


# Notice of an Application for an Amendment to a Planning Permit

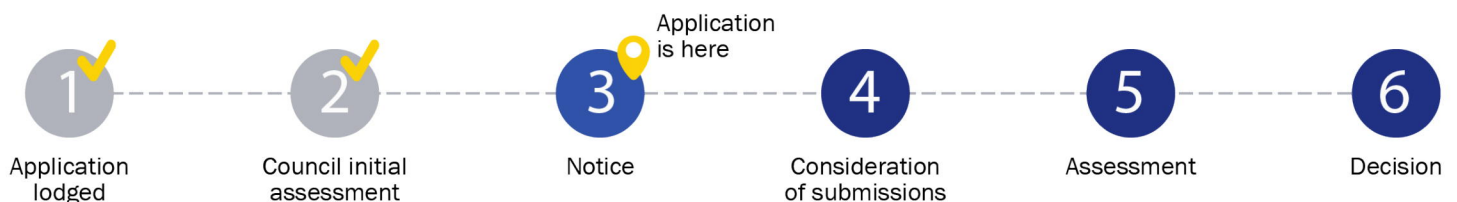
The land affected by the application is located at:	L2 PS446624 188 Toomuc Valley Road, PAKENHAM VIC 3810
The application is to:	S72 Amendment to Alter the Approved Plans (Dwelling Design Amendments)

## APPLICATION DETAILS

The applicant for the amendment to the permit is:	[REDACTED]
Application number:	T220355 - 1
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: <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> 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:	<b>06 December 2024</b>	
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority.	An objection must: <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul> 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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Planning Enquiries  
Phone: 1300 787 624  
Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)


# Application to AMEND a Planning Permit


If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

 Questions marked with an asterisk (\*) must be completed.

 Click for further information.

## The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

### Street Address \*

Unit No.:	St. No.: 188	St. Name: TOOMUC VALLEY RD
Suburb/Locality: RAKEWILLAM		Postcode: 3810

### Formal Land Description \*

Complete either A or B.

 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: PC 3667290
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

## Planning Permit Details

### What permit is being amended?\*

Planning Permit No.:	T220355 PA
----------------------	------------

## The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

### What is the amendment being applied for?\*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:	
<input type="checkbox"/> What the permit allows	<input checked="" type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details:	
<p style="border: 1px solid red; padding: 5px;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>	
<input checked="" type="checkbox"/> Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.	



## Development Cost

### Estimate cost of development\*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
\$ 750,000	\$ 750,000	\$ 0 .

Insert 'NA' if no development is proposed by the permit.

You may be required to verify this estimate.

## Existing Conditions

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application?  Yes  No

If yes, please provide details of the existing conditions.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

## Title Information

### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

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# Applicant and Owner Details

Provide details of the applicant and the owner of the land.

**Applicant \*** / CONTACT

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

## Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

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[Redacted]

**Contact person's details\*** Same as applicant   
Name: [Redacted]  
Title: [Redacted] First Name: [Redacted] Surname: [Redacted]  
Organisation (if applicable): [Redacted]  
Postal Address: [Redacted] If it is a P.O. Box, enter the details here:  
Unit No.: [Redacted] St. No.: [Redacted] St. Name: [Redacted]  
Suburb/Locality: [Redacted] State: [Redacted] Postcode: [Redacted]

**Owner \*** Same as applicant   
Name: [Redacted]  
Title: [Redacted]  
Organisation (if applicable): [Redacted]  
Postal Address: [Redacted] If it is a P.O. Box, enter the details here:  
Unit No.: [Redacted] St. No.: [Redacted]  
Date: 2/9/24  
day / month / year

## Declaration

This form must be signed by the applicant\*

**APPROVED PLAN**  
PLANNING AND ENVIRONMENT ACT 1987  
CARDINIA PLANNING SCHEME  
Permit No. 1220355 PA  
Sheet: 3 of 67  
Approved by: Milita Jap  
CARDINIA SHIRE COUNCIL  
Date: Friday, 28 April 2023

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the information provided is true and correct.  
Date: 2/9/24  
day / month / year

## Need help with the App

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)


Contact Council's planning department to discuss the specific requirements for his application and obtain a checklist. Insufficient or unclear information may delay your application.

**Has there been a pre-application meeting with a council planning officer**

No  Yes  
If 'Yes', with whom [Redacted]  
Date: 1/8/24  
day / month / year

## Checklist

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input checked="" type="checkbox"/>	Paid or included the application fee?	
<input checked="" type="checkbox"/>	Attached all necessary supporting information and documents?	
<input checked="" type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input checked="" type="checkbox"/>	Signed the declaration above?	

## Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

**Contact information:**

Telephone: 1300 787 624

Fax: (03) 5941 3784

Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

DX: 81006

**Deliver application in person, by post or by electronic lodgement.**

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

VOLUME 10809 FOLIO 667

Security no : 124117970151D  
Produced 04/09/2024 10:03 AM

**LAND DESCRIPTION**

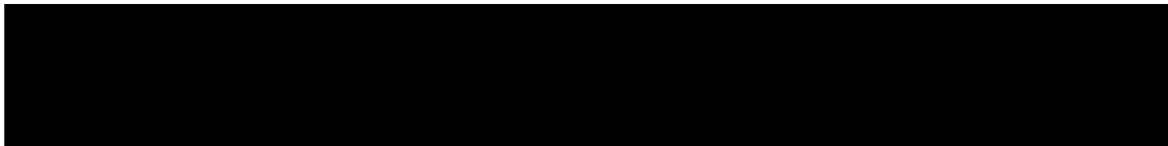
Land in Plan of Consolidation 366729Q.

PARENT TITLES :

Volume 10677 Folio 850      Volume 10783 Folio 337

Created by instrument PC366729Q 22/06/2004

**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 PC366729Q 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)

APPROVED PLAN  
PLANNING AND ENVIRONMENT ACT 1987  
CARDINIA PLANNING SCHEME

Street Address: 188 TOOMUC VALLEY ROAD PAKENHAM VIC 3810

Permit No.: T220355 PA  
Sheet: 5 of 5  
Approved by: Milita Jap  
NIL CARDINIA SHIRE COUNCIL  
Date: Friday, 28 April 2023

**ADMINISTRATIVE NOTICES**

eCT Control 20726L HIBBERT & HODGES LAWYERS  
Effective from 25/10/2023

DOCUMENT END

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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PC366729Q</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>04/09/2024 10:04</b>

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<h1>PLAN OF CONSOLIDATION</h1>	LR use only EDITION 1	Plan Number <b>PC366729Q</b>
--------------------------------	--------------------------	---------------------------------

Location of Land  
 Parish. Nar Nar Goon  
 Township. -----  
 Section: -----  
 Crown Allotment. 1A & 2002  
 Crown Portion: -----  
 Title References Vol. 10677 Fol. 850  
 Vol. 10783 Fol. 337  
 Last Plan Reference: -----  
 Postal Address: Toomuc Valley Road  
 (At time of subdivision) Pakenham 3810  
 MGA Co-ordinates E 365800  
 (Of approx centre of plan) N 5788400 ZONE 55

Council Certification and Endorsement

Council Name: Cardinia Shire Council Ref **504 1042**

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

Council delegate  
~~Council seat~~  
 Date **8 / 4 / 2004**

LR use only  
 Statement of compliance/  
 Exemption Statement  
 Received   
 Date **18/06/04**

LR use only  
 PLAN REGISTERED  
 TIME **11:43AM**  
 DATE **22/6/2004** *Kieth M. Ayfe*  
 Assistant registrar of Titles

Notations  
Depth Limitation  
 Crown Allotment 1A 15-24m  
 Crown Allotment 2002 15m

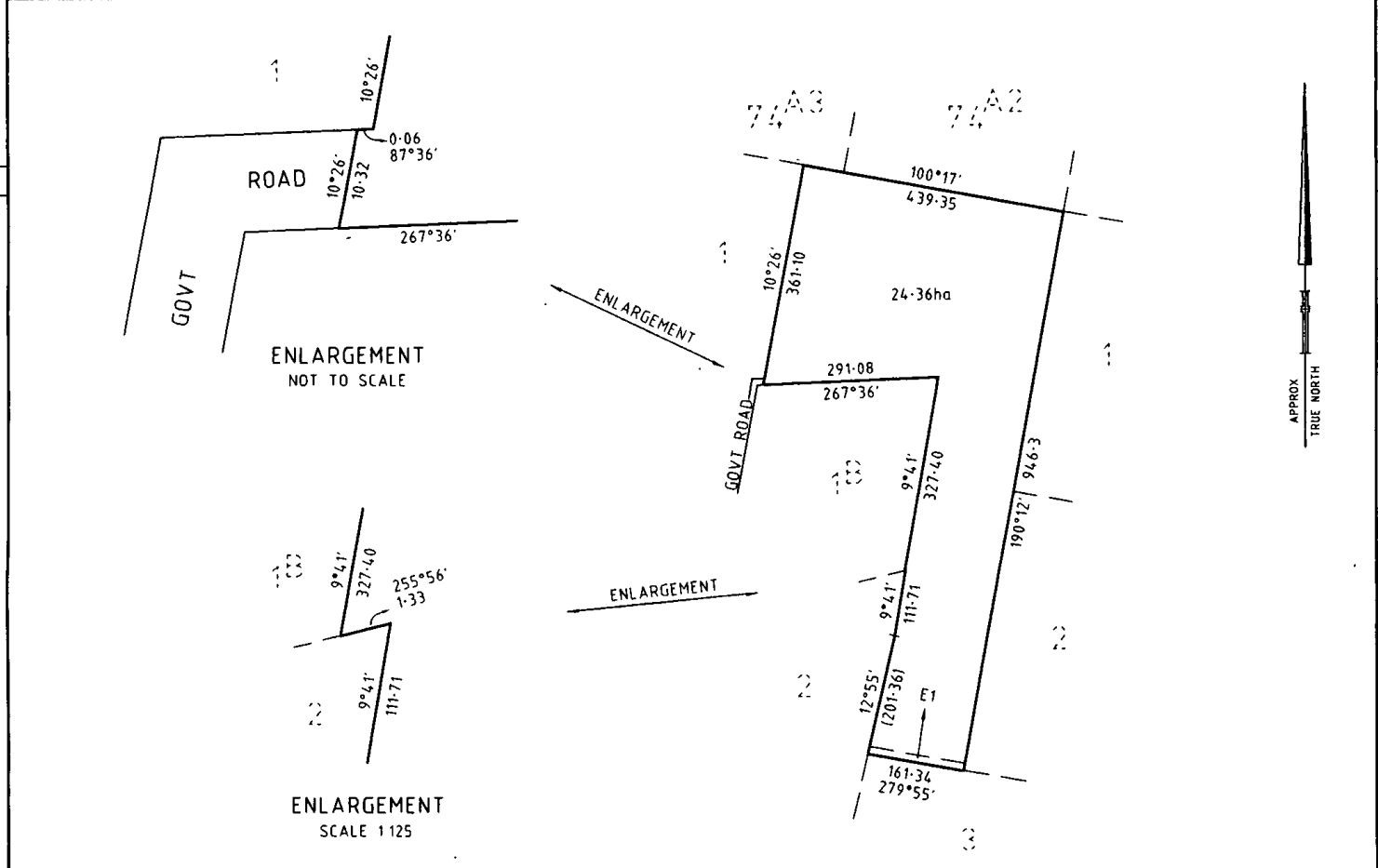
**WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE**

Survey This plan is not based on survey

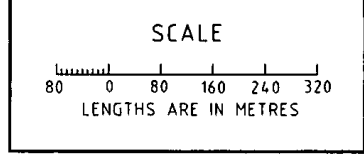
Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	Water Supply	6	C/E V940313U	Melbourne Water Corporation



**LITTLE & BROSNAN** PTY LTD  
 ACN 005 434 855  
 LAND SURVEYORS  
 & DEVELOPMENT CONSULTANTS  
 8/417 FERNTREE GULLY RD, MT WAVERLEY, 3149  
 TELEPHONE (03)9544-1922 FAX (03)9562-8116



ORIGINAL SCALE SHEET SIZE  
 1:8000 A3

LICENSED SURVEYOR (PRINT) Damian Leo Slattery

SIGNATURE \_\_\_\_\_ DATE **03/03/04**

REF 3031-2 VERSION 03-03-04

3031-2 DWG

Sheet 1 of 1 Sheets

DATE **8 / 4 / 2004**

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

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# Proposed Alterations & Additions

188 Toomuc Valley  
Road, Pakenham,  
VIC 3810

Job No:23161



DRAKE DESIGN PTY LTD

Suite 2, Level 1, 2 Beaconsfield-Emerald Rd  
Beaconsfield Vic 3807  
Email: info@drakedesign.com.au  
www.drakedesign.com.au  
ABN: 52 638 464 906 ACN: 121 878 331

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TP2 ISSUE

## \_Drawing List\_TP

DWG NO.	TITLE	REVISION
TP000	Cover Sheet	2
TP100	Neighbourhood Site Description	2
TP101	Existing / Demo Overall Site Plan	2
TP102	Existing / Demo Part Site Plan	2
TP103	Existing / Demo Ground Plan	2
TP104	Existing Dam Plan	2
TP105	Existing Elevations	2
TP106	Existing Elevations	2
TP201	Proposed Overall Site Plan	2
TP202	Proposed Part Site Plan	2
TP203	Proposed Floor Plan	2
TP204	Proposed First Floor Plan	2
TP205	Proposed Dam Plan	2
TP501	Proposed Elevations	2
TP502	Proposed Elevations	2
TP601	Proposed Materials	2
TP902	Proposed 3D Views	2
TP903	Proposed 3D Views	2
TP904	Proposed 3D Views	2
TP905	Proposed 3D Views	2

Job No:23161

Cover Sheet TP000 2



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## Proposed Alterations & Additions

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Date: OCT. 2024

Scale: @A3

Drawn by: JFD

Rev No.

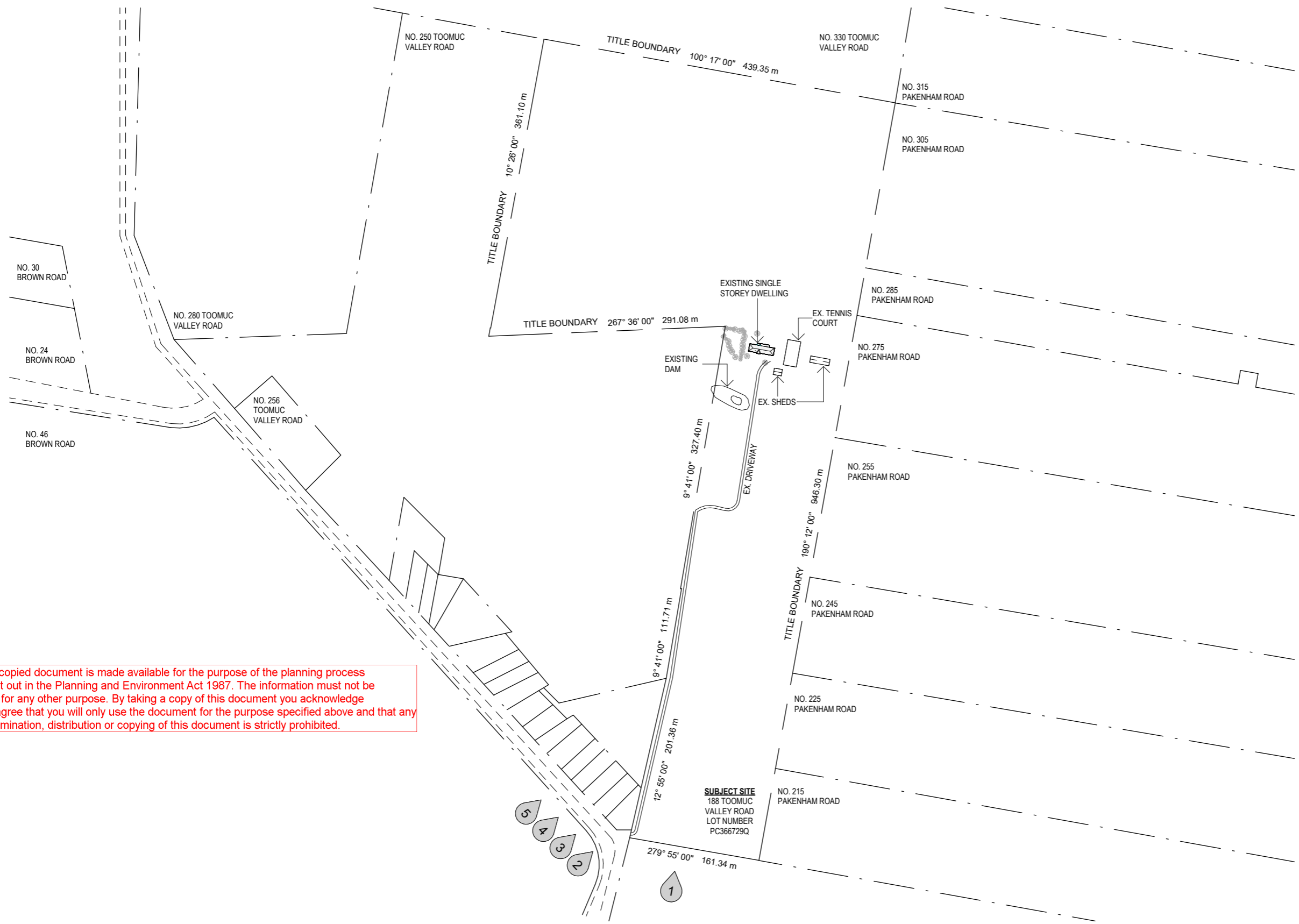
1  
2

Description

TP1 Issue  
TP2 Issue

Date

01/07/2024  
29/10/2024



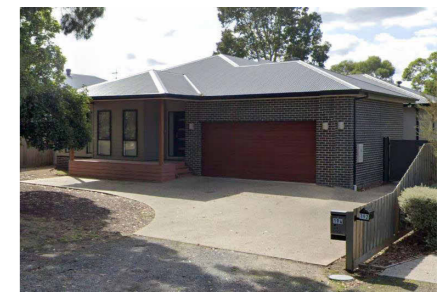
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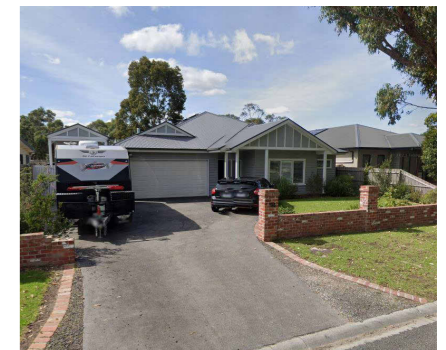
NO. 1 SUBJECT SITE 188 TOOMUC VALLEY ROAD



NO. 2 192 TOOMUC VALLEY ROAD



NO. 3 194 TOOMUC VALLEY ROAD



NO. 4 196 TOOMUC VALLEY ROAD



NO. 5 198 TOOMUC VALLEY ROAD

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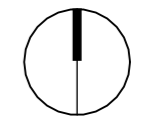
**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
 Mark Facey

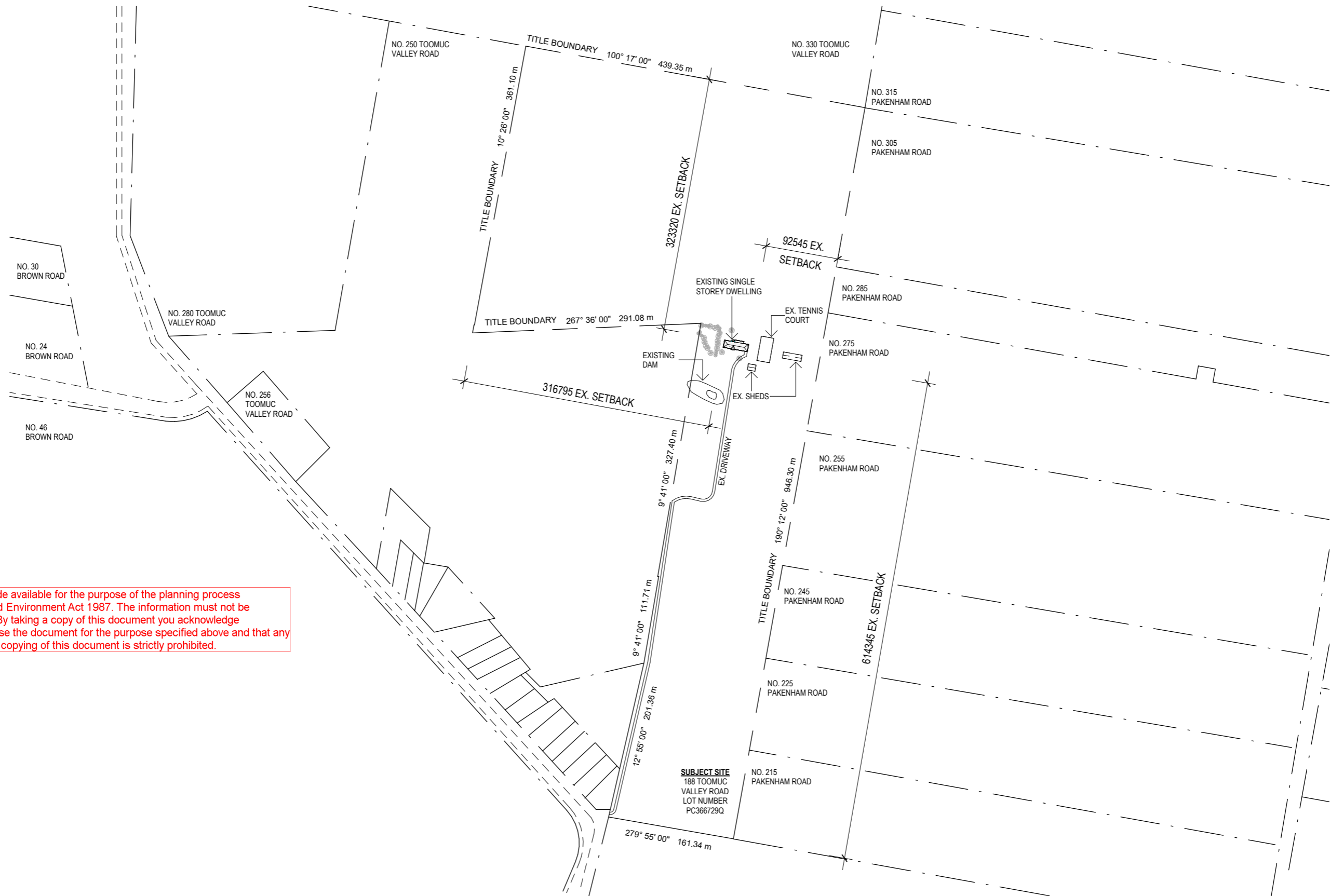
**Neighbourhood Site Description TP100 2**

Date: OCT. 2024 Scale: 1 : 5000 @A3 Drawn by: JFD

Rev No.	Description
1	TP1 Issue
2	TP2 Issue

Date  
 01/07/2024  
 29/10/2024





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DESIGN

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**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**

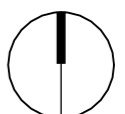
Mark Facey

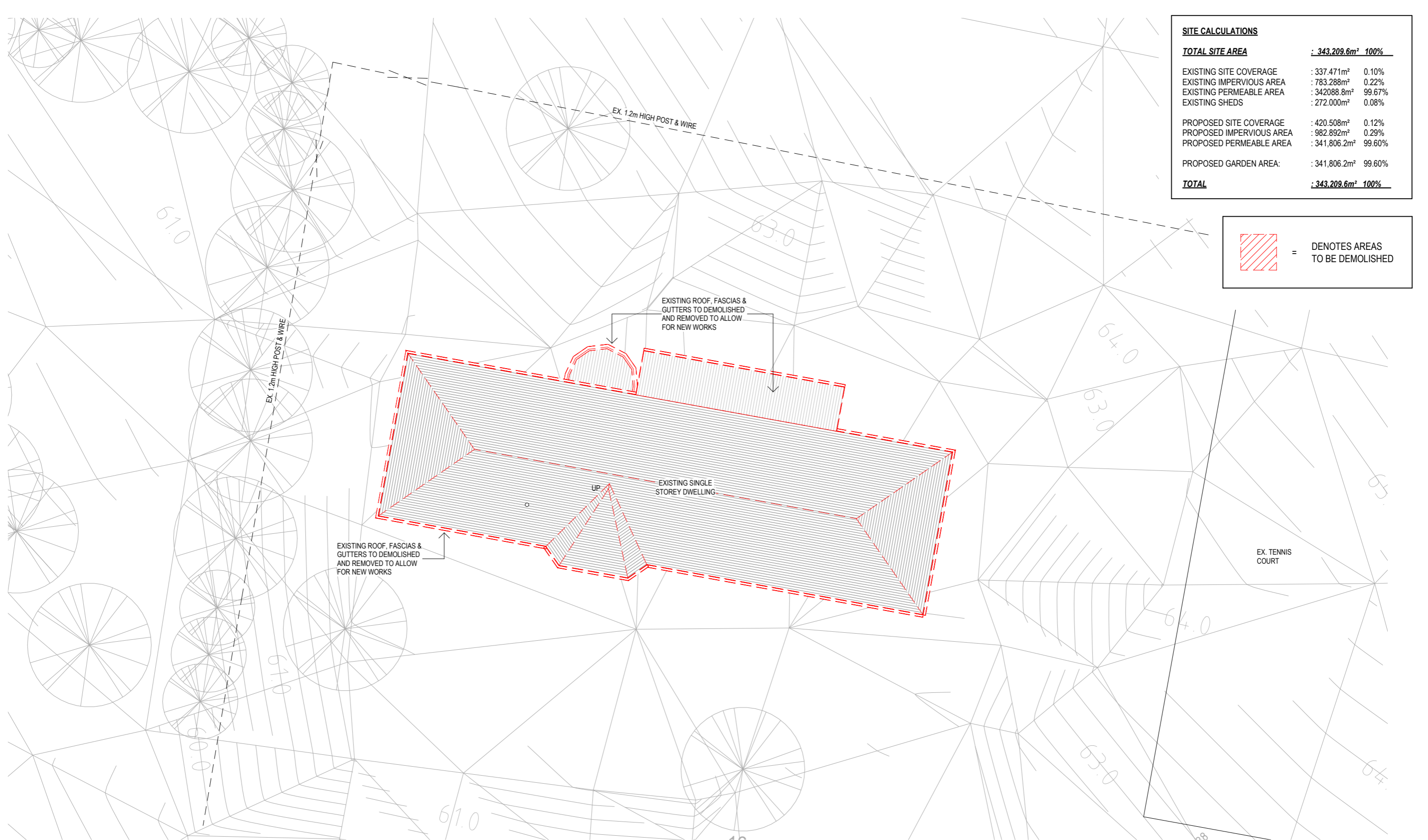
**Job No: 23161**  
**Existing / Demo Overall Site Plan TP101 2**

Date: OCT. 2024 Scale: 1 : 5000 @A3 Drawn by: JFD


Rev No.	Description
1	TP1 Issue
2	TP2 Issue

Date
01/07/2024
29/10/2024





SITE CALCULATIONS		
<b>TOTAL SITE AREA</b>	<b>: 343,209.6m<sup>2</sup> 100%</b>	
EXISTING SITE COVERAGE	: 337.471m <sup>2</sup>	0.10%
EXISTING IMPERVIOUS AREA	: 783.288m <sup>2</sup>	0.22%
EXISTING PERMEABLE AREA	: 342088.8m <sup>2</sup>	99.67%
EXISTING SHEDS	: 272.000m <sup>2</sup>	0.08%
PROPOSED SITE COVERAGE	: 420.508m <sup>2</sup>	0.12%
PROPOSED IMPERVIOUS AREA	: 982.892m <sup>2</sup>	0.29%
PROPOSED PERMEABLE AREA	: 341,806.2m <sup>2</sup>	99.60%
PROPOSED GARDEN AREA:	: 341,806.2m <sup>2</sup>	99.60%
<b>TOTAL</b>	<b>: 343,209.6m<sup>2</sup> 100%</b>	

 = DENOTES AREAS TO BE DEMOLISHED



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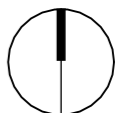
**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
Mark Facey

**Job No: 23161**  
**Existing / Demo Part Site Plan TP102 2**

Date: OCT. 2024 Scale: As indicated @A3 Drawn by: JFD


Rev No.	Description
1	TP1 Issue
2	TP2 Issue

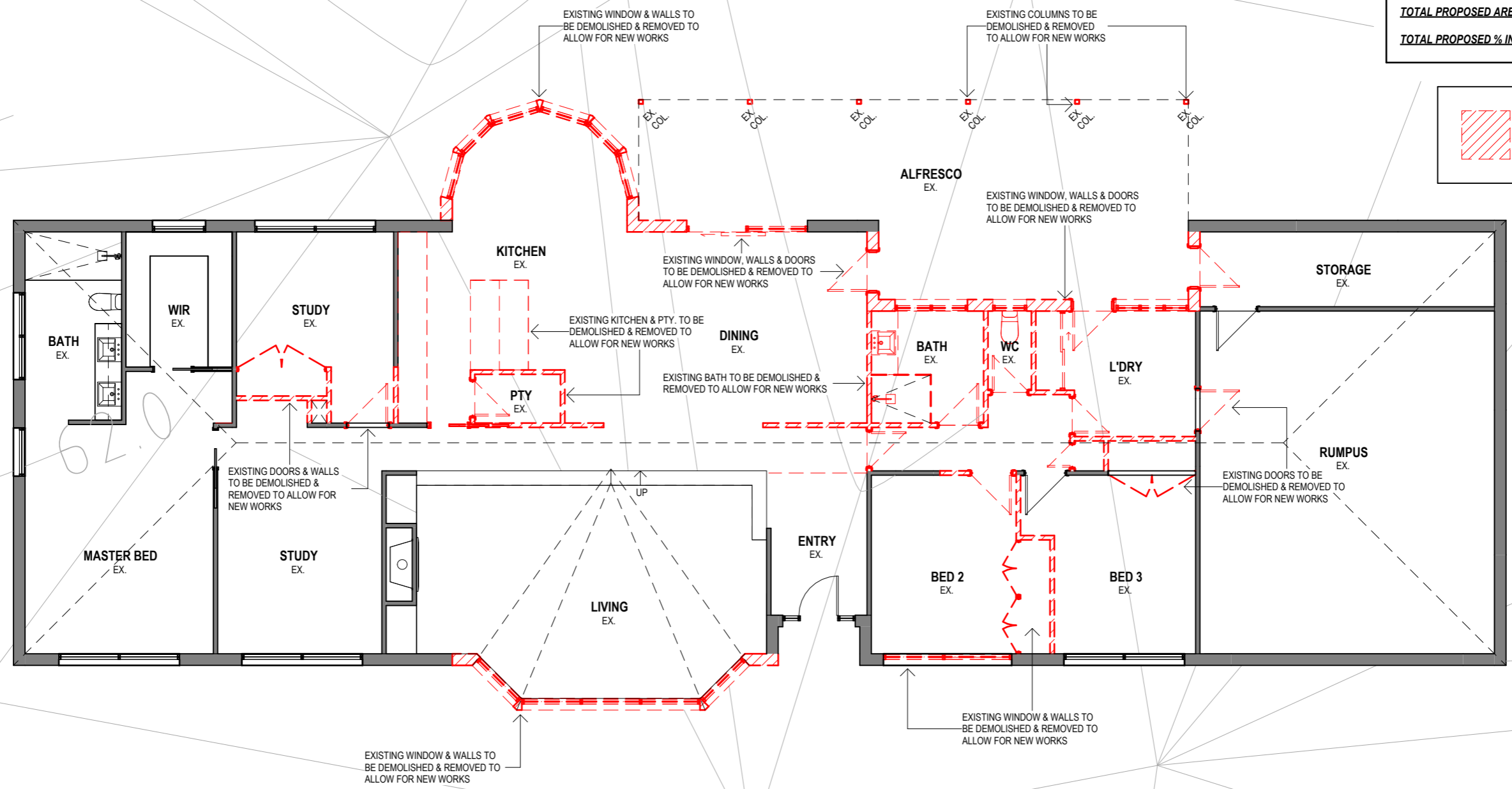
Date  
01/07/2024  
29/10/2024



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DWELLING AREAS	
EX. GROUND FL LIVING	: 264.581m <sup>2</sup> (28.48sq)
EX. ALFRESCO	: 38.984m <sup>2</sup> (4.20sq)
<b>TOTAL EXISTING AREA</b>	<b>: 303.565m<sup>2</sup> (32.68sq)</b>
PROP. GROUND FL LIVING	: 298.265m <sup>2</sup> (32.11sq)
PROP. FIRST FL LIVING	: 143.259m <sup>2</sup> (15.42sq)
PROP. ALFRESCO	: 18.451m <sup>2</sup> (1.99sq)
PROP. BALCONIES	: 29.406m <sup>2</sup> (3.17sq)
<b>TOTAL PROPOSED AREA</b>	<b>: 489.381m<sup>2</sup> (52.68sq)</b>
<b>TOTAL PROPOSED % INCREASE</b>	<b>: 185.816m<sup>2</sup> (37.96%)</b>

 = DENOTES AREAS TO BE DEMOLISHED




**DRAKE**  
DESIGN

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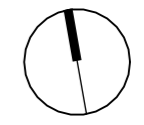
**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
Mark Facey

**Job No: 23161**  
**Existing / Demo Ground Plan TP103 2**

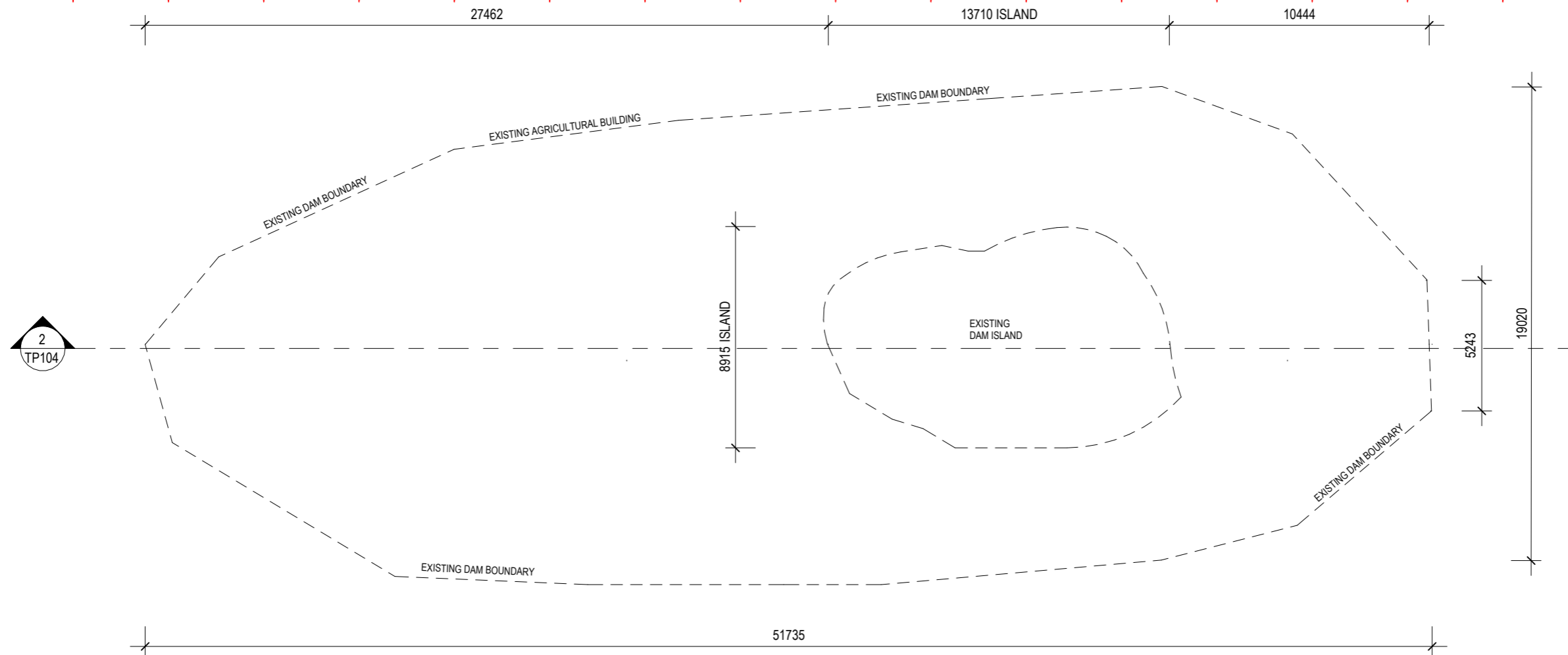
Date: OCT. 2024 Scale: As indicated @A3 Drawn by: JFD

Rev No.	Description
1	TP1 Issue
2	TP2 Issue

Date  
01/07/2024  
29/10/2024

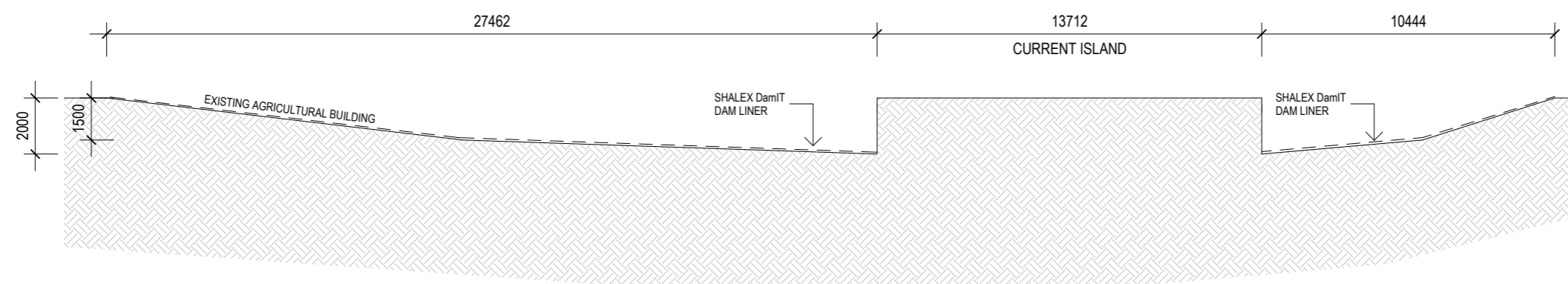


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**1 Existing Dam Plan**  
SCALE 1 : 200



**2 Section 1 - Existing Dam**  
SCALE 1 : 200

**DRAKE**  
DESIGN

Drake Design Pty Ltd  
Suite 2, Level 1  
2 Beaconfield-Emerald Rd  
Beaconsfield Vic 3807  
A.T.F. DRAKE FAMILY TRUST - ABN: 52 638 464 906 - ACN: 121 878 331

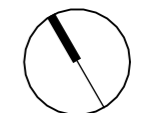
03 9769 8096  
info@drakedesign.com.au  
www.drakedesign.com.au


**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
Mark Facey

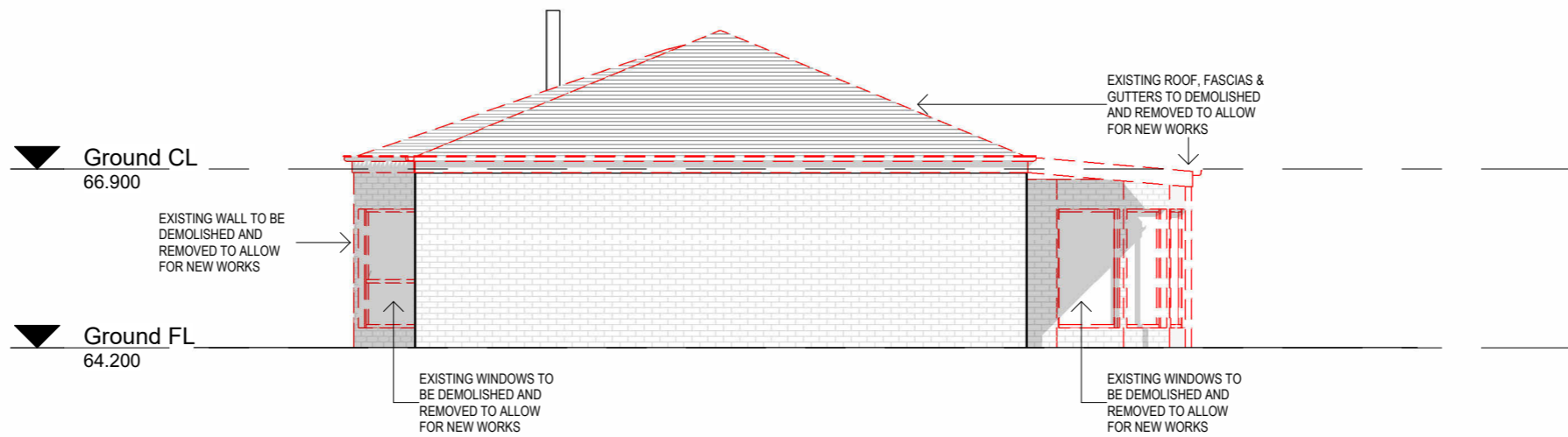
**Job No:23161**  
**Existing Dam Plan TP104 2**

Date: OCT. 2024 Scale: 1 : 200 @A3 Drawn by: JFD

Rev No.	Description	Date
2	TP2 Issue	29/10/2024

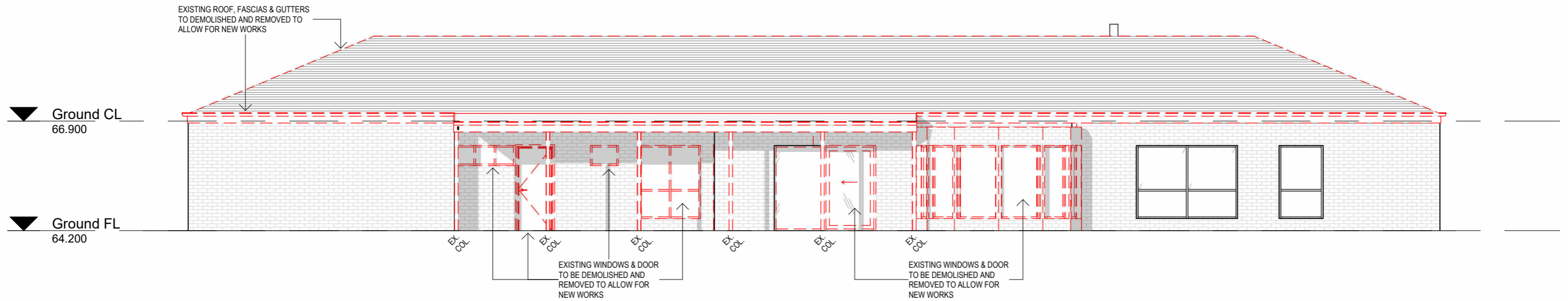


 = DENOTES AREAS TO BE DEMOLISHED



**1 Existing East Elevation**  
SCALE 1 : 100

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**2 Existing North Elevation**  
SCALE 1 : 100



**DRAKE**  
DESIGN

Drake Design Pty Ltd  
Suite 2, Level 1  
2 Beaconsfield-Emerald Rd  
Beaconsfield Vic 3807  
A.T.F. DRAKE FAMILY TRUST - ABN: 52 638 464 906 - ACN: 121 878 331


03 9769 8096  
info@drakedesign.com.au  
www.drakedesign.com.au

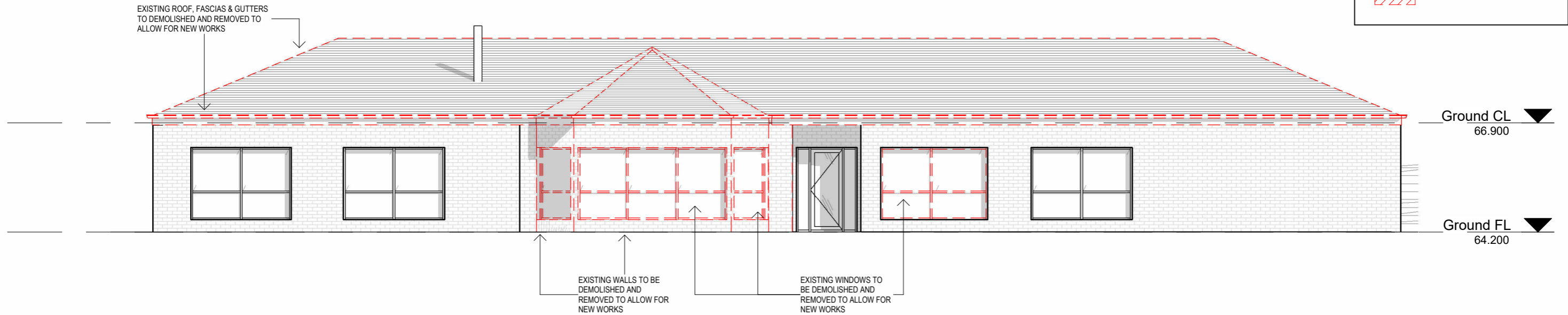
**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
Mark Facey

**Job No:23161**  
**Existing Elevations TP105 2**

Date: OCT. 2024 Scale: As indicated @A3 Drawn by: JFD

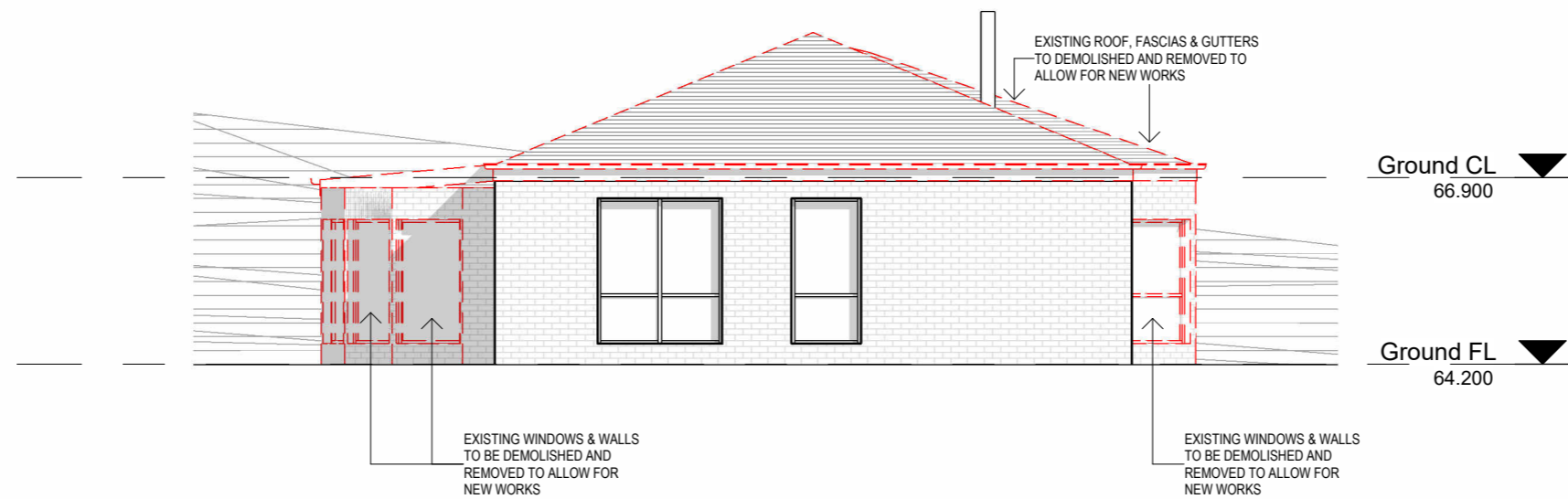
Rev No.	Description	Date
1	TP1 Issue	01/07/2024
2	TP2 Issue	29/10/2024

 = DENOTES AREAS TO BE DEMOLISHED



**1 Existing South Elevation**  
SCALE 1 : 100

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**2 Existing West Elevation**  
SCALE 1 : 100



**DRAKE**  
DESIGN

Drake Design Pty Ltd  
Suite 2, Level 1  
2 Beaconsfield-Emerald Rd  
Beaconsfield Vic 3807  
A.T.F. DRAKE FAMILY TRUST - ABN: 52 638 464 906 - ACN: 121 878 331

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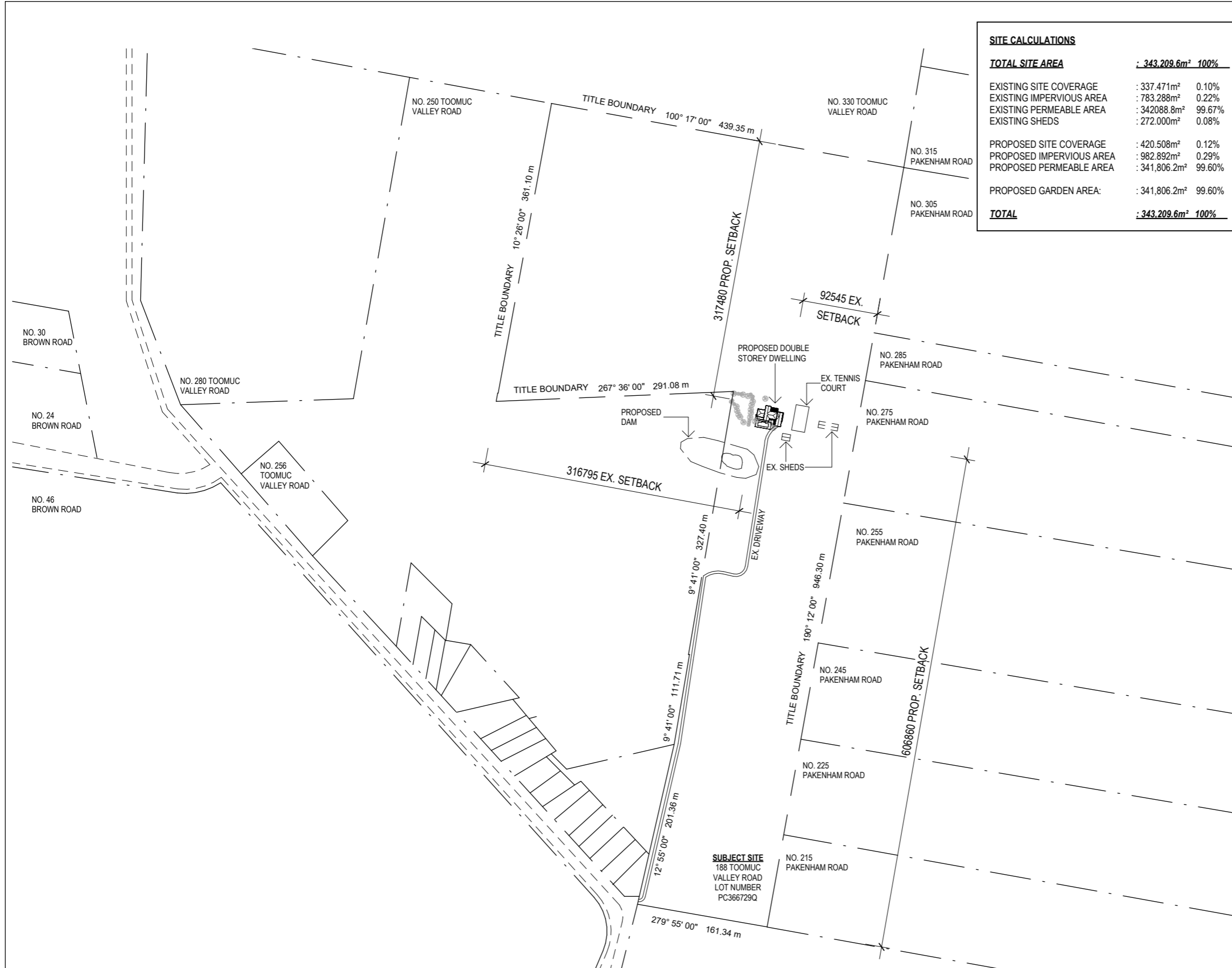
**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
Mark Facey

**Job No:23161**  
**Existing Elevations TP106 2**

Date: OCT. 2024 Scale: As indicated @A3 Drawn by: JFD

Rev No.	Description	Date
1	TP1 Issue	01/07/2024
2	TP2 Issue	29/10/2024





SITE CALCULATIONS		
<b>TOTAL SITE AREA</b>	<b>: 343,209.6m<sup>2</sup> 100%</b>	
EXISTING SITE COVERAGE	: 337.471m <sup>2</sup>	0.10%
EXISTING IMPERVIOUS AREA	: 783.288m <sup>2</sup>	0.22%
EXISTING PERMEABLE AREA	: 342088.8m <sup>2</sup>	99.67%
EXISTING SHEDS	: 272.000m <sup>2</sup>	0.08%
PROPOSED SITE COVERAGE	: 420.508m <sup>2</sup>	0.12%
PROPOSED IMPERVIOUS AREA	: 982.892m <sup>2</sup>	0.29%
PROPOSED PERMEABLE AREA	: 341,806.2m <sup>2</sup>	99.60%
PROPOSED GARDEN AREA:	: 341,806.2m <sup>2</sup>	99.60%
<b>TOTAL</b>	<b>: 343,209.6m<sup>2</sup> 100%</b>	

**SITE PLAN NOTES.**

GENERALLY:  
 • ALL BOUNDARY DIMENSIONS ARE APPROXIMATE & TO BE VERIFIED WITH A CLEAR COPY OF TITLE;

**CIVIL DRAINAGE PLAN TO TAKE PRECEDENCE OF SITE PLAN STORMWATER LAYOUT**

MINIMUM REQUIREMENTS FOR NEW STORMWATER DRAINS:  
 • BUILDER TO OBTAIN LEGAL POINT OF DISCHARGE FROM AUTHORISED AUTHORITIES PRIOR TO CONSTRUCTION;  
 • STORM WATER LAYOUT IS ONLY INDICATIVE & SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY WORKS;  
 • CONNECT ALL DOWN PIPES TO THE SATISFACTION OF LOCAL COUNCIL AUTHORITIES NOMINATED LEGAL POINT OF DISCHARGE; BUILDER SHALL VERIFY ALL LEVELS TO ENSURE ADEQUATE DISCHARGE DRAINAGE PRIOR TO ANY WORKS. PROVIDE MIN. OF 1 D.P. EVERY 12m;  
 • PROVIDE 90mmØ UPVC STORMWATER PIPES AS REQUIRED;  
 • PROVIDE 300mm GROUND COVER TO ALL DRAINS.

d.p. ○ SELECTED 90mmØ OR SIMILAR DOWNPIPES  
 sp/d ○ SELECTED 90mmØ OR SIMILAR SPREADER  
 d.p./r.w.h. □ SELECTED 90mmØ DOWNPIPES WITH RAIN WATER HEAD

SITE PREPARATION:  
 • SITE TO BE SCRAPED APPROX. 100mm ALLOWING FOR THE REMOVAL OF ANY VEGETATION AND TO PROVIDE A LEVEL BASE FOR THE FOOTING SYSTEM DESIGNED BY AN ENGINEER; SPREAD FILL OVER REMAINING BUILDING AREA TO BE LEVEL; TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORKS;  
 • ALL SITE CUTS, FILL, BATTER OR SCRAPES TO BE CONFIRMED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORKS;  
 • ALL FINISHED FLOOR LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO ANY WORKS;

F.F.L. FINISHED FLOOR REDUCED LEVEL.

PRELIMINARY SITE LEVELS:  
 SITE LEVELS ARE APPROXIMATE ONLY DUE TO EXISTING SITE CONDITIONS (EXISTING STRUCTURES); SITE LEVELS WILL BE RE-ASSESSED ON COMPLETION OF CLEARING SITE.

ENERGY EFFICIENCY RATING:  
 THE PROPOSED BUILDING IS TO EXCEED THE MINIMUM ENERGY PERFORMANCE STANDARDS REQUIRED BY THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA.

TERMITE PROTECTION:  
 PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1

TEMPORARY FENCING:  
 BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES TO COMPLY WITH THE REQUIREMENTS OF LOCAL AUTHORITIES BY-LAWS.

TIMBER FRAMING NOTES:  
 90 x 45mm F5 PINE TOP & BOTTOM PLATES;  
 90 x 45mm F5 PINE STUDS @ 450mm CENTRES TO EXTERNAL WALLS;  
 90 x 35mm F5 PINE STUDS @ 600 CENTRES TO INTERNAL WALLS;  
 NOGGINS AT HALF STUDS.

**LEGEND :-**

* S/W DRAIN OUTLET	○ DP DOWN PIPE LOC.
⊕ SEWER MANHOLE	□ METER BOX LOC.
W WATER METER	-SW- STORM WATER RUN
HW HOT WATER	⊗ EXISTING TREES
R+ RECYCLED WATER POINT	○ TRES REMOVED
T+ EXTERNAL WATER POINT	⊙ SMOKE DETECTOR
⊕ CAPPED GAS POINT	⊗ EXHAUST FAN
G GAS METER	○ RWT RAINWATER TANK

**DRAKE DESIGN**  
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 A.T.F. DRAKE FAMILY TRUST - ABN: 52 638 464 906 - ACN: 121 878 331

**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
 Mark Facey

**Job No:23161**  
**Proposed Overall Site Plan TP201 2**

Date: OCT. 2024 Scale: As indicated @A3 Drawn by: JFD

Rev No.	Description	Date
1	TP1 Issue	01/07/2024
2	TP2 Issue	29/10/2024

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TREE NUMBER	SPECIES NAME	COMMON NAME	SETBACK FROM DEVELOPMENT	TRUNK DIAMETER AT 1.3m ABOVE GROUND	TREE PROTECTION ZONE	RECOMMENDED ACTION	TPZ ENCROACHMENT
TREE 1	BETULA PENDULA	SILVER BIRCH	3.3m	170mm	2.04m	TO BE RETAINED	NO ENCROACHMENT
TREE 2	UNKNOWN	UNKNOWN	10.2m	1.5m	15m	TO BE RETAINED	1.47%

**SITE CALCULATIONS**

<b>TOTAL SITE AREA</b>	<b>: 343,209.6m<sup>2</sup></b>	<b>100%</b>
EXISTING SITE COVERAGE	: 337.471m <sup>2</sup>	0.10%
EXISTING IMPERVIOUS AREA	: 783.288m <sup>2</sup>	0.22%
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<b>TOTAL</b>	<b>: 343,209.6m<sup>2</sup></b>	<b>100%</b>

Legend_Materials	
CODE	DESCRIPTION
BRK-01	BRICKWORK: To match existing
CLF-01	VERTICAL CLADDING: VERTICAL CLADDING: LYSAGHT - 'Longline305' - DULUX ColorBond 'Monument' or similar matt finish
CLM-01	METAL CLADDING: James Hardie - 'Fine Texture' or similar cladding- Powdercoated DULUX Colorbond 'Monument' or similar
CLT-01	TIMBER CLADDING - VERTICAL - MODINEX - 'Channel Cladding' or similar (clear stain finish)
COL-01	Blackbutt Hardwood Timber Columns / Battens
REV-01	GUTTER: Pressed Metal - DULUX ColorBond 'Monument' or similar
RFA-01	FASCIA: Pressed Metal - DULUX ColorBond 'Monument' or similar
RMT-01	ROOF SHEETING: Stratco - Klip-Lok406' Powdercoated DULUX Colorbond 'Monument' or similar
WIN-01	WINDOWS & DOORS: Powdercoated DULUX Colorbond 'Monument'

**SITE PLAN NOTES.**

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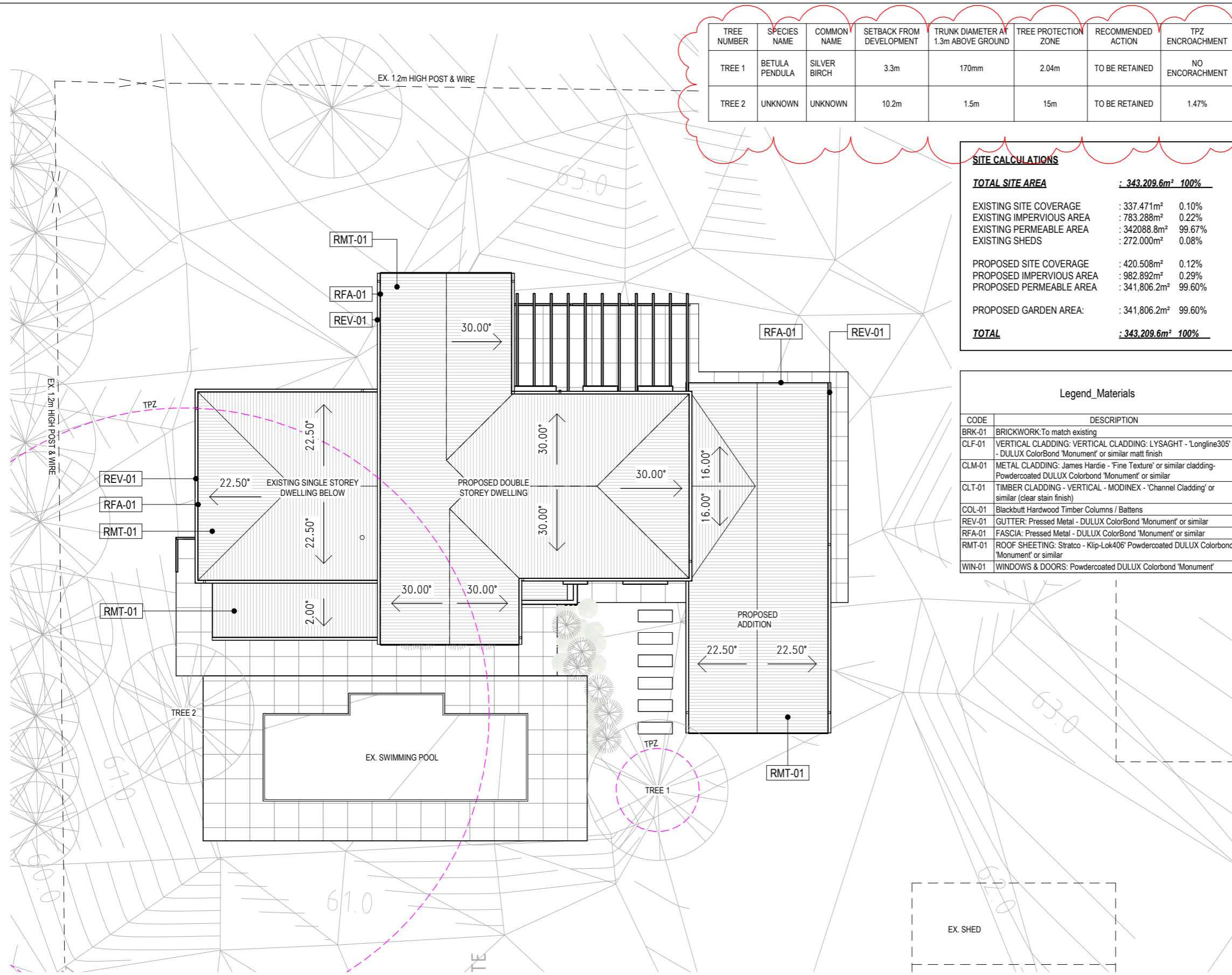
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**LEGEND :-**

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⊕ SEWER MANHOLE	MB METER BOX LOC.
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HW HOT WATER	⊗ EXISTING TREES
R+ RECYCLED WATER POINT	⊖ TREES REMOVED
T+ EXTERNAL WATER POINT	S SMOKE DETECTOR
⊕ CAPPED GAS POINT	⊗ EXHAUST FAN
G GAS METER	RWT RAINWATER TANK



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**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
 Mark Facey

**Job No: 23161**  
**Proposed Part Site Plan TP202 2**

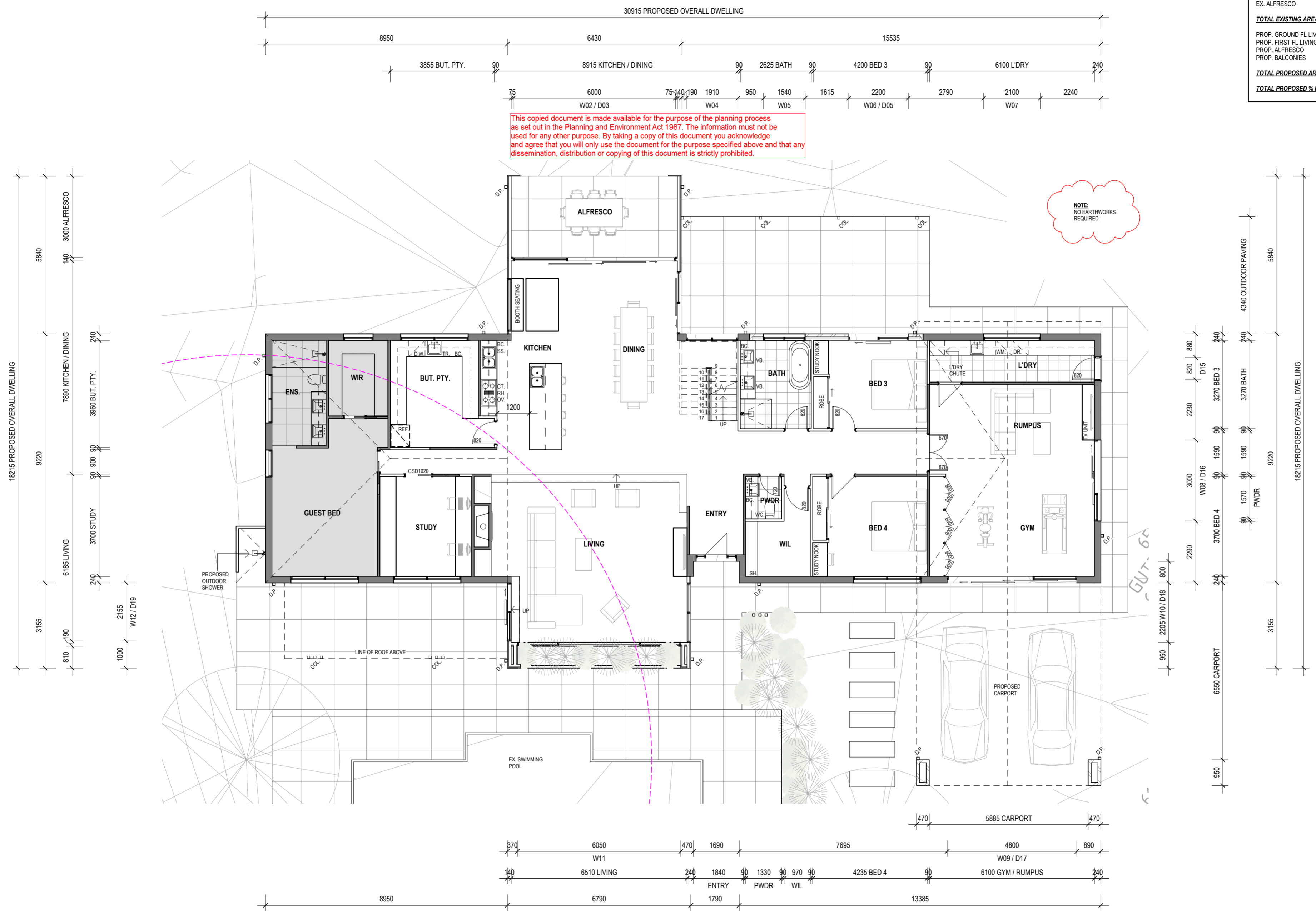
Date: OCT. 2024 Scale: As indicated @A3 Drawn by: JFD

Rev No.	Description	Date
1	TP1 Issue	01/07/2024
2	TP2 Issue	29/10/2024

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DWELLING AREAS	
EX. GROUND FL LIVING	: 264.581m <sup>2</sup> (28.48sq)
EX. ALFRESCO	: 38.984m <sup>2</sup> (4.20sq)
<b>TOTAL EXISTING AREA</b>	<b>: 303.565m<sup>2</sup> (32.68sq)</b>
PROP. GROUND FL LIVING	: 298.265m <sup>2</sup> (32.11sq)
PROP. FIRST FL LIVING	: 143.259m <sup>2</sup> (15.42sq)
PROP. ALFRESCO	: 18.451m <sup>2</sup> (1.99sq)
PROP. BALCONIES	: 29.406m <sup>2</sup> (3.17sq)
<b>TOTAL PROPOSED AREA</b>	<b>: 489.381m<sup>2</sup> (52.68sq)</b>
<b>TOTAL PROPOSED % INCREASE</b>	<b>: 185.816m<sup>2</sup> (37.96%)</b>

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**DRAKE**  
DESIGN

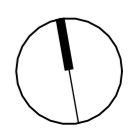
Drake Design Pty Ltd  
Suite 2, Level 1  
15 Blenheim Road  
Epsomfield Vic 3807  
03 9799 8096  
info@drakedesign.com.au  
www.drakedesign.com.au

**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
Mark Facey

**Job No: 23161**  
**Proposed Floor Plan TP203 2**

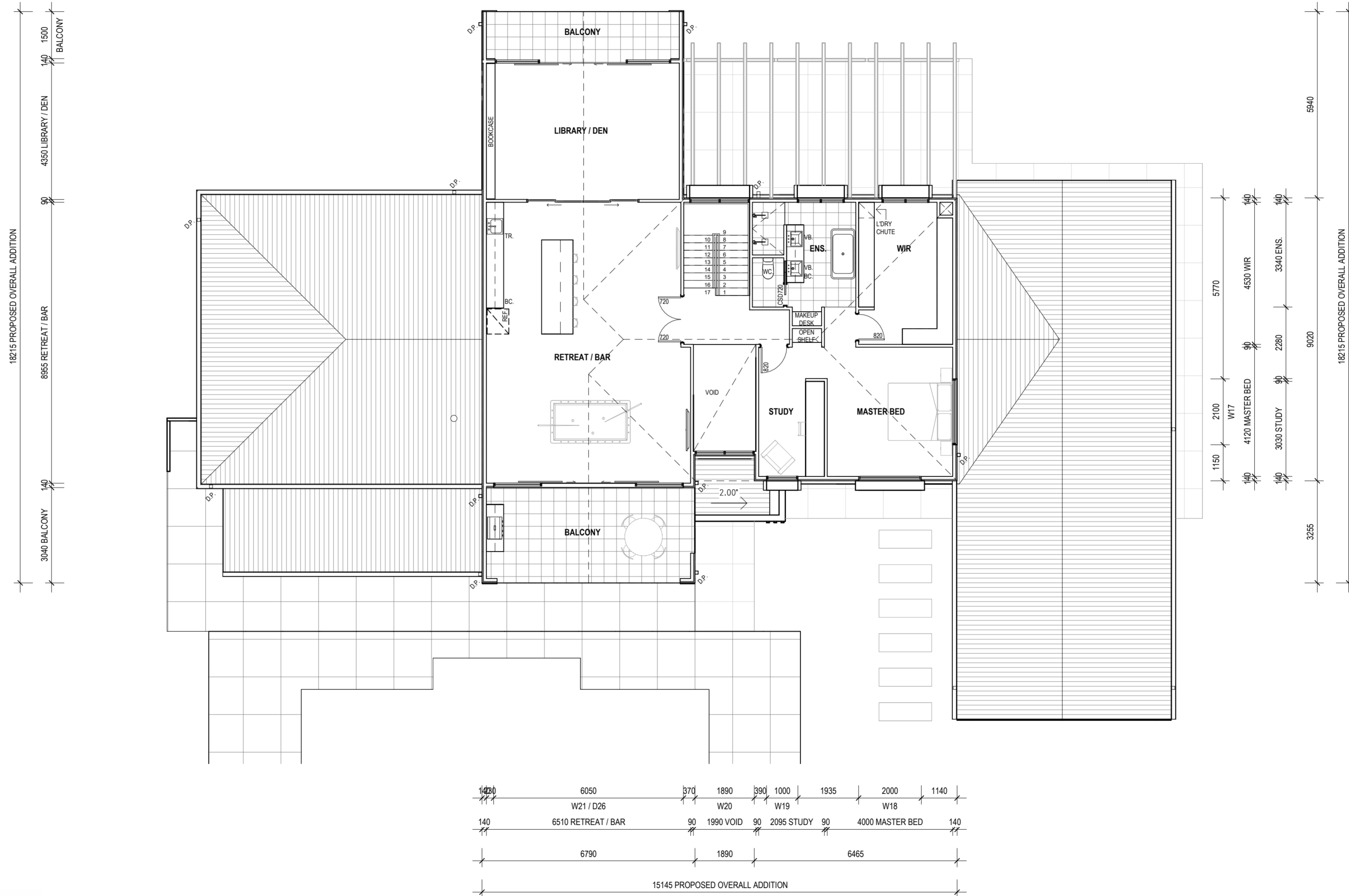
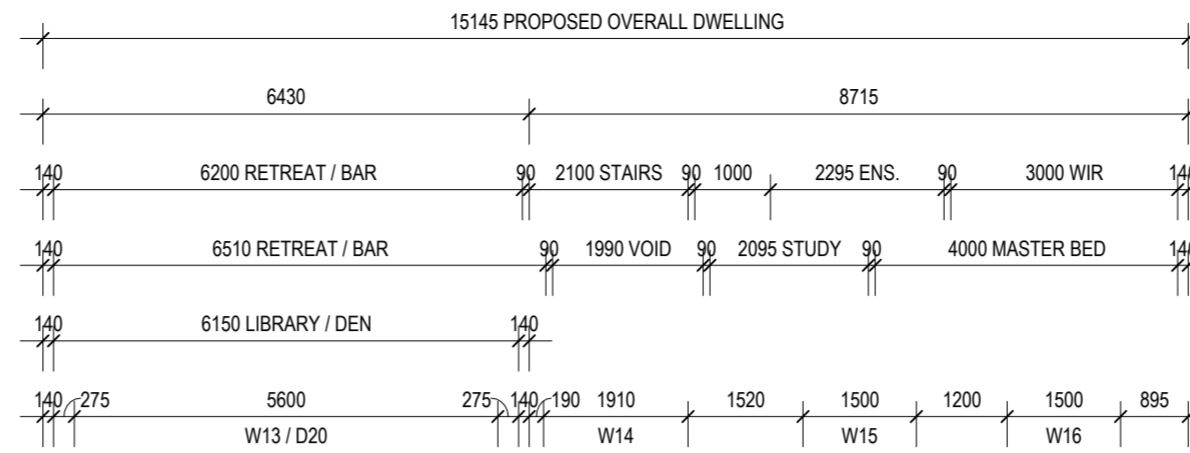
Date: OCT. 2024 Scale: As indicated @A2 Drawn by: JFD

Rev No.	Description	Date
1	TP1 Issue	01/07/2024
2	TP2 Issue	29/10/2024



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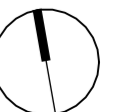
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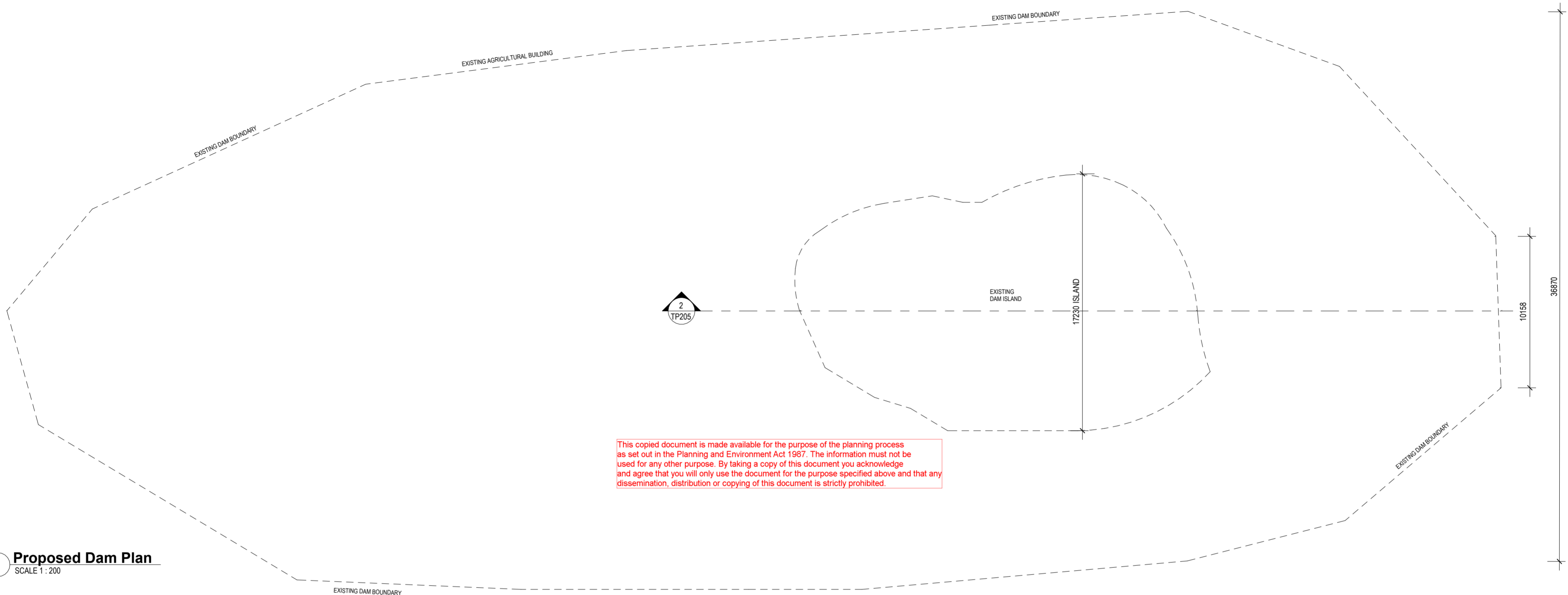
**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
Mark Facey

**Job No: 23161**  
**Proposed First Floor Plan TP204<sub>2</sub>**  
Date: OCT. 2024 Scale: As indicated @A2 Drawn by: JFD

Rev No.	Description	Date
1	TP1 Issue	01/07/2024
2	TP2 Issue	29/10/2024



53204 26562 ISLAND 20234



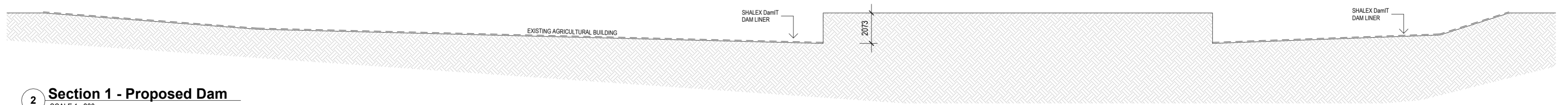
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1 Proposed Dam Plan  
SCALE 1 : 200

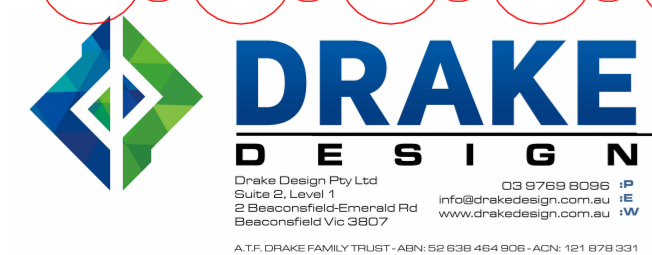
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53204 26562 20234  
CURRENT ISLAND

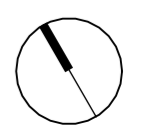


2 Section 1 - Proposed Dam  
SCALE 1 : 200



**Proposed Alterations & Additions**  
188 Toomuc Valley Road, Pakenham, VIC 3810  
Mark Facey

Job No: 23161  
**Proposed Dam Plan TP205<sub>2</sub>**  
Date: OCT. 2024 Scale: 1 : 200 @A2 Drawn by: JFD  
Rev No. 2 Description TP2 Issue Date 29/10/2024





**LEGEND**

FG - FIXED GLAZING  
 OS - OPENABLE SASH  
 AS - AWNING SASH  
 DH - DOUBLE HUNG  
 OB - OBSCURE GLAZING  
 SL - SLIDING  
 L - OPENABLE LOUVRES  
 ALL WINDOWS TO BE POWDERCOATED ALUMINIUM FRAMING UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

ALL GROUND LINES & LEVELS ARE TO BE VERIFIED ON SITE BY BUILDER.

400mm CLEARANCE TO UNDERSIDE OF BEARER IN ACCORDANCE WITH AS-3660.1 TERMITE MANAGEMENT.

EAVES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL WHERE WITHIN 900mm OF THE BOUNDARY

**ENERGY EFFICIENCY NOTES**

DRAWINGS TO BE READ INCONJUNCTION WITH ANY RELEVANT ENERGY RATING REPORT

**NEW CONSTRUCTION:**  
 Refer to the minimum requirements:

- GROUND FLOOR R2.25 ADDED THERMAL INSULATION
- WALLS R2.8 ADDED THERMAL INSULATION PLUS SISALATION
- CEILING MINIMUM R5.1 ADDED THERMAL INSULATION PLUS SARKING
- DOOR SEALS BRUSH SEALS TO UTILITY ROOM DOORS. SILL SEALS TO EXTERNAL HINGED DOORS.
- DRAFT EXCLUSION WEATHER SEAL WITH TAPED HORIZONTAL AND VERTICAL JOINTS. SEALED GAPS AROUND WINDOWS AND EXTERNAL DOORS.
- EXHAUST FANS DRAFT PREVENTION

CODE	DESCRIPTION
BRK-01	BRICKWORK: To match existing
CLF-01	VERTICAL CLADDING: VERTICAL CLADDING: LYSAGHT - 'Longline305' - DULUX ColorBond 'Monument' or similar matt finish
CLM-01	METAL CLADDING: James Hardie - 'Fine Texture' or similar cladding- Powdercoated DULUX Colorbond 'Monument' or similar
CLT-01	TIMBER CLADDING - VERTICAL - MODINEX - 'Channel Cladding' or similar (clear stain finish)
COL-01	Blackbutt Hardwood Timber Columns / Battens
REV-01	GUTTER: Pressed Metal - DULUX ColorBond 'Monument' or similar
RFA-01	FASCIA: Pressed Metal - DULUX ColorBond 'Monument' or similar
RMT-01	ROOF SHEETING: Strato - Klip-Lok406' Powdercoated DULUX Colorbond 'Monument' or similar
WIN-01	WINDOWS & DOORS: Powdercoated DULUX Colorbond 'Monument'

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**1 Proposed East Elevation**  
 SCALE 1 : 100



NOTE:  
 WINDOW CONFIGURATION AND DIMENSIONS TO BE CONFIRMED BETWEEN CLIENT AND THE MANUFACTURER PRIOR TO THE COMMENCEMENT OF WORKS.

**2 Proposed North Elevation**  
 SCALE 1 : 100

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**Proposed Alterations & Additions**  
**188 Toomuc Valley Road, Pakenham, VIC 3810**  
 Mark Facey

**Job No: 23161**  
**Proposed Elevations TP501 2**

Date: OCT. 2024 Scale: As indicated @A3 Drawn by: JFD

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1	TP1 Issue	01/07/2024
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Legend_Materials	
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WIN-01	WINDOWS & DOORS: Powdercoated DULUX Colorbond 'Monument'

LEGEND	
FG-	FIXED GLAZING
OS-	OPENABLE SASH
AS-	AWNING SASH
DH-	DOUBLE HUNG
OB-	OBSCURE GLAZING
SL-	SLIDING
L-	OPENABLE LOUVRES
ALL WINDOWS TO BE POWDERCOATED ALUMINIUM FRAMING UNLESS OTHERWISE NOTED.	

**GENERAL NOTES**  
 ALL GROUND LINES & LEVELS ARE TO BE VERIFIED ON SITE BY BUILDER.

400mm CLEARANCE TO UNDERSIDE OF BEARER IN ACCORDANCE WITH AS-3660.1 TERMITE MANAGEMENT.

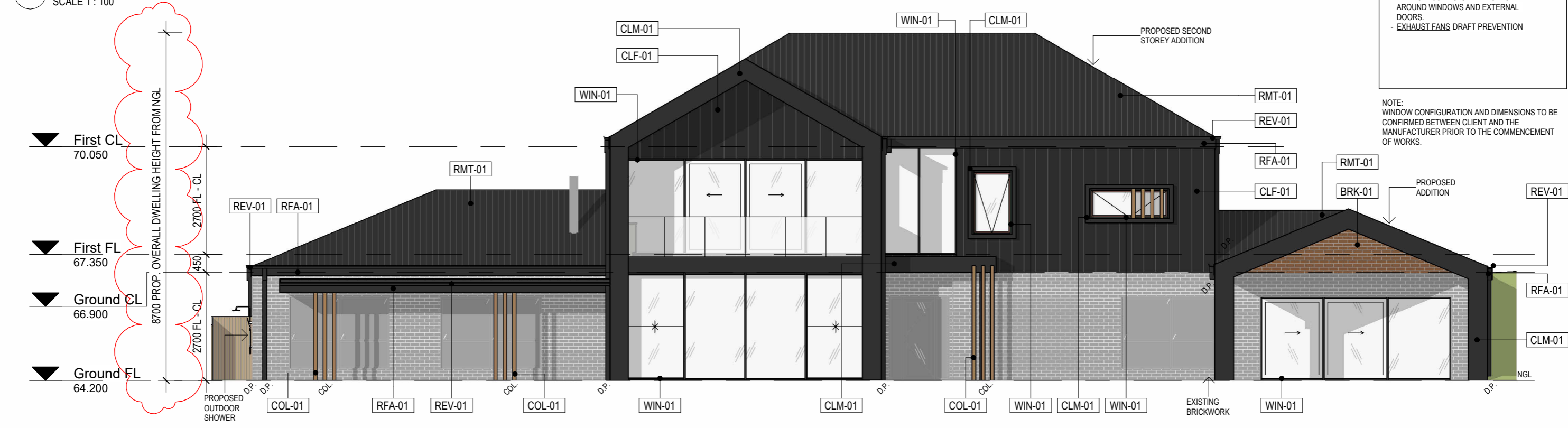
EAVES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL WHERE WITHIN 900mm OF THE BOUNDARY

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NOTE:  
 WINDOW CONFIGURATION AND DIMENSIONS TO BE CONFIRMED BETWEEN CLIENT AND THE MANUFACTURER PRIOR TO THE COMMENCEMENT OF WORKS.

**1 Proposed West Elevation**  
 SCALE 1 : 100



**2 Proposed South Elevation**  
 SCALE 1 : 100

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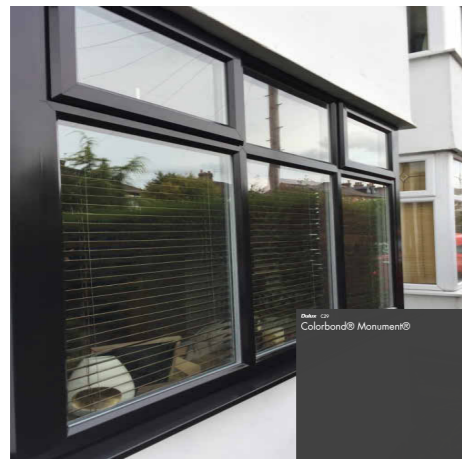
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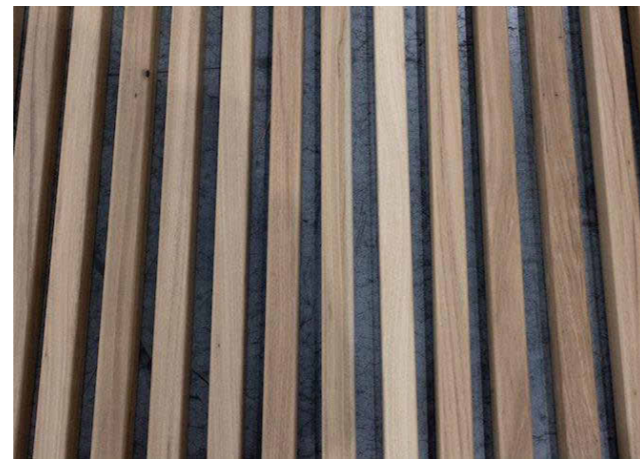
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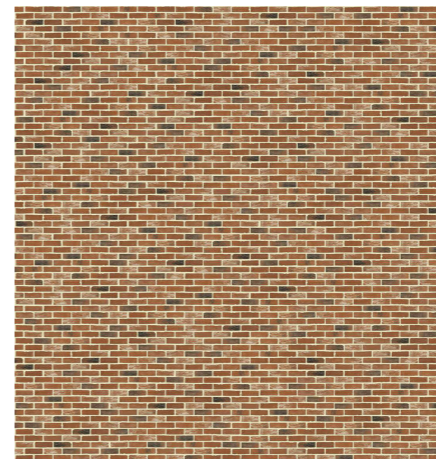
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WIN-01 WINDOWS & DOORS:  
POWDERCOATED DULUX COLORBOND 'MONUMENT'



COL-01 BLACKBUTT HARDWOOD  
TIMBER COLUMNS / BATTENS



BRK-01 BRICKWORK: TO MATCH EXISTING

Legend_Materials	
CODE	DESCRIPTION
BRK-01	BRICKWORK: To match existing
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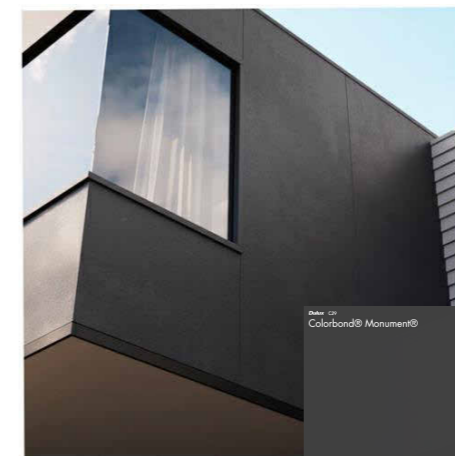
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RMT-01 ROOF SHEETING: STRATCO -  
KLIP-LOK406' POWDERCOATED DULUX  
COLORBOND 'MONUMENT' OR SIMILAR



CLF-01 VERTICAL CLADDING: VERTICAL  
CLADDING: LYSAGHT - 'LONGLINE305' - DULUX  
COLORBOND 'MONUMENT' OR SIMILAR MATT FINISH



CLM-01 METAL CLADDING: JAMES HARDIE - 'FINE  
TEXTURE' OR SIMILAR CLADDING- POWDERCOATED  
DULUX COLORBOND 'MONUMENT' OR SIMILAR



RFA-01 FASCIA: PRESSED  
METAL - DULUX COLORBOND  
'MONUMENT' OR SIMILAR

REV-01 GUTTER: PRESSED  
METAL - DULUX COLORBOND  
'MONUMENT' OR SIMILAR





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29/10/2024

# Bushfire Management Statement Pathway 2



**Property Address:**

**188 Toomuc Valley Road**

APPROVED PLAN  
PLANNING AND ENVIRONMENT ACT 1987  
CARDINIA PLANNING SCHEME

**Pakenham 3810**

Permit No.: T220355 PA

Sheet: 29 of 67

Approved by: Mike Jay

**Prepared for:** [REDACTED]

CARDINIA SHIRE COUNCIL

Date: **September 2022**

**Ref# 23061/5.0**



**KEYSTONE  
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**Bushfire Assessments project: 23061/5.0**  
**Cover image: Looking at existing dwelling.**

**Bushfire Assessments**

ABN 44 103 792 088

277 Plenty Road, Preston Vic

M: 0450 770 778

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**Version Control**

Version	Date		Name
1.0	16/08/2022	Analysis, mapping and report compilation	[Redacted] Bushfire Planning and Design
1.0	17/08/2022	Peer review	[Redacted] Admin
1.0	17/08/2022	Bushfire Assessment and BMP reports	To client
2.0	23/08/2022	Variation to veg. management	To client
2.1	2/09/2022	Variation to veg. management to client requirements	To client
4.0	2/09/2024	Plan updates	To client
5.0	13/09/2024	Update site boundaries	To client

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 CARDINIA SHIRE COUNCIL  
 Permit No: 1220888 PX  
 Sheet: 30 of 67  
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 Friday, 28 April 2023

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## 1 Executive Summary

The property was visited in **August 22** to undertake a bushfire hazard assessment.

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

The parcel to be developed has a total area of approximately **45,162m<sup>2</sup>**.

We are seeking development approval to **alter/extend existing building (dwelling)**.

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

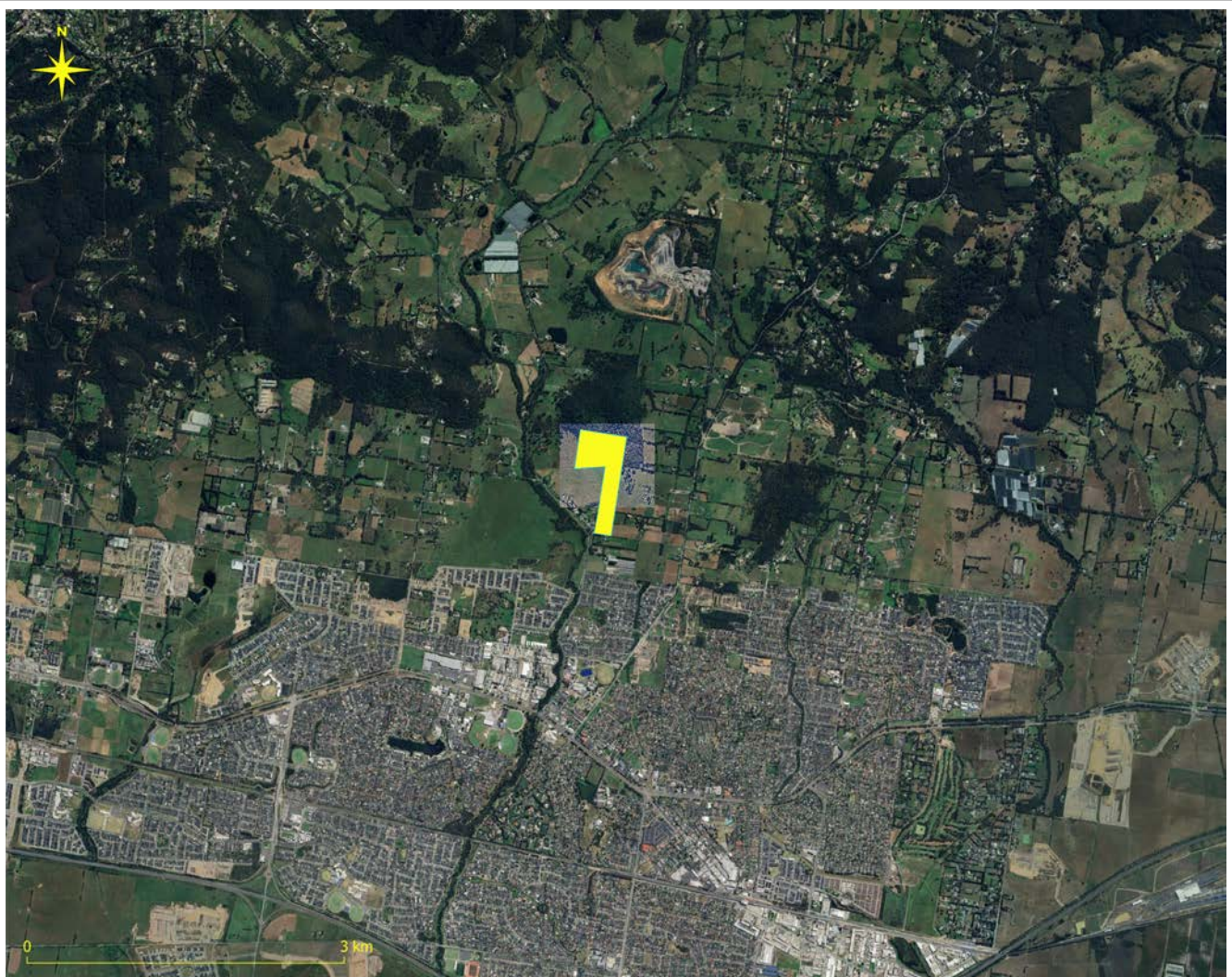
Classified vegetation **forest** on an **upslope** constructing with a **BAL 12.5** defendable space around the building is **48m**, corresponding to Clause 53.02-5 Table 2

The area close to the site has no bushfire history, and in the event of a bushfire, the impact to the dwelling will be from **ember attack**.

There are several designated NSP in **Cardinia Shire** the **Gembrook** 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 **alter/extend existing building (dwelling)** on the land known as; **188 Toomuc Valley Road Pakenham 3810**.

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 3959-2018, "Construction of buildings in bushfire-prone areas."

The parcel to be developed has **an irregular** shape and an area of approx. **45,162m<sup>2</sup>** it is located approximately **1.0 km** via road, **north from Pakenham's township** in one of **Cardinia Shire** 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 **Toomuc Valley Road**. (as in Figures 1 & 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.

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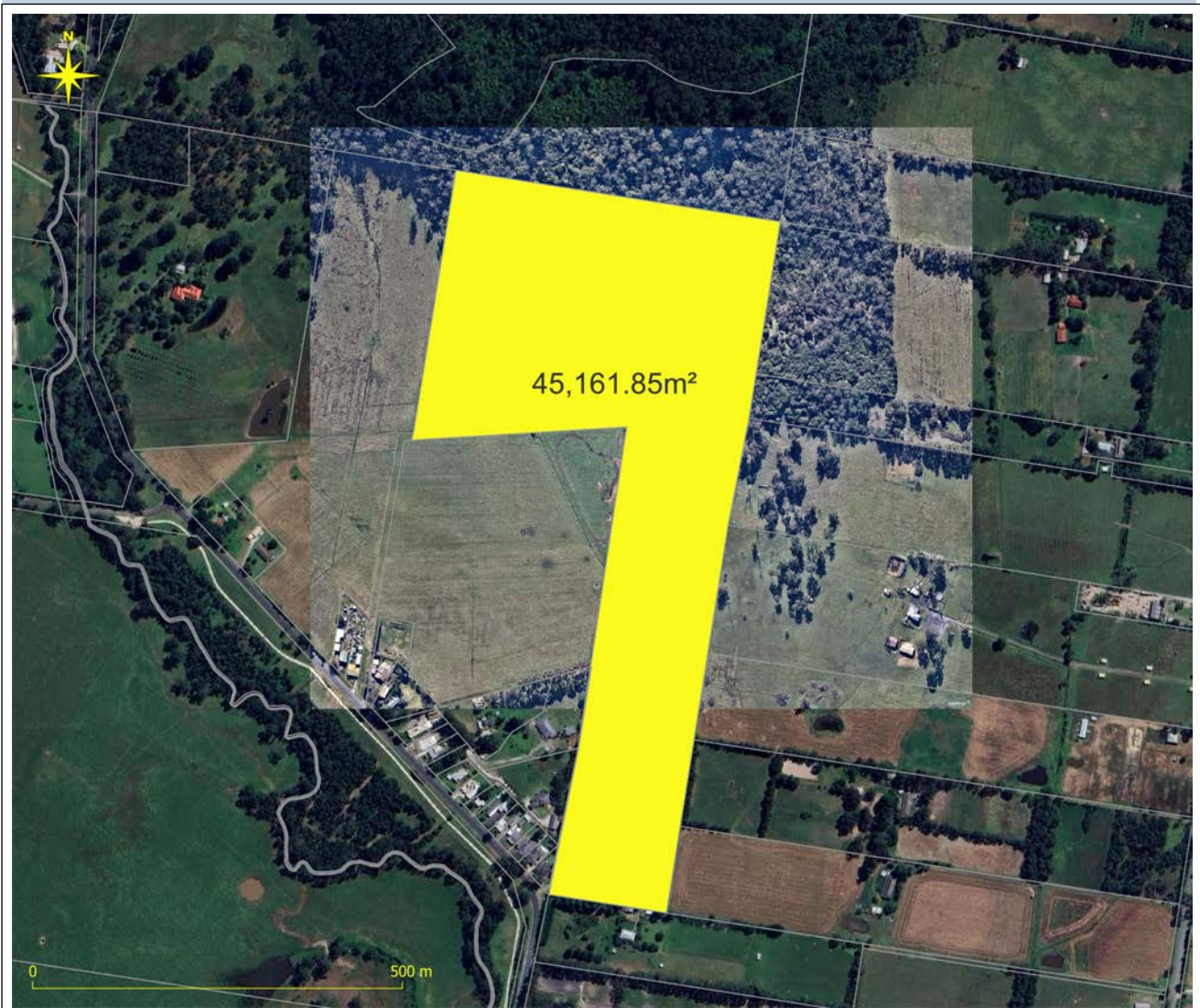
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Sheet: 33 of 67  
Approved by: Milita Jap  
CARDINIA SHIRE COUNCIL  
Date: Friday, 28 April 2023

## 3 Site Description

### 3.1 Site shape, dimensions, size and planning controls

Local government:	Cardinia Shire
Council Property Number:	1859501700
The shape of the site is:	irregular
The dimensions of the site are:	Please refer to <i>Image 2</i> Site area
The site has a total area of:	Approximately 45,162m <sup>2</sup>
The zoning of the site is:	GREEN WEDGE ZONE (GWZ) GREEN WEDGE ZONE - SCHEDULE 1 (GWZ1) LOW DENSITY RESIDENTIAL ZONE (LDRZ) LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)
The overlays that apply to the site are:	BMO, DDO, VPO & ESO
Effected:	Areas of Aboriginal Cultural Heritage Sensitivity

Assessed by: Paul Apostolos Oikonomidis

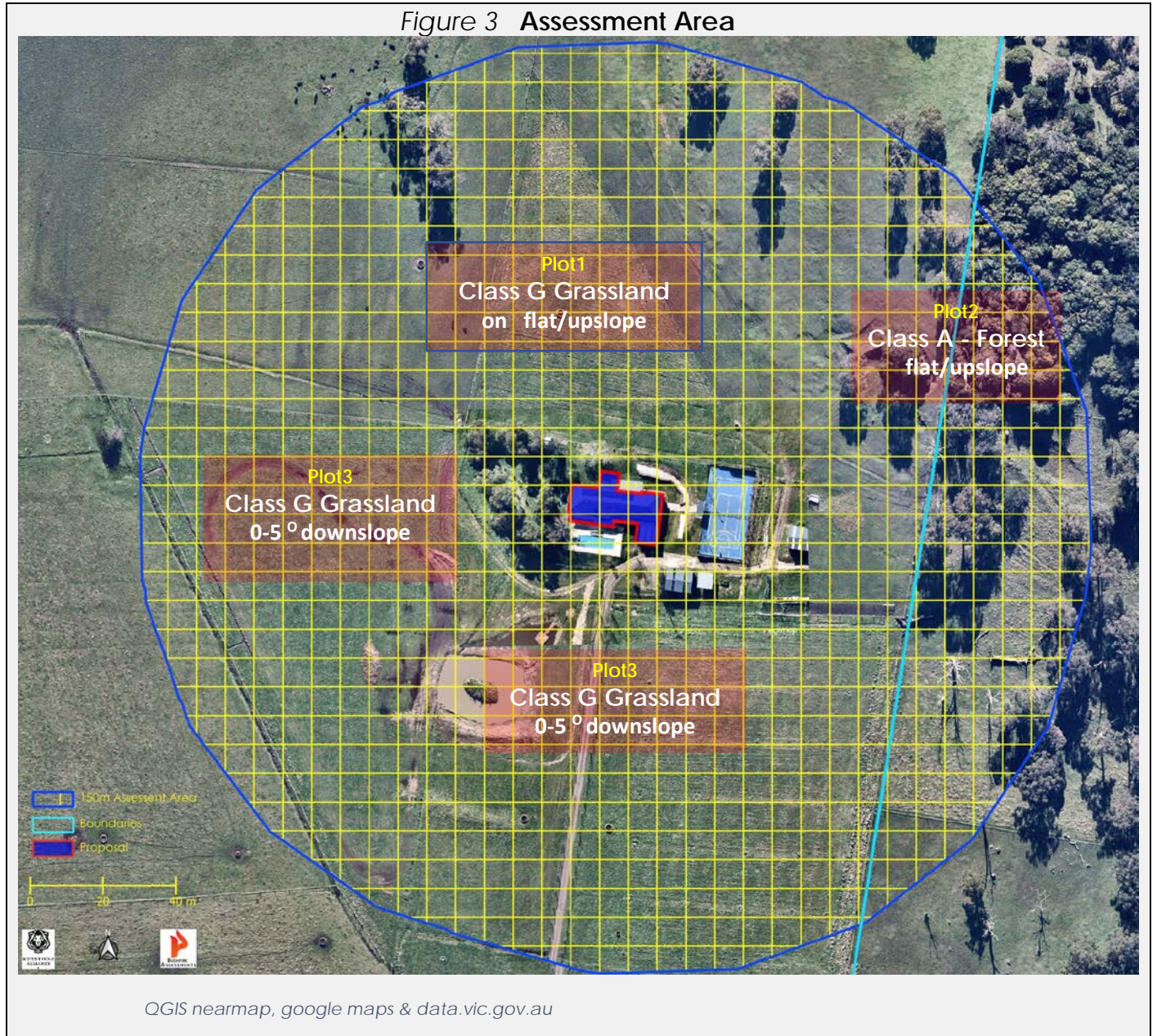


**Figure 2** Property's area *OGIS data.vic.gov.au, google maps & nearman*

## 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



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## 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 G Grassland	0°	flat/upslope	NA	BAL – 12.5	19
2	Class A - Forest	0°	flat/upslope	NA	BAL – 12.5	48
3	Class G Grassland	0-5	downslope	NA	BAL – 12.5	22
4	Class G Grassland	0-5	downslope	NA	BAL – 12.5	22

*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 **48m**.

## 4.2 Vegetation

### Forest

Native vegetation at 75m south from the site matches the AS 3959-2018 forest vegetation group, which can be broadly defined as having trees >10m high, with 30–70% foliage cover which includes understorey plants (Standards Australia, 2009). DEWLP mapping shows that the forest comprises of ‘Dry Sclerophyll Forest’, which has a mixture of stringybarks (commonly Eucalyptus macrorhyncha - Red Stringybark, Eucalyptus obliqua - Messmate, Eucalyptus globoidea - White Stringybark), boxes (commonly Eucalyptus polyanthemus - Red Box, Eucalyptus goniocalyx - Long-leaf Box), peppermints (commonly Eucalyptus radiata - Narrow-leaf Peppermint, Eucalyptus dives - Broad-leaf Peppermint) and gum-barked species (commonly Eucalyptus viminalis - Mannah Gum, Eucalyptus cypellocarpa - Mountain Grey-gum, Eucalyptus melliodora - Yellow Box).

### 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).

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## 4.3 Photos of Assessment Area



**PLOT1** *North grassland vegetation*



**PLOT2** *Eastern forest vegetation in the background*



**PLOT3** *South grassland vegetation*



**PLOT4** *Western grassland vegetation.*

## 5 Bushfire Hazard Landscape Assessment

### 5.1 Location description

The proposed development is sited at approx. **2.0km north of Pakenham.**

Land surrounding the proposal within a 500m radius are established rural residential blocks which vary in size. Almost all these sites have houses, sheds, driveways, gardens and some also have dams with fenced livestock paddocks. The blocks of land are sited within open space with scattered patches of trees. Expanding landscape assessment to the south beyond the 500m radius, landscape changes to urban, residential areas are expanding for more than 4 kilometres. But to the north at a distance land is occupied by an established mid density forest creating a bushfire risk to the area. In 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 **insignificant**, no injuries, little or no damage, little or no financial loss.

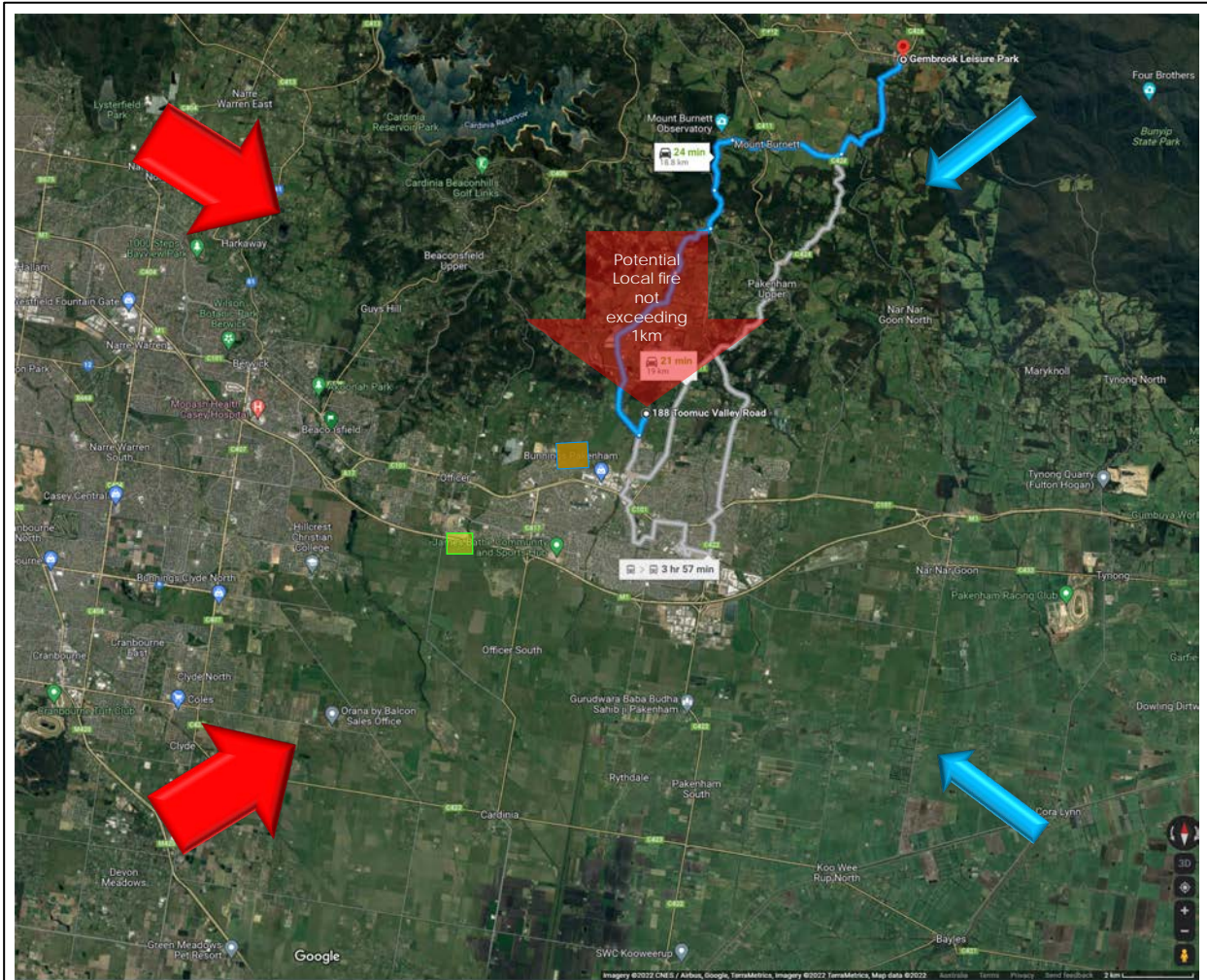
Due to the type & extent of vegetation surrounding the proposal a potential fire run can take place in extreme weather conditions. A local fire is possible approaching from the north.

The main driveway access into the site is from **Toomuc Valley Road**. This is a dual carriageway, linking to **Toomoc's** closest CFA Fire Station located **1.8 km** via road on **44 Brown Road Pakenham** west of the entrance driveway.






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## 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 Gembrook at Gembrook Community Centre Carpark is the closest NSP at approx. 18.8km as you can see in Figure 4 above. But Pakenham's CBD is closer, or even the site itself can classify as an NSF.

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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"> <li>• There is little vegetation beyond 150m of the site (except grasslands and low-threat vegetation).</li> <li>• Extreme bushfire behaviour is not possible.</li> <li>• The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property.</li> <li>• Immediate access is available to a place that provides shelter from bushfire.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Bushfire can approach from more than one aspect.</li> <li>• The site is in an area that is not managed in a minimum fuel condition.</li> <li>• Access to an appropriate place that provides shelter from bushfire is not certain.</li> </ul>	<ul style="list-style-type: none"> <li>• The broader landscape presents an extreme risk.</li> <li>• Evacuation options are limited or not available.</li> </ul>

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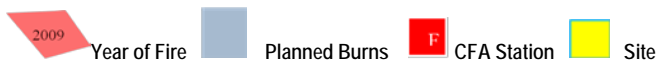
## 5.2 Bushfire History

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 but not in the immediate area surrounding the subject site.

Controlled burns have not 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 no fire history, and the publicly available database indicates that the site itself has not experienced bushfire.



Figure 5 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 **north** from the proposal, the development site will be impacted upon by a **local low-moderate, landscape scale** fire approaching from the **north**. A fire from these directions would approach through the **forested** areas of driven by hot, dry **north** winds commonly experienced during summer.

Whilst the **northern forested** areas may temperate 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 **north** of the site are a potential hazard to the development and could result in a fire approaching from the **north**, 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.

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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 **north**, 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 **north 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 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.

The proposed development is sited to have maximum distance from hazard vegetation from all aspects. Sufficiently distant to achieve **BAL-12.5** defensible 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 Defensible 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.

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## 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-12.5**.

## 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-12.5** the bushfire attack level that corresponds to the defendable space of **48m** provided in accordance with Clause 53.02-5 Table 2.

The surrounding landscape is not considered of a high bushfire risk, as assessed risk is low. Vegetation on the property is maintained and the canopy of trees form a windbreak mitigating bushfire threat (ember attack).

Within the defendable space the 5m canopy separation can be varied for the cluster trees that can form one canopy.

The trees to the west, northwest of the proposed dwelling provide valuable protection from the strong westerly winds that sweep through the valley and because there are no other trees across the paddocks through to Toomuc Valley Road at 750 metres away, there is no other protection. Most of the winds throughout the year come from the west and in the open grassland areas, they are stronger than in the urban or even semi urban areas. If the trees are removed to meet the 5m canopy separation (*Defendable Space*) guideline it will expose the house to extreme all year round winds and in a bushfire event to extreme ember attack.

The trees in question are regularly pruned, have no branches less than 2 metres from the ground and have no shrubs growing under them. Vegetation around the trees is (mowed) maintained weekly and the grass in the paddocks surrounding the house are slashed and baled every summer.

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The trees help to prevent soil saturation around the house, particularly the north where the water from the steep hill at the rear is a risk to the house structure. A soil test report was completed and all the northwest of the house was given the moistest possible rating.

Further, we have a 1.5 metre hedge running along the western wall and pool for the same reason, and 1m plants that run along the northern side of the house. The latter is on a dripper system and regularly watered in summer protecting against bushfire and spider and insect infestation. Prior to installing the beds, everyone (especially the children) would wake up each morning in spring and summer with mosquito bites all over them. Further, the plants and garden bed deters rodent infestation in winter as it's a much cleaner, weed free, barrier where mice cannot hide. Before it was cleaned up, it was a very big problem. The mice would short circuit the house wiring and the rats have chewed out the fire protection barrier in the engine bay of my car.

I know protecting against infestation may sound strange if you live residentially but living in the middle of paddocks poses very real challenges.

### ***Clump of trees to the west, northwest***

These trees are located very close together and share the same canopy, at first glance they represent as one tree. An alternative measure to Measure 3.1 to exclude these from compliance to Table 6 to Clause 53.02-5 is proposed based on the site conditions and context surrounding the site, which provides a reduced bushfire risk scenario to these trees. These are large mature trees with no branches below 2.0m ground level, and the adjoining property is a residential lot that has maintained short grass adjoining the site. In a fire scenario, the exemption of the trees west of the proposal complying with Table 6, will not create an increase in the risk from bushfire attack due to the limited ability for these to create a risk during a grass fire. These trees are suitably distanced from other vegetation and buildings on the site

Maintaining the cluster of trees as one canopy will not increase bushfire risk. In a bushfire event the primary threat to the site and surrounding area is from ember attack, retaining the cluster of trees as one canopy it will prevent/reduce the penetration of embers onto the building. Ground fuel vegetation within the site will be maintained to very low fuel levels as in Table 6 standards. With no ground fuel, embers will burnout.

Therefore, considering the above it is proposed that cluster of trees forming one canopy to be retained as in the Bushfire Management Plan (*Appendix 4 BMP*).



*Figure 6 Trees west of proposal within the defendable space*

## 6.2.1 Building defensible space

The habitable building will be constructed with a **BAL-12.5** vegetation classified as **forest** on an effective slope of flat/upslope, required defensible space from classified vegetation is **48m** from the edges of the proposal as shown in *Figure 7* corresponding to Clause 53.02-5 Table 2.



**Figure 7** Defendable Space is within property complying with Table 6 standards

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### 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).

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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 **45,162** m<sup>2</sup> 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 **southern** direction into a highly urbanised area, or at the more localised scale, directly **south** on **Toomuc Valley Road** leading to the closest NSP in **Gembrook**.

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 – 2018.

An assessment of the site conditions & adjoining property has categorised this site as “**BAL 12.5**” 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.

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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

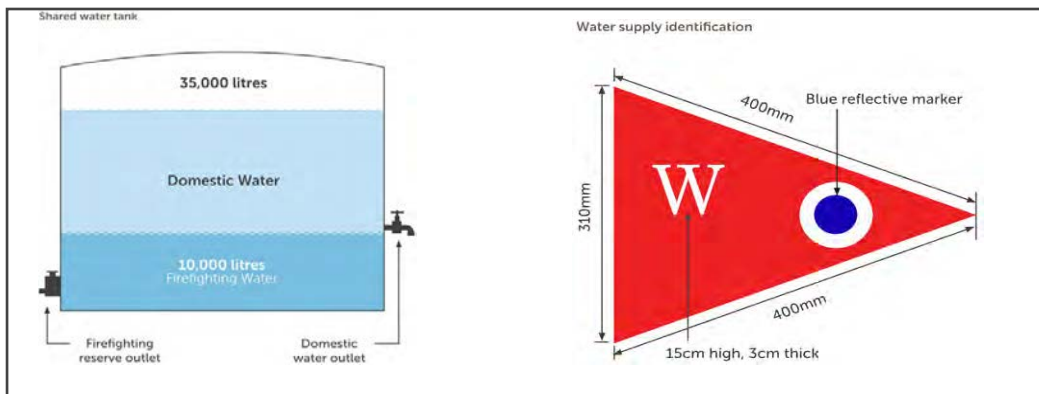
*Note 1: A hydrant is available if it is located within 120 metres of the rear of the building*

*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'.

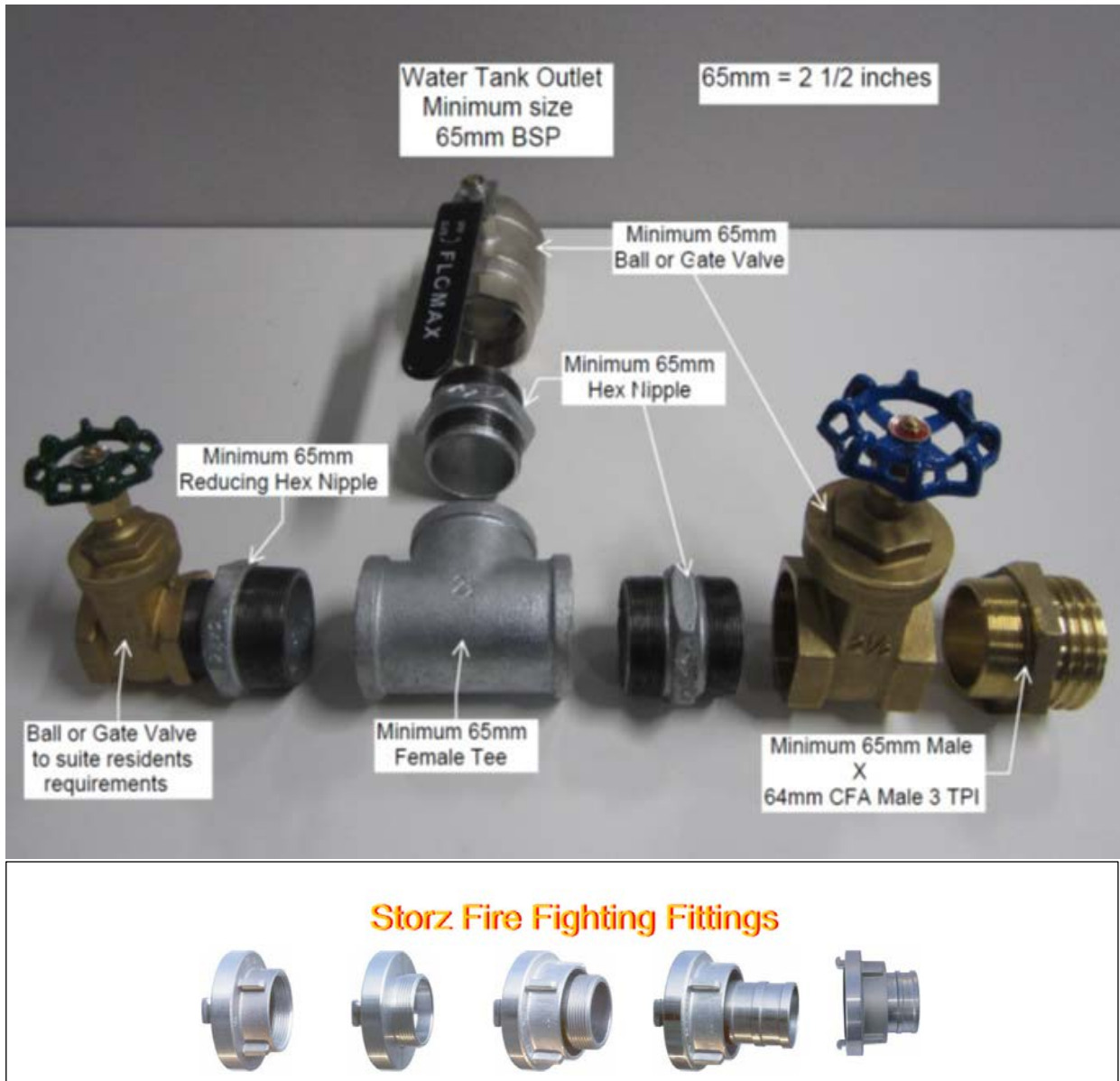
### CFA Fittings (CFA, 2014b)

'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, 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

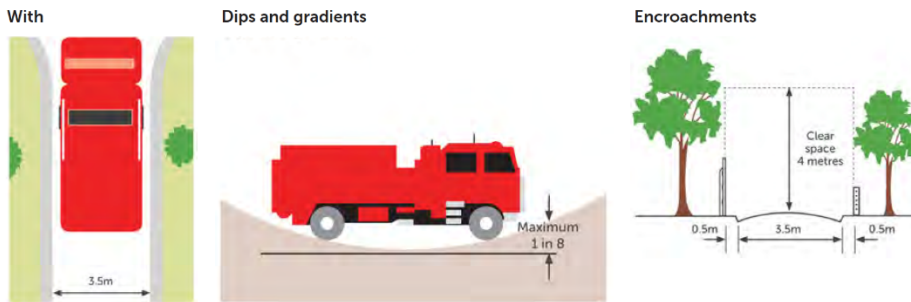
'The water supply must also –

- 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.



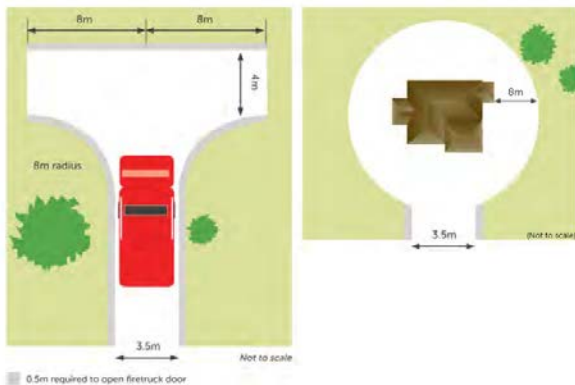
Practice Note 65 | Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes

### 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 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.
- a turning circle with a minimum radius of 8 metres

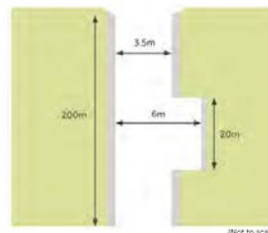


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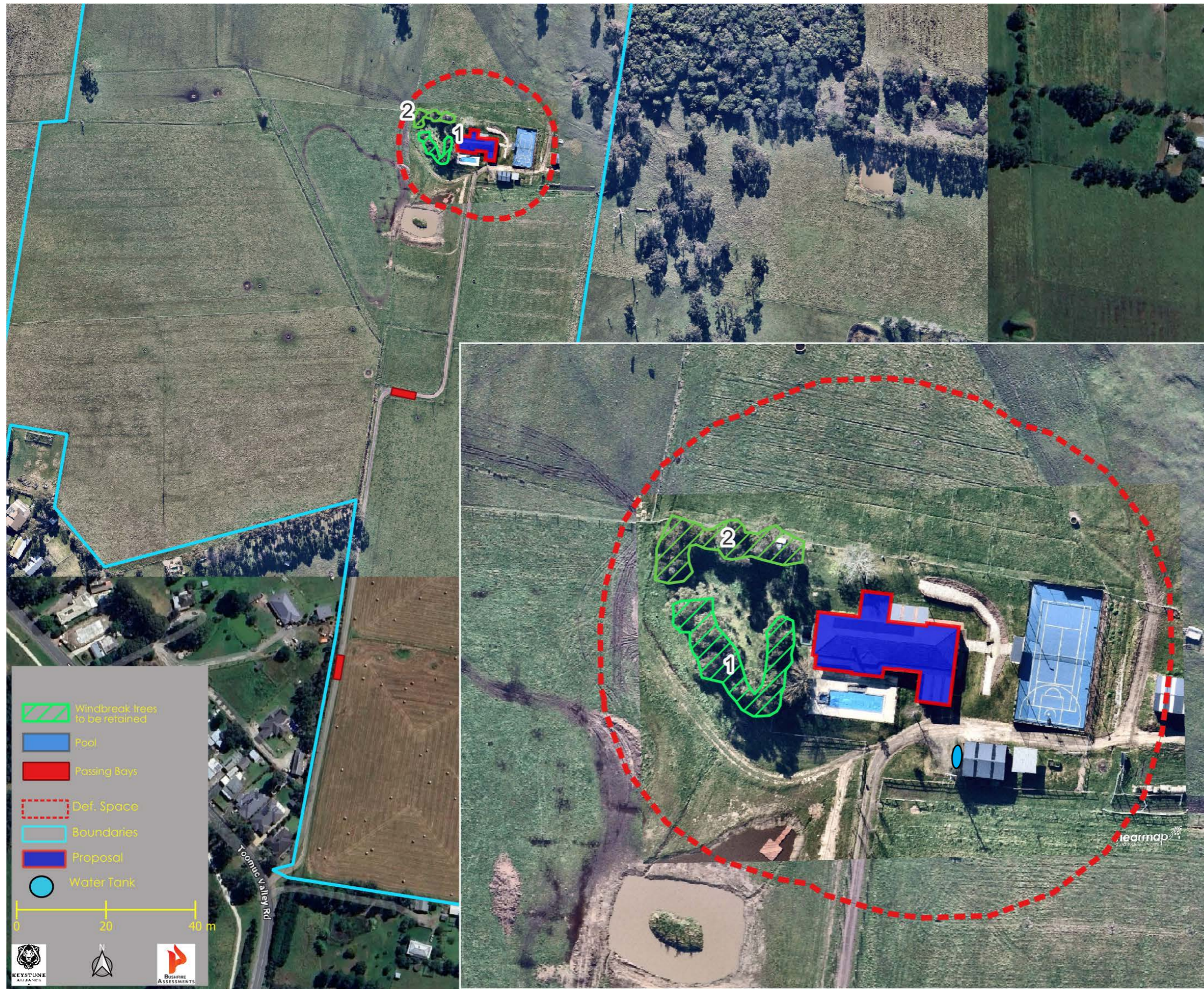
### Access greater than 200 metres in length

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) Construction Standard**

Building designed and constructed to a minimum Bushfire Attack Level of BAL 12.5

**b) Defendable Space**

Defendable space for a distance of 48m around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 meters *except trees identified in "Clumps 1 and 2". Clump 1 & 2 of trees to be treated as one canopy.*
- *No new trees (planted or self-seeded) are permitted within the defendable space area except on a one for one replacement basis.*
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

**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

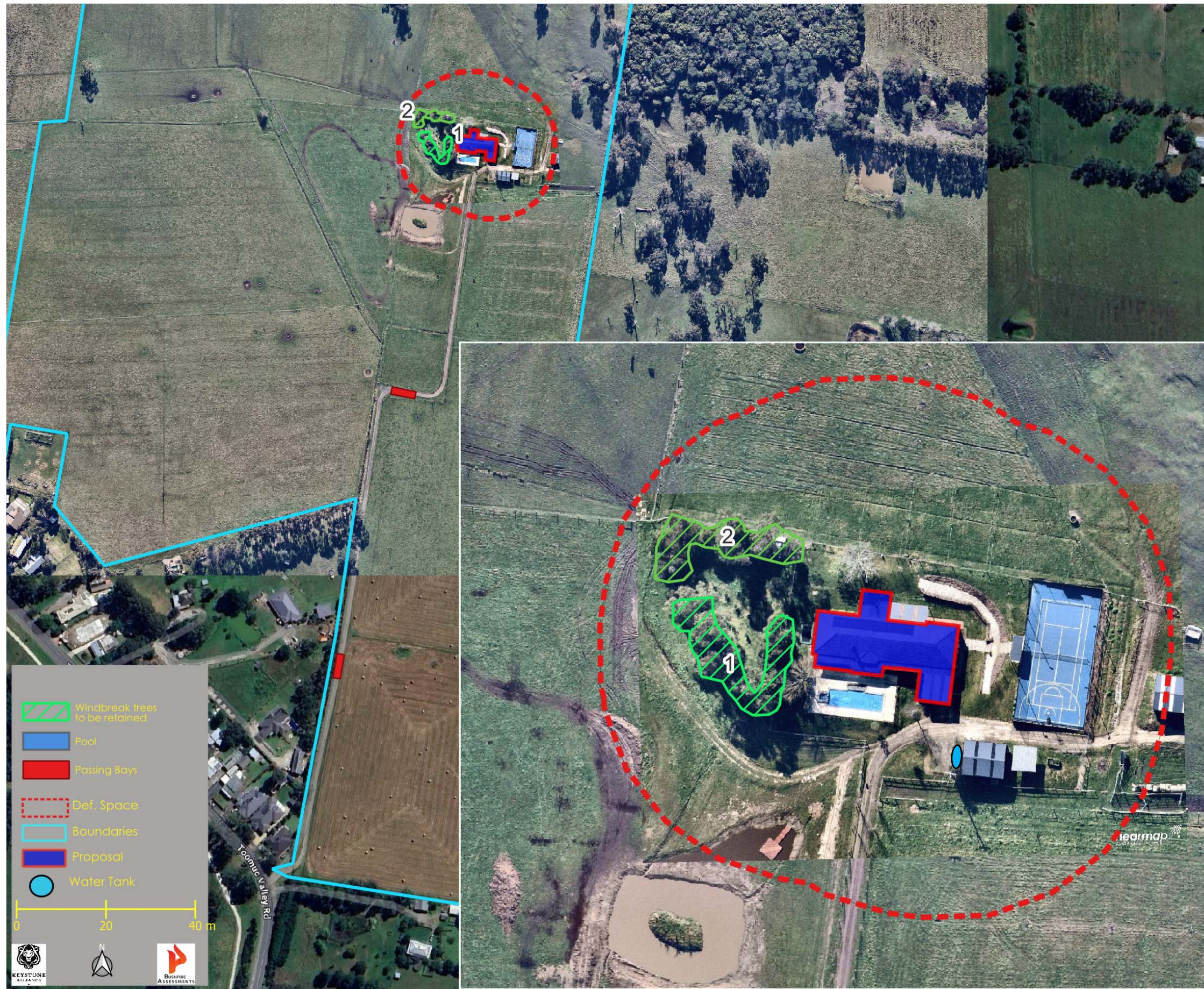
- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head-which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Length of driveway is greater than 200 metres: Yes

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.





**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.

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- 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.
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- Dips must have no more than a 1 in 8 (12.5%) (7.10) entry and exit angle.

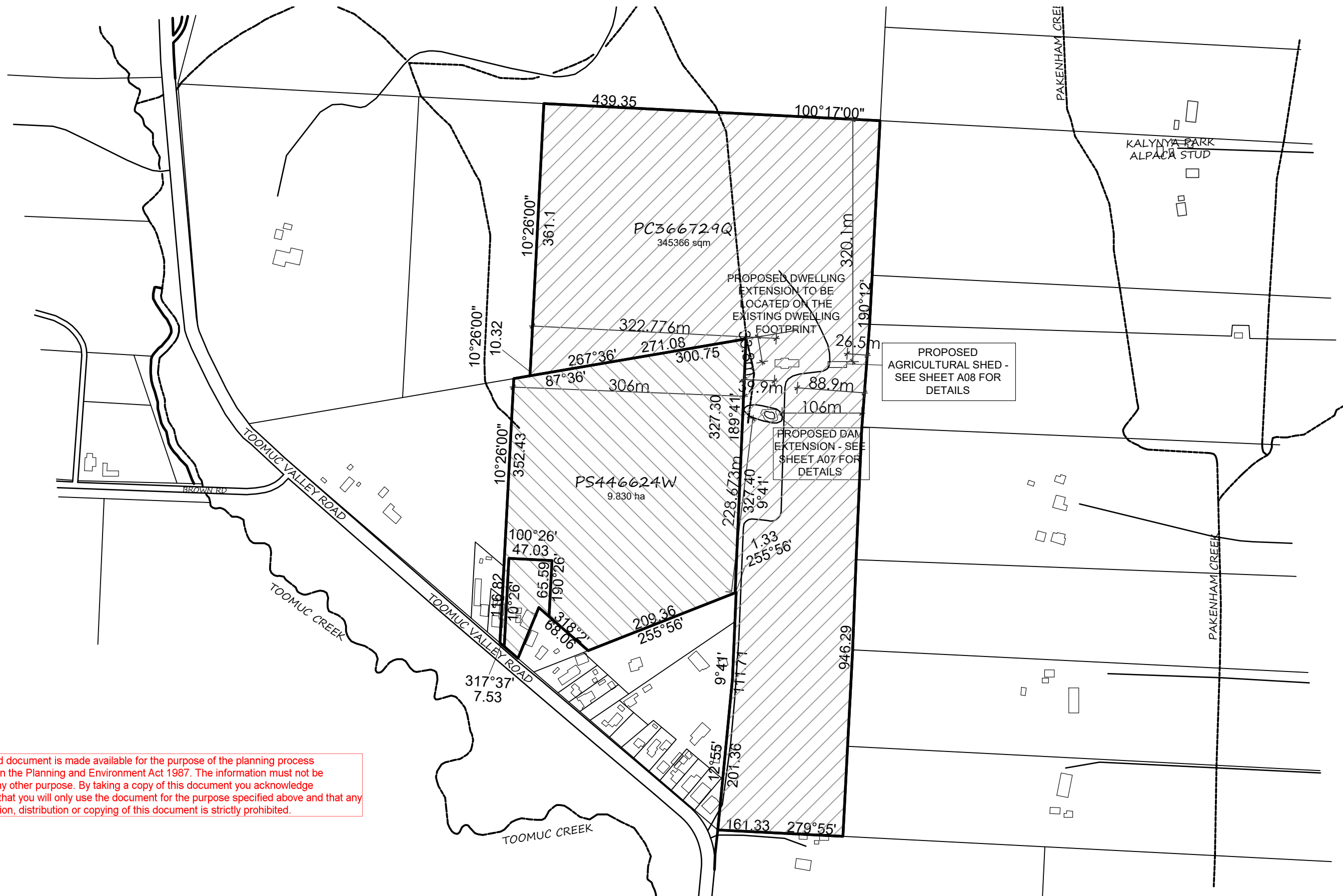
Length of access is greater 100 metres: Yes

- 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.

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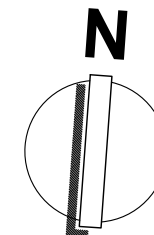


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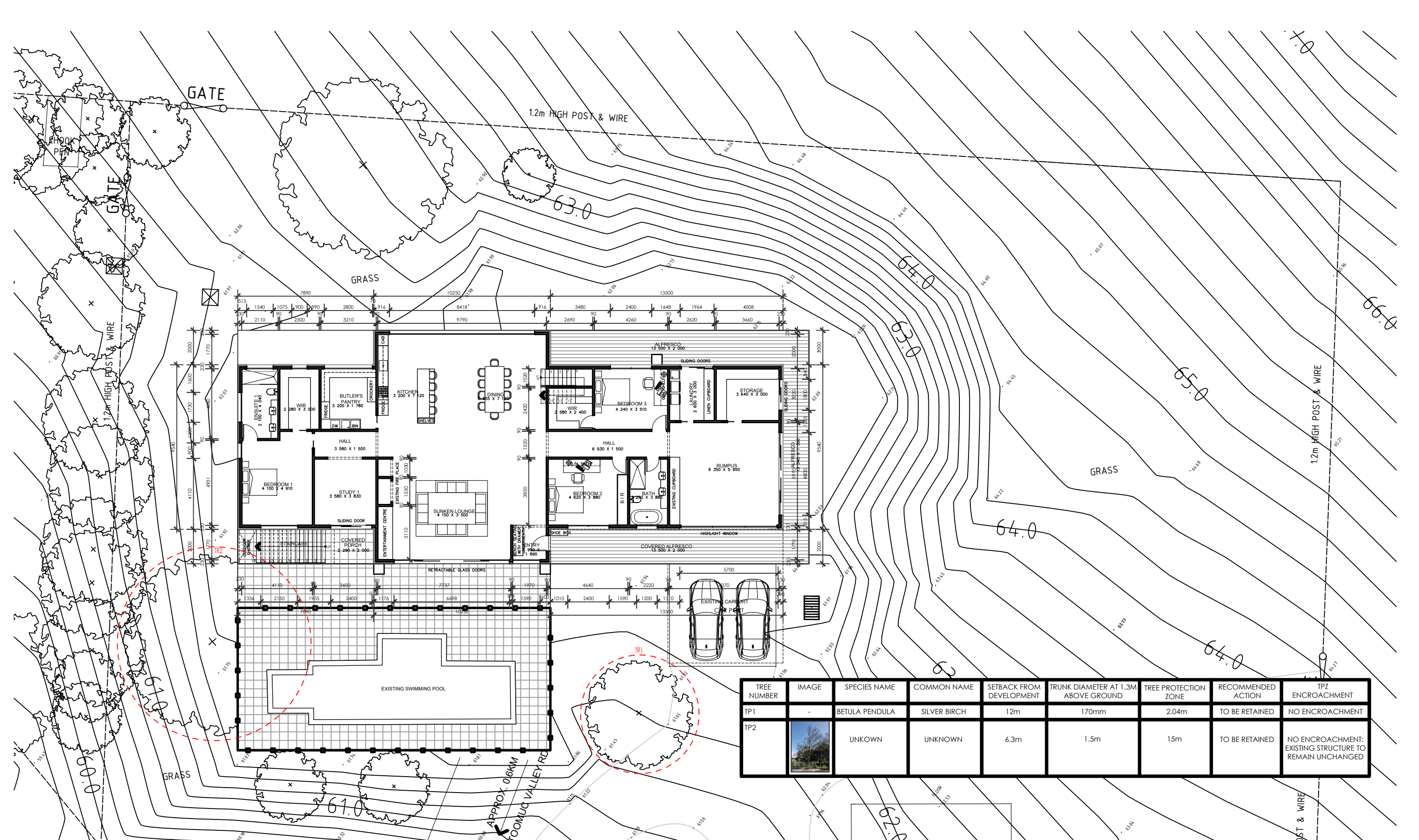
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# EXTENSION & RENOVATION

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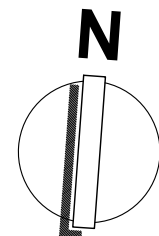
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TREE NUMBER	IMAGE	SPECIES NAME	COMMON NAME	SETBACK FROM DEVELOPMENT	TRUNK DIAMETER AT 1.3M ABOVE GROUND	TREE PROTECTION ZONE	RECOMMENDED ACTION	TPZ ENCROACHMENT
TP1		BETULA PENDULA	SILVER BIRCH	12m	170mm	2.04m	TO BE RETAINED	NO ENCROACHMENT
TP2		UNKOWN	UNKNOWN	6.3m	1.5m	15m	TO BE RETAINED	NO ENCROACHMENT: EXISTING STRUCTURE TO REMAIN UNCHANGED

# EXTENSION & RENOVATION

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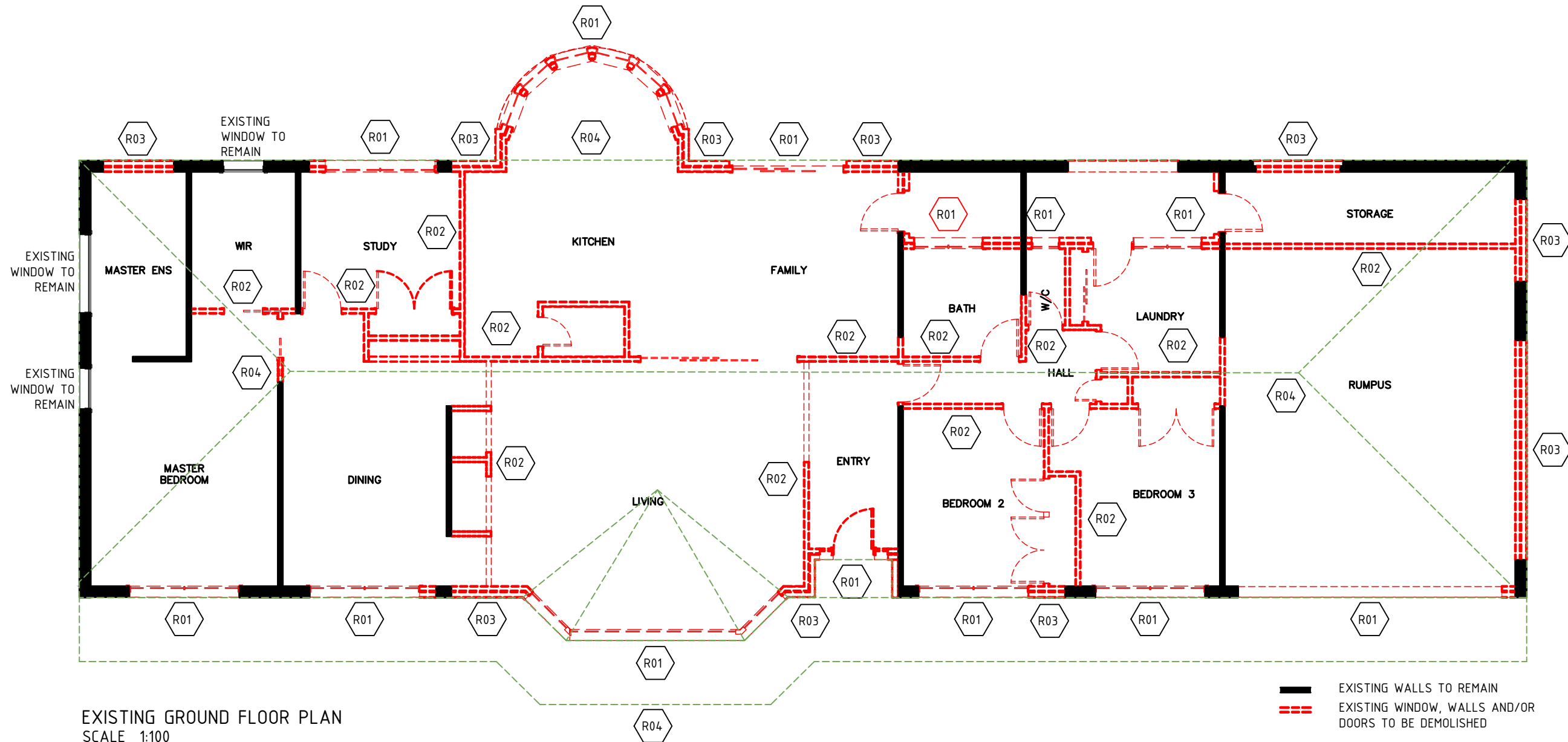


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EXISTING GROUND FLOOR PLAN  
SCALE 1:100

**DEMOLITION SCHEDULE**

- R01** REMOVE EXISTING EXTERNAL WINDOWS AND/OR DOOR, MAKE GOOD TO EXISTING CONNECTING WALL, FLOOR & CEILING
- R02** REMOVE EXISTING INTERNAL WALLS, MAKE GOOD TO EXISTING FLOOR SLAB AND REPLACE FLOOR FINISH
- R03** REMOVE EXISTING EXTERNAL BRICK WALL, MAKE GOOD TO EXISTING FLOOR SLAB
- R04** REMOVE EXISTING ROOF, CEILING AND ANY ASSOCIATED ROOF STRUCTURE, MAKE GOOD TO EXISTING WALL TO REMAIN

**DEMOLITION NOTES**

WALLS TO BE RETAINED SHOWN SOLID DEMOLISH ELEMENTS SHOWN DASHED UNLESS NOTED OTHERWISE REFER TO STRUCTURAL ENGINEER IF ANY WALLS TO BE DEMOLISHED ARE LOADBEARING, AND FOR PROVISIONS TO MAINTAIN STRUCTURAL INTEGRITY OF BUILDING STRUCTURE DURING ANY DEMOLITION WORKS REMOVE AND / OR SEAL ANY OBSOLETE SERVICES MAKE GOOD EXISTING SERVICES AFTER DEMOLITION ALL DEMOLITION DEBRIS, UNLESS OTHERWISE DIRECTED TO BE IMMEDIATELY REMOVED FROM SITE ASBESTOS AUDIT TO BE CARRIED OUT PRIOR TO ANY DEMOLITION ANY HAZARDOUS MATERIALS IE ASBESTOS, ARE TO BE REMOVED AS PER THE OCCUPATIONAL HEALTH AND SAFETY CODE OF PRACTICE BURNING OF DEMOLITION MATERIALS IS NOT PERMITTED ALL MATERIALS ARE TO BE REMOVED FROM THE SITE, AND SITE LEFT IN A CLEAN AND TIDY STATE. ALL DUST, MUD AND GENERAL DEBRIS TO BE REMOVED FROM FOOTPATH AND ROADWAY DEMOLITION IS NOT TO BE COMMENCED UNTIL PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY ENGINEER IF REQUIRED

EXISTING FLOOR STRUCTURE TO REMAIN. INSPECT AT DEMOLITION STAGE, TO DETERMINE IF RE-STUMPING IS REQUIRED.

EXISTING FLOOR STRUCTURE TO REMAIN. INSPECT AT DEMOLITION STAGE, IF RE-STUMPING IS REQUIRED CONFIRM WITH OWNER AND ENGINEER

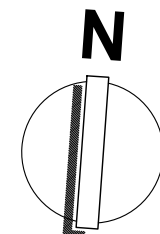
NOTE: SMOKE ALARMS TO PASSAGEWAY AND ROOM TO BE INTERCONNECTED SO AS TO ACTIVATE BOTH ALARMS UPON THE ACTIVATION OF ANY INDIVIDUAL ALARM.

ALL DIMENSIONS SHOWN ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT.

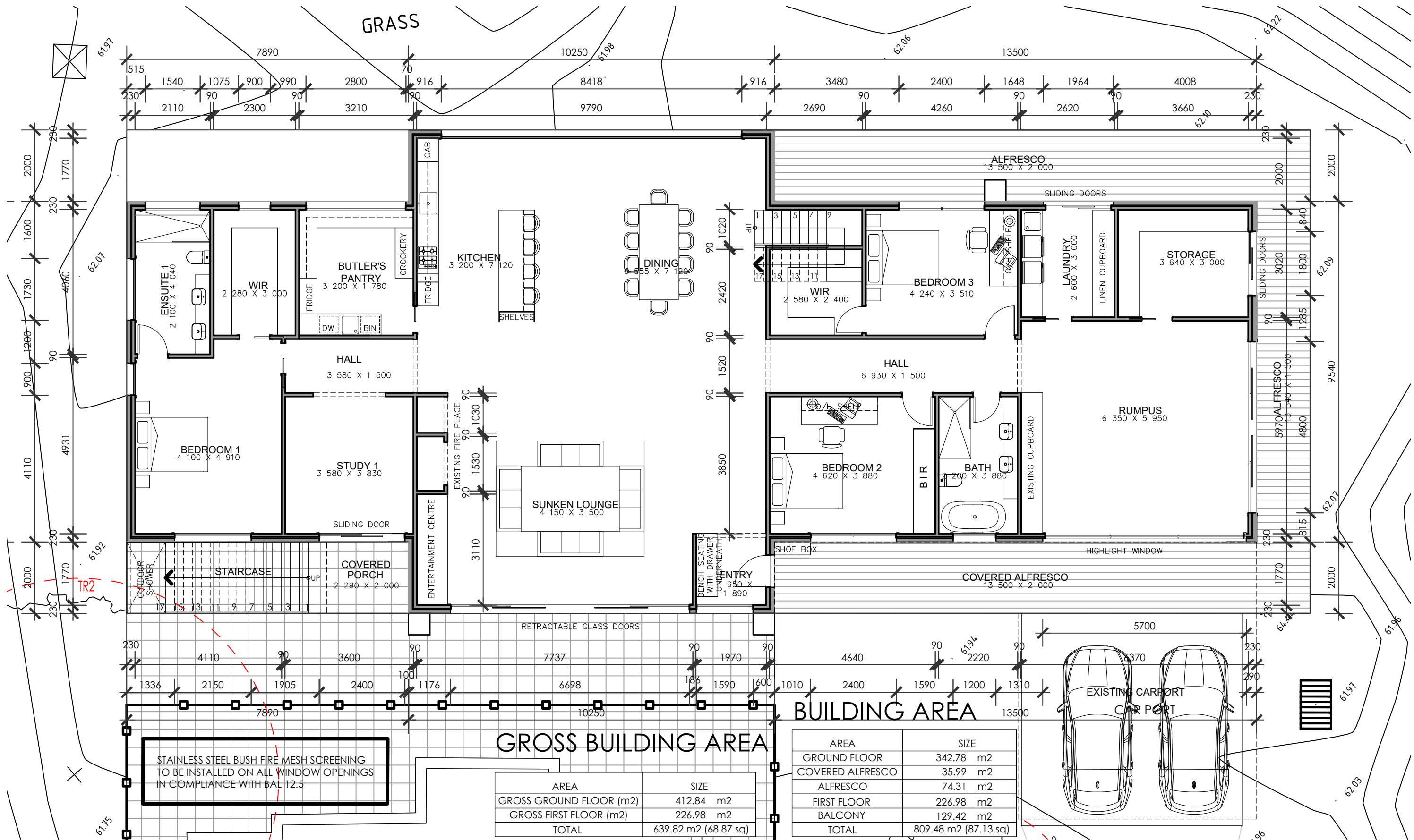
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**PROPOSED DWELLING**

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**GROSS BUILDING AREA**

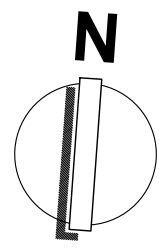
AREA	SIZE
GROSS GROUND FLOOR (m2)	412.84 m2
GROSS FIRST FLOOR (m2)	226.98 m2
TOTAL	639.82 m2 (68.87 sq)

**BUILDING AREA**

AREA	SIZE
GROUND FLOOR	342.78 m2
COVERED ALFRESCO	35.99 m2
ALFRESCO	74.31 m2
FIRST FLOOR	226.98 m2
BALCONY	129.42 m2
TOTAL	809.48 m2 (87.13 sq)

**PROPOSED DWELLING**

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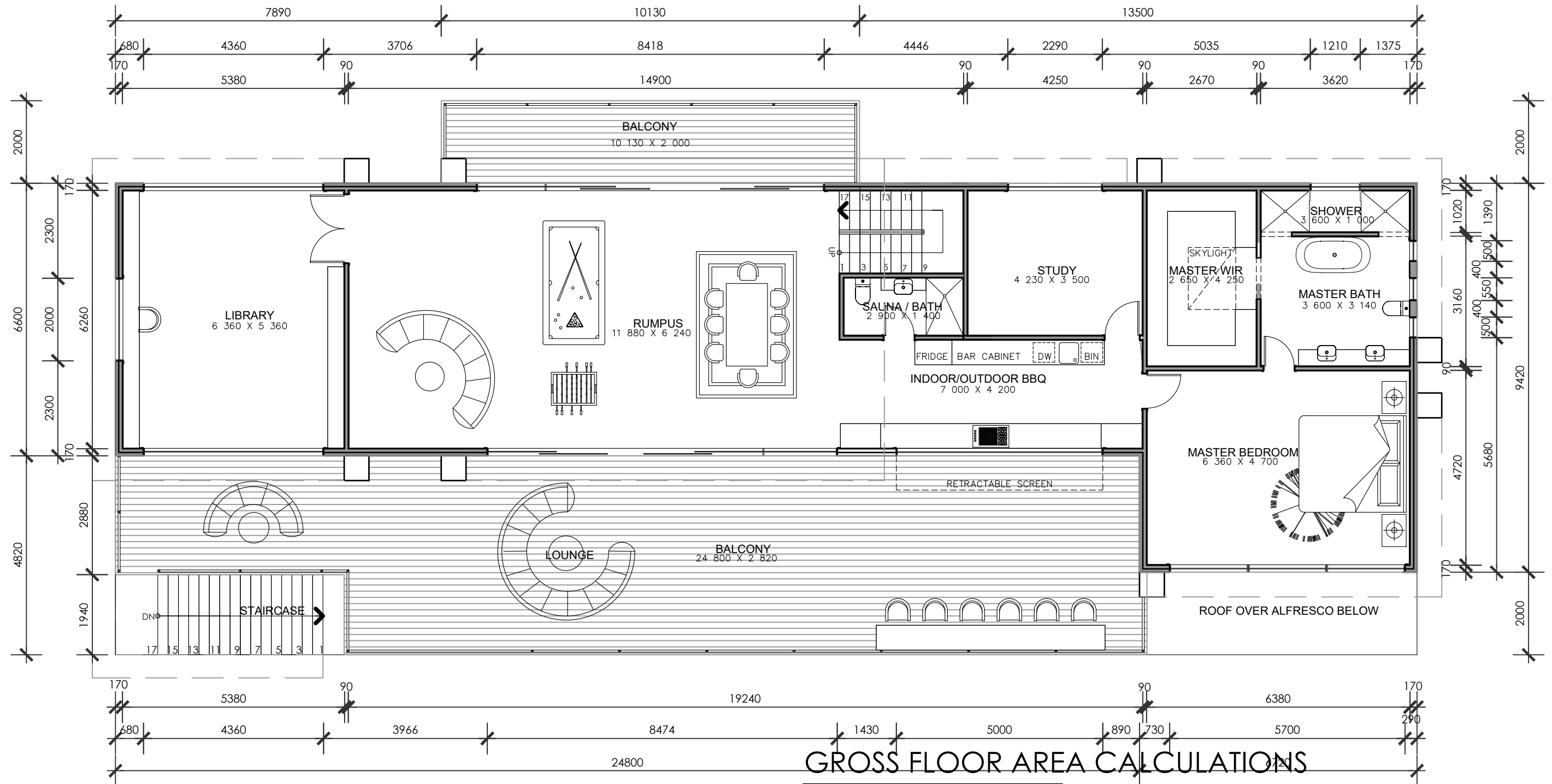


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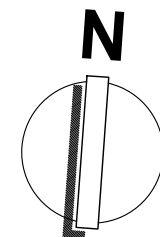
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STAINLESS STEEL BUSH FIRE MESH SCREENING TO BE INSTALLED ON ALL WINDOW OPENINGS IN COMPLIANCE WITH BAL 12.5

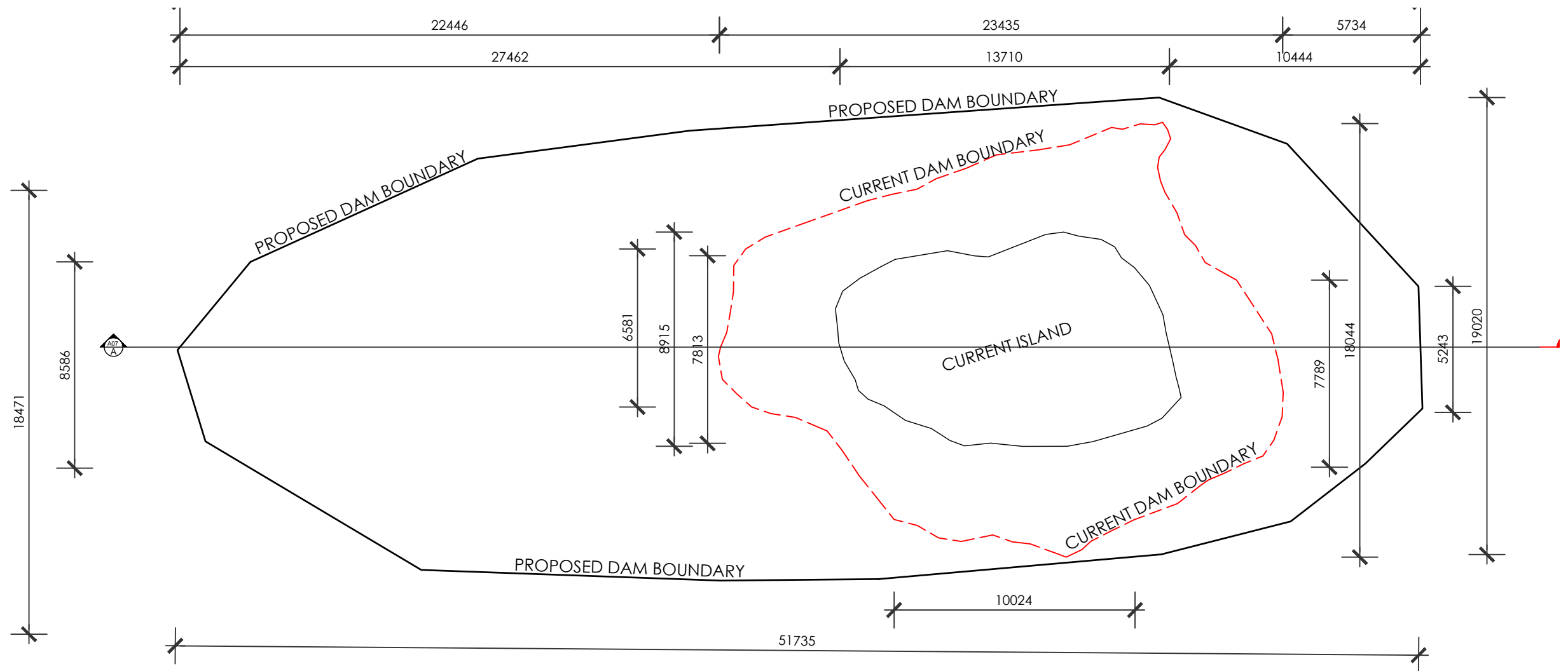
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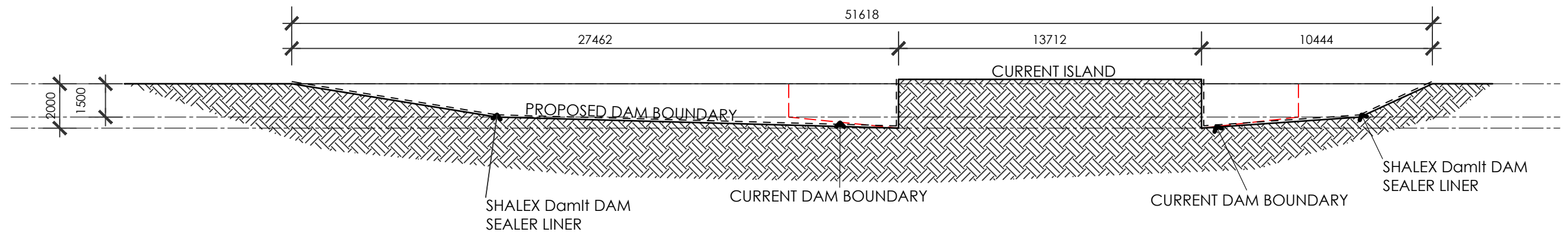


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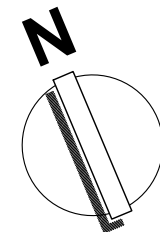
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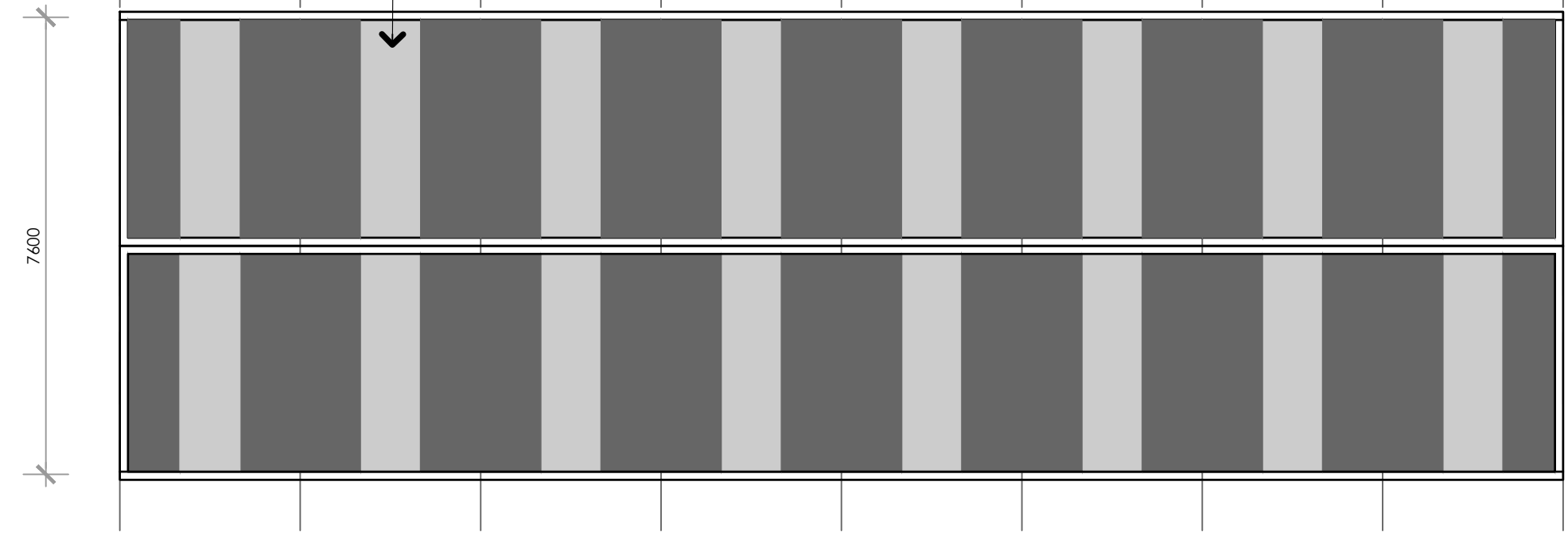
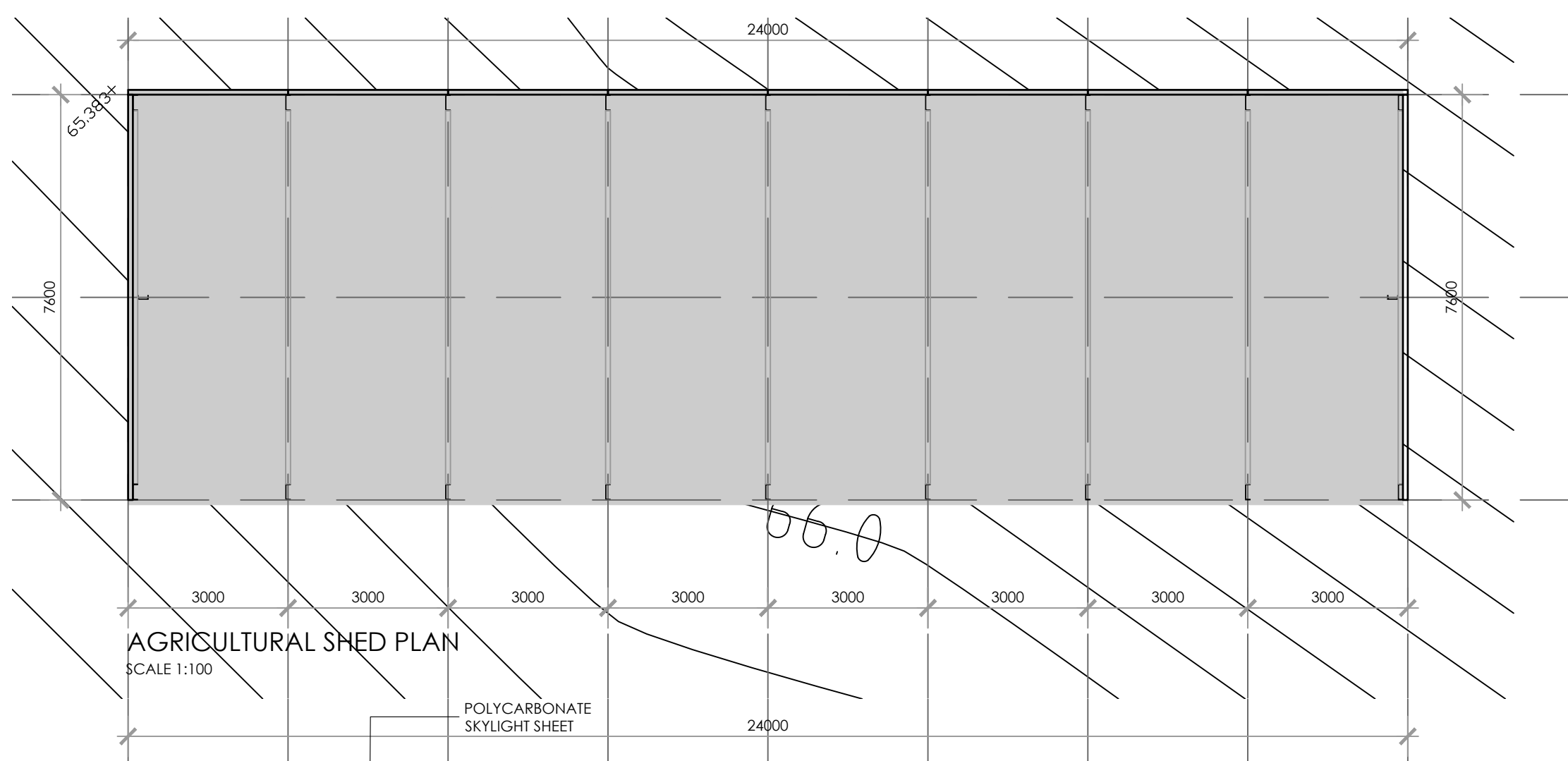
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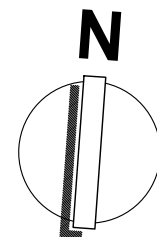
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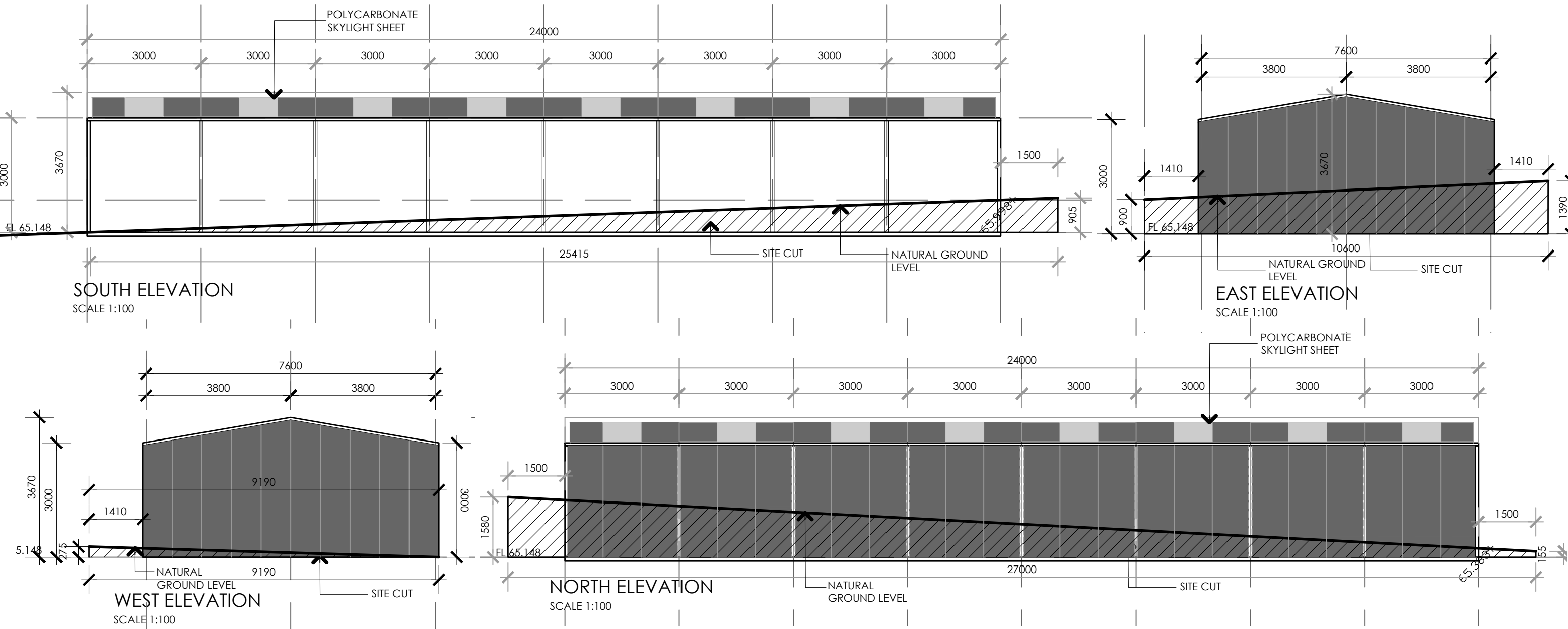
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**EXTERNAL FINISHES LEGEND**

- MONUMENT GREY COLORBOND® STEEL
- POLYCARBONATE SKYLIGHT SHEET

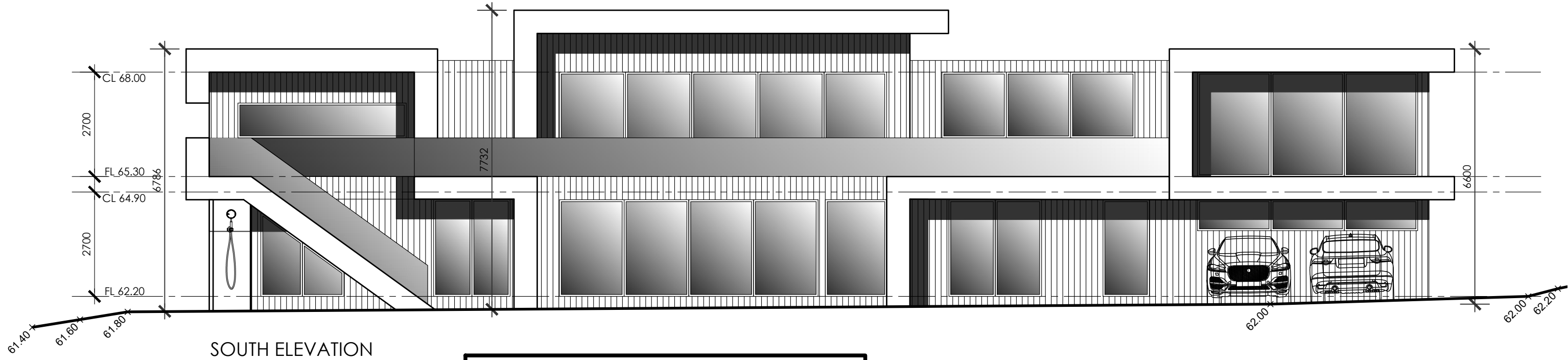
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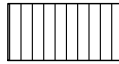
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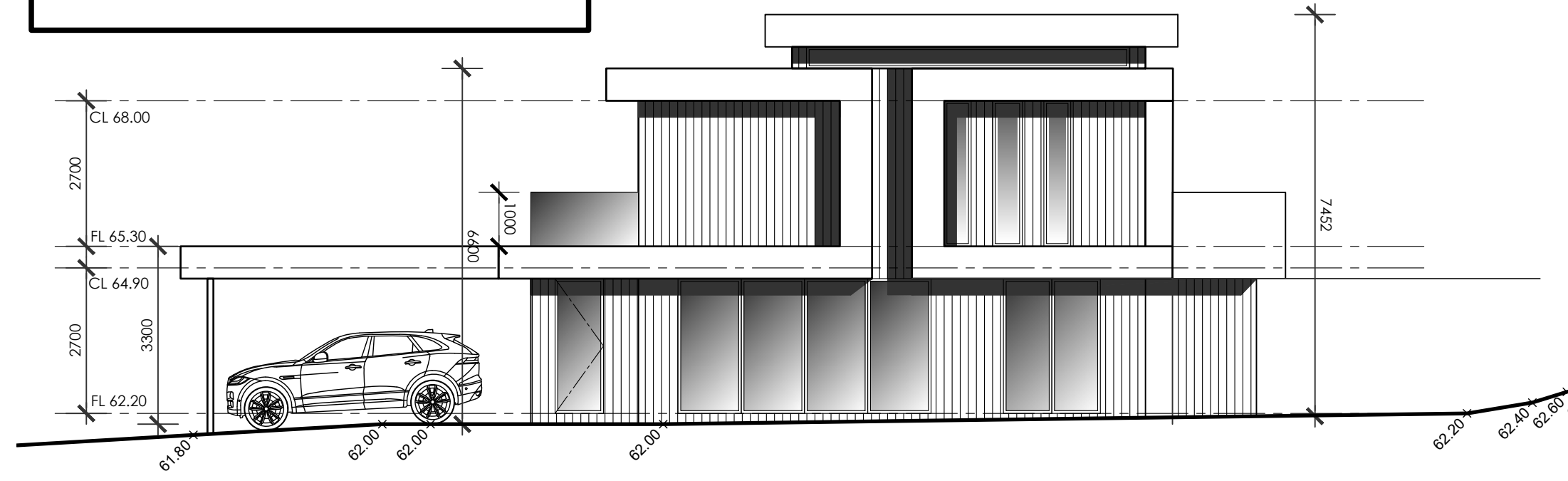
**SOUTH ELEVATION**  
SCALE 1:100

**NO EARTHWORKS REQUIRED**

**EXTERNAL FINISHES LEGEND**

-  "UNIROCK" NATURAL POLISHED CONCRETE FINISH
-  CASTELLATED TIMBER LOOK ALUMINIUM CLADDING
- F FIXED GLAZING
- OP OBSCURED GLAZING TO BE MANUFACTURED AS OBSCURED GLASS. APPLIED FILM TO CLEAR GLAZING IS NOT PERMITTED.

STAINLESS STEEL BUSH FIRE MESH SCREENING TO BE INSTALLED ON ALL WINDOW OPENINGS IN COMPLIANCE WITH BAL 12.5



**EAST ELEVATION**  
SCALE 1:100

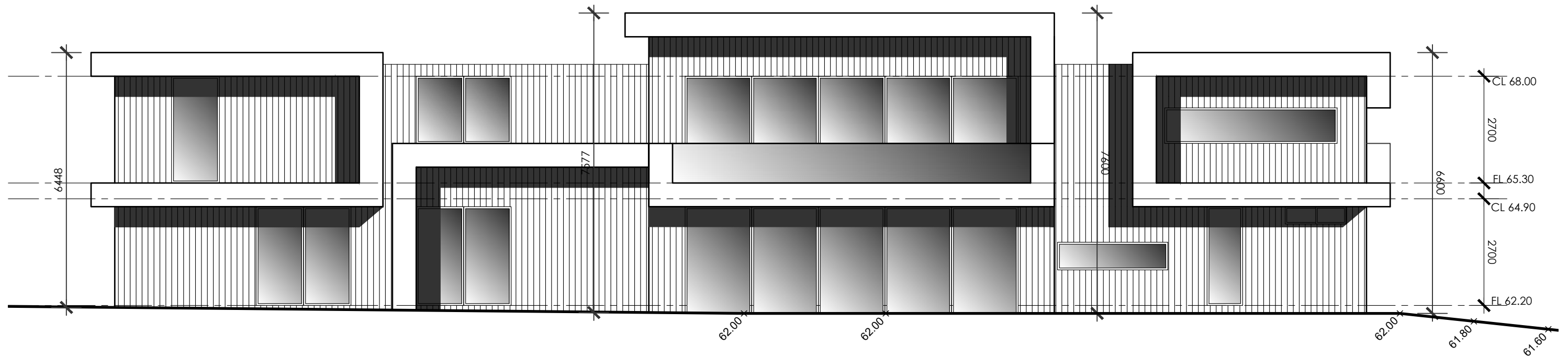
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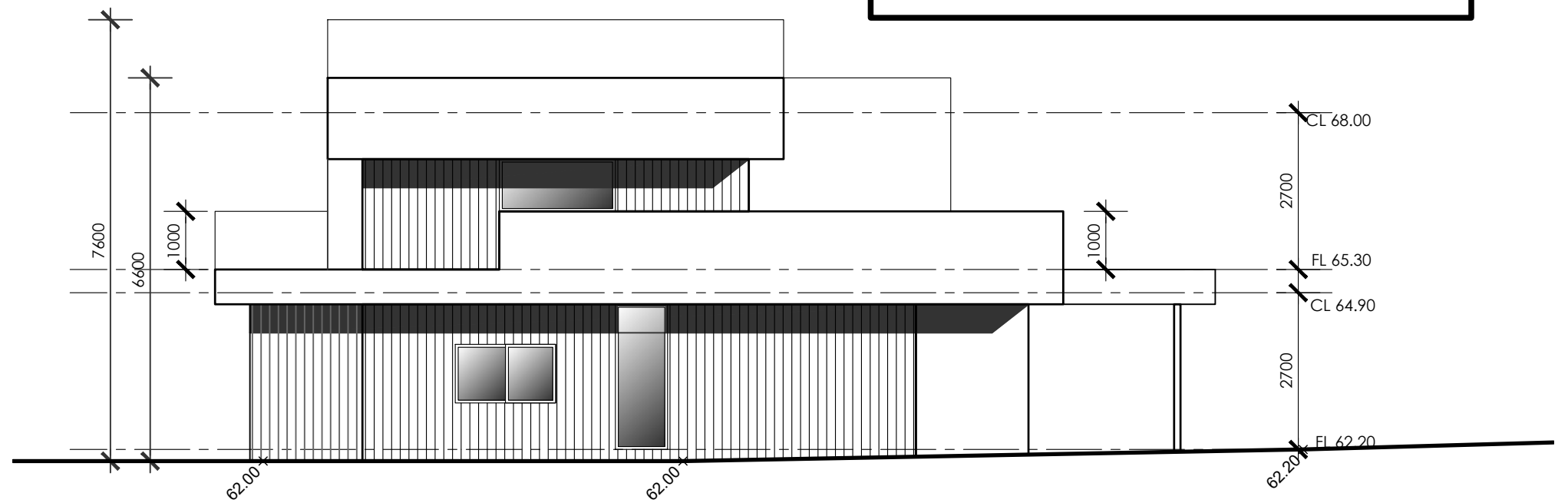
NORTH ELEVATION  
SCALE 1:100

NO EARTHWORKS REQUIRED

EXTERNAL FINISHES LEGEND

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- F FIXED GLAZING
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WEST ELEVATION  
SCALE 1:100

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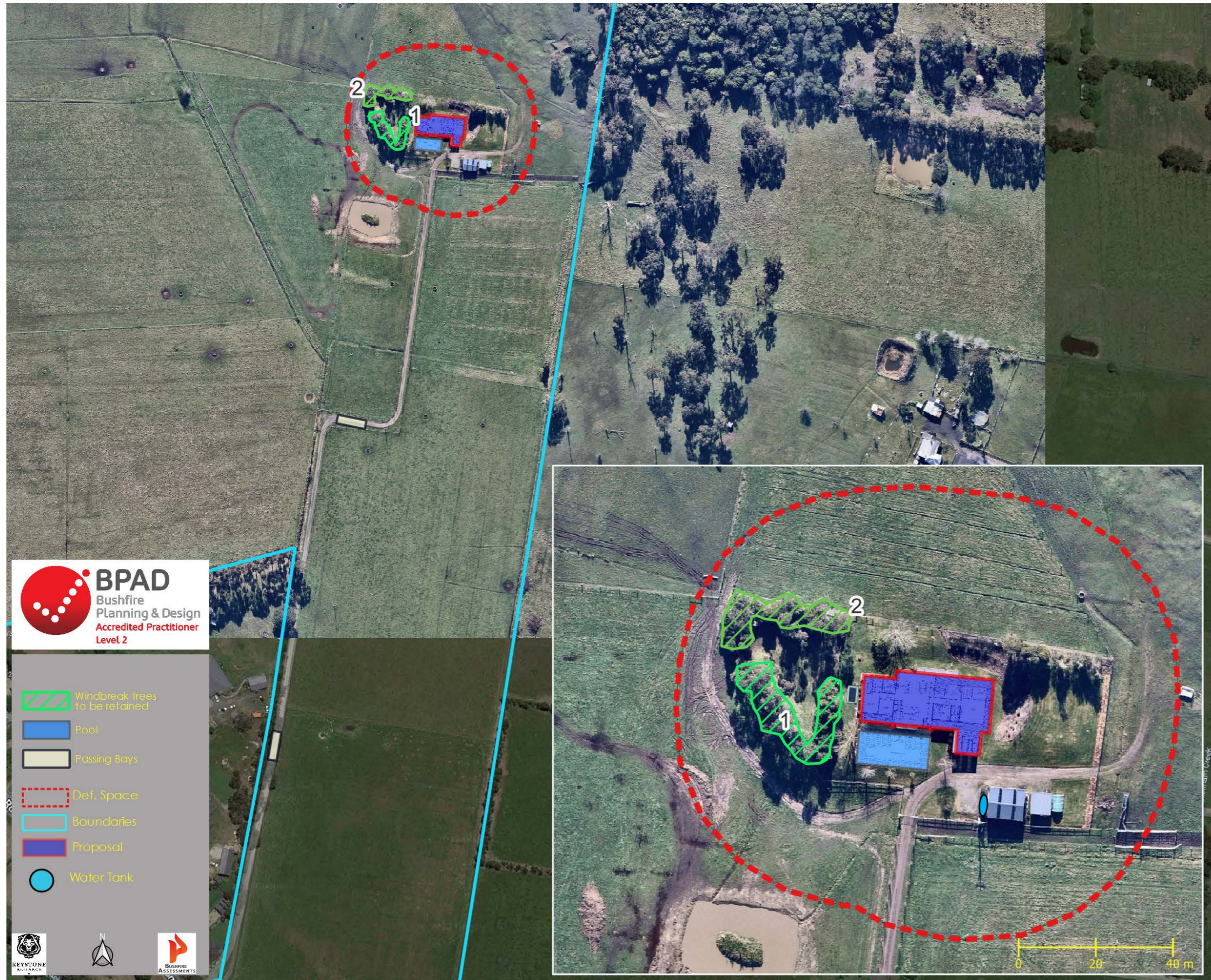
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- Windbreak trees to be retained
- Pool
- Passing Bays
- Def. Space
- Boundaries
- Proposal
- Water Tank

**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 **48m** 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 metres**.
  - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
  - Designated and marked windbreak trees on this plan are excluded from the canopy separation and ground clearance conditions.

- b) Construction Standard**  
Building designed and constructed to a minimum Bushfire Attack Level of BAL 12.5

- 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 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%) (7.10) 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: Yes**  
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.