Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	**LD PS420429 V10428 F191** **160 Holm Park Road, Beaconsfield VIC 3807**
The application is for a permit to:	**Use and development of the land for a dwelling**

APPLICATION DETAILS

The applicant for the permit is:	[redacted]
Application number:	**T220661**

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:

05 July 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:

- 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.

Application is here

1 Application lodged — 2 Council initial assessment — 3 Notice — 4 Consideration of submissions — 5 Assessment — 6 Decision

6 May 2024

[redacted]

Statutory Planning
Cardinia Shire Council

Lodged Electronically

Dear [redacted]

Address: **160 Holm Park Road Beaconsfield**
Council Ref: **T220661**
Re: **Amended Permit Application**

Connect Town Planning continues to act as permit applicant in respect to the property at 160 Holm Park Road Beaconsfield and the application for planning permit **T220661**.

Following recent meetings and discussions with Council planning officers, we are pleased to attach for Council's consideration and advertising an amended permit application lodged under section 50A of the Planning & Environment Act 1987. We note that while notice letters were sent to adjoining properties previously, the advertising as required under the Act was not fully carried out and complete notice was not given. We expect that Council will advertise these amendments as necessary to affected properties.

The following amended and updated reports and documents are attached for consideration:

- Updated architectural plans, prepared by *VAASTU Pty Ltd,* reference Revision C
- Updated Landscape plan, prepared by *Landscapes by Design,* dated 2 May 202.
- Amended Permit Application Form.

The amendments that are being made to the application follow extensive discussions and site meetings held with Council staff and involve a consideration reduction of the proposed development and repositioning further away from the property boundaries. The changes reduce the visual appearance and impact of the proposed dwelling within the landscape setting and address concerns raised by nearby properties in respect to the scale and impact of the proposal.

The following changes have been made to the proposal:

- Change in the dwelling from a double storey to single storey built form. The change to a single storey form means that the overall maximum building height has been reduced by over 3.0m above natural ground level. The building now sits considerably lower in the landscape, and due to its generous setbacks from all property boundaries, its visual presence has been significantly reduced.

The reduced height of the building will ensure that it will sit below the natural canopy of existing large established trees which are to be retained on the site.

- Repositioning of the dwelling further from the north boundary so that less of the dwelling will be visible from Holm Park Road.
- Amendments to the proposed external materials and finishes including the introduction of a more muted and natural/earthy colour tones and finishes. The finishes now also include natural external Sycon timber look cladding.
- The architecture of the building has been modified by removing previous projecting framing elements to create a simpler and more modest architectural expression in response to the natural landscape setting.
- A revised landscape plan has also been prepared which includes the planting of extensive native tree canopy cover along the proposed driveway.

Further to the submission of the amended application material, we take this opportunity to respond to a number of concerns raised by nearby properties during the 2023 notice period which include:

- *Size and location of dwelling.*
  Several of the objections received raised concerns regarding the location of the dwelling, its size and associated impact on the area. As noted above, the application is being amended to reduce the size of the proposed dwelling to a single level structure.

  Its siting on site has been carefully considered in light of the site's constraints and opportunities. These include considerations relating to limiting impacts on existing vegetation, meeting defendable space requirements under the Bushfire Management Overlay, setbacks and keeping clear of the electricity easement which traverses the site and providing adequate and suitable setbacks to neighbouring properties. The location of the house is also considerate of the natural topography of the land and the desire to reduce the amount of cut and fill that would be required if the house was sited elsewhere on the land where the slope is considerably greater than the current location.

  The location chosen is the most suitable position for the house in consideration of the site constrains noting that it will be setback over 45m from the closest boundary (west) and over 120m from Holm Park Road.

  The new revised single storey form, amended architectural response and its siting substantially setback from the property boundaries will ensure that it will have an acceptable visual impact on natural landscape of the immediate area. It must also be noted that there are numerous properties, including large homes, which have been built in the area including within the Conservation Zone and which are visible from the public realm. Ultimately, the policy considerations do not require development to be invisible. Rather new works should be considerate of its natural setting, reduce impacts on vegetation and consider the threat of life from bushfire threat. In balancing these objectives, it is considered that the proposal

appropriately responds and addresses these issues and is an acceptable outcome from a built form and siting perspective.

- *Driveway location and access from Holm Park Road.*
  The location of the new driveway has been chosen to provide a safe and convenient point of access to the new dwelling and positioned to be clear of existing established trees in the road reserve and within the subject site. Consideration has also been given to ensuring that the proposed driveway grades meet the requirements of the CFA and for emergency services vehicles. The new driveway is located close to the bitumen section of Holm Park Road and given traffic generation will be limited to domestic volumes, it is not anticipated that the additional traffic associated with the dwelling will have a negative impact on the operation of the road network. It should also be noted that there are only a handful of properties located east of the subject site with access to and from Holm Park Road therefore current traffic volumes are limited.

  A suggestion was included to relocate the driveway to O'Neil Road however the land is too steep along that frontage to provide for a safe access point and driveway.

- *Overlooking*
  The dwelling is sited at least 45m away from the closest property boundary which will ensure that there will be no unreasonable overlooking opportunities created. We note that while Clause 54 ResCode does not apply to this application, the relevant overlooking assessments under Standard A15 restrict views only within 9m. Given the substantial setback and single storey form of the dwelling, there will be no unreasonable overlooking into adjoining properties.

- *Impacts on wildlife*
  The proposed dwelling is sited in a section of the property which is clear of vegetation and as such there will be no direct impacts on flora and fauna. We understand that a mob of kangaroos visits the site regularly and works associated with the dwelling are not expected to directly impact the mob. It should also be noted that the site has an overall area of over 17.3ha and there is adequate space across the site for the kangaroos to remain on site after the dwelling is constructed and without impacting their habitat. Appropriate considerations under a construction management plan can be enforced via a condition on the permit in respect to construction activity and requirements during works taking place on site should a permit issue.

We trust that the attached information and responses provided above provide Council with the necessary documentation to enable the application to be considered and advertised.

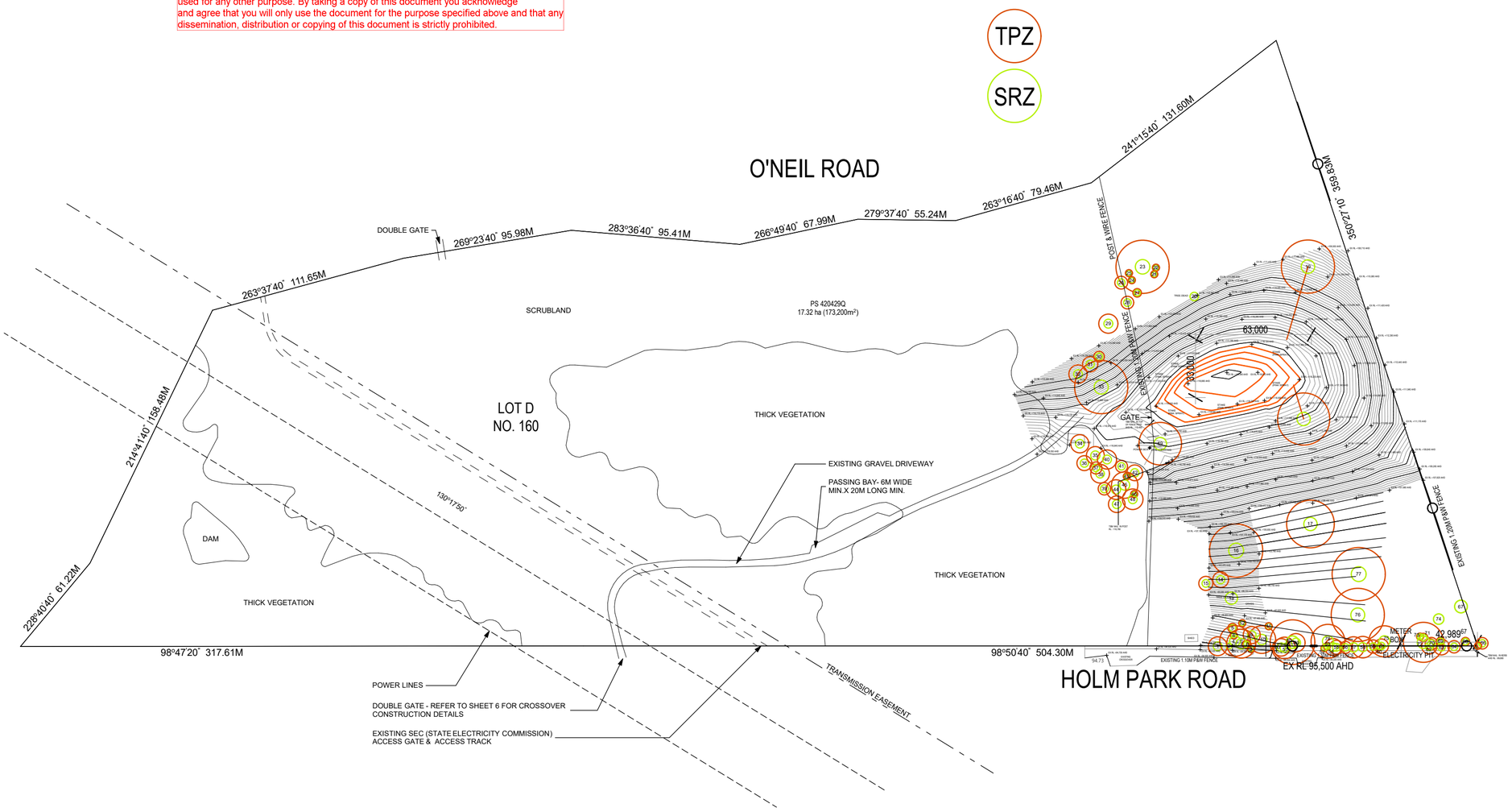
Please contact the undersigned on [redacted] or by email at [redacted] if you have any questions regarding this correspondence.

Yours sincerely

[redacted]

[redacted]

Connect Town Planning



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NEIGHBOURHOOD AND SITE DESCRIPTION
ON A2 SCALE 1:2000

TOWN PLANNING SUBMISSION

160 Holm Park Road, Beaconsfield VIC

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Issue	Revision	Date	In.
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Amendments

Client

Project Name and Location
160 Holm Park Road, Beaconsfield VIC,

Drawing Title
NEIGHBOURHOOD AND SITE DESCRIPTION

Scale	Sheet	Job no.
As Shown	01/09	2207

Drawn	Checked	Approved
NT	NT	NT

Drawing no. SD 1001

Issue C

VAASTU
VAASTU PTY. LTD
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TREE LEGEND

TPZ

SRZ

PHOTO 2 : ONIEL ROAD PHOTO MONTAGE LOCATION

O'NEIL ROAD

263°37'40" 111.65M

269°23'40" 95.98M

283°36'40" 95.41M

266°49'40" 67.99M

279°37'40" 55.24M

263°16'40" 79.46M

241°15'40" 131.60M

360°27'10" 358.83M

214°41'40" 158.48M

228°40'40" 61.22M

98°47'20" 317.61M

98°50'40" 504.30M

PROPOSED BUILDING ENVELOP
63M X 33M = 2,079 SQM

61M RADIUS BUILDING DEFENDABLE SPACE (FIRE)

61M RADIUS BUILDING DEFENDABLE SPACE (FIRE)

EXISTING 1.2M PAW FENCE

63.000

33.000

10,000L WATER TANK

DRIVEWAY ENCHROACHMENT IN TPZ OF TREE 18
=(30.75/678.52)
=4.5%<10%

TURNING AREA FOR FIRE FIGHTING VEHICLE AS PER BMO ACCESS REQUIREMENTS

NOTE :
Access of the dwelling to reticulated electricity & water (either potable or RWT)

DRIVEWAY ENCHROACHMENT IN TPZ OF TREE 80
=(47.25/498.5)
=9.5% <10%

DRIVEWAY ENCHROACHMENT IN TPZ OF TREE 78
=(20/285.18)
=7% <10%

EXISTING 1.2M PAW FENCE

EXISTING 1.2M PAW FENCE

EXISTING 1.2M PAW FENCE

EXISTING 1.10M P&W FENCE

42.980

EX RL 95.500 AHD

ELECTRICITY METER POWER PIT

HOLM PARK ROAD

PHOTO 1 : HOLM PARK RD PHOTO MONTAGE LOCATI

3 - 003_Oneil Road
ON A1 SCALE 1:12.12

2 - 002 Liam Court
ON A1 SCALE 1:10.67

1 - 001_HOLM PARK ROAD
ON A1 SCALE 1:4

PROPOSED SITE PLAN AND DESIGN RESPONSE
ON A2 SCALE 1:2000

TOWN PLANNING SUBMISSION

160 Holm Park Road, Beaconsfield VIC

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B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Amendments

Client	Scale: As Shown	Sheet: 02/09	Job no.: 2207
Project Name and Location: 160 Holm Park Road, Beaconsfield VIC,	Drawn: NT	Checked: NT	Approved: NT
Drawing Title: PROPOSED SITE PLAN AND DESIGN RESPONSE	Drawing no.: SD 1002		Issue: C

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63,000

33,000

10,280

10,000 L WATER TANK
(1150W x 4000L x 2250H)

PROPOSED ALFRESCO
Fl RL +118,000 to AHD
118 m²
ALFRESCO
18.8M X 4.3M

PROPOSED ALFRESCO
Fl RL +118,000 to AHD

BED 05
MASTER BEDROOM
12.5M X 5.0M

BED 06
5.5M X 5.2M

ENSUITE 06
4.2M X 2.1M

DOG ABODE
4.4M X 1.8M

WIR 06
3.6M X 2.1M

SPICE KITCHEN
TILES
6.0M X 5.6M

LNDRY
TILES
4.8M X 4.3M

KITCHEN
6.5M X 3.6M

PROPOSED
FFL +118,000 to AHD

DINING
6.5M X 4.5M
21.25 m²

PROPOSED GRD
Fl RL +118,000 to AHD

INFORMAL LIVING
9.0M X 6.5M

HOME THEATRE
6.4M X 5.5M

WIR 05 (HIS/HERS)
6.3M X 3.4M

ENSUITE 05
5.4M X 4.0M

LEISURE AREA
5.0M X 4.6M

ENSUITE 04
2.5M X 2.4M

WIR 04
2.4M X 2.4M

BED 04
5.0M X 4.0M

BED 03
5.0M X 4.0M

WIR 03
2.4M X 2.4M

ENSUITE 03
2.5M X 2.4M

MUD ROOM
8.5M X 3.5M

PROPOSED GARAGE
Fl RL +117,000 to AHD

GARAGE
14.0M X 6.2M
112.75 m²

GROUND FLOOR
1,073 m²

PROPOSED GRD
Fl RL +118,000 to AHD

PROPOSED GROUND
FLOOR RL 118,000 to AHD

TEMPLE/MEDITATION RM
6.0M X 4.5M

AIRHOCKEY/KIDS PLAY RM
5.0M X 5.0M

PWD RM
2.4M X 2.4M

POOL BTHRM
2.7M X 2.4M

INDOOR HEATED POOL AND SPA
AQUATIC AREA
11.0M X 9.0M

POOL BAR
3.6M X 2.0M

PROPOSED POOL
Fl RL +118,000 to AHD
141.25 m²

FORMAL LIVING
9.0M X 5.0M

OFFICE
5.0M X 4.6M

BED 02
6.0M X 5.0M

WIR 02
4.0M X 2.5M

ENSUITE 02
4.0M X 2.4M

WIR 01
4.0M X 2.5M

ENSUITE 01
4.0M X 2.4M

BED 01
7.0M X 5.0M

106.5 m²

51.25 m²

GYM
5.0M X 5.0M

PROPOSED COURTYARD
Fl RL +118,000 to AHD

PROPOSED COURTYARD
Fl RL +118,000 to AHD

PROPOSED PORCH
Fl RL +118,000 to AHD
33 m²

16.5 m²

PROPOSED COURTYARD
Fl RL +118,000 to AHD

PROPOSED COURTYARD
Fl RL +118,000 to AHD
40.5 m²

PROPOSED COURTYARD
Fl RL +118,000 to AHD

PROPOSED DRIVEWAY
Fl RL +117,400 to AHD

PROPOSED DRIVEWAY
Fl RL +117,400 to AHD

PROPOSED DRIVEWAY
Fl RL +117,400 to AHD

PROPOSED DRIVEWAY
Fl RL +117,500 to AHD

PROPOSED DRIVEWAY
Fl RL +117,500 to AHD

PROPOSED DRIVEWAY
Fl RL +117,500 to AHD

PROPOSED DRIVEWAY
Fl RL +117,500 to AHD

PROPOSED DRIVEWAY
Fl RL +117,000 to AHD

8,000

8,000

3,000

42 m²

30.5 m²

EX RL +117,000 to AHD
EX RL +116,600 to AHD
EX RL +116,800 to AHD
EX RL +117,000 to AHD
EX RL +117,200 to AHD
EX RL +117,400 to AHD
EX RL +117,600 to AHD
EX RL +117,800 to AHD
EX RL +118,000 to AHD
EX RL +118,200 to AHD
EX RL +118,400 to AHD
EX RL +118,600 to AHD
EX RL +118,800 to AHD

118.0
119.24
119.0
119.0
118.0
118.0
117.0

PROPOSED BUILDING ENVELOPE
63M X 33M = 2,079 SQM

TURNING AREA FOR
FIRE FIGHTING VEHICLE
AS PER BMO ACCESS
REQUIREMENTS

NOTE :
Access of the dwelling to reticulated electricity & water (either potable or RWT)

DRIVEWAY
ENCHROACHMENT
IN TPZ OF TREE 18
=(30.75/678.52)
=4.5% <10%

18

AVERAGE GRADE MAX 1:7

RAMP
D 1:7
0 MM
NG
MM UP

1
-

GROUND FLOOR PLAN
ON A1 SCALE 1:100

TOWNPLANNING SUBMISSION

160 Holm Park Road, Beaconsfield VIC

N

Issue	Revision	Date	In.
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Amendments

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Client			
Project Name and Location 160 HOLM PARK ROAD, BEACONSFIELD VIC			
Drawing Title GROUND FLOOR PLAN 1:100			
Scale As Shown	**Sheet** 03/09	**Job no.** 2207	
Drawn NT	**Checked** NT	**Approved** NT	
Drawing no. SD 2001		**Issue** C	

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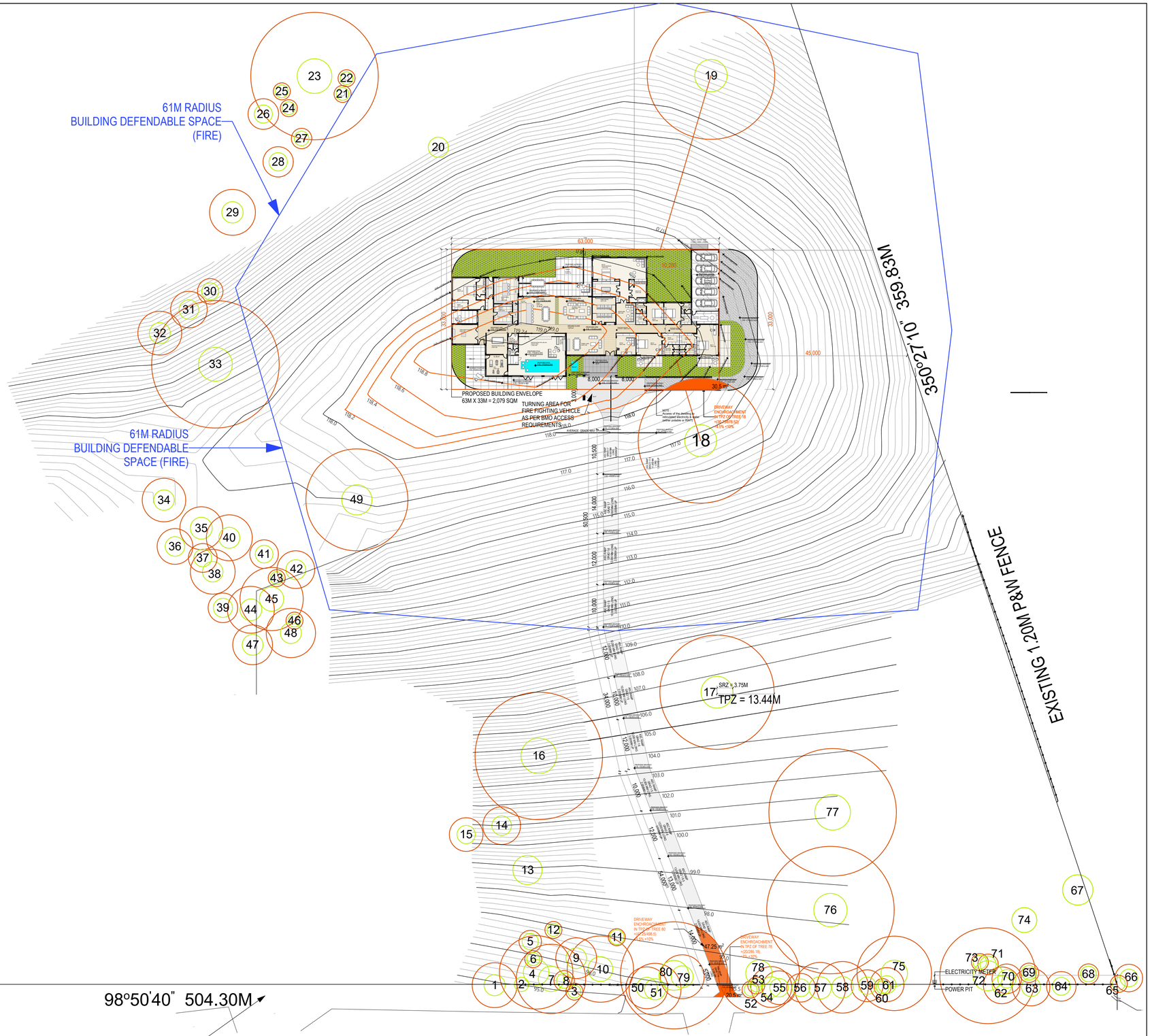

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GROUND FLOOR PLAN
ON A1 SCALE 1:500

TOWNPLANNING SUBMISSION

160 Holm Park Road, Beaconsfield VIC

N

Issue	Revision	Date	In.
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Amendments

Client	Scale: As Shown	Sheet: 04/09	Job no.: 2207
Project Name and Location: 160 HOLM PARK ROAD, BEACONSFIELD VIC	Drawn: NT	Checked: NT	Approved: NT
Drawing Title: GROUND FLOOR PLAN 1:500	Drawing no.: SD 2002		Issue: C

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200MM FILL AREA
NOT CUT OR FILL AREA
200MM CUT AREA
400MM CUT AREA
600MM CUT AREA
800MM CUT AREA
1000MM CUT AREA
2500MM CUT AREA

NOTE : MAX CUT REQUIRED FOR DWELLING = 1,440 MM
MAX FILL REQUIRED FOR DWELLING= 200 MM
MAX FILL REQUIRED FOR GARAGE = 200 MM
MAX CUT REQUIRED FOR POOL = 2,500 MM

1,000MM CUT AREA
800MM CUT AREA
600MM CUT AREA
400MM CUT AREA
200MM CUT AREA

EX RL +117,000 to AHD
EX RL +117,200 to AHD
EX RL +117,400 to AHD
EX RL +117,600 to AHD
EX RL +117,800 to AHD
EX RL +118,000 to AHD
EX RL +118,200 to AHD
EX RL +118,400 to AHD
EX RL +118,600 to AHD
EX RL +118,800 to AHD

PROPOSED LANDSCAPE AT NATURAL GRADE

PROPOSED GROUND FLOOR RL 118,000 to AHD

PROPOSED POOL FI RL +118,000 to AHD

PROPOSED POOL DEPTH FI RL +116,000 to AHD

PROPOSED COURTYARD FI RL +118,000 to AHD

PROPOSED GROUND FLOOR RL 118,000 to AHD

PROPOSED PORCH FI RL +118,800 to AHD

PROPOSED DRIEWAY FI RL +117,500 to AHD

EX RL +116,600 to AHD

PROPOSED DRIEWAY FI RL +117,000 to AHD

DRIVEWAY:MAX FILL 200 MM
GARAGE:NO CUT OR FILL REQ

PROPOSED DRIEWAY FI RL +117,000 to AHD

PROPOSED GARAGE FI RL +117,000 to AHD

GARAGE:MAX CUT 600 MM

PROPOSED DRIEWAY FI RL +117,000 to AHD

PROPOSED MUDROOM FI RL +117,200 to AHD

PROPOSED GROUND FLOOR RL 118,000 to AHD

PROPOSED DRIEWAY FI RL +117,300 to AHD

NO CUT OR FILL REQUIRED

PROPOSED PORCH FI RL +118,000 to AHD

PROPOSED DRIEWAY FI RL +117,500 to AHD

PROPOSED DRIEWAY FI RL +117,500 to AHD

PROPOSED LANDSCAPE AT NATURAL GRADE

DRIVEWAY: MAX CUT 400 MM

200MM CUT AREA
500MM CUT AREA

2500MM CUT AREA (2M DEEP POOL)

400MM CUT AREA
600MM CUT AREA
800MM CUT AREA
1000MM CUT AREA

1
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CUT/FILL EARTHWORK PLAN - GROUND
ON A1 SCALE 1:100

TOWNPLANNING SUBMISSION

160 Holm Park Road, Beaconsfield VIC

Issue	Revision	Date	In.
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Amendments

Client

Project Name and Location
160 HOLM PARK ROAD, BEACONSFIELD VIC

Drawing Title
CUT/FILL EARTHWORK PLAN - GROUND

Scale	Sheet	Job no.
As Shown	05/09	2207
Drawn	Checked	Approved
NT	NT	NT
Drawing no.		Issue
SD 2003		C

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PROPOSED BUILDING ENVELOPE
63M X 33M = 2,079 SQM

TURNING AREA FOR
FIRE FIGHTING VEHICLE
AS PER BMO ACCESS
REQUIREMENTS

NOTE :
Access of the dwelling to reticulated electricity & water (either potable or RWT)

DRIVEWAY ENCHROACHMENT IN TPZ OF TREE 18 =(30.75/678.52) =4.5% <10%

DRIVEWAY ENCHROACHMENT IN TPZ OF TREE 80 =(47.25/498.5) =9.5% <10%

DRIVEWAY ENCHROACHMENT IN TPZ OF TREE 78 =(20/285.18) =7% <10%

SRZ = 3.75M
TPZ = 13.44M

GROUND FLOOR PLAN
ON A1/ SCALE 1:200

TP SUBMISSION

160 Holm Park Road, Beaconsfield VIC

Issue	Revision	Date	In.
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Amendments

Client

Project Name and Location
160 Holm Park Road, Beaconsfield VIC, 160 HOLM PARK ROAD, BEACONSFIELD VIC

Drawing Title
DRIVEWAY

Scale	Sheet	Job no.
As Shown	06/09	2004
Drawn	**Checked**	**Approved**
NT	NT	NT

Drawing no. SD 2004

Issue C

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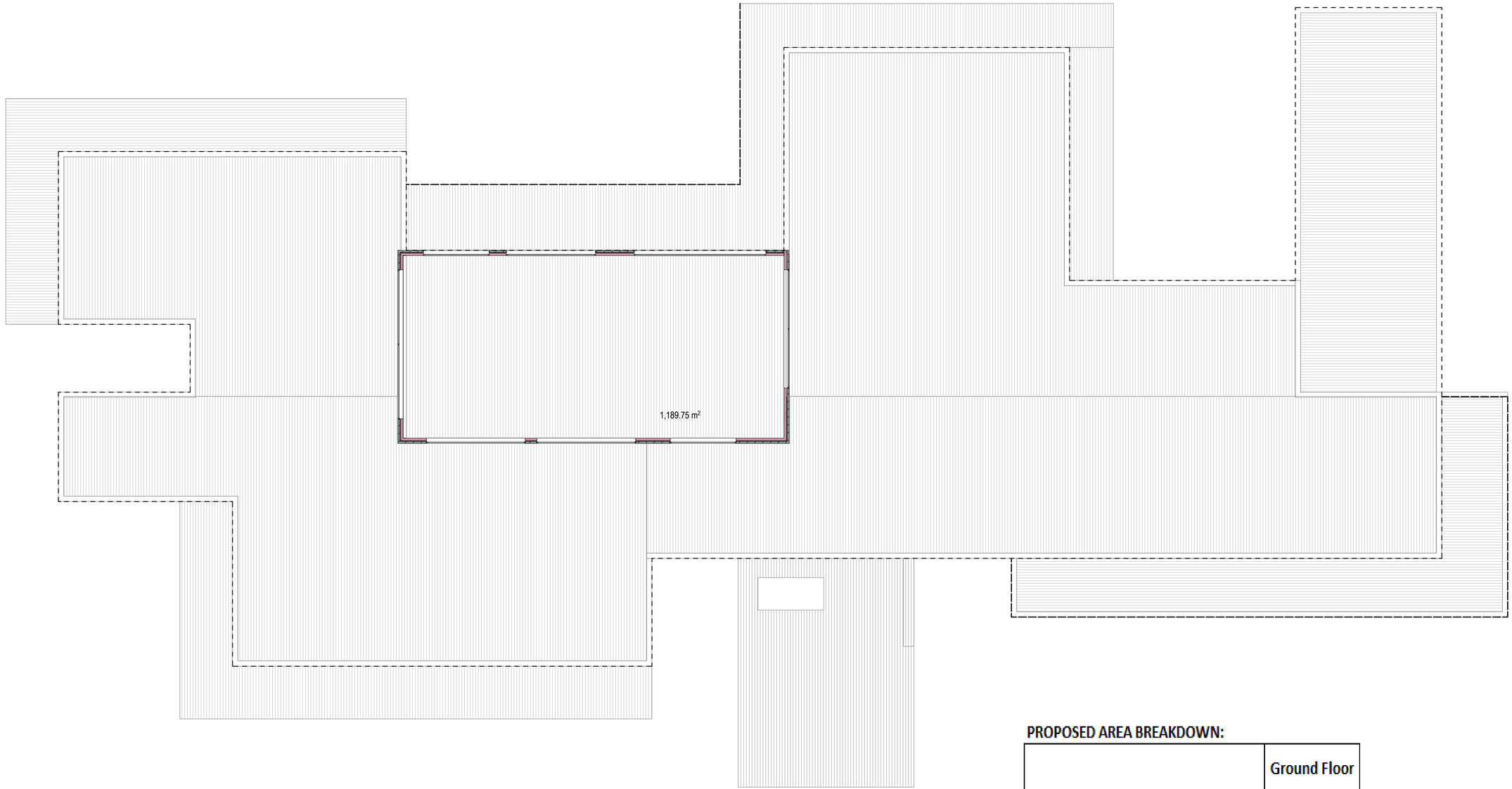

PROPOSED AREA BREAKDOWN:

	Ground Floor	
Garage incl. Mud room	112.75	
Dwelling (excl. garage)	1073.0	
TOTAL SQM	**1185.8**	**1185.8**
TOTAL SQ	**127.6**	**127.6** excluding garage

1
-

ROOF PLAN
ON A1 SCALE 1:100

TOWNPLANNING SUBMISSION

160 Holm Park Road, Beaconsfield VIC

N

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Client

Project Name and Location
160 HOLM PARK ROAD, BEACONSFIELD VIC

Drawing Title
ROOF PLAN

Scale	Sheet	Job no.
As Shown	07/09	2207
Drawn	**Checked**	**Approved**
NT	NT	NT
Drawing no.		**Issue**
SD 2101		C

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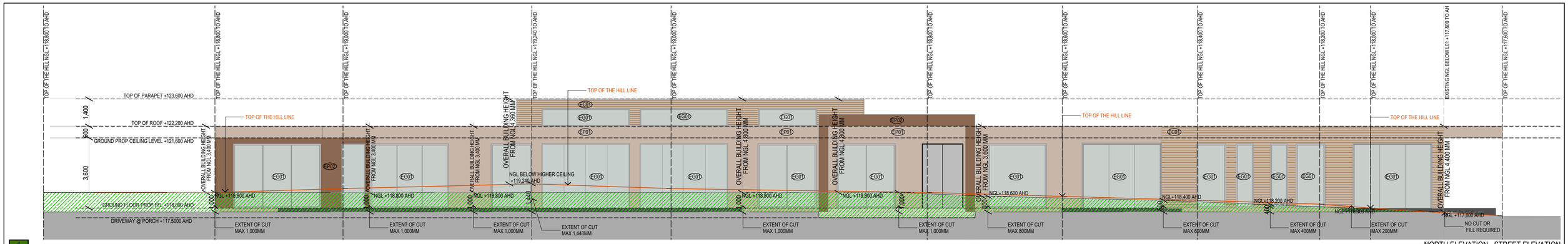
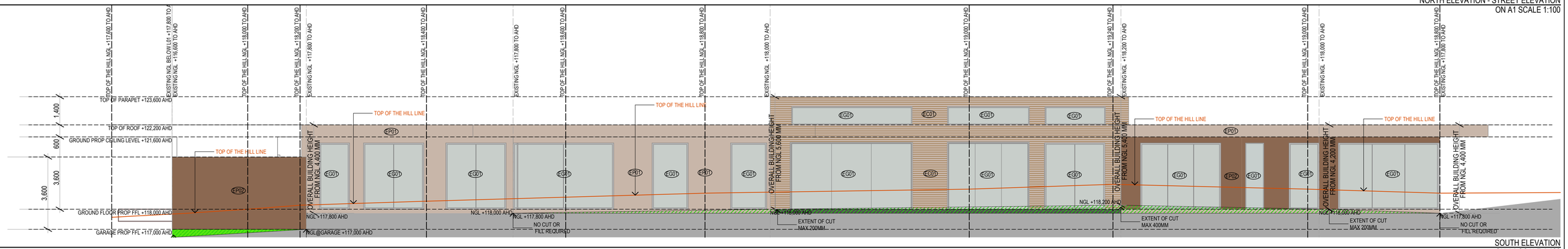


1 NORTH ELEVATION - STREET ELEVATION
ON A1 SCALE 1:100



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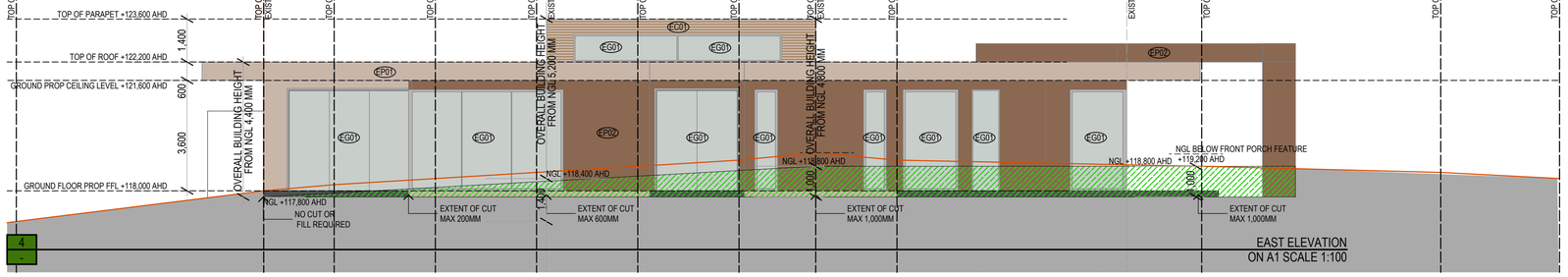
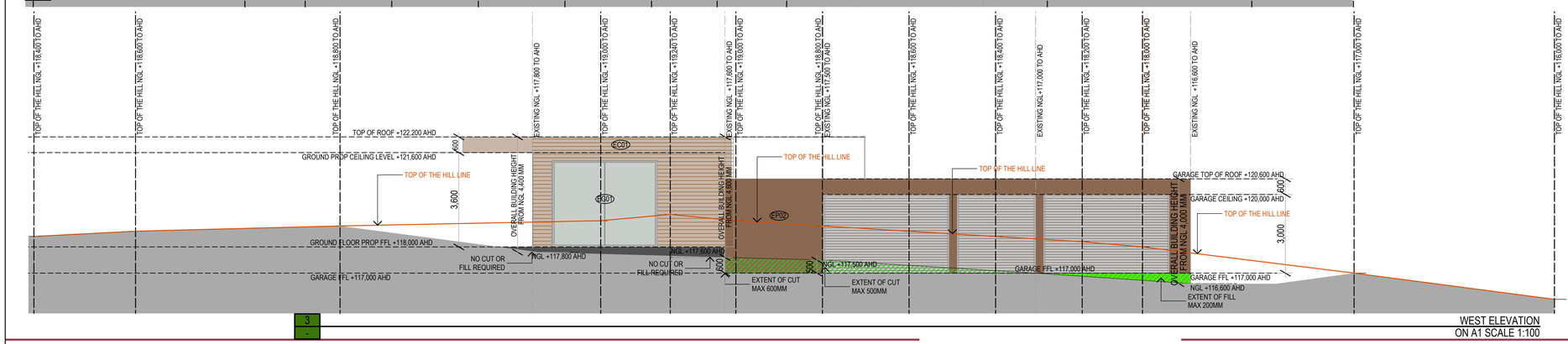
ON A1 SCALE 1:100



4 EAST ELEVATION
ON A1 SCALE 1:100



3 WEST ELEVATION
ON A1 SCALE 1:100

TOWNPLANNING SUBMISSION

160 Holm Park Road, Beaconsfield VIC

C:\001_Vaastu Drive\001A_Projects\Trupesh Patel\160 Holm Park Rd, Beaconsfield VIC\Archicad\231123_160 Holm Park Rd, Beaconsfield_NT.pln, 1/05/2024, 5:29 PM

C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023
A	TOWN PLANNING SUBMISSION	20.09.2022
Issue	Revision	Date In.
Amendments		

Client	**Scale** As Shown	**Sheet** 08/09	**Job no.** 2207
Project Name and Location 160 HOLM PARK ROAD, BEACONSFIELD VIC	**Drawn** NT	**Checked** NT	**Approved** NT
Drawing Title ELEVATIONS 01	**Drawing no.** SD 3001		**Issue** C

VAASTU PTY. LTD
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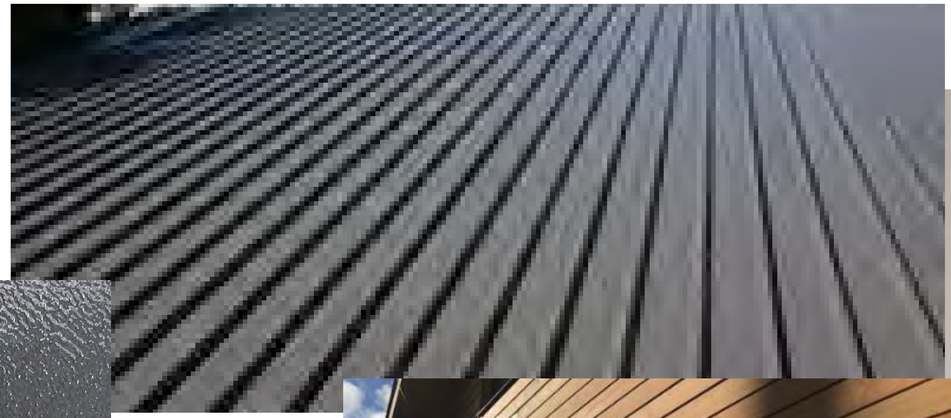
EXTERNAL FINISHES

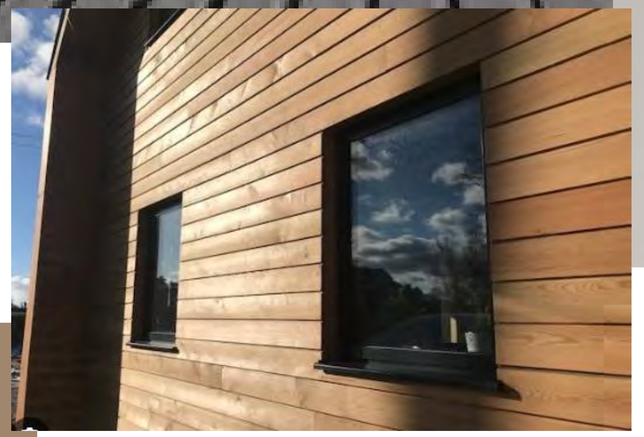
METAL ROOF SHEETING



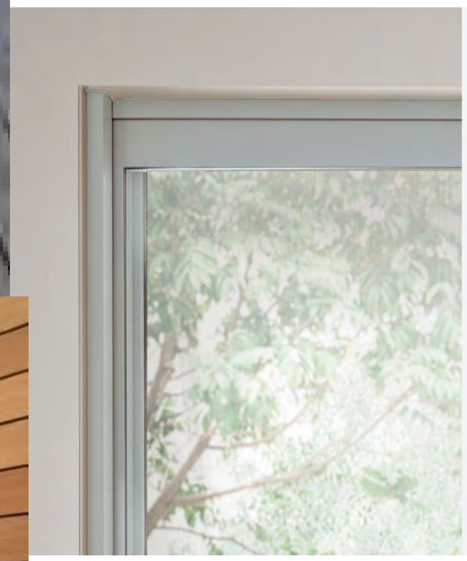
EG02 : OBSCURE GLASS FOR WINDOWS AS SHOWN ON ELEVATIONS

GARAGE DOOR:

EP02 EXTERNAL RENDER COLOR
AND WINDOWS FRAME COLOR



EC01 EXTERNAL SYCON CLADDING
COLOR TO MATCH EP01



WINDOWS AND DOOR FRAMES
COLOR TO MATCH EXTERNAL RENDER EP01

EG01 GLASS WINDOWS AND GLASS BALUSTRADE
CLEAR GLASS

EP01 EXTERNAL RENDER COLOR
AND WINDOWS FRAME COLOR

TOWNPLANNING SUBMISSION

160 Holm Park Road, Beaconsfield VIC

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Issue	Revision	Date	In.
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Amendments

Client	**Scale** As Shown	**Sheet** 09/09	**Job no.** 2207
Project Name and Location 160 HOLM PARK ROAD, BEACONSFIELD VIC	**Drawn** NT	**Checked** NT	**Approved** NT
Drawing Title EXTERNAL FINISHES SCHEDULE	**Drawing no.** SD 3101		**Issue** C

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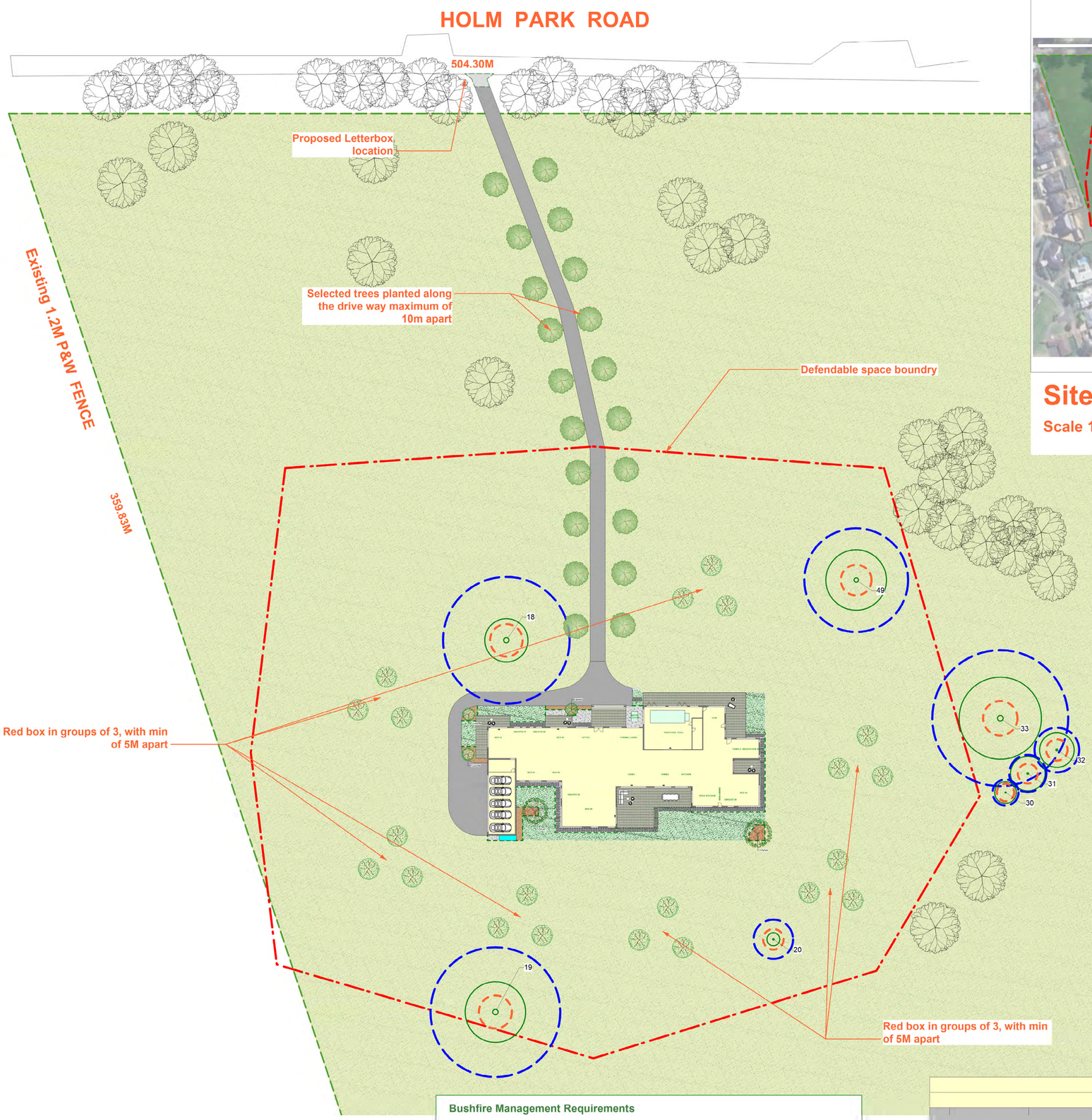

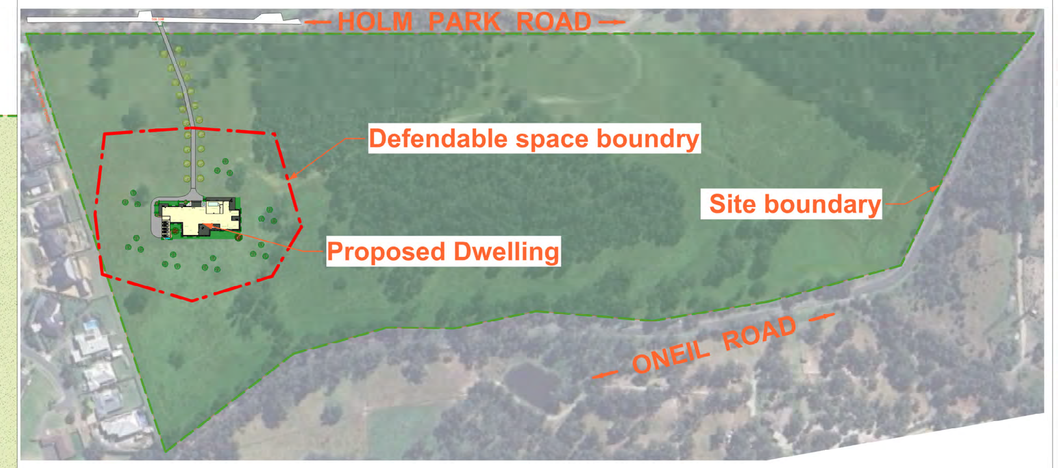

Site Context

Scale 1 to 25000

Notes

All building dimensions and details are to come from building drawings.
Prior to works commencing any weed growth is to be poisoned and killed with organic safe weed killer or removed by hand.
All rubbish is to be removed from site.
Garden and lawn areas are to be levelled to 100 mm below proposed finished levels
A gypsum responsiveness test is to be carried out. If gypsum is required, it is to be rotary hoed into sub soil to a depth of at least 100 mm at a rate of 1 kg to per square metre.
Both gardens and lawns are to have installed - 100 mm depth organic soil mix with at least 60% sandy loam and this mix is to be thoroughly rotary hoed into existing site soil.
NOTE - when rotary hoeing in heavy soils additional ripping may be required to ensure a 'hard pan' is not created.
If ripping is carried out care must be taken to ensure underground services are not damaged.
Lawns and gardens are to be profiled correctly and are to fall to drainage points ensuring no ponding occurs.
Drainage is being installed as part of the building works. All areas are to be adequately drained as necessary including paths and driveways.
Planting holes are to be excavated 40 % wider than pot size. Hard sub soil is to be fractured with a crowbar or similar tool.
Excavated soil is to be mixed 50 : 50 with sandy loam for planting purposes.
Trees are to be staked with two 50 mm by 50 mm hardwood stakes and secured with hessian ties nailed to stakes with galvanised nails.
Plants are to be planted to correct heights and positions and fed to manufacturers recommended rates with Osmocote.
Any plants requiring staking are to be staked with hardwood stakes and tied securely with webbing ties.
All garden areas are planted and are to be mulched with an organic 20 mm pine bark or alternatively a mulch selected by the owner to a depth of 80 mm.
Where gardens, lawns and other landscape elements meet timber edging is to be installed from 75 mm by 25 mm ACQ treated pine pegged at minimum 1.5 metre centres nailed with galvanised nails as shown on the drawing.
Existing and proposed services are shown as part of building drawings.
Manual dripline irrigation to be installed as per Netafim's or similar methods to garden areas only where each dwelling's gardens are watered from their water source only.
All structures including fences, letterboxes, meter boxes and landscaping shall be constructed so that accessways have a splay 2m x 2.5m clear of visual obstructions.
All landscaping is to be maintained to the satisfaction Council.

*** Note: Refer to Sheet 2 for Landscape Design Plan**

Legend

- Defendable Space
- Proposed Building. Refer Architects drawings
- Existing Landscape
- Proposed selected paving to front and rear porch. Refer to Architect Drawings
- Existing concrete footpath, kerbing, and crossover to council satisfaction
- Proposed Driveway. Refer Architects drawings
- Ornamental gravel to 50mm depth on compacted crushed rock base to 100mm depth.
- Mulched gardens 75 mm depth - mulch is good quality organic mulch sourced from a sustainable resource
- Lawn areas on 100 mm topsoil base. Suggested to be turfed with Sir Walter buffalo. Naturestrip to be made good to council satisfaction
- Tree to be retained and protect as per AS-4970
- Tree Protection Zone (TPZ) as per AS-4970
- Strucutral Root Zone (SRZ) as per AS-4970
- Tree to be retained and protected. Refer to Arbors Report

Bushfire Management Requirements

Defendable Space is anywhere within 50 metres of the eaves of the building. Vegetation within this zone must be managed in accordance with the following requirements:
- Grass will be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
- Remnant trees shown on this plan will be retained.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of any dwelling.
- Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 5 sq. metres in area and will be separated by at least 5 metres.
- Trees will not overhang or touch any elements of any dwelling.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.

Tree Legend

Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) are mm radius from Centre of Trunk

No	Botanical Name	Common Name	Origin	Height	Canopy	DBH @ 1.4 m	TPZ	DAB	SRZ	Condition	SULE	Significance	Form	Structure	Vigour	Ret Value	Age
18	Eucalyptus goniocalyx	Long leaved Box	ndigenous	14000	10000	1220	14640	1350	3754	Average	Long (40 + yrs)	Highly Significant	Average	Average	Average	High	Mature
19	Eucalyptus goniocalyx	Long leaved Box	ndigenous	10000	14000	1250	15000	1400	3812	Good	Long (40 + yrs)	Highly Significant	Good	Good	Good	High	Mature
20	Eucalyptus goniocalyx	Long leaved Box	ndigenous	3000	3000	380	4560	450	2366	Poor	Removal	Highly Significant	Poor	Poor	Poor	Dead	Dead
30	Eucalyptus goniocalyx	Long leaved Box	ndigenous	9000	5000	250	3000	300	1996	Good	Long (40 + yrs)	Highly Significant	Average	Good	Good	Medium	Mature
31	Eucalyptus goniocalyx	Long leaved Box	ndigenous	9000	8000	358	4296	420	2299	Good	Long (40 + yrs)	Highly Significant	Good	Average	Average	Medium	Mature
32	Eucalyptus goniocalyx	Long leaved Box	ndigenous	9000	8000	430	5160	500	2474	Good	Long (40 + yrs)	Highly Significant	Good	Good	Good	Medium	Mature
33	Eucalyptus goniocalyx	Long leaved Box	ndigenous	16000	19000	1310	15720	1550	3978	Average	Long (40 + yrs)	Highly Significant	Average	Average	Average	High	Over Mature
49	Eucalyptus radiata	Euca Narrow leaved Peppermint	ndigenous	14000	14000	1000	12000	1180	3548	Good	Long (40 + yrs)	Highly Significant	Good	Average	Good	High	Over Mature

Landscape Plan

Scale 1 to 100

REV | DATE | BY | AMENDMENTS

NOTES

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Darrell Mcleod
Diploma of Horticulture
Diploma of Horticulture - Arboriculture
Member - ASLDM - Australian Institute of Landscape Designers and Managers

CLIENT: Trupesh Patel, care of Ben Nobelius
PROJECT: Proposed Development
ADDRESS: 160 Holm Park RdBeaconsfield VIC 3807
DRAWING: Landscape Concept Design
DATE: 2/05/2024
DRAWN: GW
SCALE: As Shown @ A1
NORTH
DWG NO: Sheet1 A1
CHECKED BY: DM
CAD FILE: Nobelius160HolmParkRoadBeaconsfield02May24.vwx

Notes

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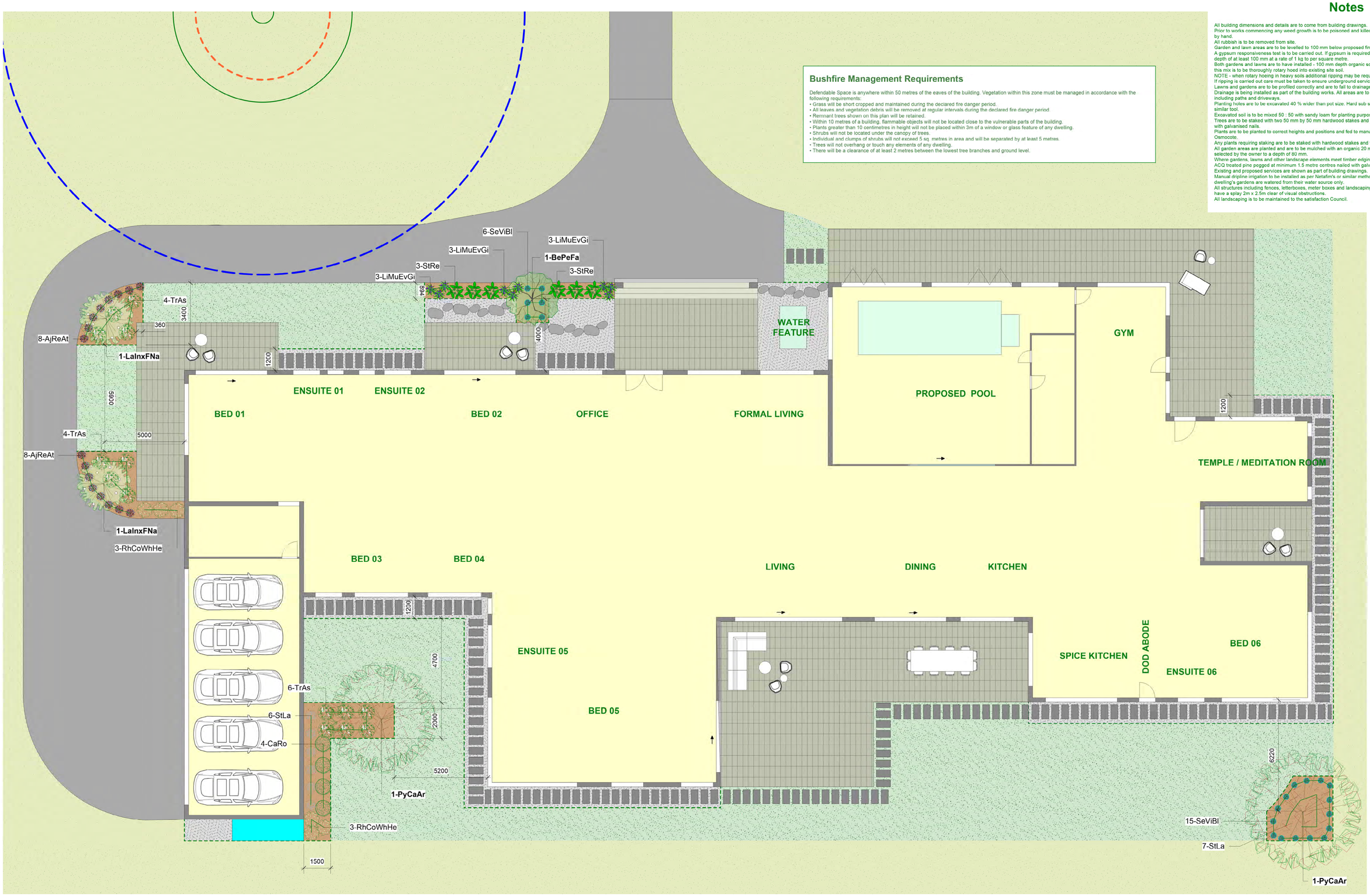

Landscape Plan

Scale 1 to 100

Legend

- Proposed Building. Refer Architects drawings
- Proposed selected paving to front and rear porch. Refer to Architect Drawings
- Proposed Driveway. Refer Architects drawings
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- Mulched gardens 75 mm depth - mulch is good quality organic mulch sourced from a sustainable resource
- Lawn areas on 100 mm topsoil base. Suggested to be turfed with Sir Walter buffalo. Naturestrip to be made good to council satisfaction
- Existing Lawn area to make good
- Proposed 400 x 800mm Steppers, at 100 - 150mm spacing on a prepared concrete base.
- Steel Edging 150mm to all garden bed, gravel and lawn interfaces
- Mudstone boulders min length 700mm x min width 300mm with maximum height out of ground 150 where fall level
- Tree to be retained and protected as per AS-4970
- Tree Protection Zone (TPZ) as per AS-4970
- Strucutral Root Zone (SRZ) as per AS-4970
- Tree to be retained and protected. Refer to Arbors Report
- Proposed 5000L Water tank underneath the Deck.

Plant Legend

ID	Qty	Botanical Name	Common Name	Scheduled Size	Height	Spread	Category
BePeFa	1	Betula pendula fastigiata	Upright Birch	14 cm pot - 250 mm high	8 - 10m	2 - 4m	Trees
EuPo	21	Eucalyptus polyanthemos	Red Box	30 cm pot - 1200 mm high	10 - 15m	5m	Trees
LaInxFNa	2	Lagerstroemia indica x fauriei 'Natchez'	Crepe Myrtle 'Natchez' White	14 cm pot - 250 mm high	5 - 6m	4.0m	Trees
PyCaAr	2	Pyrus calleryana Aristocrat	Callery Pear - Aristocrat	30 cm pot - 1500 mm high	11 m	7 m	Trees
RhCoWhHe	6	Rhaphiolepsis Cosmic White Hedge	White Indian Hawthorn	25 cm pot - 650 mm high	1 - 1.5m	0.9 - 1.2m	Shrubs
StRe	6	Strelitzia reginae	Bird of Paradise	25 cm pot - 650 mm high	0.9 - 1.5m	0.9 - 1.2m	Shrubs
AjReAt	16	Ajuga reptans atropurpureum	Ajuga	14 cm pot - full in pot	0.3m	0.3m	Ground Covers
CaRo	4	Carpobrotus rossii	Native Pig Face	14 cm pot - full in pot	0.2 - 0.4 m	1 - 3 m	Ground Covers
SeViBl	21	Senecio vitalis blue	Blue Chalk Sticks	14 cm pot - full in pot	0.0 - 0.3m	0.6 - 0.9m	Ground Covers
StLa	13	Stachys lanata	Lambs Ear	14 cm pot - full in pot	0.0 - 0.3m	0.3 - 0.6m	Ground Covers
TrAs	14	Trachelospermum asiaticum	Japanese Star Jasmine	14 cm pot - 350 mm high	0.0 - 0.3m	0.9 - 1.2m	Ground Covers
LiMuEvGi	9	Liriope muscari Evergreen Giant	Liriope	14 cm pot - 250 mm high	0.3 - 0.6 m	0.6 - 1 m	Grasses and Tufts

Plant varieties, Scheduled Sizes of pots and plant heights are to be adhered to - no substitutions are to be made without written permission from the owners or their agent

REV	DATE	BY	AMENDMENTS
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CLIENT: Trupesh Patel, care of Ben Nobelius
PROJECT: Proposed Development
ADDRESS: 160 Holm Park RdBeaconsfield VIC 3807
DRAWING: Landscape Design Plan
DATE: 2/05/2024
DRAWN: GW
SCALE: A4 35mm @ A1
NORTH
DWG NO: Sheet2 A1
CHECKED BY: DM
CAD FILE: Nobelius160HolmParkRoadBeaconsfield02May24.vwx

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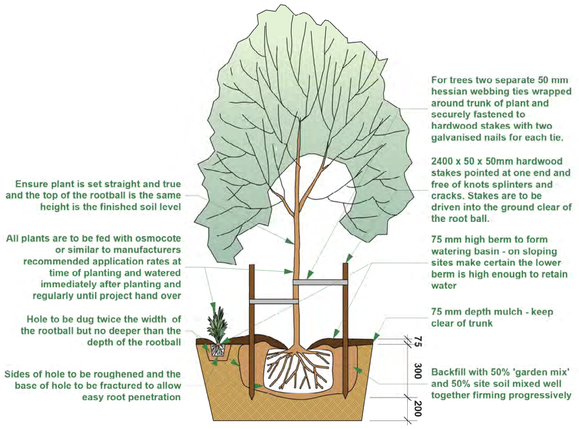
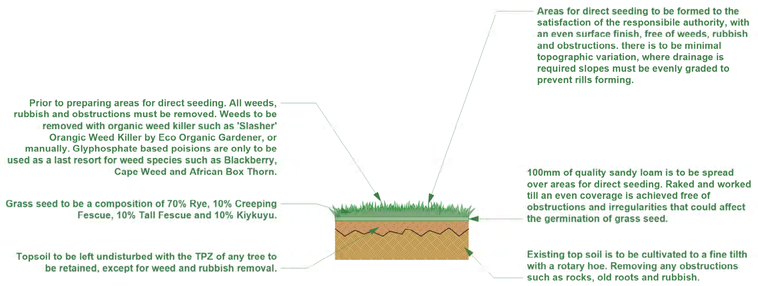
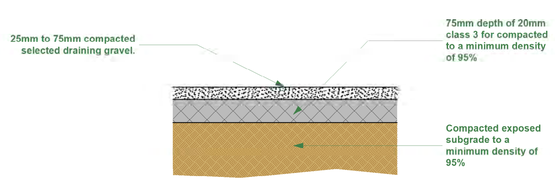
Typical Planting Detail



Typical Lawn Detail



Typical Gravel Detail



REV	DATE	BY	AMENDMENTS

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CLIENT: Trupesh Patel, care of Ben Nobelius

PROJECT: Proposed Development

ADDRESS: 160 Holm Park RdBeaconsfield VIC 3807

DRAWING: Landscape Details

DATE: 2/05/2024
NORTH
DRAWN: GW
SCALE: As Shown @ A1
DWG NO.: Sheet3 A1
CHECKED BY.: DM
CAD FILE: Nobelius160HolmParkRoadBeaconsfield02May24.vwx

Bushfire Management Statement Pathway 2

Property Address:

160 Holm Park Road Beaconsfield 3807

Prepared for: [redacted]

Date: April 2023

Ref# 23102/4.0

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

KEYSTONE ALLIANCE

BUSHFIRE ASSESSMENTS

Bushfire Assessments project: 23102/4.0
Cover image: Looking at the site of the proposed building.

Bushfire Assessments
ABN 44 103 792 088
277 Plenty Road, Preston Vic
M: 0450 770 778

Version Control

Version	Date		Name
1.0	23/09/2022	Analysis, mapping and report compilation	[redacted] Manager, Bushfire Planning and Design
1.0	23/09/2022	Peer review	[redacted] Admin
1.0	23/09/2022	Bushfire Assessment and BMP reports	To client
2.0	28/09/2022	Bushfire Assessment and BMP reports change siting	To client
3.0	11/03/2023	Bushfire Assessment and BMP reports change siting	To client
4.0	15/04/2023	Driveway	To client

Disclaimer
This report may be of assistance to you and has been made with careful consideration and with the best information available to BUSHFIRE ASSESSMENTS at the time of writing. Before relying on information in this report, users should carefully evaluate the accuracy, completeness, and relevance of the information provided for their purposes. BUSHFIRE ASSESSMENTS Pty Ltd, its directors, and employees do not guarantee that it is without flaw or omission of any kind or is wholly appropriate for your particular purposes and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

Contents

1 Executive Summary

The property was visited in **September 22** to undertake a bushfire hazard assessment.
The site is a **residential** lot in a **Rural Conservation Zone** of **Cardinia Shire**
The parcel to be developed has a total area of approximately **174,421m²**.
We are seeking development approval to **construct a building (dwelling)**.
On-site and surrounding area vegetation within the 150m assessment area is classified as **forest**.
Classified vegetation **forest** on a **18º downslope** constructing with a **BAL 29** defendable space around the building is **61m or to the 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 and radiant heat**.
There are several designated NSP in **Cardinia Shire** the **Narre Warren North** is the closest one.
A **10,000**-litre water tank will be required for firefighting purposes,
Access can meet BMO's access requirements (Appendix 4).

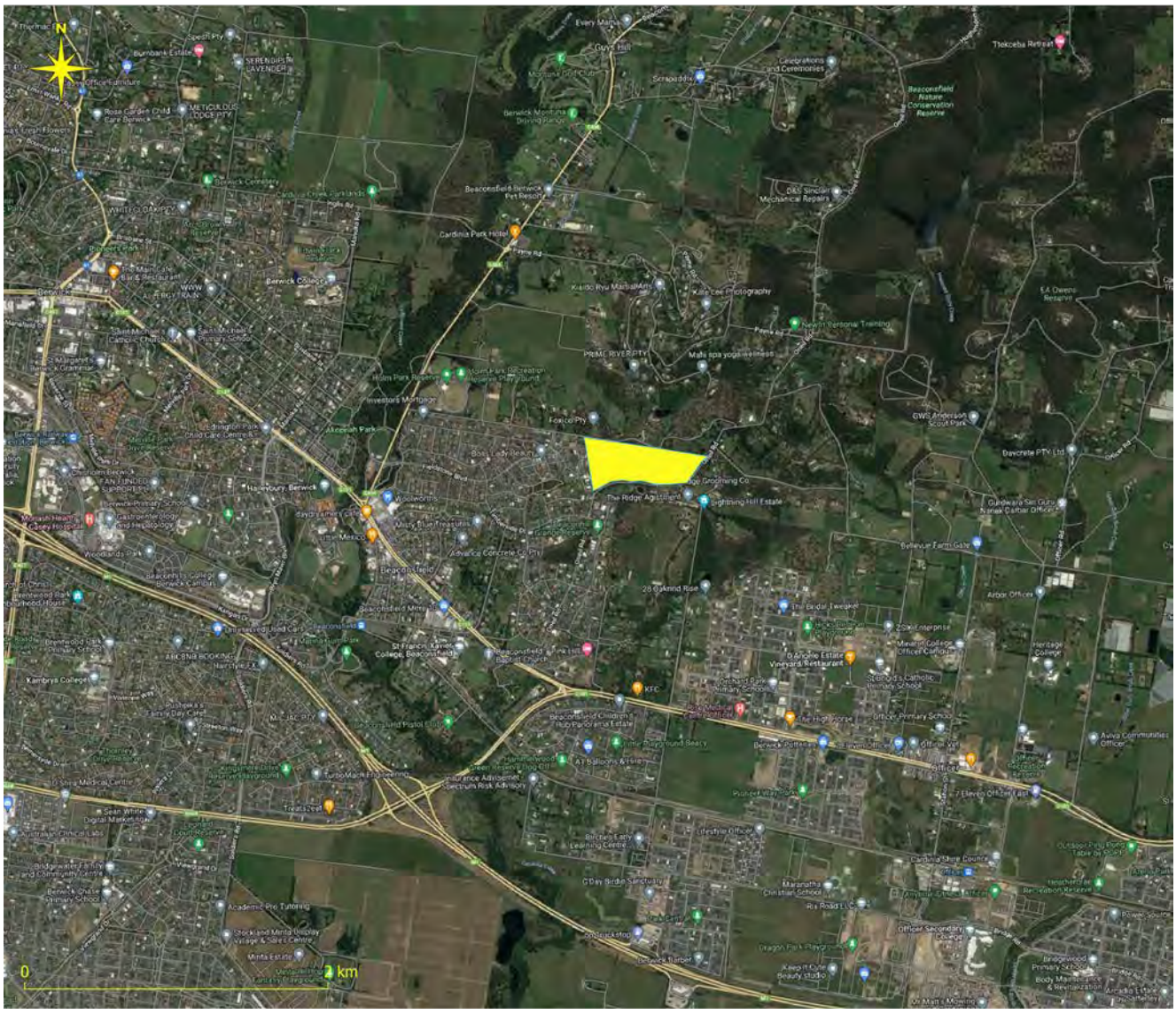


Figure 1 *Aerial view of site highlighted parcel to be developed* *QGIS, data.vic.gov.au, google maps & nearmap*

2 Introduction

The proposal seeks development approval to **construct a building (dwelling)** on the land known as; **160 Holm Park Road Beaconsfield 3807**. The property comprises of one parcel as seen in *Figure 1& Figure 2*

Keystone Alliance Bushfire Assessments has been engaged by [redacted] 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 3959-2009, "Construction of buildings in bushfire-prone areas."

The parcel to be developed has **an irregular** shape and an area of approx. **174,421m²** it is located approximately **3.0 km** via road, north-east from Beaconsfield's central business centre in one of **Cardinia Shire** semi-rural areas**.** The property's static water supply will be from water tanks, it is provided with telecommunication services, and is connected to the sealed road network. Vehicular access to the land is via **Holm Park Road.** *(as in Figures1&2)*

The purpose of the report is to assist in a decision of issuing a planning permit for the construction of the proposed development in a Bushfire Management Overlay.

3 Site Description

3.1 Site shape, dimensions, size and planning controls	
Local government:	Cardinia Shire
Lot and Plan Number:	Lot D PS420429
The shape of the site is:	irregular
The dimensions of the site are:	Please refer to *Image 2* Site Dimensions
The site has a total area of:	Approximately 174,421m²
The zoning of the site is:	RURAL CONSERVATION ZONE (RCZ) (CARDINIA) RURAL CONSERVATION ZONE - SCHEDULE 2 (RCZ2) (CARDINIA)
The overlays that apply to the site are: Effected:	BMO & ESO1
Assessed by:	[redacted]

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

4 Bushfire hazard site assessment

A vegetation hazard assessment was carried out within a 150m radius from the proposed development. Within this area our interest was directed on the type of vegetation surrounding the proposal the distance from the proposal and the effective slope it stood (*see Figure 3 below*).

Figure 3 **Assessment Area**

QGIS nearmap, google maps & data.vic.gov.au

4.1 Hazard Assessment

The proposed development has been assessed under Victoria's Planning Provisions Clause 44.06, 53.02 and AS 3959 – 2018 "Construction of buildings in bushfire prone areas."

Plot	Vegetation Classification	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Class A - Forest	15-20	N/A	NA	BAL – 29	61
2	Class A - Forest	10-15	Slope	NA	BAL – 29	49
3	Class G Grassland	15-20	N/A	NA	BAL – 29	15
4	Class G Grassland	15-20	N/A	NA	BAL – 29	10

PB= property boundary

An assessment of the site conditions has categorized this site as **BAL-29** fire risk and a requirement of defendable space around the building is **61m or to the property boundary, whichever is lesser**.

4.2 Vegetation

Grassland

All forms, including situations with shrubs and trees, if the over storey foliage cover is <10%. The understorey doesn't support a typical shrub layer, although there are often scattered shrubs in on deeper soils, in drainage lines or near rocky outcrops. The ground layer is dominated by perennial, mostly tufted or tussock-forming grasses (Kangaroo Grass, Tussock Grass, Spear Grass, Wallaby Grass, Windmill Grass) with some rhizomatous or stoloniferous species (Weeping Grass) and a few annuals (Blown Grass). In most areas the grasses are accompanied by a wide range of perennial and annual herbs (wood-sorrel, bindweed, sundew, woodruff, everlasting, bidgee-widgee, lobelia, trigger plant, blue devil), sedges (Carex, Schoenus), lilies (mat-rush, chocolate lily, milkmaids, early nancy) and small shrubs (rice-flower, sida, astroloma, peas).

Forest

Trees 10–30 metres high with foliage cover in the range of 30 per cent to 70 per cent at maturity, predominantly dominated by Eucalypts. Sclerophyllous understorey (vegetation that has hard leaves and short internodes [the distance between leaves along the stem]), small trees, tall scrubs or tall shrubs. Forests generally have several layers of tiered vegetation arranged vertically extending from the surface to the canopy including a pronounced shrubby middle layer in addition to a taller canopy and an underlying layer of grasses, herbs or sedges. AS 3959 Method 1 cannot differentiate between open, closed, tall or short forest. It should all be classified as Class A Forest. Includes plantations, which are classified as Class A Forest.

4.3 Photos of Assessment Area

PHOTO 1 **PLOT1** *Northeastern vegetation all within property's boundary*

PHOTO 2 **PLOT1** *Eastern vegetation all within property's boundary*

PHOTO 3 **PLOT2** *East vegetation all within property's boundary*

PHOTO 4 **PLOT2** *South-eastern vegetation all within property's boundary*

PHOTO 5 **PLOT3** *Southern vegetation all within property's boundary*

PHOTO 6 **PLOT3** *South-western grassland & low threat vegetation*

PHOTO 7 **PLOT4** *North-western vegetation*

PHOTO 8 **PLOT4** *Northern vegetation all within property's boundary*

160 Holm Park Road Beaconsfield 3807
M 0450 770 778 T 03 9478 8991 Email paul@keystonealliance.com.au

5 Bushfire Hazard Landscape Assessment

5.1 Location description

The proposed development is sited at approx. **3.0km northeast of Beaconsfield.**

Land surrounding the proposal west & southwest within a 500m radius there are established urban residential blocks which vary in size. Almost all these sites have houses, sheds, driveways and gardens. These blocks of land are sited within an urban interface. North, east and south, interface changes to a more of a rural area with larger blocks of land sited within open grasslands with some patches of scattered trees.

The only actual bushfire threat is the forest within the property's boundary beyond that, the surrounding landscape bushfire risk is considered low.

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 **moderate;** with no fatalities, localized damage only, a significant financial loss, some medical treatment may be required including hospitalisations.

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

The main driveway access into the site is from **Holm Park Road**. This is a dual carriageway, linking to **Beaconsfield's** closest CFA Fire Station located **3.5** km via road on **Wood Street** southwest of the entrance driveway.

Location & Landscape Assessment

Figure 4 *Location of site*

Wind Directions	Proposal	Root to NSP	NSP

Cardinia Shire has **several** designated Neighbourhood Safe Places (NSP). The Narre Warren North at Municipal Reserve is the closest NSP at approx. 3.1km as you can see in *Figure 4 above*.

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
• 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.	• 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.	• 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.	• The broader landscape presents an extreme risk. • Evacuation options are limited or not available.

5.2 Bushfire History

Cardinia Shire areas are prone to bushfires, the area has 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 wider areas surrounding the proposal as you can see on Map 2. The immediate area has a fire history, and the publicly available database indicates that the site itself has experienced bushfire.

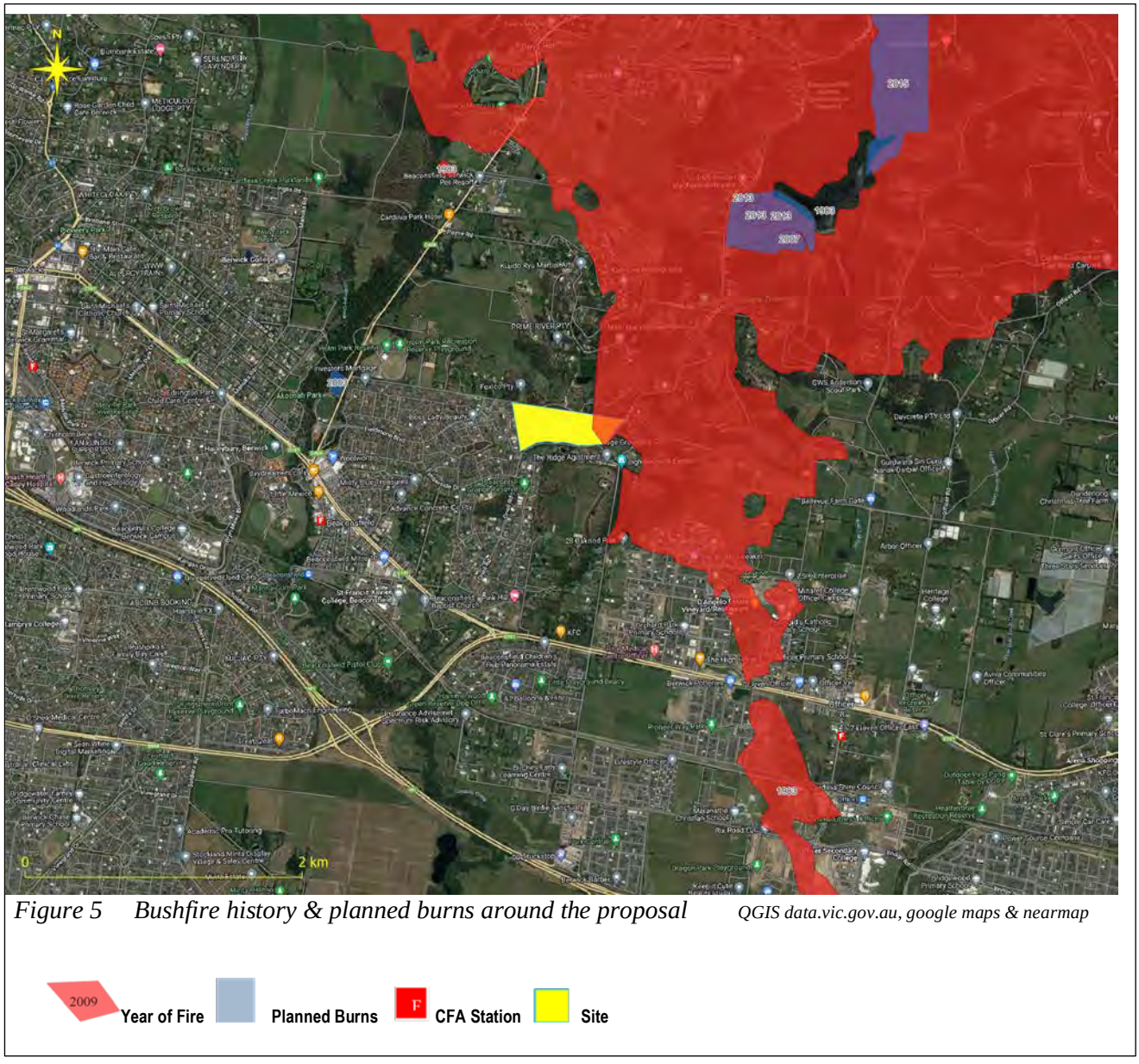


Figure 5 Bushfire history & planned burns around the proposal *QGIS data.vic.gov.au, google maps & nearmap*

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 northeast from the proposal not within the boundaries of the development site will be impacted upon by a **low-moderate, landscape scale** fire approaching from the northeast. A fire from these directions would approach through the **forested** areas of driven by hot, dry **northeast** winds commonly experienced during summer.

Whilst the **northeast forested** areas may intemperate 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 **forested** areas to the **northeast** of the site are a potential hazard to the development and could result in a fire approaching from the **northeast**, generating significant ember attack and radiant heat.

Whilst the **forested** 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.

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 **northeast**, 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 **northeast at a distance** there are large contiguous **forested** 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 defendable 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.*

The proposed development is sited to have maximum distance from hazard vegetation from all aspects. Sufficiently distant to achieve **BAL-29** defendable space.

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

The proposed development is close to a main 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.

All BAL standards above BAL-Low are deemed to satisfy the building code requirement that buildings be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the:

(a) 'potential for ignition caused by embers, radiant heat or flame generated by a bushfire; and
(b) intensity of the bushfire attack on the building' (Building Code of Australia 2016).

The design of the buildings will aim to facilitate wind flow over the building and easy maintenance (e.g. cleaning of gutters) and avoid complex roof lines which may allow build-up of debris (e.g. accumulation of leaves and bark) and trap embers. Walls and eaves should similarly avoid or minimise re-entrant corners and other features that may trap debris and embers.
The proposal will be constructed with a **BAL-29.**

6.2 Defendable space and construction objectives

'Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings'.
Compliance with this objective is proposed via the following Approved and Alternative measures.

Approved measure 3.1 (AM 3.1) *requires that: '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 defendable space in accordance with:*

- *Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or If there are significant siting constraints,*
- *Column D of Table 2 to Clause 53.02-5.*

The building is constructed with a **BAL-29** the bushfire attack level that corresponds to the defendable space of **61m or to the property boundary, whichever is lesser**provided in accordance with Clause53.02-5 Table 2.

6.2.1 Building defendable space

The habitable building will be constructed with a **BAL-29** vegetation classified as **forest** on an effective slope of 15-20^{O} downslope, required defendable space is **61m or to the property boundary, whichever is lesser** from the edges of the proposal as shown in *Figure 6* corresponding to Clause 53.02-5 Table 2.

Figure 6 *Defendable Space is within* ***adjacent*** *property complying with Table 6 standards*

6.2.2 Adjoining property defendable space

Alternative measures 3.3 *(AltM 3.3)*

Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

Required vegetation setback of **61m or to the property boundary, whichever is lesser** are achieved within **adjacent** property where vegetation is maintained to low fuel levels as in Clause 53.02-5 Table 6 standards**.**

6.3 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.

It is proposed that a minimum total capacity of **10,000**-litres be provided as a dedicated static water supply for bushfire firefighting only.

Access
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).

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 **29** kilowatts/square metre, which is commensurate to a BAL **29** construction standard.

The lot is **174,421** m^2 and is required to provide a minimum static water supply of **10,000** - litres as per Table 4 to Clause 53.02-5. Vehicles can easily access the development since it is 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 northeastern direction into a highly urbanised area, or at the more localised scale, directly **west** on **Holm Park Road** leading to the closest NSP in **Narre Warren North**.

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.

8 Overall Conclusion

The proposed development has been assessed under Clause 53.02 & AS 3959 – 2009.

An assessment of the site conditions & adjoining property has categorised this site as ***"BAL 29"*** fire risk, with Sections 3 & **7** 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 2018' 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.

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.

Apendix 2: BMO static water supply requirements

Table 4 from Clause 53.02-5

Table 4 Water supply

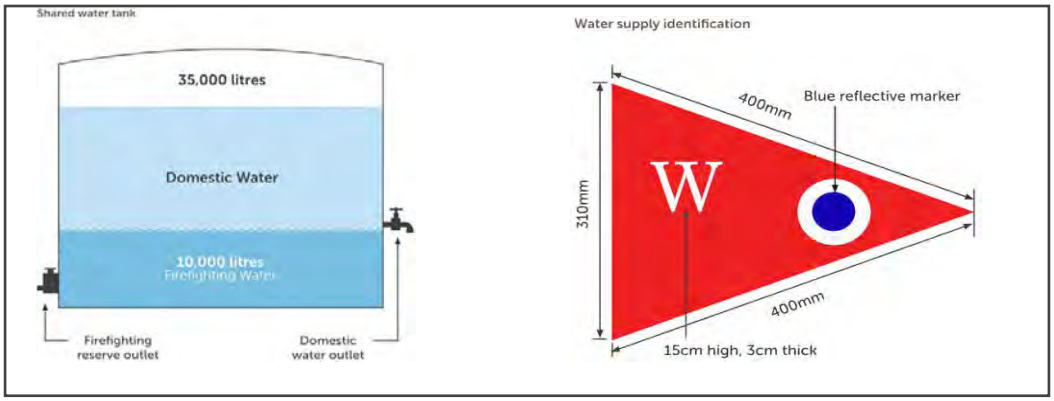
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

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.

Water tank 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 21/2 inch. A 65 mm BSP (21/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

Diagram1 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'

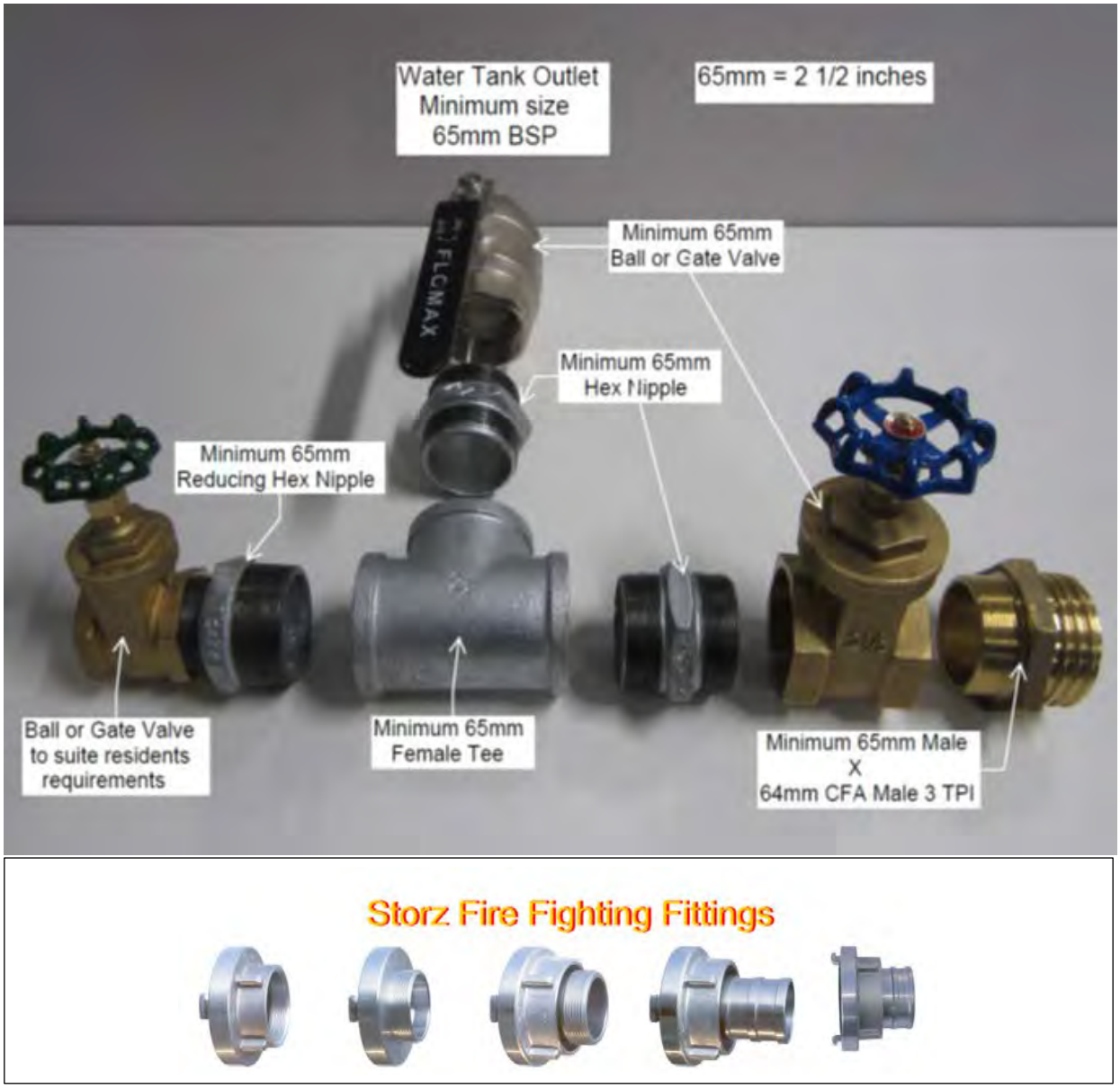


Diagram 1 CFA Standard permit conditions for water supply, in FRV areas pls check if they use same fittings** or **Storz Fitting apply.

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'.

Additional conditions to apply if CFA fittings and access is required
'The water supply must also –
• Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
• The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
• Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
• Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling)'.

Appendix 3: BMO access requirements

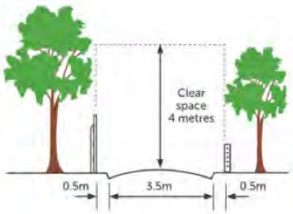
Where the length of access is greater than 30 metres the following design and construction requirements apply:

- 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.

With

Dips and gradients

Encroachments



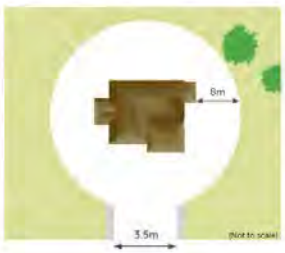
Practice Note 65 | Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes

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:

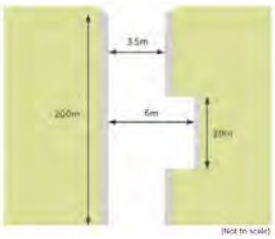
- a turning circle with a minimum radius of 8 metres
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.



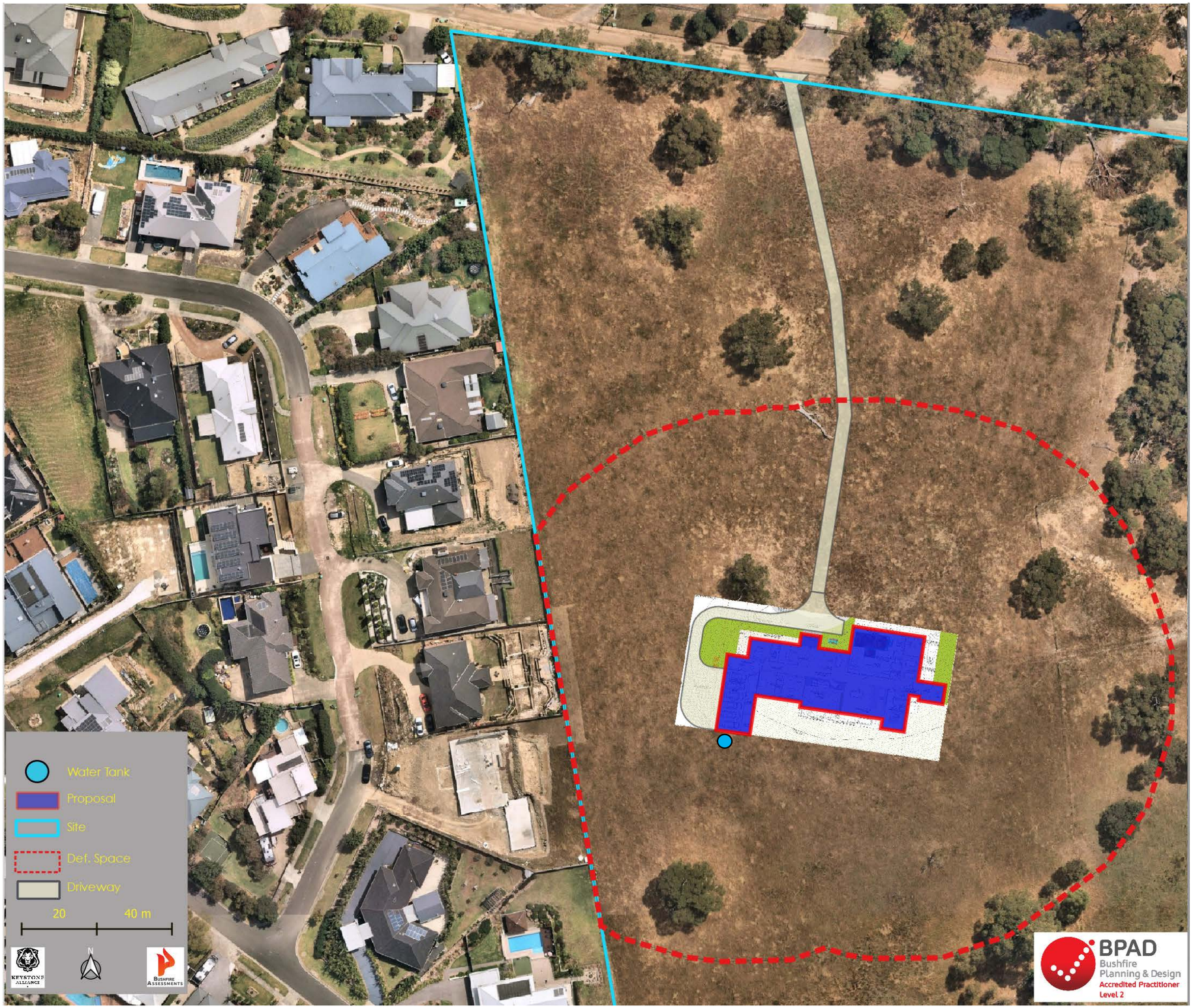
Access greater than 200 metres in length

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.



development.



Bushfire Protection Measures

Mandatory Condition

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

a) Defendable Space

Defendable space is provided for a distance around the building of **61m or to the property boundary, whichever is lesser** and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 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 meters.**
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

Building designed and constructed to a minimum Bushfire Attack Level of BAL **29**

c) Water Supply

The following requirements apply:

- An effective capacity of **10,000 litres**
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- 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 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).

d) Access

Access Required: **Yes**

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 nom 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%) (7.10) entry and exit angle.

Length of access is greater 100 metres: Yes

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of 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.

Length of driveway is greater than 200 metres: No

Where length of access is greater than 100 metres the following design and construction requirements apply:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.