuries, little or no damage, little or no financial loss.

Due to the type & extent of vegetation surrounding the proposal a potential fire run can take place in extreme weather conditions. A short landscape fire is possible approaching from the south.

The main driveway access into the site is from **Ford Road**. These are a dual carriageway, linking to **Cockatoo's** closest CFA Fire Station located **4.5** km via road on 28 Church Crescent east of the entrance driveway.

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Location & Landscape Assessment

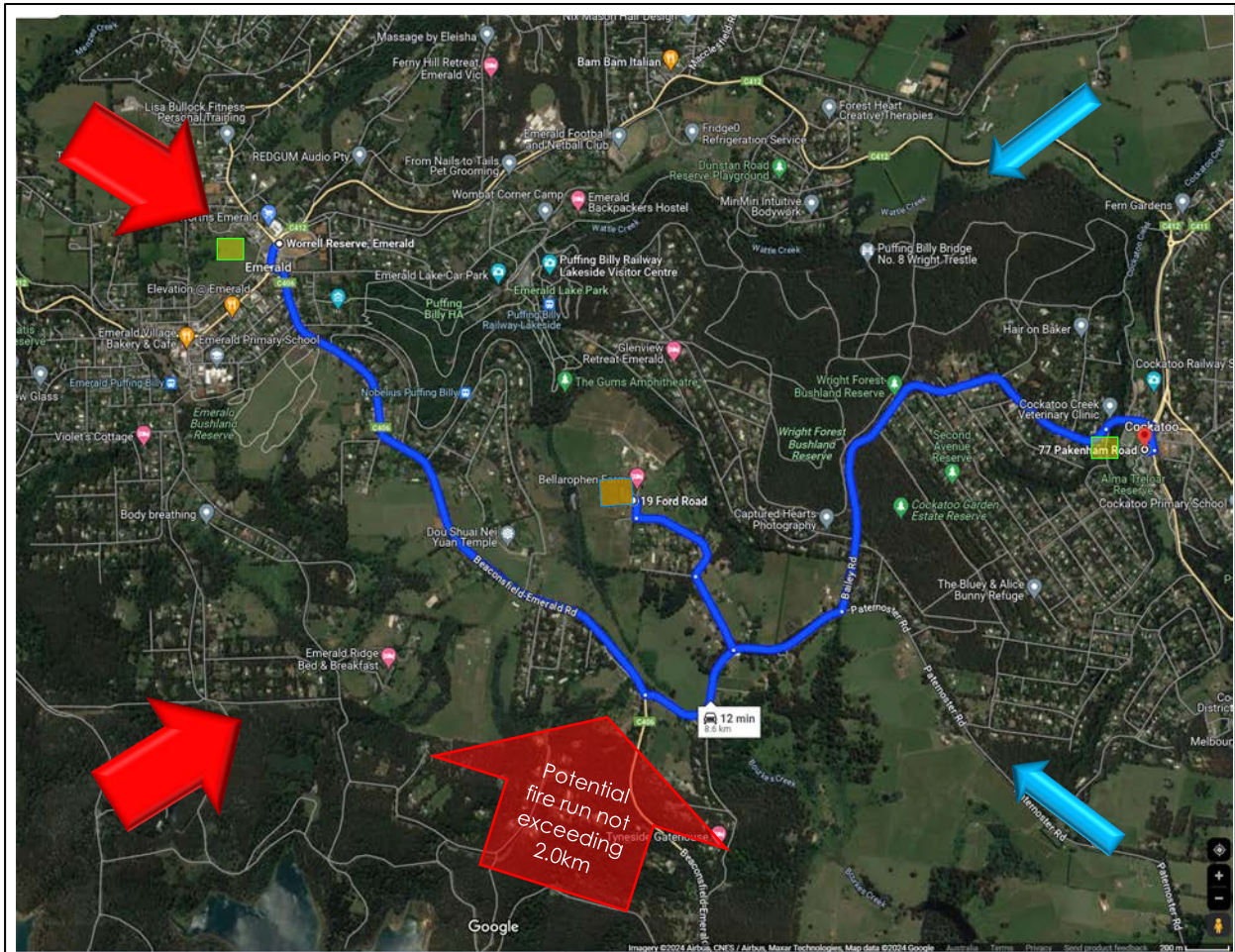
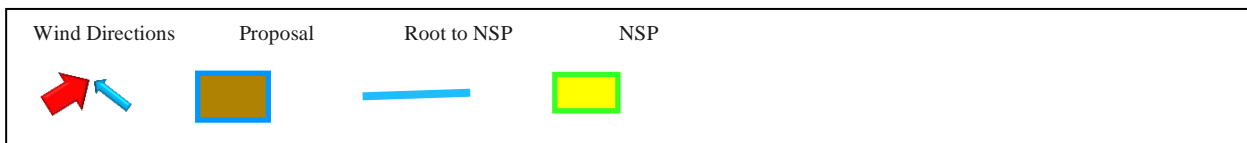


Figure 6 Location of site



Cardinia Shire has several designated Neighbourhood Safe Places (NSP). The **Cockatoo Community Complex Community Hall & Emerald’s Worrell Reserve Oval and Car Park Areas** are the closest NSP at approx. 4.0km & 4.6km respectively as you can see in *Figure 6* above.

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5.1.1 Landscape risk

Clause 13.05 stipulates that new development is only permitted where ‘the risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level’. To assist in defining the risk, four ‘broader landscape types’, representing different risk levels are described in “*Planning Permit Applications Bushfire Management Overlay Technical Guide Sep. 2017*”.

The four types range from low risk landscapes where there is little hazardous vegetation beyond 150m of the site and extreme bushfire behaviour is not credible, to extreme risk landscapes with limited or no evacuation options.

The Technical Guide outlines four Landscape Types. The local landscape character surrounding the property is most attributable to Landscape **Type 1**;

Table 1- Landscape risk

Broader Landscape Type 1	Broader Landscape Type 2	Broader Landscape Type 3	Broader Landscape Type 4
<ul style="list-style-type: none"> • There is little vegetation beyond 150m 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. 	<ul style="list-style-type: none"> • 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 m 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. 	<ul style="list-style-type: none"> • 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 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. 	<ul style="list-style-type: none"> • The broader landscape presents an extreme risk. • Evacuation options are limited or not available.

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5.2 Bushfire History

Cardinia Shire areas are prone to bushfires, the area hasn't been impacted by bushfires in the recent history, bushfires have been recorded in the wider area and in the immediate area surrounding the subject site.

Controlled burns have taken place, and a wildfire history has been recorded in the areas surrounding the proposal as you can see in *Figure 8 below*. The immediate area has a fire history, and the publicly available database indicates that the site itself hasn't experienced bushfire.

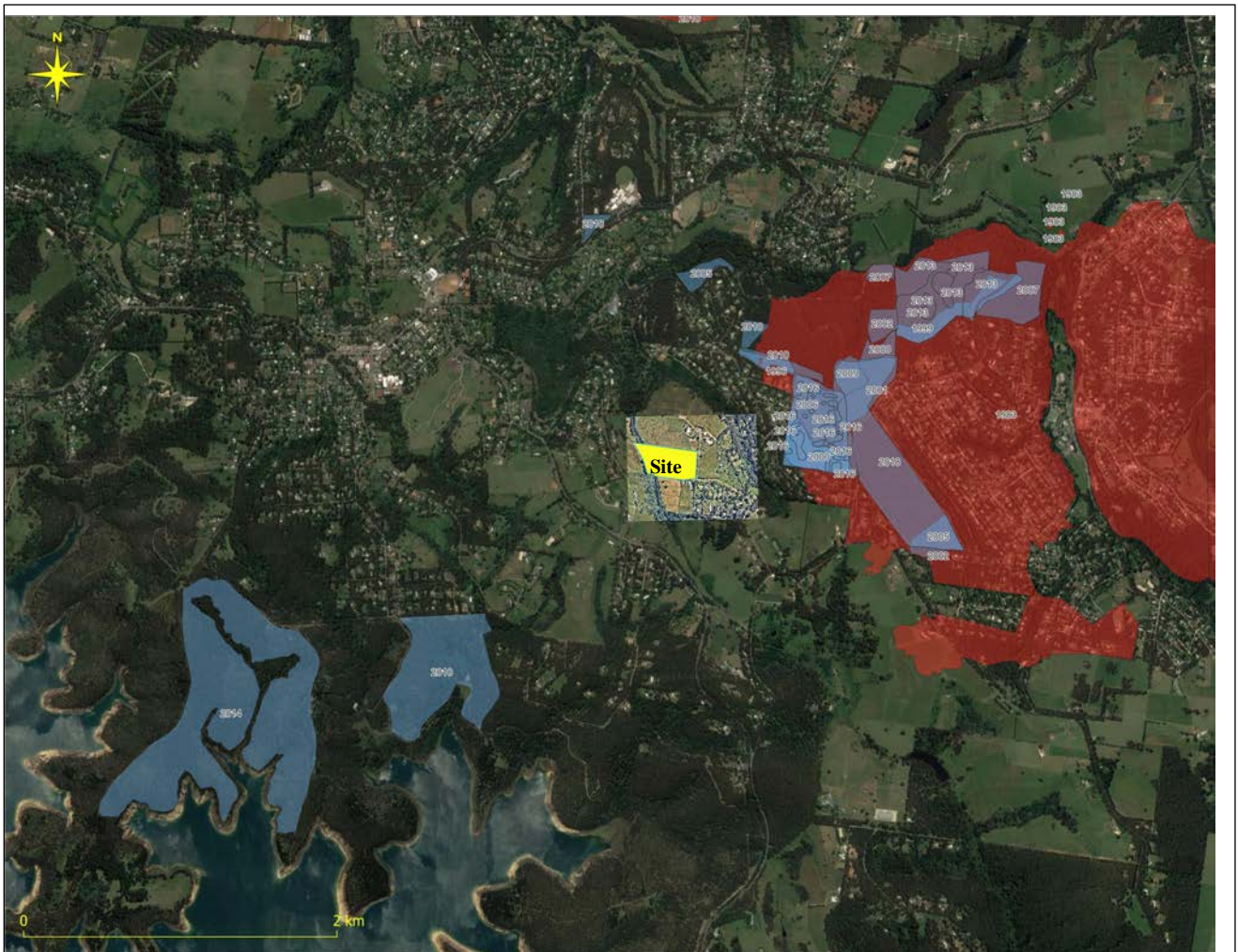


Figure 7 Bushfire history & planned burns around the proposal QGIS data.vic.gov.au, google maps & nearmap



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5.3 Bushfire Scenario

The most likely bushfire scenarios are those typically associated with the direction of the wind on severe or higher, fire danger days i.e., approach of bushfire from the north, northwest, west or southwest.

Hazard vegetation in this occasion is located south from the proposal in a in a bushfire event the development site will be impacted by a low-moderate, short landscape scale fire approaching from the **south**. A fire from these directions would approach through the **bushland** areas of driven by hot, dry **southern** winds commonly experienced during summer after a wind change.

Whilst the **southern bushland** areas may intemperately the speed and intensity of the fire before it impacted the site, under the BMO conditions of low humidity, elevated temperatures and fierce winds, the development could be subjected to significant ember attack and possibly radiant heat. The cleared areas around the development are a considerable asset in this scenario and substantially reduce the threat of radiant heat and flame impacts.

The **bushland** areas to the **south** of the site are a potential hazard to the development and could result in a fire approaching from the **south**, generating significant ember attack and radiant heat.

Whilst the **bushland** area, can cause substantial amounts of embers and burning material to be blown long distances, the development site is sufficiently setback from the **hazard** such that it will be able to provide appropriate defendable space, commensurate with the risk and proposed construction standard of the building.

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6 Bushfire Management Statement

6.1 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.*

Compliance with these objectives at Clause 53.02-4.1 is proposed via the following Approved measures.

6.1.1 Approved measure 2.1 Landscape

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

As identified in Section 5 the landscape is **not one** of extreme bushfire risk. Whilst a, landscape scale bushfire could impact the site, the speed and intensity of a fire approaching from the **south**, will be somewhat moderated by residential land managed to low fuel levels surroundings of the proposal and of areas of low threat and/or non-vegetated areas.

To the **south** there are contiguous **bushland** areas and the possibility of a potential fire run in extreme weather conditions of high temperatures and low humidity is feasible.

It is proposed that the risk can be mitigated to an acceptable level by implementing bushfire protection measures in compliance with the BMO requirements including BAL construction standard, commensurate defensible space, provision of a water supply for firefighting, ensuring good access and egress are available for occupants and emergency services and, most importantly, management planning in the form of a Bushfire Emergency Management Plan.

6.1.2 Approved measure 2.2 Siting

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

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

For future development both houses are sited to have maximum distance from hazard vegetation from all aspects. Sufficiently distant to achieve **BAL-12.5** defensible space and if any modifications occur to adjacent property there is ample space to re-site a future development to achieve **BAL-12.5** defensible space.

The buildings sufficiently distant from hazardous vegetation such that 'Table 2' to Clause 53.02-5 setbacks are achieved (please refer to Defensible Space Map 3).

For future development both houses are close to a public road enabling access and egress in compliance with BMO requirements for emergency vehicles and occupants/visitors.

6.1.3 Approved measure 2.3 Design

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

N/A

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6.2 Subdivision objectives

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

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

6.2.1 Defendable space AM 5.1

An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:

- The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5.
- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.

Bushfire hazard assessment classified vegetation is 'woodland' and 'modified' details of the defendable space requirement for proposed lots is provided in **Figure 8** of this report.

6.2.2 Subdivision Proposal AM 5.2

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- Each lot satisfies the approved measure in AM 2.1.
- A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defendable space in accordance with:

- Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or
- Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.

The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.

- Defendable space wholly contained within the boundaries of the proposed subdivision.

In the future, if any of the houses are developed vegetation management will be provided within the subdivisions boundary as shown each lot in Appendix 6. Defendable Space is in accordance with Clause 53.02-5 Table 2

- Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.

In the future, lot 1 house is developed the assessed areas classified as 'excludable' due to low threat vegetation, defendable space can utilise the communal land and adjacent lot where vegetation is maintained to very low fuel levels meeting the requirements in accordance with Table 6 of Clause 53.02-5 defendable space vegetation management. *Details for each lot's def. space is provided in Figures 8 & 9* **Lot 1 & 2** def. space is within adjacent property complying with Table 6 standards.. Defendable space is in accordance with Clause 53.02-5 Table 2 to be provided for **25m or to property boundary whichever is lesser**.

- Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.

Is achievable within the proposed subdivision **for future development**.

- Water supply and vehicle access that complies with AM 4.1.

For future development water supply can be achieved via AM4.1 please refer to Section 6.3 of this statement.

6.2.3 AltM-53.02-2 Alternative measures defendable space

An alternative measure may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.

Proposed Lots defendable space utilises **adjacent residential land, south of the proposed subdivision**. The objective of vegetation management is met and will be implemented in perpetuity. The land utilised as defendable space is occupied and used as permanent residence with the vegetation maintained to very low fuel levels (**pls refer Photo 4**) in accordance with Clause 53.02-5 Table 6 standards.

Bushfire hazard landscape.

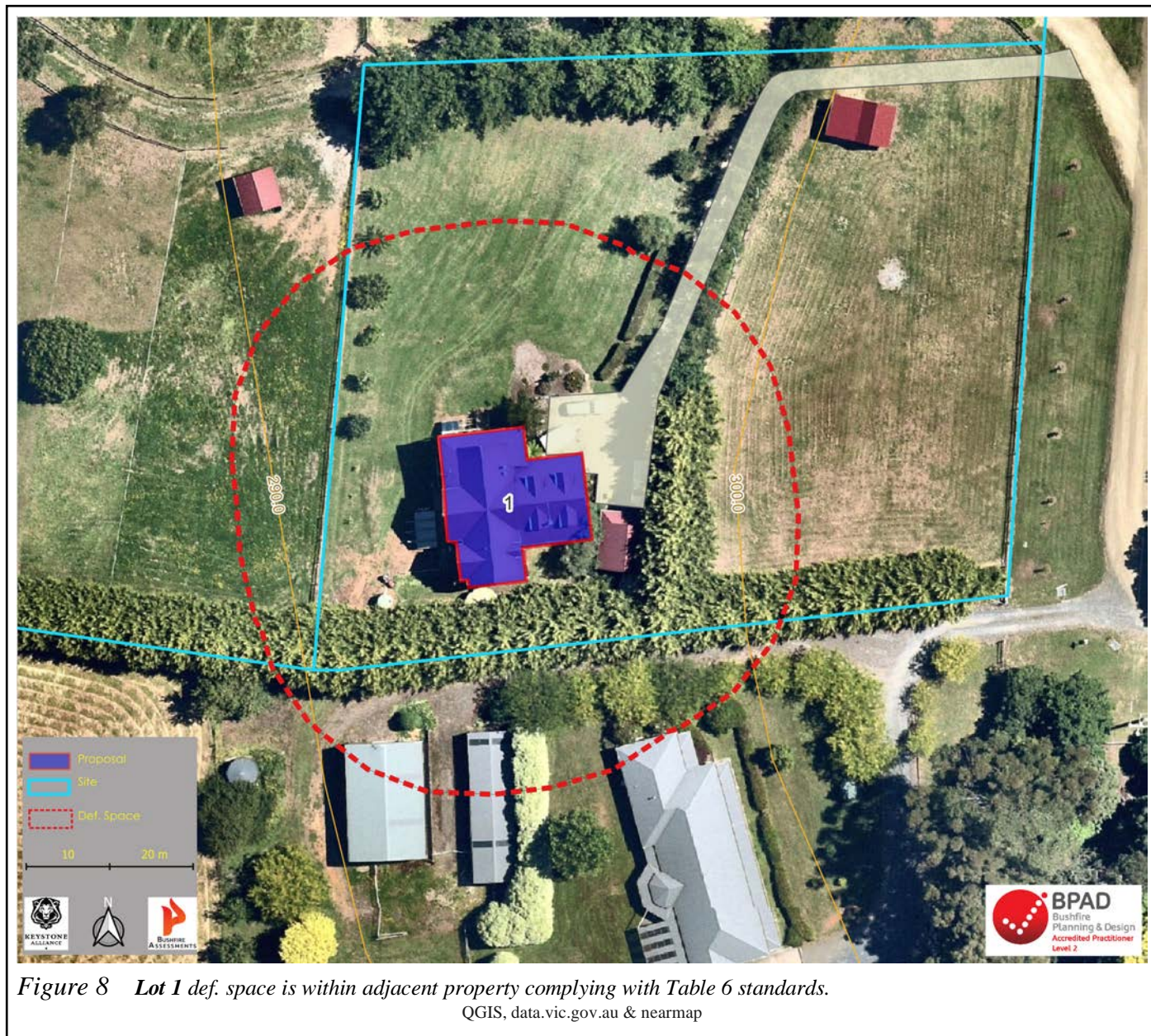
The local landscape character surrounding the property is most attributable to **Landscape Type 1** details provided in **Section 5.1.1** of this report.

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6.3 Defendable space

Future development of a habitable building within **Lot 1** can be constructed with a **BAL-12.5**

For classified vegetation **grassland on a 5-10° downslope** required def. space is **25m or to property boundary whichever is lesser** from the edges of the proposal as shown below in **Figure 8** corresponding to Clause 53.02-5 Table 2.



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Future development of a habitable building within **Lot 2** can be constructed with a **BAL-12.5**

For classified vegetation **grassland on a 5-10° downslope** required def. space is **25m or to property boundary whichever is lesser** from the edges of the proposal as shown below in **Figure 9** corresponding to Clause 53.02-5 Table 2.

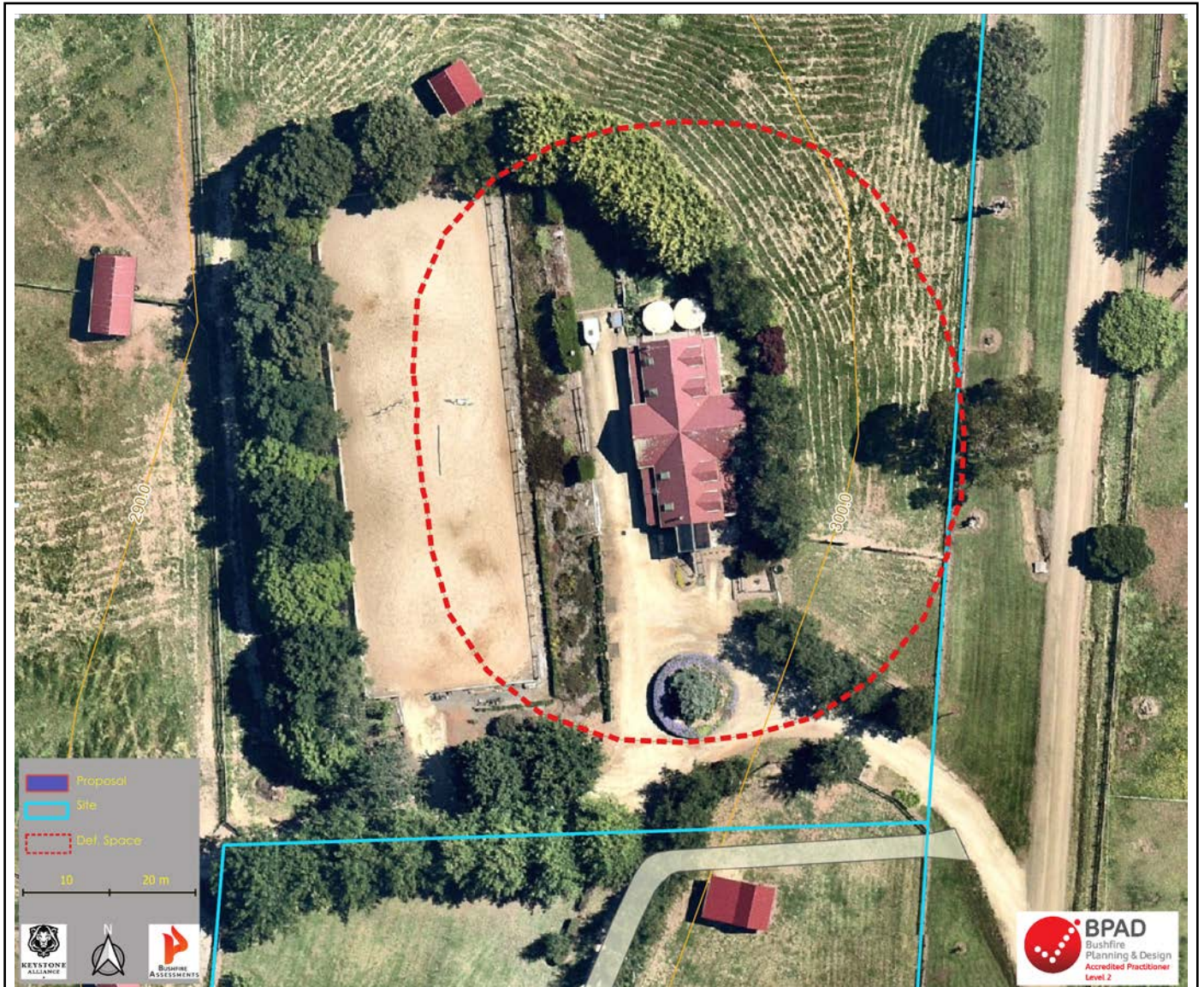


Figure 9 Lot 2 def. space is within adjacent property complying with Table 6 standards.
QGIS, data.vic.gov.au & nearmap

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The two parcels have an area of **67,913** m² of land. The subdivision proposes **2** lots with an area for Lot1 **5,294m²** & Lot2 **62,622m²**.

The proposed subdivision will create **2** lots.

Vegetation within the proposed subdivision is to be regularly maintained to low fuel levels, in perpetuity. The proposed subdivision will increase the current bushfire protection measures in place, thus mitigating overall risks. If the status quo is maintained, no additional bushfire protection measures are currently enforceable under the Planning Scheme.

The subdivision approval will require implementation of *static water supply*, dedicated for firefighting purposes. Vegetation management will be implemented; the subject land will be maintained in accordance with defensible space standards as in Clause 53.02-5 Table 6.

Therefore, subdividing the land increases the standards and provisions for bushfire protection.

6.4 Water supply and access objectives

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

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

These objectives can be achieved via Approved measures 4.1 (AM 4.1):

'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

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

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

For future development only, it is proposed that a minimum total capacity of **10,000**-litres be provided for **Lot 1 & 2** as a dedicated static water supply for bushfire firefighting only.

Access

For future development only internal roads will provide access in accordance with the vehicle access design and construction specifications in Table 5 to Clause 53.02-5 (detail provided as Appendix 4).

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7 Clause 13.02-1S Bushfire

Clause 13.02-1S Bushfire has the objective to “strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life”. This clause applies to land within the Bushfire Prone Area (BPA), BMO or proposed to be used or developed in a way that may create a bushfire hazard. Clause 13.02-1S contains five strategies to meet the objective, being:

- Protection of human life;
- Bushfire hazard identification and assessment;
- Settlement planning;
- Areas of high biodiversity conservation value; and
- Use and development control in a BPA.

This development addresses the requirements of Clause 13.02-1S in several ways. It is considered that the development can appropriately prioritise the protection of human life by ensuring that the proposed building within the development will not be exposed to a radiant heat flux of more than **12.5 kilowatts/square metre**, which is commensurate to a BAL **12.5** construction standard.

The lot is **67,913 m²** and is required to provide a minimum static water supply for each **Lot (1 & 2)** of **10,000 litres** as per Table 4 to Clause 53.02-5. Vehicles can easily access the development since its on a main public road.

This report identifies the bushfire hazard and applies the standard site assessment methodology used in AS3959-2018 and Clause 53.02, which is applied to developments in the BMO and is based on the best available science. The bushfire modelling inputs that form the basis for this methodology factor in vegetation type (e.g. Woodland, Grassland), potential fuel-loads in a long-unburnt vegetation community, weather conditions on higher bushfire risk days (e.g. wind speed, fuel moisture content, days since last rainfall) and the effect of slope gradient on the way fire travels through unmanaged vegetation. The site assessment process and desktop assessment using GIS software has determined the most appropriate vegetation type and commensurate slope category for each section/aspect of unmanaged vegetation.

Non-vegetated areas such as dwellings, roads, driveways and footpaths are considered part of a landscape in which a building would be rated as BAL-LOW (AS3959- 2018). Occupants will be able to move towards areas rated as BAL-LOW by travelling in a generally **western or eastern** direction into a highly urbanised area, or at the more localised scale, directly **south** on **Ford Road** leading to a developed area or NSP.

The CFA specify that areas where development should not proceed could include:

- Isolated settlements where the size and/or configuration of the settlements will be insufficient to modify fire behaviour and provide protection from a bushfire.
- Where bushfire protection measures will not reduce the risk to an acceptable level.
- Where evacuation (access) is severely restricted.
- Where the extent and potential impact of required bushfire protection measures may be incompatible with other environmental objectives or issues, e.g. vegetation protection, land subject to erosion or landslip’ (CFA, 2015).

None of these criteria or characteristics are applicable to the area of the proposed

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8 Overall Conclusion

The proposed development has been assessed under Clause 53.02 & AS 3959 – 2018.

An assessment of the site conditions & adjoining property has categorised this site as “**BAL 12.5**” fire risk, with Sections 3 & 5 utilised for the building construction under AS3959 and is subject to the recommendations outlined above.

The proposed development has been sited and designed to avoid on and off-site constraints. AS3959 2009 ‘Construction of buildings in a bushfire prone area’ describes **risk category for:**

- **BAL – 12.5 as: “Ember Attack”**
- BAL – 19 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 12.5-19KW”
- BAL – 29 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 19-29KW”
- BAL – 40 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux with the increased likelihood of exposure to flames.
- BAL – FZ as: Direct exposure to flames from fire front in addition to heat flux and ember attack.

The final categorization of this site is subject to the relevant fire authority (CFA/MFB) review and approval.

Overall, the proposed development meets the requirements of the BMO and Clause 53.02– Bushfire Protection: Planning requirements.

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Appendix 1: BMO vegetation management standards

Clause 53.02.5 Table 6 Vegetation management requirement

Vegetation management requirement

Defendable space is provided and is 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 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

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Appendix 2: BMO static water supply requirements

Table 4 from Clause 53.02-5

Table 4 Water supply

Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

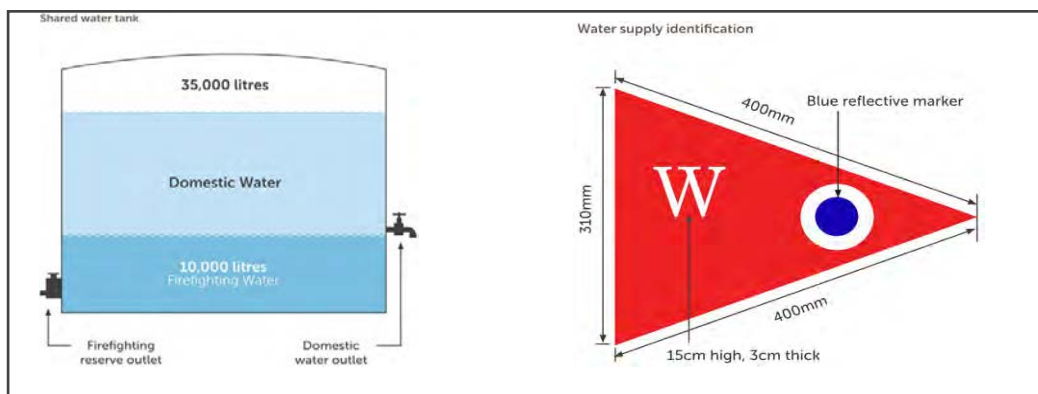
Water tank

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Note 2: Fittings must be in accordance with the published requirements of the relevant fire authority.

requirements

'The water supply should be stored in an above ground water tank constructed of concrete, steel or corrugated iron. The water supply should be identified. The water supply may be provided in the same water



tank as other water supplies provided they are separated with different outlets'.

CFA Fittings (CFA, 2014b)

'If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65mm fitting is equivalent to the old 2 1/2 inch. A 65 mm BSP (2 1/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

Diagram 1 below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65mm tank outlet, two 65 mm ball or gate valves with a 65mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling'

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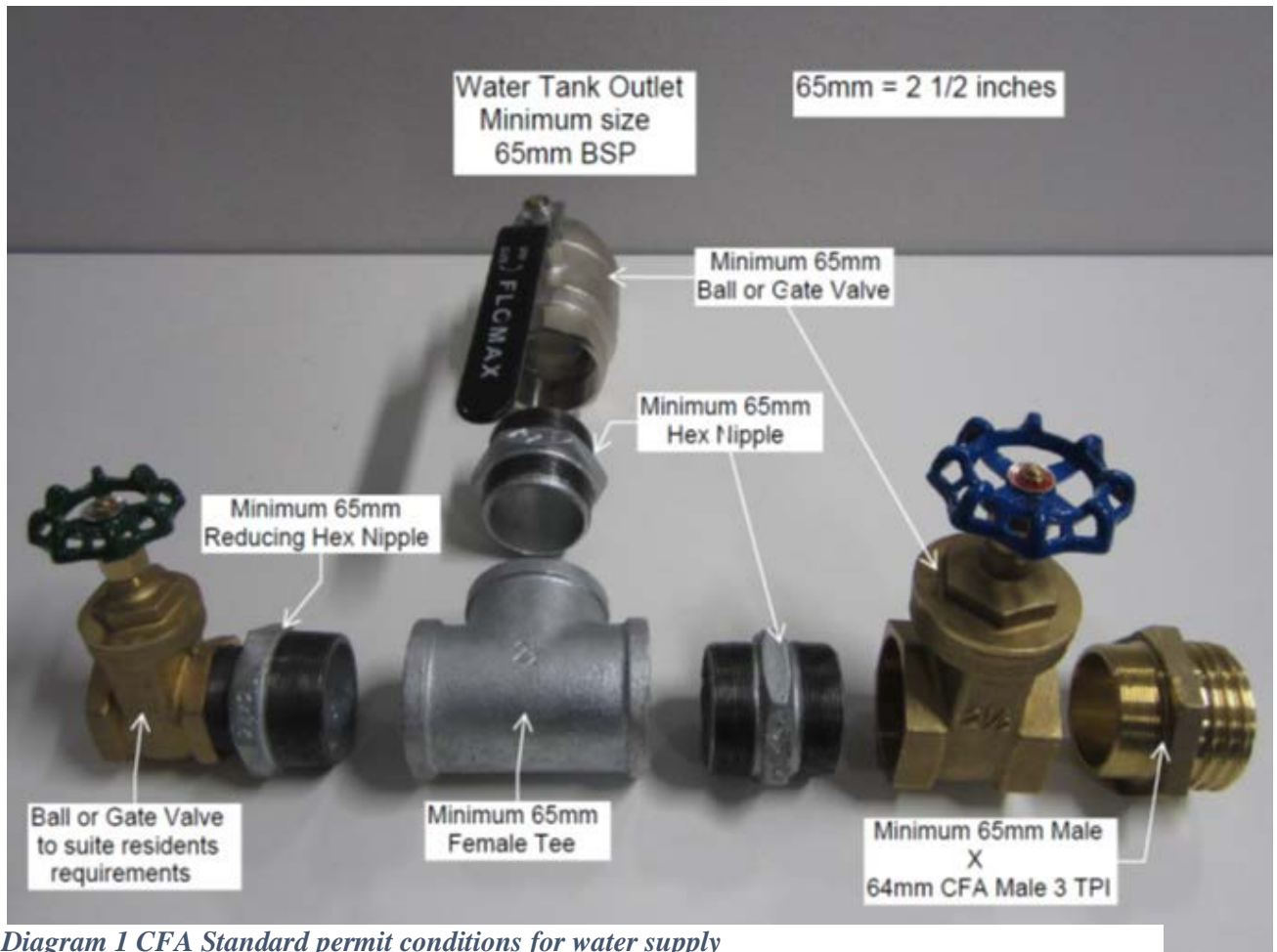


Diagram 1 CFA Standard permit conditions for water supply

Conditions required for all applications

'Show [xx litres] of effective water supply for firefighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal'.
- Include a separate outlet for occupant use.

Additional conditions to apply if a 10,000-litre water tank is used and access is required

The water supply must also –

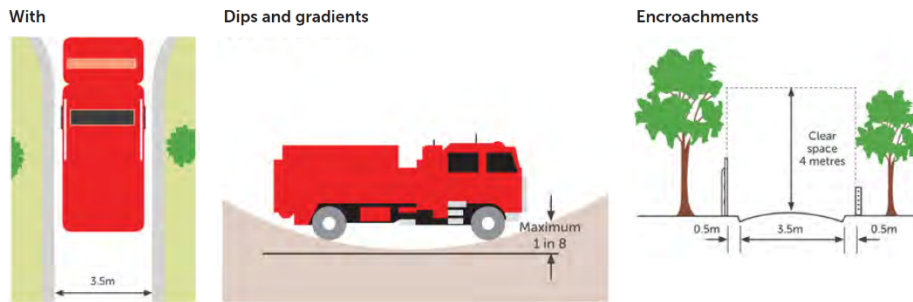
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the access way and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65millimetre) 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)

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Appendix 3: BMO access requirements

Where the length of access is greater than 30 metres the following design and construction requirements apply:

- 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 of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A load limit of at least 15 tonnes and be of all-weather construction.
- 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.
- A cleared area of 0.5 metres is required to allow for the opening of vehicle doors along driveways.



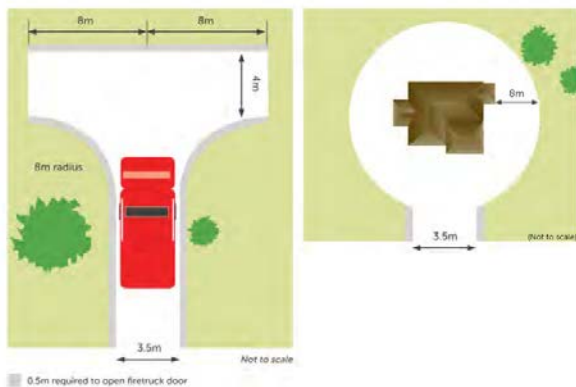
Practice Note 65 | Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes

Access between 100 metres to 200 metres in length

In addition to the above:

A turning area for fire fighting vehicles must be provided close to the building by one of the following:

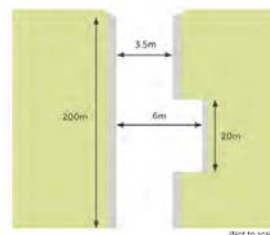
- a turning circle with a minimum radius of 8 metres
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.



Access greater than 200 metres in length

In addition to the above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.



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

Page 1 of 1

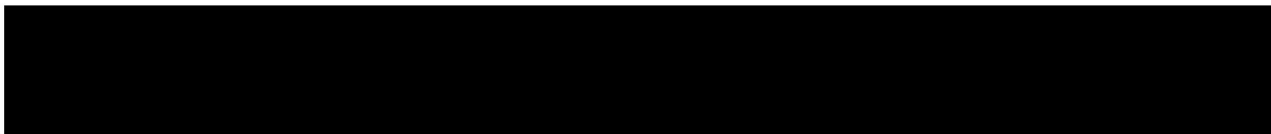
VOLUME 10404 FOLIO 895

Security no : 124112554489S
Produced 11/02/2024 01:35 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 421417S.
PARENT TITLES :
Volume 10395 Folio 396 to Volume 10395 Folio 397
Created by instrument PS421417S 02/10/1998

REGISTERED 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 PS421417S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

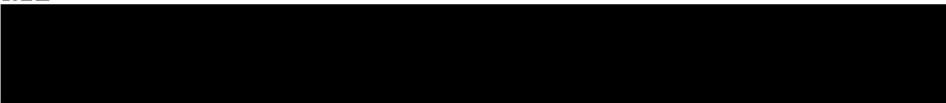
-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 19 FORD ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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PLAN OF SUBDIVISION		Stage No. /	LTO use only EDITION 3	PS 421417 S
Location of Land Parish: GEMBROOK Township: _____ Section: _____ Crown Allotment: 44(PART) Crown Portion: _____ LTO base record: CHART No. 2 Title References: VOL 10395 FOL 396 VOL 10395 FOL 397 Last Plan Reference: TP11492B LOTS 3+4 Postal Address: WILLIAM STREET EMERALD AMG Co-ordinates: E 364 800 Zone 55 (Of approx. centre of plan) N 5799 450		Council Certification and Endorsement Council Name: CARDINIA SHIRE COUNCIL Ref: 598/068 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Delegate Date 18/8/98		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
Nil	Nil	Notations		
		Staging This is /is not a staged subdivision Planning Permit No.		
		Depth Limitation: Does not apply		
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Survey: - This plan is / is not based on survey. REFER APPLn. 78898E & APPLn. 78899C SEC 103 To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no.				
Easement Information				LTO use only _____
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance / Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2.01	LP 13266	LOTS ON LP 13266
E-2	DRAINAGE	2	AE663777B	CARDINIA SHIRE COUNCIL
				Received <input checked="" type="checkbox"/> Date 28/8/98
				LTO use only _____ PLAN REGISTERED TIME 1:55 pm DATE 2/10/98 Assistant Registrar of Titles
				SHEET 1 OF 2 SHEETS
NICHOLAS PETRIS & ASSOC. P/L ACN 005 633 081 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS LAND SURVEYORS Unit 1 1569 Burwood Highway, Belgrave 3160 Telephone: (03)9754 3930 Fax: (03)9752 5069		LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN SIGNATURE _____ DATE 3/7/98 REF 3591/6 VERSION 1		_____ DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

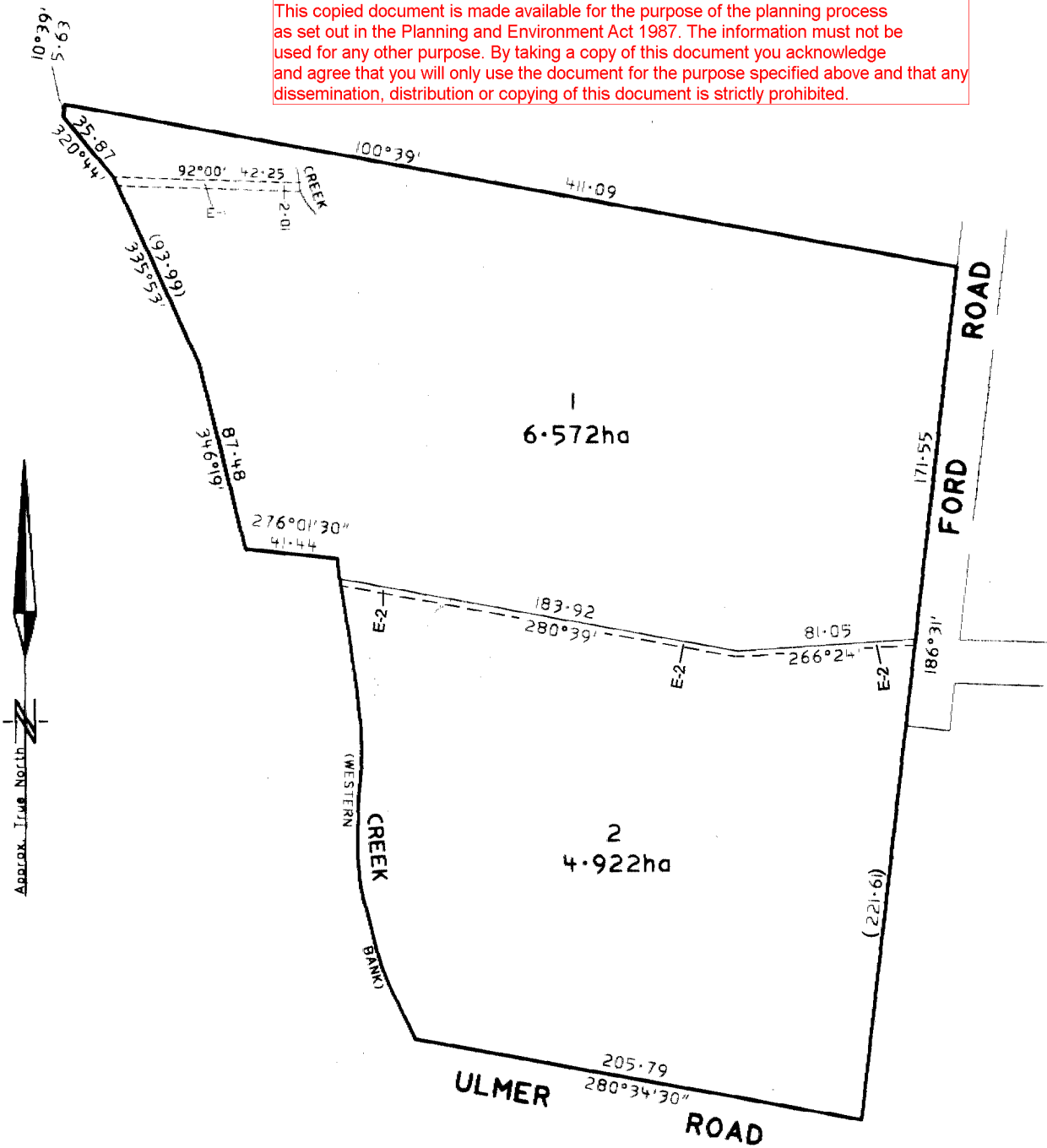
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 421417 S

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NICHOLAS PETRIS & ASSOC. P/L

ACN 005 633 081
 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS
 LAND SURVEYORS
 Unit 1 1569 Burwood Highway, Belgrave 3160
 Telephone: (03)9754 3930 Fax: (03)9752 5069

SHEET 2 OF 2 SHEETS

ORIGINAL	SCALE
SHEET SIZE	20 0 20 40 80
A3	1:2000
LENGTHS ARE IN METRES	

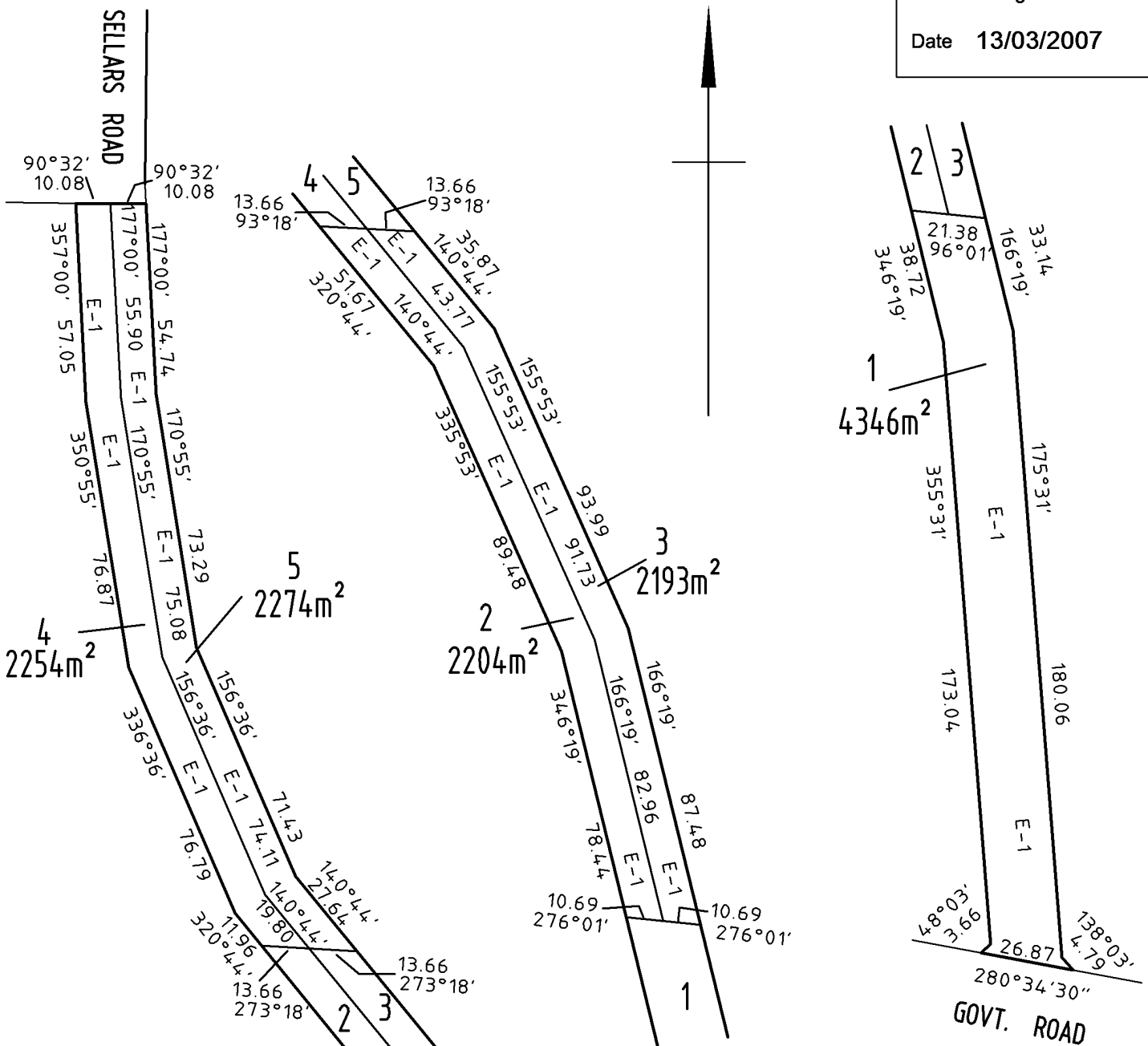
LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN
 SIGNATURE _____ DATE 3/7/98
 REF 3591/6 VERSION 1

DATE _____
 COUNCIL DELEGATE SIGNATURE _____

EDITION 1	TITLE PLAN	TP 904419J
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Location of Land: Parish : Gembrook Crown Allotment : 43 (PT) & 44(Pt) Crown Portion : --- LTO Base Record : DCMB Title References : Vol. 5583 Fol. 550	Notations MGA Co-ordinates : E 364 680 Zone 55 (Of Centroid/Paracentroid) N 5 799 900 Last Plan Reference : Sellars Road on LP 13266 Depth Limitation: Nil.
---	--

A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				THIS PLAN HAS BEEN PREPARED FOR THE LAND TITLES OFFICE Checked by IT Assistant Registrar of Titles Date 13/03/2007	
Easement Ref:	Purpose	Width (metres)	Origin		Land Benefited / In Favour Of
E-1	As provided for by section 207(C) LGA 1989	See plan	As provided for by section 207(C) LGA 1989		Cardinia Shire Council



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I certify that this plan agrees with Title.