

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<b>The land affected by the application is located at:</b>	<b>123 Gold Ring Road LAKE BUNGA VIC 3909</b> <b>Lot: 22 PS: 636911</b>
<b>The application is for a permit to:</b>	<b>Buildings and works for a Dwelling &amp; Outbuilding with earthworks exceeding 1 metre</b>
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
Clause 43.02-2	The total building area proposed on a site is greater than 300 square metres
	The slope of land where the building or works are to be carried out is greater than 15 percent.
Clause 44.06-2	A permit is required to construct a dwelling
Clause 44.01-2	Earthworks that result in a modified ground surface less than 1000 millimetres above or below the natural ground level
<b>The applicant for the permit is:</b>	<b>Crowther &amp; Sadler Pty Ltd</b>
<b>The application reference number is:</b>	<b>5.2026.155.1</b>

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

**An objection must**

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

**April McDonald**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Wednesday, 27 May 2026 2:34 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** 21546 Report.pdf; 21546 BHSA V1.pdf; 21546 L 20260428.pdf; Floor Plan & Elevations.pdf; 21546 20260428.pdf; 21546 BMP V1.pdf; 21546 CoT Vol\_11370\_Fol\_489.pdf; GRA Waiver.pdf; 21546 L 20260423.pdf; Planning\_Permit\_Application\_2026-05-27T14-34-24\_34163136\_0.pdf

**Planning Permit Application**

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

**Applicant name:** Crowther & Sadler Pty Ltd

**Business trading name:** Crowther & Sadler Pty Ltd

**Email address:** contact@crowthersadler.com.au

**Postal address :** PO Box 722 Bairnsdale Vic 3875

**Preferred phone number:** 51 52 5011

**Street number:** 123

**Street name:** Gold Ring Road

**Town:** Lake Bunga

**Post code:** 3880

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

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

**Existing conditions :** Vacant

**Description of proposal :** Buildings and works (Dwelling and Earthworks)

**Estimated cost of development:** 480000

**Has there been a pre-application meeting:** No

**ExtraFile:** 3

**Invoice Payer:** Crowther & Sadler Pty Ltd

**Address for Invoice:** PO Box 722 Bairnsdale 3875

**Invoice Email:** [contact@crowthersadler.com.au](mailto:contact@crowthersadler.com.au)

**Primary Phone Invoice:** 51 52 5011

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

**Planning report:** [21546 Report.pdf](#)

**1. Supporting information/reports:** [21546 BHSA V1.pdf](#)

**Plans:** [2\\_20260428.pdf](#), [Floor Plan & Elevations.pdf](#), [2\\_20260428.pdf](#), [20260423.pdf](#)

**2. Supporting information/reports:** [21546 BMP V1.pdf](#)

**Full copy of Title:** [21546 CoT Vol\\_11370\\_Fol\\_489.pdf](#)

**3. Supporting information/reports:** [GRA Waiver.pdf](#)

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

VOLUME 11370 FOLIO 489

Security no : 124135025575Y  
Produced 27/05/2026 10:55 AM

**LAND DESCRIPTION**

Lot 22 on Plan of Subdivision 636911K.  
PARENT TITLE Volume 11279 Folio 003  
Created by instrument PS636911K Stage 2 20/08/2012

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE PS636911K FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 123 GOLD RING ROAD LAKE BUNGA VIC 3909

**ADMINISTRATIVE NOTICES**

NIL

eCT Control  
Effective from

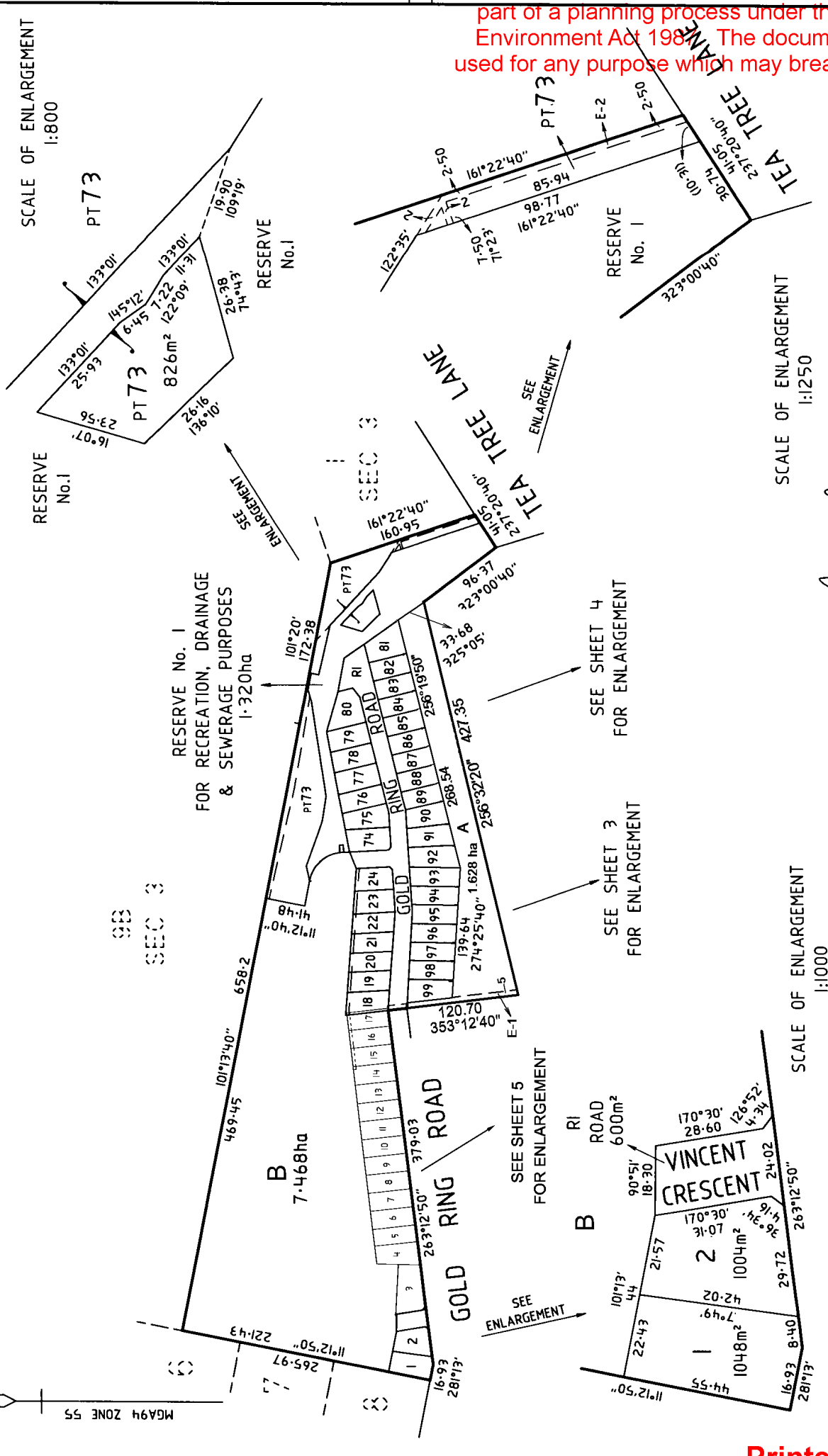
DOCUMENT END

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<b>PLAN OF SUBDIVISION</b>				STAGE No. <b>1</b> LR USE ONLY <b>EDITION 4</b> Plan Number <b>PS636911K</b>
<b>LOCATION OF LAND</b>  PARISH: COLQUHOUN TOWNSHIP: CUNNINGHAME SECTION: 3 CROWN ALLOTMENT: 8 (PART) CROWN PORTION: —  TITLE REFERENCES: VOL 9293 FOL 853  LAST PLAN REFERENCE: LOT 1 - LP125133  POSTAL ADDRESS: 105 GOLD RING ROAD, (At time of subdivision) LAKES ENTRANCE, 3909  MGA 94 CO-ORDINATES: E 591 000 (Of approx. centre of land in plan) N 5808 620 <b>ZONE: 55</b>			<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 46/2010/CRT  1. <del>This plan is certified under Section 6 of the Subdivision Act 1988.</del> 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 <b>18 / 11 / 2010</b> 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.  <b>OPEN SPACE</b> (i) A requirement for public open space under Section 18 Subdivision Act 1988 <del>has</del> has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in stage—</del> <del>Council Delegate</del> <del>Council seal</del> Date <u>      /      /      </u> Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate <i>Ann Hillier</i> <del>Council seal</del> Date <b>26 / 05 / 2011</b>	
<b>VESTING OF ROADS AND/OR RESERVES</b>				
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>			
ROAD R1	EAST GIPPSLAND SHIRE COUNCIL			
RESERVE No. 1	EAST GIPPSLAND SHIRE COUNCIL			
RESERVE No. 2	SPI ELECTRICITY PTY LTD			
<b>NOTATIONS</b>				
<b>STAGING</b> This is / <del>is not</del> a staged subdivision Planning Permit No 106/2009/P				
<b>DEPTH LIMITATION</b> 15.24 METRES BELOW THE SURFACE				
LOTS 25 to 72 (B.I.) HAVE BEEN OMITTED FROM THIS PLAN.				
SURVEY: THIS PLAN IS / <del>IS NOT</del> BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 125				
<b>EASEMENT INFORMATION</b>				LR USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	5	C/E R463625Q	TAMBO WATER BOARD
E-2	SEWERAGE	SEE DIAG	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY
E-3	DRAINAGE & SEWERAGE	3	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & EAST GIPPSLAND REGION WATER AUTHORITY
				DATE 7 / 06 / 2011
				THIS IS A LAND VICTORIA COMPILED PLAN
				FOR DETAILS SEE MODIFICATION TABLE HEREIN
				SHEET 1 OF 5 SHEETS
<b>Crowthier &amp; Sadler Pty Ltd.</b> LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 5162 5011		LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>Michael Joseph Sadler</i> DATE 25 / 5 / 2011. REF 13974 VERSION 2		DATE <i>26 / 05 / 2011</i> COUNCIL DELEGATE SIGNATURE <i>Ann Hillier</i>

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PLAN OF SUBDIVISION  
STAGE No.  
PLAN NUMBER  
PS 63691IK



**ORIGINAL SCALE 1:4000 SHEET SIZE A3**

**SCALE**  
40 0 40 80 120 160 200  
LENGTHS ARE IN METRES

**LICENSED SURVEYOR SIGNATURE** *Michael Joseph Sadler* **DATE** 15/3/2012  
**LICENSED SURVEYOR SIGNATURE** *Michael Joseph Sadler* **DATE** 15/3/2012

**REF 13991** **VERSION 6**

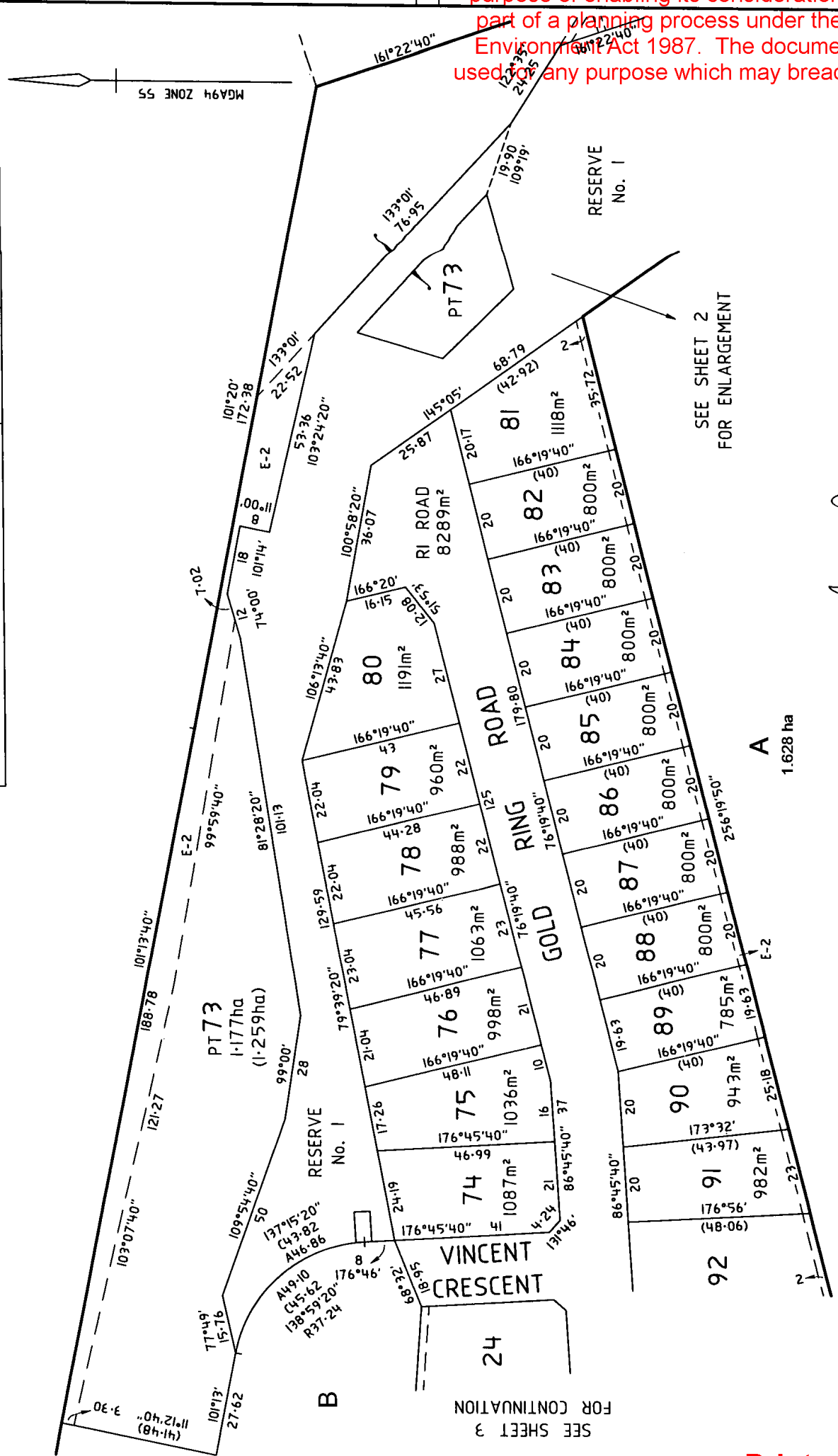
**SHEET 2**  
**DATE** 18/07/2012  
**COUNCIL DELEGATE SIGNATURE**

**Crowthier & Sadler Pty Ltd.**  
LICENSED SURVEYORS & TOWN PLANNERS  
162 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
TELEPHONE (03) 5152 6011



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PLAN OF SUBDIVISION  
STAGE No.  
PLAN NUMBER  
PS 63691IK



SHEET 4  
DATE 18/07/2012  
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR  
SIGNATURE  
MICHAEL JOSEPH SADLER  
DATE 15/3/2012  
VERSION 6  
REF 13991

ORIGINAL SCALE 1:1000  
SHEET SIZE A3

SCALE  
10 0 10 20 30 40 50  
LENGTHS ARE IN METRES

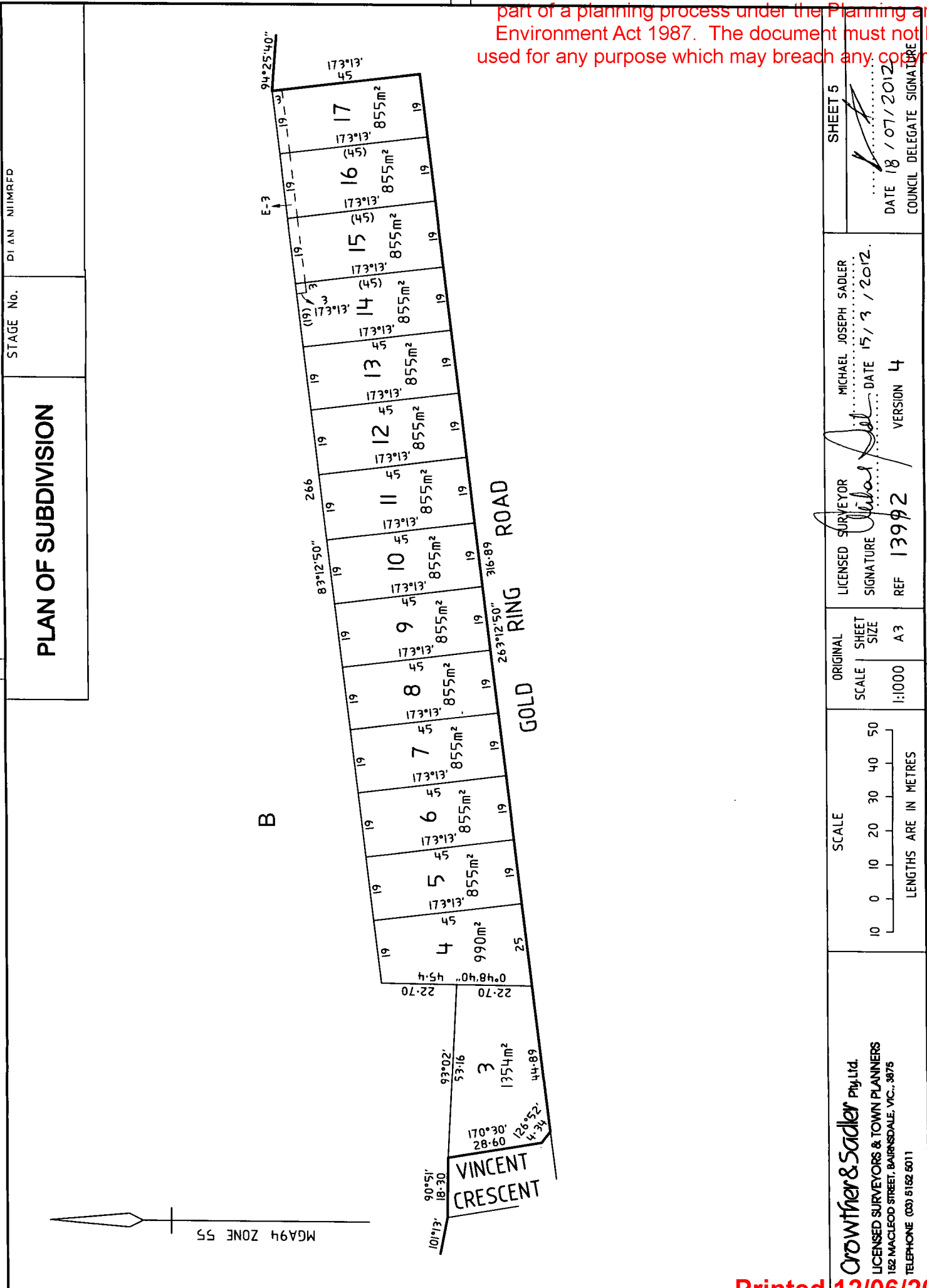
Crowthorne & Sadler Pty. Ltd.  
LICENSED SURVEYORS & TOWN PLANNERS  
152 MACLEOD STREET, BARRISDALE, VIC., 3875  
TELEPHONE (03) 5152 5011

A  
1.628 ha

SEE SHEET 2  
FOR ENLARGEMENT

SEE SHEET 3  
FOR CONTINUATION

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# PLAN OF SUBDIVISION

STAGE No. PLAN NUMBER

B

<p><b>Crowther &amp; Sadler Pty. Ltd.</b>          LICENSED SURVEYORS &amp; TOWN PLANNERS          152 MACLEOD STREET, BAIRNSDALE, VIC., 3875          TELEPHONE (03) 5162 5011</p>	<p>ORIGINAL SCALE 1:1000          SHEET SIZE A3</p> <p>SCALE          10 0 10 20 30 40 50          LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR SIGNATURE: <i>Michael Joseph Sadler</i>          DATE 15/3/2012          REF 13992</p>	<p>MICHAEL JOSEPH SADLER          DATE 18/07/2012          COUNCIL DELEGATE SIGNATURE</p>
<p>SHEET 5</p>			





18 May 2026

**To the Responsible Authority  
By Email**

To whom it may concern,

**Re: 123 Gold Ring Road  
Lake Bunga**

I have visited the above mentioned property, and assessed the site in accordance with **section 6 of Incorporated Document East Gippsland Planning Scheme Amendment C159Egipp**

I recommend a Geotechnical Risk Assessment waiver for the planning application of the above mentioned project.

The reasons for the waiver are as follows;

1. The subject site is vacant and part of a newly developed residential subdivision. The proposed development is surrounded by other similar residential buildings constructed over the past 5 years to on similar sloped land.
2. The site is sloped to the northeast approx. 1 in 6.5 (8.75 Degrees) with a good grass cover.
3. The site has not been affected by landslide.
4. There are no credible landslides that could affect the proposed development.
5. The works consist of Construction of a new Dwelling.
6. Construction works would be protected by National Construction Code (NCC), Australian Standards, Building and normal construction practice.
7. I would consider the geotechnical risks to be low.

If you have any further queries please don't hesitate to contact me.

Yours faithfully

**Simon Anderson CPEng MIEAust NER  
Registered Professional Engineer PE3214 (Vic)  
Endorsed Geotechnical, Structural and Civil Engineer**



**BAIRNSDALE**

P.O. Box 1700, Bairnsdale, Vic 3875  
3/111 Main St, Bairnsdale, Vic 3875  
☎ 03 5153 1500  
ACN 073 392 266

**SALE**

P.O. Box 566, Sale, Vic 3850  
191-193 Raymond St, Sale, Vic 3850  
☎ 03 5144 6688  
ACN 145 437 065

**GEELONG**

10/158 Fyans Street,  
South Geelong VIC 3225  
☎ 0448 499 322  
ACN 615170600

## Planning Report

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Buildings and Works (Dwelling and Earthworks)  
123 Gold Ring Road, Lake Bunga

Our reference – 21546

May 2026



FS 520900



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	Application Form	
	Site Plan, Floor Plan & Elevations (G.J Gardner Homes)	
	Outbuilding Floor Plan & Elevations (Riviera Barns and Garages)	
	Geotechnical Assessment (Simon Anderson Consultants)	
	Bushfire Hazard Site Assessment (Version 1)	
	Bushfire Management Plan (Version 1)	
	Copy of Title (Lot 22 on PS636911)	

*Note: Applicable Planning Application fee is \$1,462.50 (Regulation 9, Class 4)*

## 1. Introduction

This Planning Report is prepared in support of proposed buildings and works (dwelling) at 123 Gold Ring Road, Lake Bunga. The Report addresses the provisions of the General Residential Zone, Design and Development Overlay 13, Erosion Management Overlay and Bushfire Management Overlay as contained within the East Gippsland Planning Scheme.



*Aerial image of the subject land and surrounds (Source: VicPlan)*

## 2. Subject Land & Surrounding Context

Formally known as Lot 22 on PS636911 or otherwise known as 123 Gold Ring Road, Lake Bunga the subject land has an area of 927 square metres, with a frontage of 21.0 metres and a depth of 44.54 metres. The site is located on the northern side of the road and is close to the intersection of Gold Ring Road and Vincent Crescent.

The subject land is devoid of development and has a well maintained grass coverage. The properties landform has a crossfall falling from west to east and from south to north.



*Subject land looking north (Source: Google Earth)*

Access to the property can be obtained from Gold Ring Road which is a relatively recently constructed urban road that includes a footpath network. Gold Ring Road runs adjacent to 90 Mile Beach and slopes down to the east coming to a court bowl, where a pedestrian track leads through a reserve connecting the precinct to the water's edge.



*Gold Ring Road looking east (Source: Google Earth)*

The site is within an evolving estate in Lake Bunga marketed as Oceans 99, with many properties developed with contemporary dwellings and a number of vacant allotments. At present the allotments surrounding the subject land are all vacant serviced lots.

To the south of the estate is an East Gippsland Water's sewerage treatment plant. The escarpment prior to the ponds contains scrub vegetation.

Close to the subject land within the northern part of the estate is a reserve which also contains scrub vegetation.



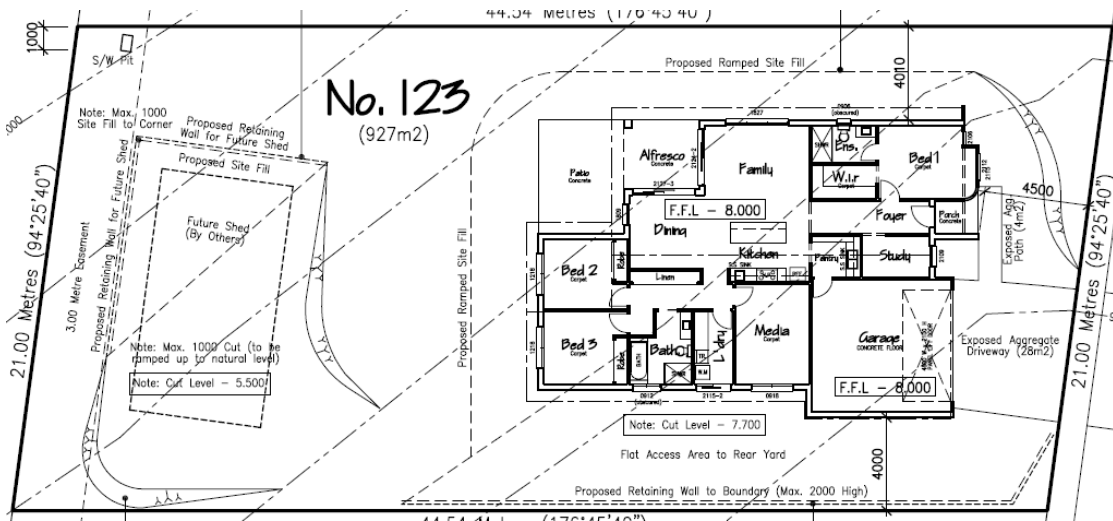
Aerial image of the Oceans 99 Estate (Source: Google Earth)

### 3. The Application & Proposal

It is proposed to undertake buildings and works on the subject land to construct a dwelling and outbuilding.

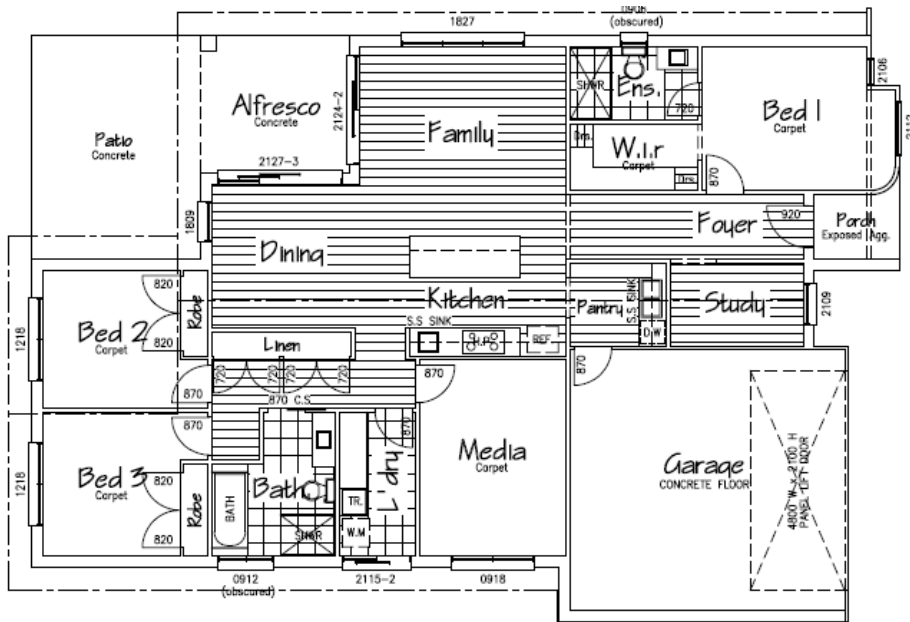
The proposed dwelling is to be sited 4.5 metres from the southern property boundary (Gold Ring Road frontage) and will be setback 4.0 metres from the western boundary and eastern boundary.

To facilitate the development cut and fill across the property will be required, with earthworks managed by retaining walls and earth batters.



Proposed site plan (Source: G.J Gardner Homes)

The proposed single storey dwelling will consist of three bedrooms, media room, study, bathroom and open plan family/dining and kitchen area. The proposed dwelling will be serviced by a double garage, alfresco and patio.



Proposed floor plan (Source: G.J Gardner Homes)

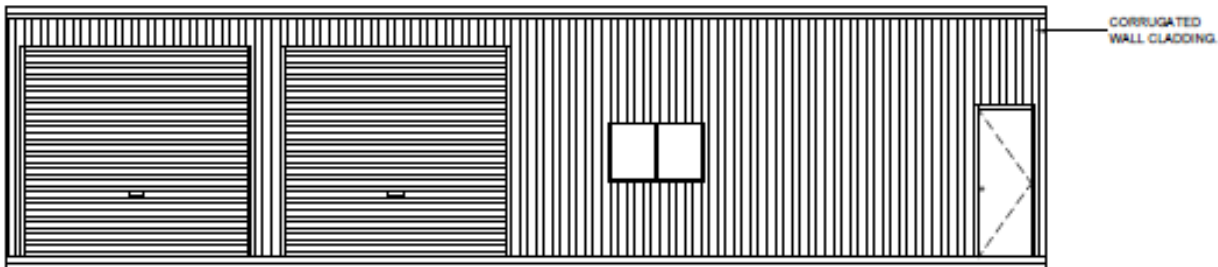
The proposed dwelling will be constructed from face brickwork, rendered brickwork, Linea cladding and Biowood Castellated cladding. The dwelling is proposed to have a wall height of 2.55 metres with a maximum height of 4.2 metres.



Proposed southern elevation (Source: G.J Gardner Homes)

As part of the proposed development an outbuilding is to be constructed within the northern part of the subject land with a length of 14.0 metres and a width of 6.5 metres, having an overall area of 91 square metres.

The proposed maximum height of the outbuilding will be 3.369 metres at the peak, with a 5 degree skillion roof proposed, sloping downward to the north. Two roller doors are proposed in the southern elevation, together with a pedestrian access door and sliding window. No openings are proposed in the remaining three elevations.



Proposed outbuilding elevation plan (Source: Riviera Barns and Garages)



The proposed outbuilding, including gutters, downpipes and flashings, will be constructed in Colorbond, in the colour Dover White. A polycarbonate skylight in Light Bronze will be installed in the roof.

(R) Dover White colour chip  
(Source: [www.stylesourcebook.com.au](http://www.stylesourcebook.com.au))

Detail on external colours for the proposed dwelling is not currently available but has been requested from GJ Gardner. Importantly, the elevations provided confirm that a variety of external materials are proposed to all aspects, with interest in each elevation achieved through a range of window sizes and placements. Given surrounding properties are currently vacant, we respectfully request that the requirement for external colours be deferred, with a Condition of Permit to call for the lodgement of an external colour palette for Council's consideration and endorsement prior to the commencement of works.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

<b>Planning Scheme Clause</b>	<b>Matter for which a Permit is required</b>
43.02-2 Design and Development Overlay 13	Buildings and works
44.01-2 Erosion Management Overlay	Buildings and works
44.06-2 Bushfire Management Overlay	Buildings and works associated with accommodation

The application is required to be referred in accordance with Section 55 of the *Planning and Environment Act 1987* to the relevant fire authority.

#### 4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

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



*Extract from Cultural Heritage Sensitivity mapping, with sensitive areas shown in green (Source: VicPlan)*

The subject land is partly within an area of cultural heritage sensitivity however, the construction of one dwelling on a lot is an exempt activity under the *Aboriginal Heritage Regulations 2018*. As such, a CHMP is not required for the proposed development.

## 5. Planning Policy

### 5.1 Planning Policy Framework

Clause 11.01-1L-04 Lakes Entrance supports the proposal as the development of a dwelling on serviced residential land consolidates the township and provides for population growth.

The proposed development will support Lakes Entrance by providing population growth within an area that is not subject to coastal hazard or low-lying areas consistent with Clause 11.03-4S Coastal settlement.

As encouraged within Clauses 12.05-2S and 12.05-2L the proposed dwelling being single storey, setback behind future development and within a modified environment avoids the building being a prominent structure above the ridgeline.

The site is subject to a Bushfire Management Overlay and as such Clause 13.02-1S Bushfire planning is relevant to the application. The proposed dwelling location provides for separation from the bushfire threat being scrub vegetation to the south of the site within East Gippsland Water's property. Access to fire hydrants is available, emergency service access is straight forward, and the building will be constructed to a robust standard all mitigating the risk from a bushfire event.

A Geotechnical Assessment undertaken by a qualified practitioner accompanies the application and advises that the geotechnical risks associated with the proposal are low consistent with Clauses 13.04-2S and 13.04-2L.

The proposed dwelling design promotes an energy efficient building with northern facing habitable room windows minimising heating needs, all rooms contain windows reducing reliance on artificial lighting and given the site orientation there is the ability to install solar panels as encouraged within Clause 15.01-2S Building design.

The character of the area is emerging seeing the development of contemporary housing utilising various building materials, large opening sizes, wide eaves and external living areas which will be complemented by the proposed dwelling (Clause 15.01-5S Neighbourhood character).

Development of a vacant residential zoned and serviced property assists to consolidate the urban area of Lakes Entrance and reduces the share of housing in greenfield areas as promoted within Clause 16.01-1S Housing supply.

This lower density infill housing in an established residential area is supported by Council policy within Clause 16.01-1L Housing supply.

## 5.2 Municipal Planning Strategy

Development of a dwelling on a residentially zoned, vacant, serviced lot within the Lakes Entrance settlement boundary is a logical planning outcome. The proposal will positively further the future role Council envisages for Lakes Entrance by providing for population growth and infill development as sought within Clause 02.03-1 Settlement.

The subject land is located within an elevated part of Lakes Entrance allowing avoidance from impacts of sea level rise. Separation from local bushfire hazard areas, availability to fire hydrants, easy access for emergency services and a robust building design mitigates risk associated with bushfire. The Geotechnical Assessment submitted with the application advises that the geotechnical risk resulting from the proposal is low (Clause 02.03-3 Environmental risks and amenity).

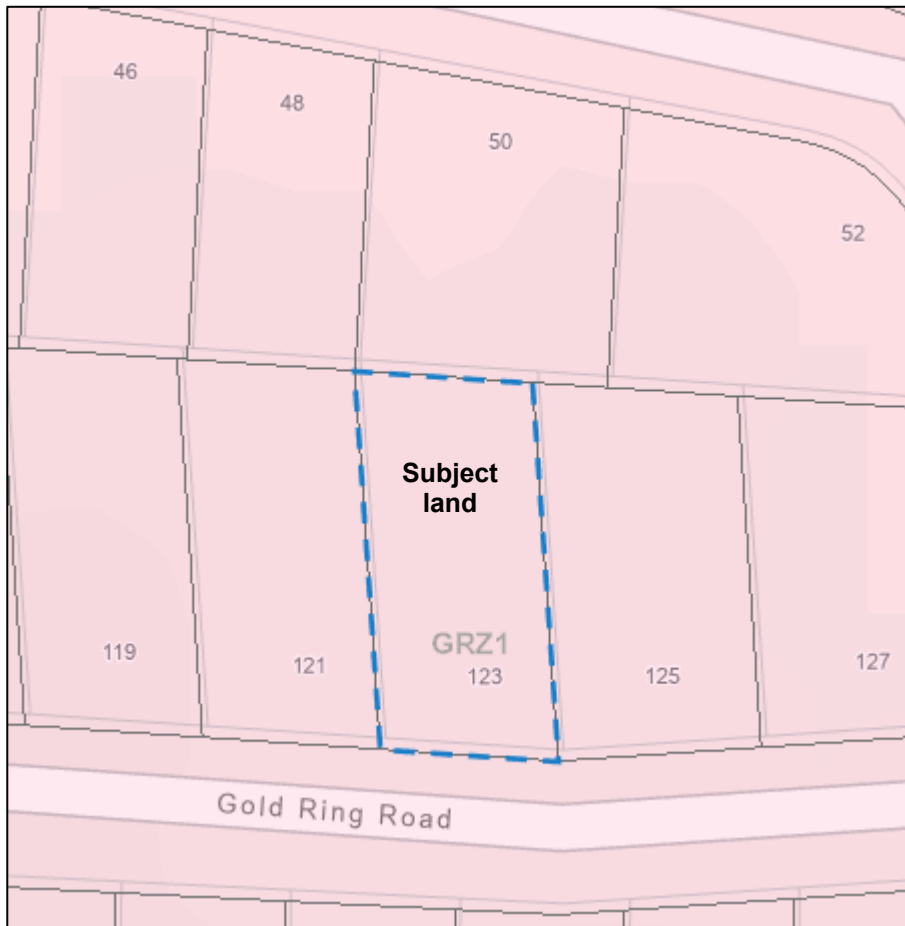
Built form character of the area sees larger housing forms and contemporary dwelling designs. The proposed building will be respectful of setbacks, scale, form and materials of dwellings within the area as encouraged in Clause 02.03-5 Built environment and heritage.

Clause 02.03-6 Housing Supply advises that Council will require 8,300 new homes by 2041 to accommodate population growth. The proposed dwelling development will assist to achieve this housing target with an environmentally sustainable designed house.

## 6. Planning Elements

### 6.1 General Residential Zone

The subject land is zoned General Residential Zone in accordance with the East Gippsland Planning Scheme.



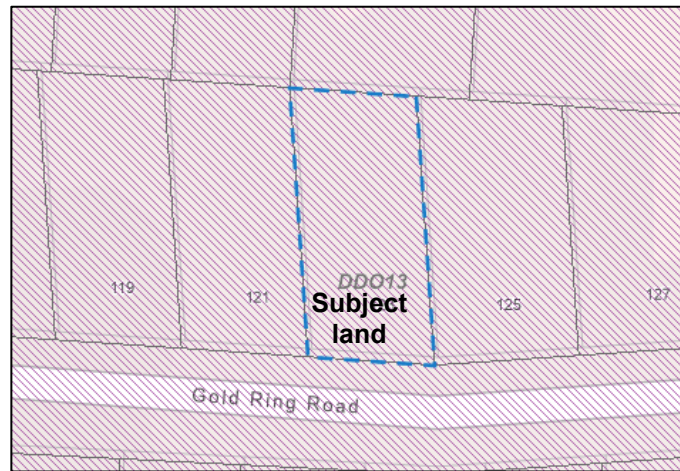
*Planning scheme zone mapping (Source: VicPlan)*

Pursuant to Clause 32.08-4 the proposed dwelling will achieve the required minimum garden area of 35% of the lot.

In accordance with Clause 32.08-2 the use of the subject land for the purposes of a dwelling is as of right and no planning approval is required to construct a dwelling as the land exceeds 300 square metres.

## 6.2 Design and Development Overlay 13

The subject land is contained within the Design and Development Overlay. The land is subject to Schedule 13 which relates to *Residential development in coastal settlements: Lakes Entrance*.



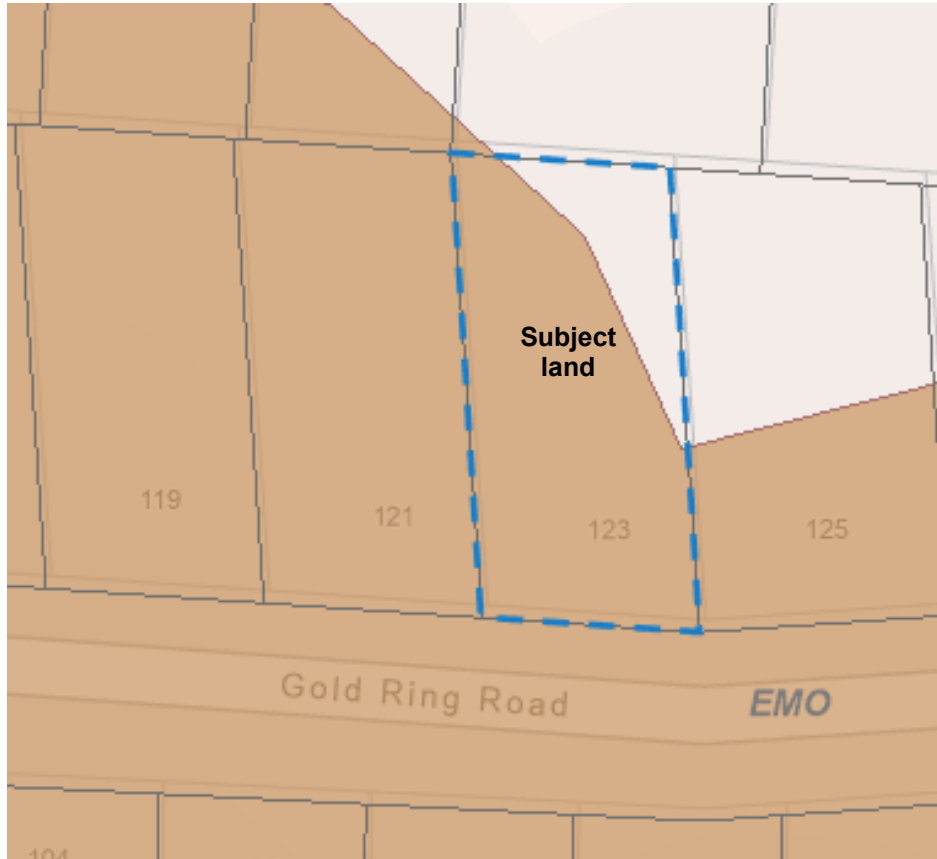
Planning scheme overlay mapping (Source: VicPlan)

Design objectives and decision guidelines for all township character areas of Lakes Entrance has been considered:

- Many dwellings in Gold Ring Road are double storey in height and have a larger built form to obtain views of Bass Strait and the township. The proposed dwelling will be single storey in height and has a compact building footprint being compatible with the coastal neighbourhood setting.
- The proposed outbuilding will be a single storey structure located to the rear of the dwelling reducing the visual appearance of the building when viewed from the public realm.
- Outbuildings within the estate are common and with the modest dwelling footprint the proposed shed will balance development on the allotment.
- Visual impacts on the natural landscape will be recessive as the building sits below the surrounding tree canopy.
- Proposed dwelling materials being muted in colour will assist the dwelling to blend with the surrounding landscape.
- There is little vegetated character within the Gold Ring Road Estate with the exception of some fringing remnant scrub. The proposed dwelling can be constructed without the need to remove vegetation, and the larger allotment allows for revegetation landscaping to be undertaken.
- There will be no detrimental impact on nearby public land by the proposed development.

### 6.3 Erosion Management Overlay

The property is subject to the Erosion Management Overlay.



Planning scheme overlay mapping (Source: VicPlan)

A Geotechnical Assessment from a qualified geotechnical engineer accompanies the application and has been prepared in accordance with the Incorporated Document Requirements for a Geotechnical Assessment, Landslide Risk Assessment or Landslide Hazard Assessment prepared in support of a planning permit application under the Erosion Management Overlay.

In accordance with Clause 6 of the Incorporated Document the assessment advises:

- The site has a slope angle of less than 20 percent.
- The property has not been affected by landslide.
- There are no credible landslides that could affect the proposed development.

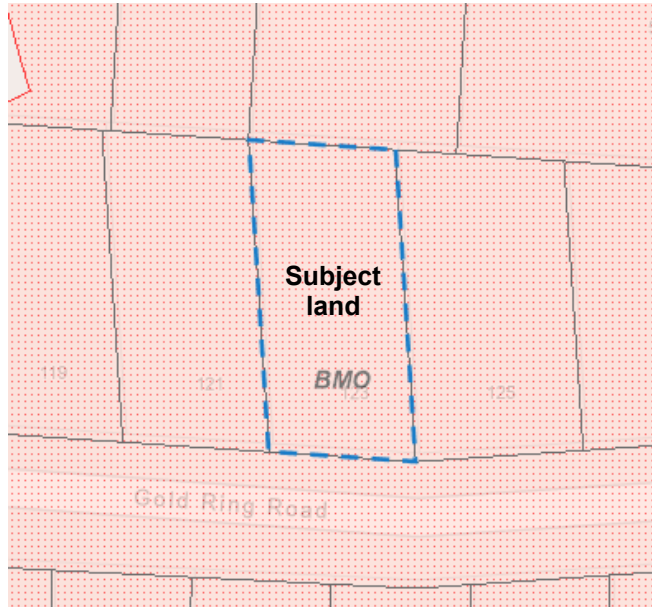
The Geotechnical Assessment was prepared after a site inspection was undertaken and consideration of the proposed development.

In this case we would request that Council waive the requirement for a Geotechnical Assessment.

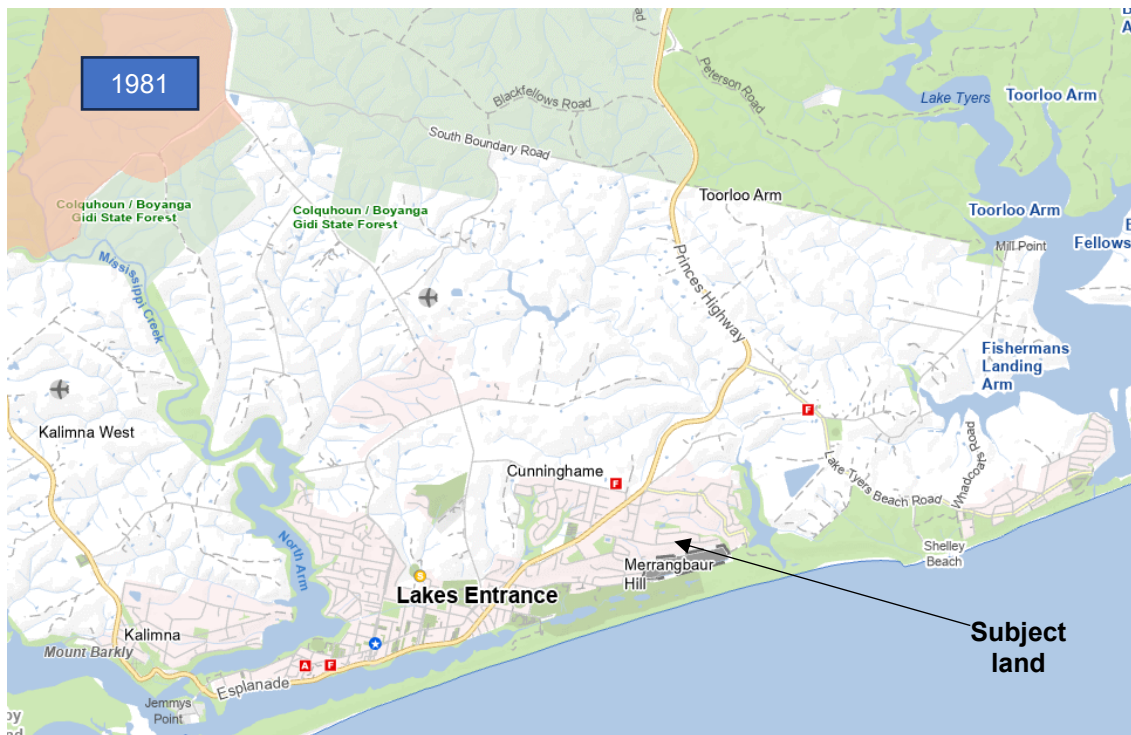
### 6.4 Bushfire Management Overlay

The site is contained within the Bushfire Management Overlay, which reflects the presence of classifiable coastal scrub vegetation within the area.

In accordance with the requirements of Clause 44.06-3, the application is accompanied by a Bushfire Hazard Site Assessment, Bushfire Management Statement and a Bushfire Management Plan.



Extract from BMO mapping (Source: VicPlan)



Recent fire history within the subject land's vicinity (Source: Mapshare)

The assessment of the wider landscape reveals the land is undulating falling from the south to the north, it is within an urban environment being the Lakes Entrance township, and is separated from the nearby bushfire hazard (scrub) by Gold Ring Road and a string of residential lots (some lots are developed while some are vacant). The site is considered to be in a Broader Landscape Type 3 as a bushfire could approach the property from more than one direction.

The Bushfire Hazard Site Assessment demonstrates that separation distances from the scrub vegetation can be achieved and the immediate surrounds of the subject land is low threat, which requires defensible space to be provided to the property boundaries.

The assessment also demonstrates that as the estate develops the threat of bushfire will diminish as the vacant residential lots are developed, further creating a low threat environment.

An assessment of the proposed dwelling against the requirements of Clause 53.02 of the planning scheme has been undertaken.

#### CLAUSE 53.02-3 DWELLINGS IN EXISTING SETTLEMENTS – BUSHFIRE PROTECTION OBJECTIVE

##### Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

##### Approved Measures

###### AM 1.1

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.

##### Response:

**The BHSA demonstrates that separation distances from the scrub vegetation will be achieved given surrounding residential lots and roads. The immediate low threat environment provides maximum separation and protection between the scrub vegetation and the proposed building.**

**The dwelling has been centrally positioned on the site, with the incorporation of earthen embankments and retaining walls, and a new vehicle crossover and driveway to be developed to the south of the property.**

**The structure will be developed on a single level flat pad upon which the dwelling will be located and will assist emergency personal to provide active protection.**

**The proposed vehicle crossing and driveway as well as western accessway provides occupants and emergency services vehicles with easy and convenient access.**

###### AM 1.2

A building provides the defensible space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defensible space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defensible space.

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or
- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all the following apply.
  - A private bushfire shelter (a Clause 10c building within the meaning of the Building Regulations 2006) is constructed on the same land as the dwelling.
  - A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

**Response:**

**Within the surrounding 150 metre assessment area a large proportion of the land is considered to be low-threat having regard for the residential urban context however, there is an area of vegetation classified as scrub to the south of the property.**

**Table 1 to Clause 53.02-5 prescribes that defendable space must be provided for 50 metres or to the property boundaries, whichever is the lesser for low-threat vegetation with minimum construction standard of BAL 12.5 (to the eastern and western aspects of the dwelling).**

**The vegetation with the Scrub classification is approximately 59m south of the subject land separated from the property by residential lots and the road network. The separation distance exceeds the required minimum separation distance of 43 metres required for Column A in Table 1, (BAL 12.5).**

**Internally to the site maximum separation distance between the dwelling and outbuilding is provided being 10.1m to prevent fire spread between the structures.**

**The defendable space is prescribed within the Bushfire Management Plan to the property boundaries having regard for the presence of the nearby Scrub vegetation and surrounding low threat vegetation and to maximise protection to the building. Providing defendable space to the property boundaries also ensures that the owners of the land have the ability to manage and maintain the area on an ongoing basis.**

**Vegetation on site will be managed in accordance with requirements of Table 4 to Clause 53.02-5 as prescribed on the Bushfire Management Plan.**

### **AM 1.3**

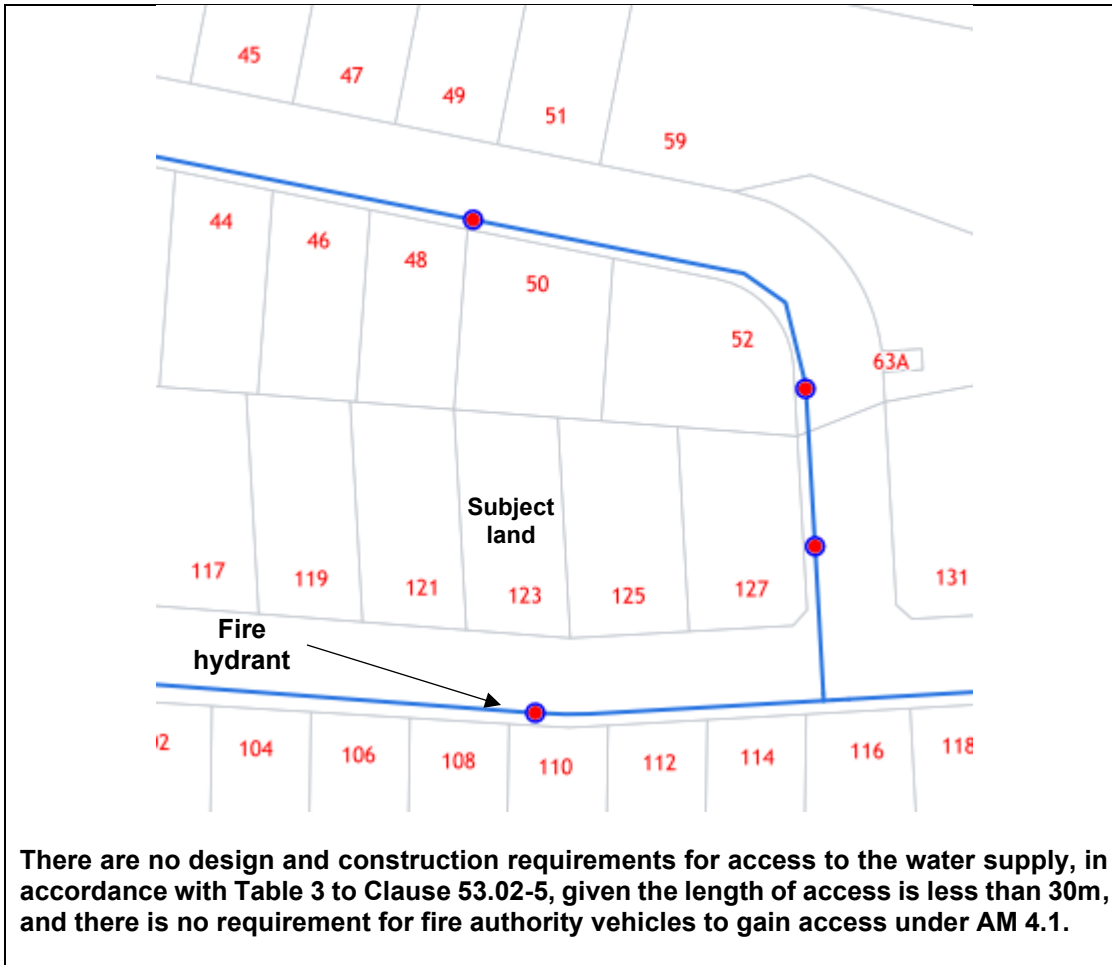
A building is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

**Response:**

**Given the site is between 500-1,500m<sup>2</sup> in area and there are hydrants available within Gold Ring Road, the accompanying Bushfire Management Plan prescribes the need for a static water supply of 5,000 litres noting there are no fire authority fittings and access required.**

**A fire hydrant is located to the south of the property. The placement of the dwelling centrally on the site ensures that the hydrant is within 120 metres of the northern side (rear) of the building.**



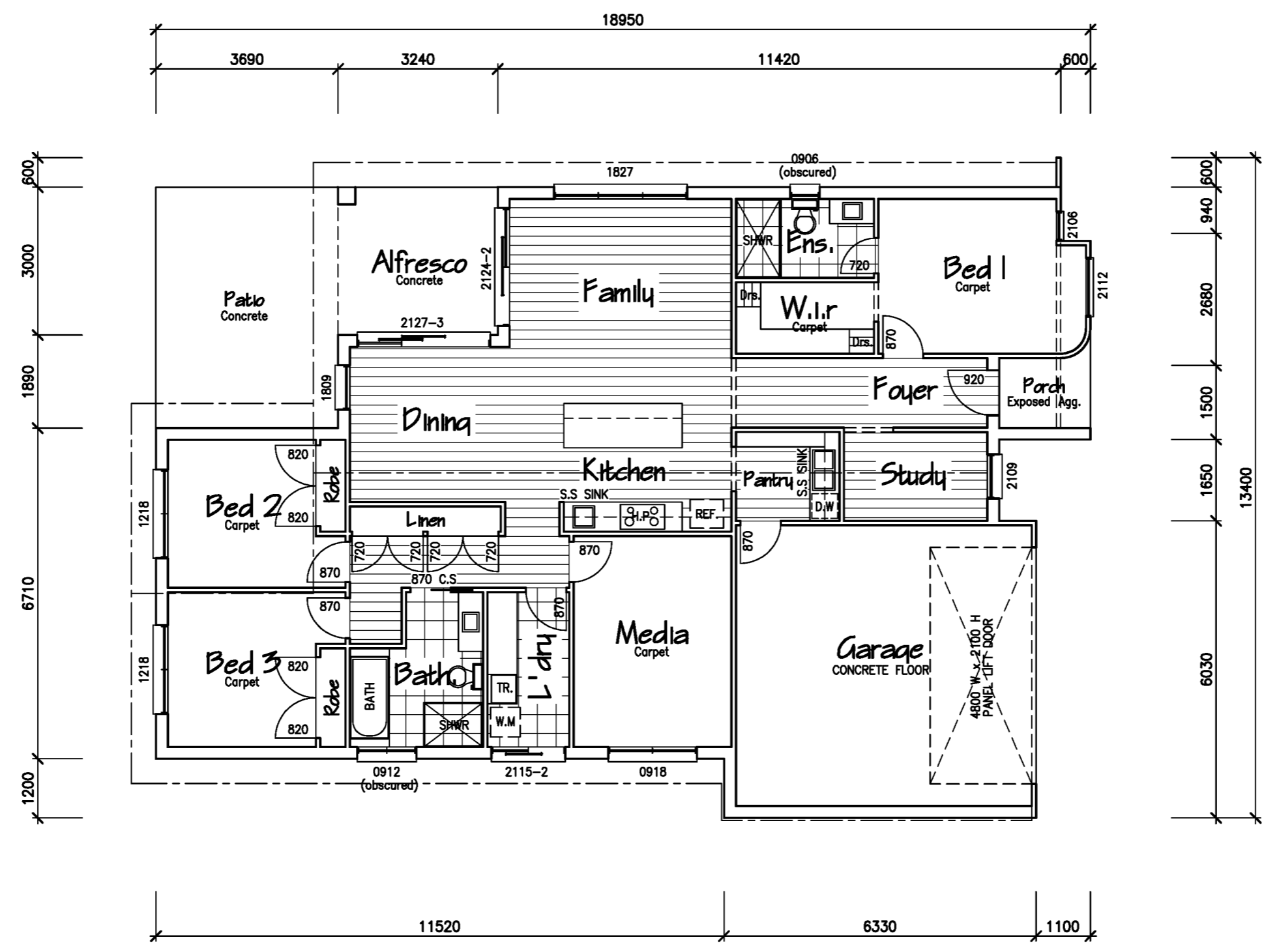
It is considered that the proposed dwelling is a good response to the Bushfire Management Overlay.

**7. Conclusion**

The proposed buildings and works (dwelling) at 123 Gold Ring Road, Lake Bunga is considered to accord with all relevant provisions of the General Residential Zone, Design and Development Overlay 13, Erosion Management Overlay and Bushfire Management Overlay of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the coastal setting.

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

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Proposed Floor Plan 1:100



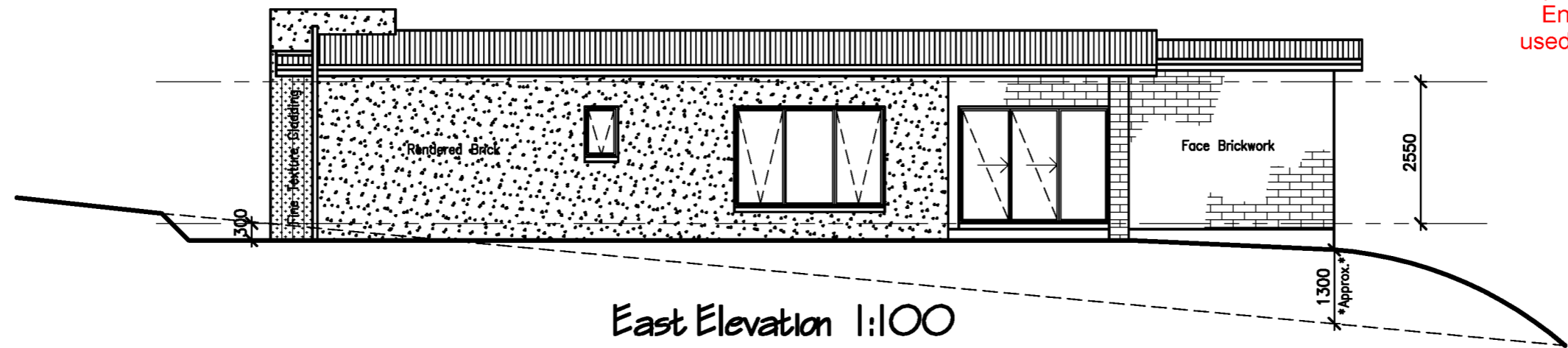
WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

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 OWNER SIGNED: ..... DATE: .....  
 BUILDER SIGNED: ..... DATE: .....

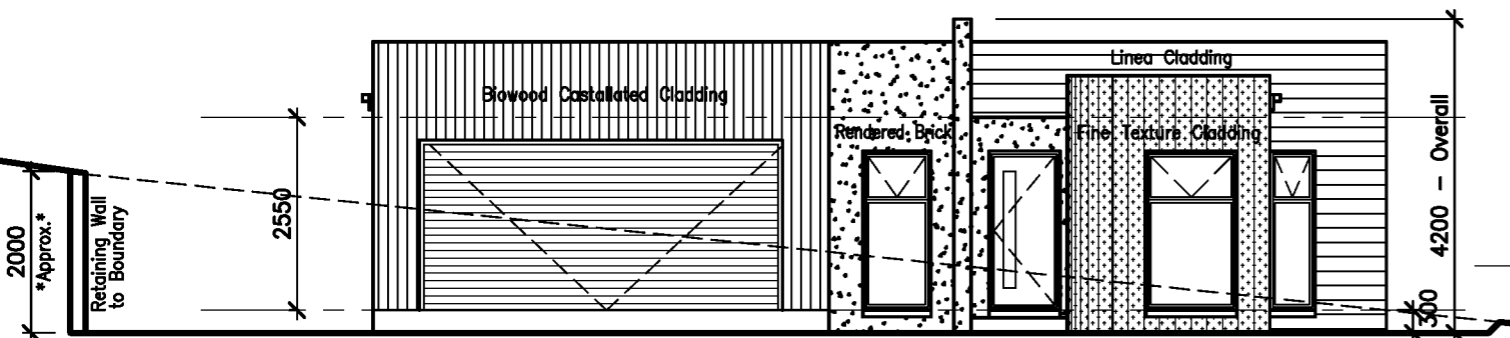
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			DRAWING TITLE: FLOOR PLAN - SCALE 1:100	No. 123 - Lot 22 Gold Ring Road, Lake Bunga	JOB NO: 250901	INTERNAL: 150.97m <sup>2</sup>	B	WORKING DRAWINGS		
					DRAWN: CRAIG WIGHT	GARAGE: 36.53m <sup>2</sup>	C	ALTERED DRAWINGS		
					DATE: 9/4/26	PORCH: 3.13m <sup>2</sup>	TOTAL: 218.39m <sup>2</sup>			

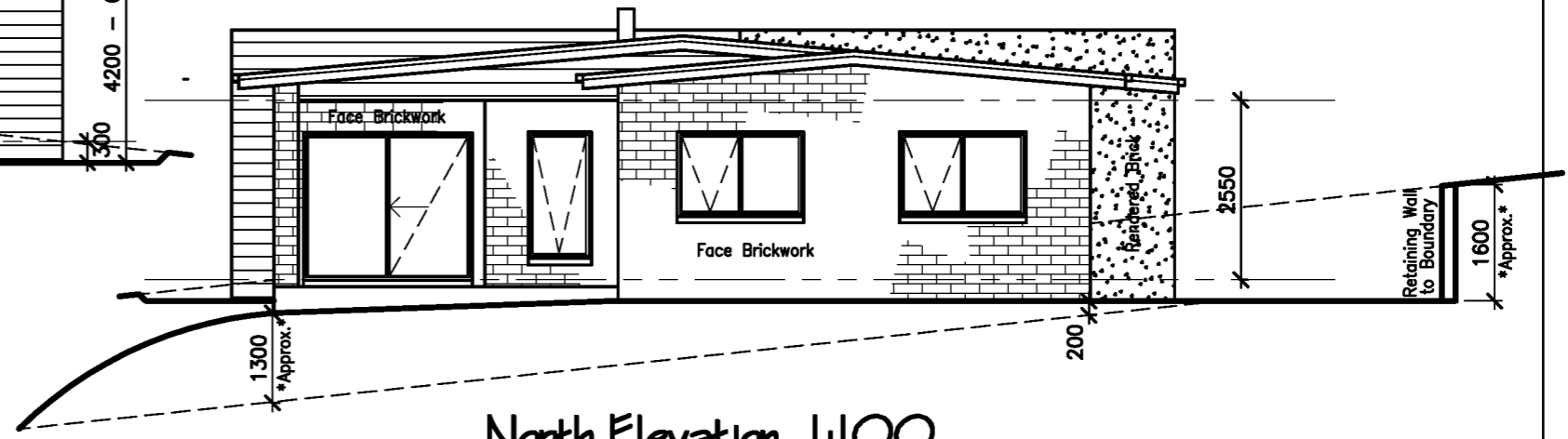
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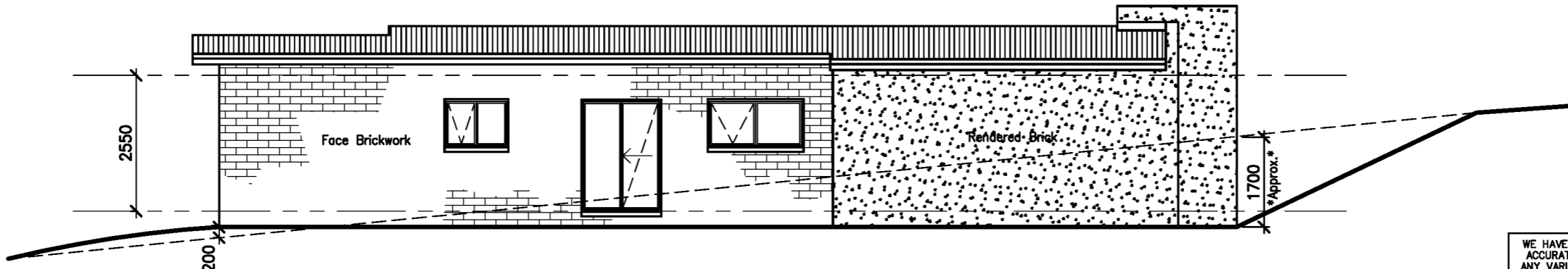
East Elevation 1:100



South Elevation 1:100



North Elevation 1:100



West Elevation 1:100

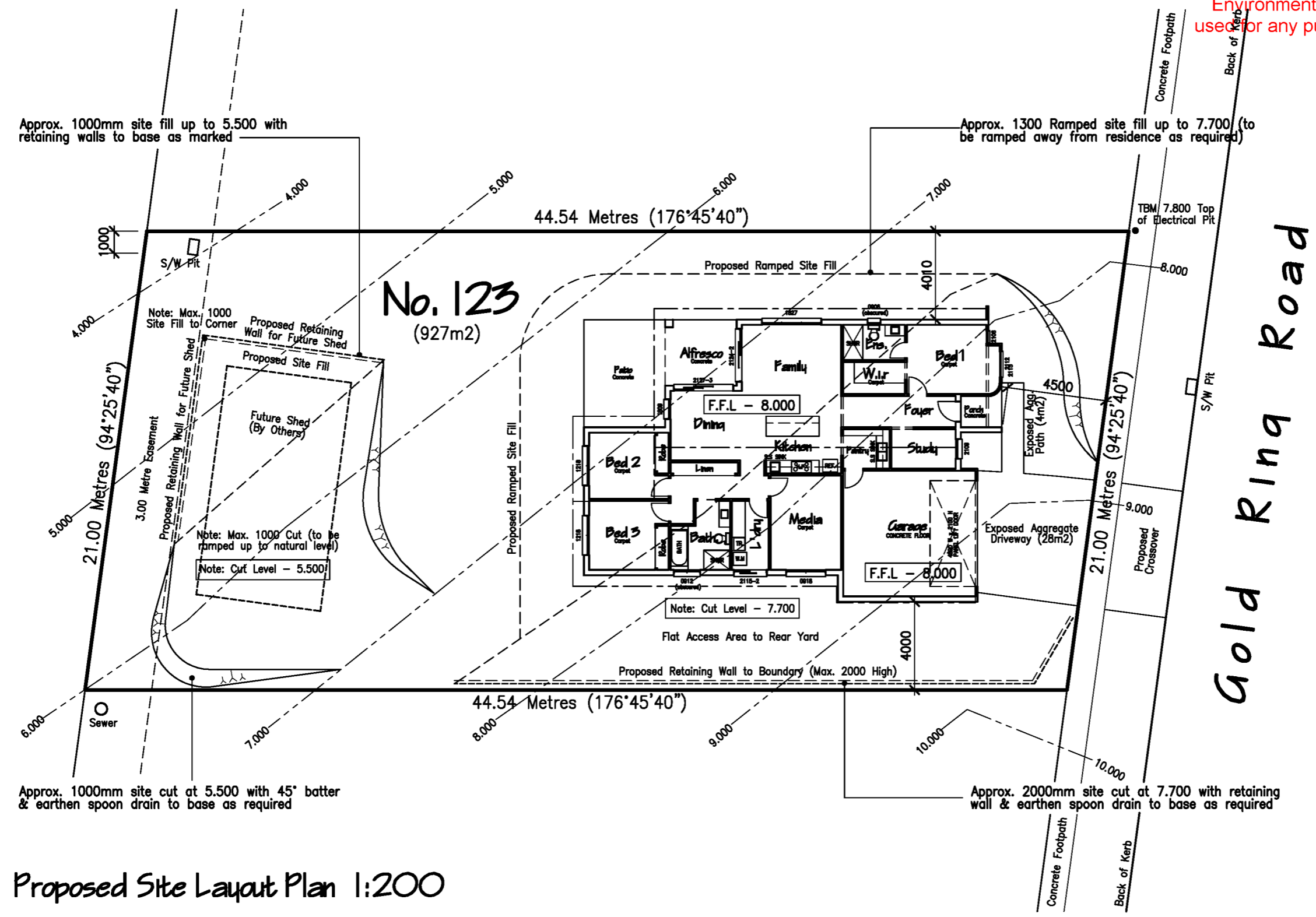
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			DRAWING TITLE:	No. 123 - Lot 22	JOB NO: 250901	INTERNAL: 150.97m <sup>2</sup>	A	PRELIMINARY DRAWINGS	9/4/26	
			ELEVATIONS - SCALE 1:100	Gold Ring Road,	DRAWN: CRAIG WIGHT	GARAGE: 36.53m <sup>2</sup>	B	WORKING DRAWINGS	.	
				Lake Bunga	DATE: 9/4/26	PORCH: 3.13m <sup>2</sup>	C	ALTERED DRAWINGS	.	
			ALFRESCO: 18.04m <sup>2</sup>							
			DECK: 9.72m <sup>2</sup>							
			TOTAL: 218.39m <sup>2</sup>							

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Proposed Site Layout Plan 1:200

Site Area Calculations:			
Total Site:	927m <sup>2</sup>	Paving:	32m <sup>2</sup> (3%)
Proposed Buildings:	218m <sup>2</sup> (24%)	Garden Area:	677 SqM (73%)

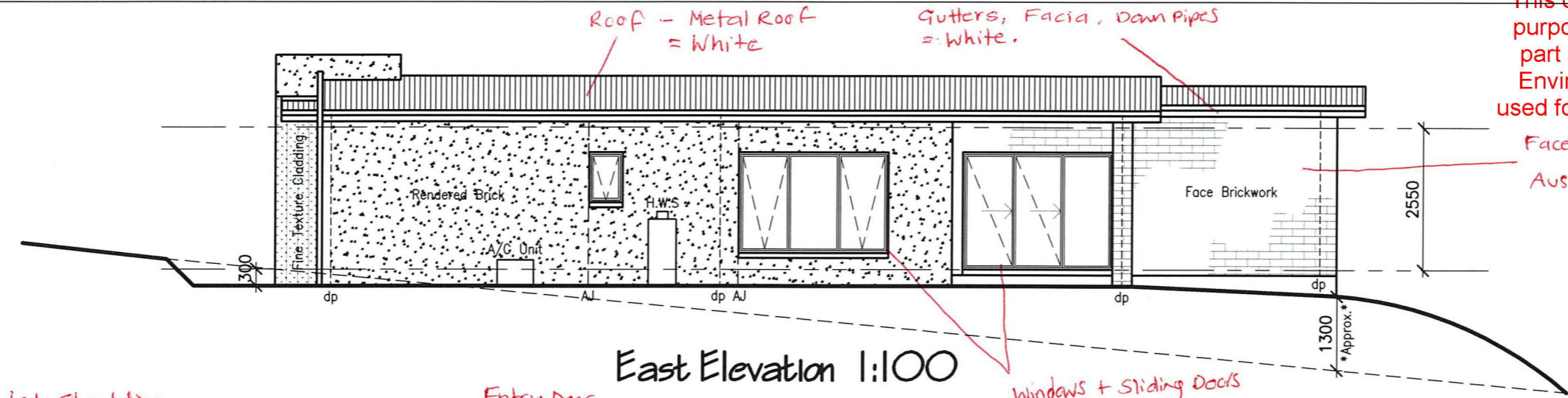
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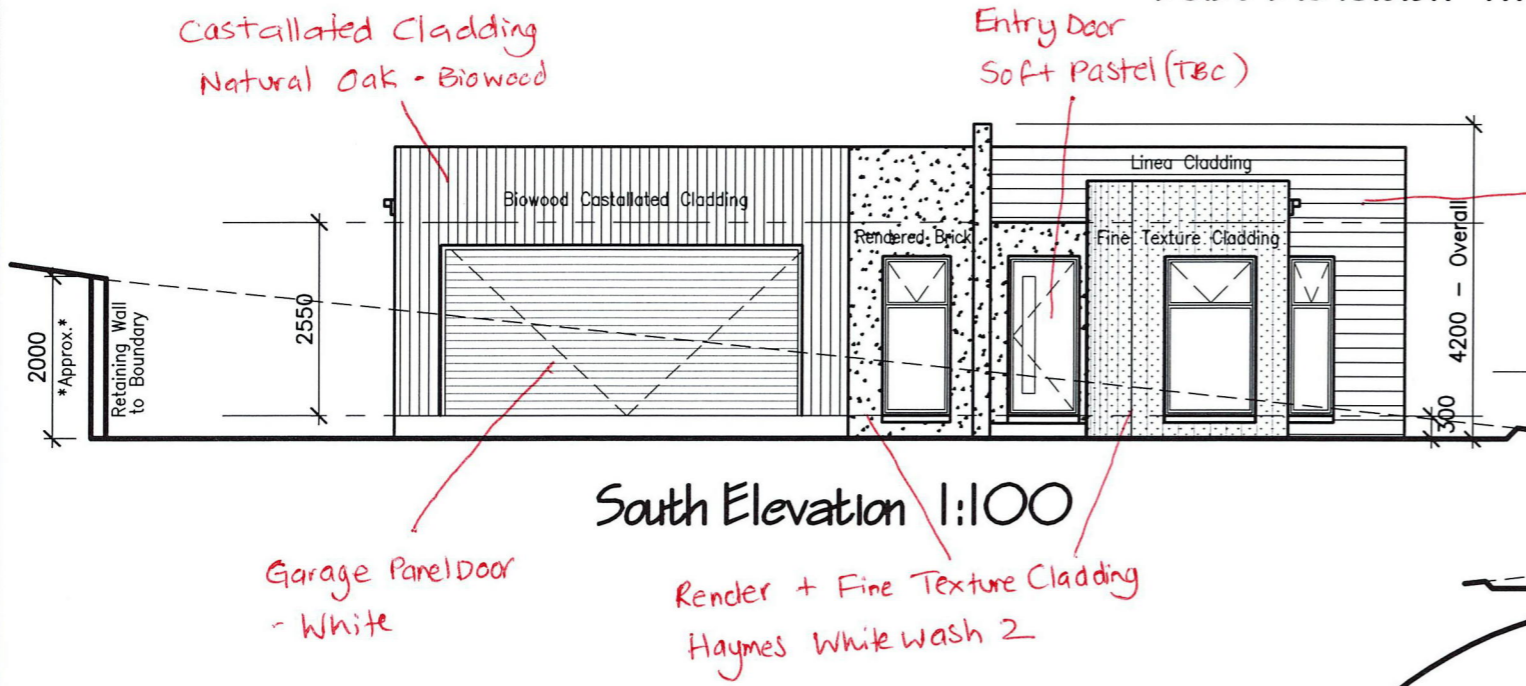
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			DRAWING TITLE: SITE PLAN - SCALE 1:200	No. 123 - Lot 22 Gold Ring Road, Lake Bunga	JOB NO: 250901	REV. B		DETAILS: WORKING DRAWINGS		
					DRAWN: CRAIG WIGHT	REV. C		DETAILS: ALTERED DRAWINGS		
					DATE: 9/4/26					

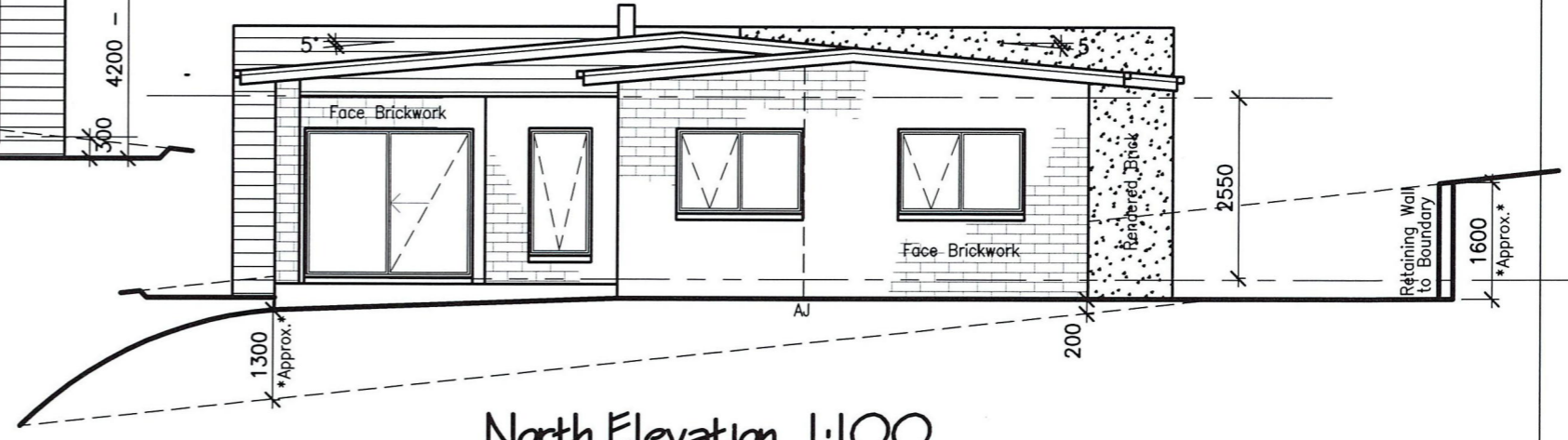
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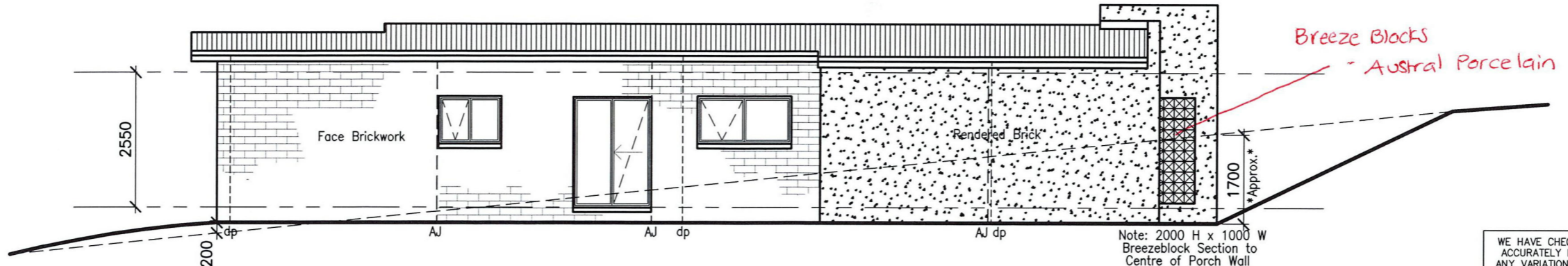
East Elevation 1:100



South Elevation 1:100



North Elevation 1:100



West Elevation 1:100

Note: 2000 H x 1000 W Breezeblock Section to Centre of Porch Wall

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Design & Drafting  
Registered Building Practitioner  
DP AD 36750

CLIENT:  
DRAWING TITLE:  
**ELEVATIONS - SCALE 1:100**

PROJECT: PROPOSED NEW RESIDENCE  
No. 123 - Lot 22  
Gold Ring Road,  
Lake Bunga

PAGES: 2 of 10  
SHEET SIZE: A3  
JOB NO: 250901  
DRAWN: CRAIG WIGHT  
DATE: 11/5/26

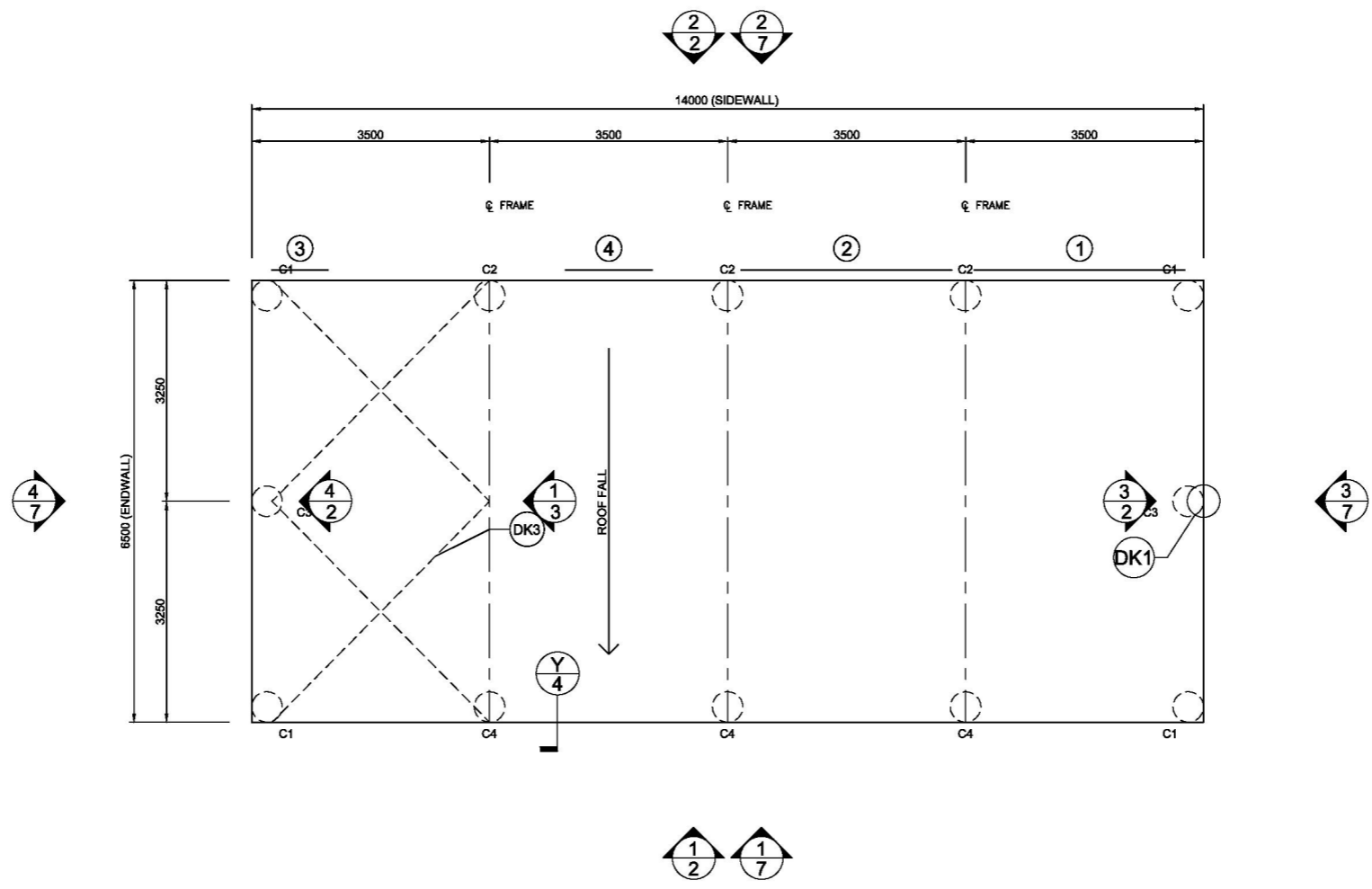
FLOOR AREAS:  
INTERNAL: 150.97m2  
GARAGE: 36.53m2  
PORCH: 3.13m2  
ALFRESCO: 18.04m2  
DECK: 9.72m2  
TOTAL: 218.39m2

REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	11/5/26
B	WORKING DRAWINGS	*
C	ALTERED DRAWINGS	*

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1 FOUNDATION PLAN AND MEMBER LAYOUT  
SCALE: 1 = 100

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION  
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

MEMBER LEGEND

C1	C20015
C2	C20024
C3	C15012
C4	C20019

1 OF 7  
SHEET  
JOB NO. FDBD102026  
DATE 28/4/2026  
CHECKED TM  
DRAWN FDB

STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES**  
FOR 03 5153 1455  
AT  
123 GOLD RING RD  
LAKE BUNGA



**NORTHERN CONSULTING**  
engineers  
Civil & Structural Engineers  
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Currajong, Qld 4812  
Fax: 07 4725 5850  
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Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) QLD  
Registered Certifying Engineer (Structural) N.T.  
Registered Engineer - (Civil) VIC  
Registered Engineer - (Civil) TAS

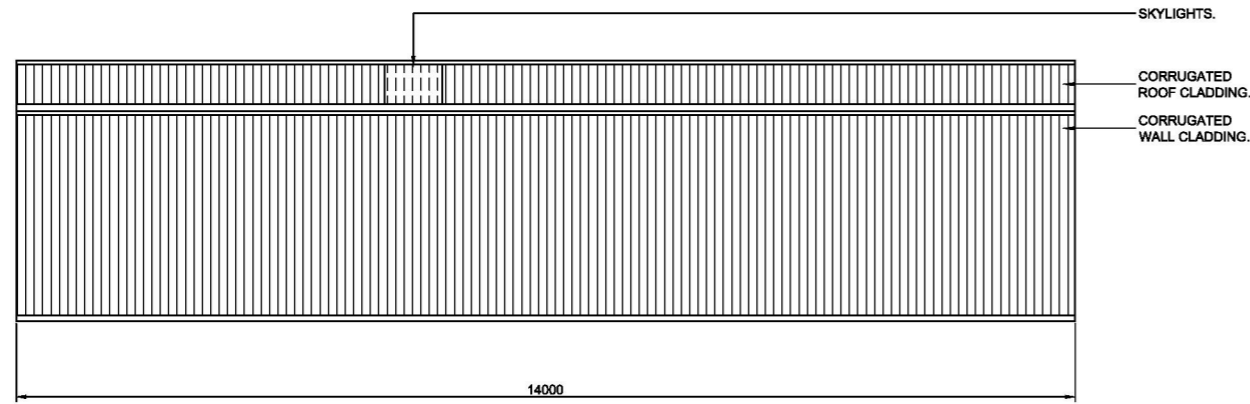
Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature .....  
Date ..... 28/4/2026  
Registered on the NPER in the areas of practice  
of Civil & Structural National Professional  
Engineers Register

Printed 12/06/2026

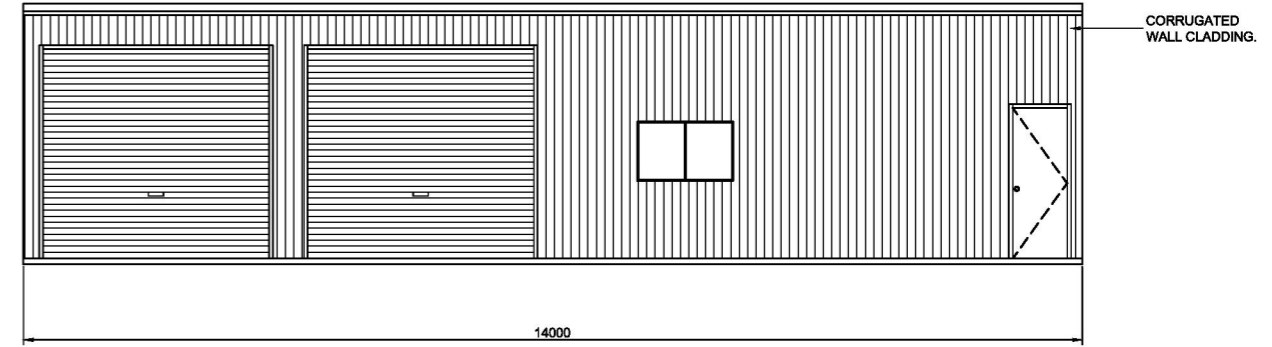
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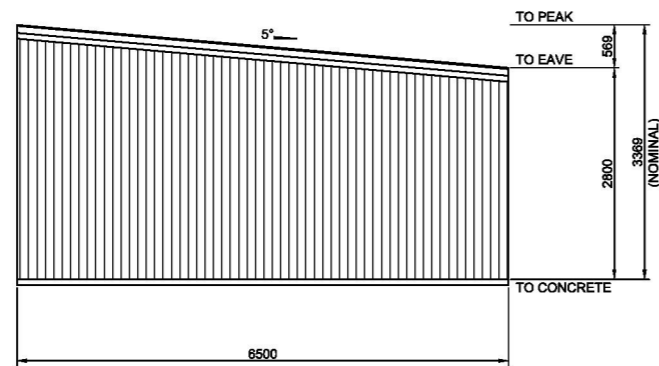
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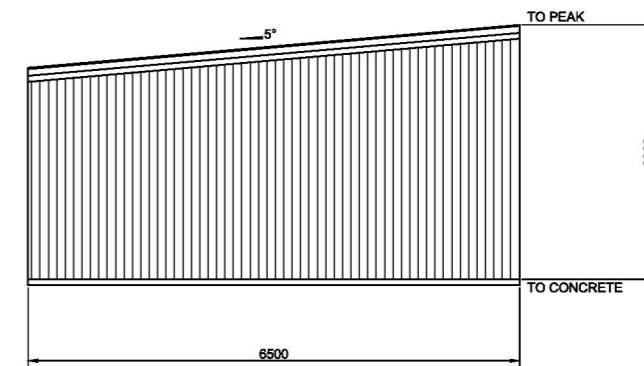
1  
7  
SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



2  
7  
SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



4  
7  
ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



3  
7  
ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

BUILDING COLOURS	
WALL	DOVER WHITE
ROOF	DOVER WHITE
ROLLER DOOR	DOVER WHITE
P.A. DOOR	DOVER WHITE
WINDOW	DOVER WHITE
DOWNPIPE	DOVER WHITE
GUTTER	DOVER WHITE
CORNER FLASHING	DOVER WHITE
BARGE FLASHING	DOVER WHITE
OPENING FLASHING	DOVER WHITE

7 OF 7  
SHEET  
JOB NO. FDDBD102026  
DATE 28/4/2026  
CHECKED TM  
DRAWN FDB

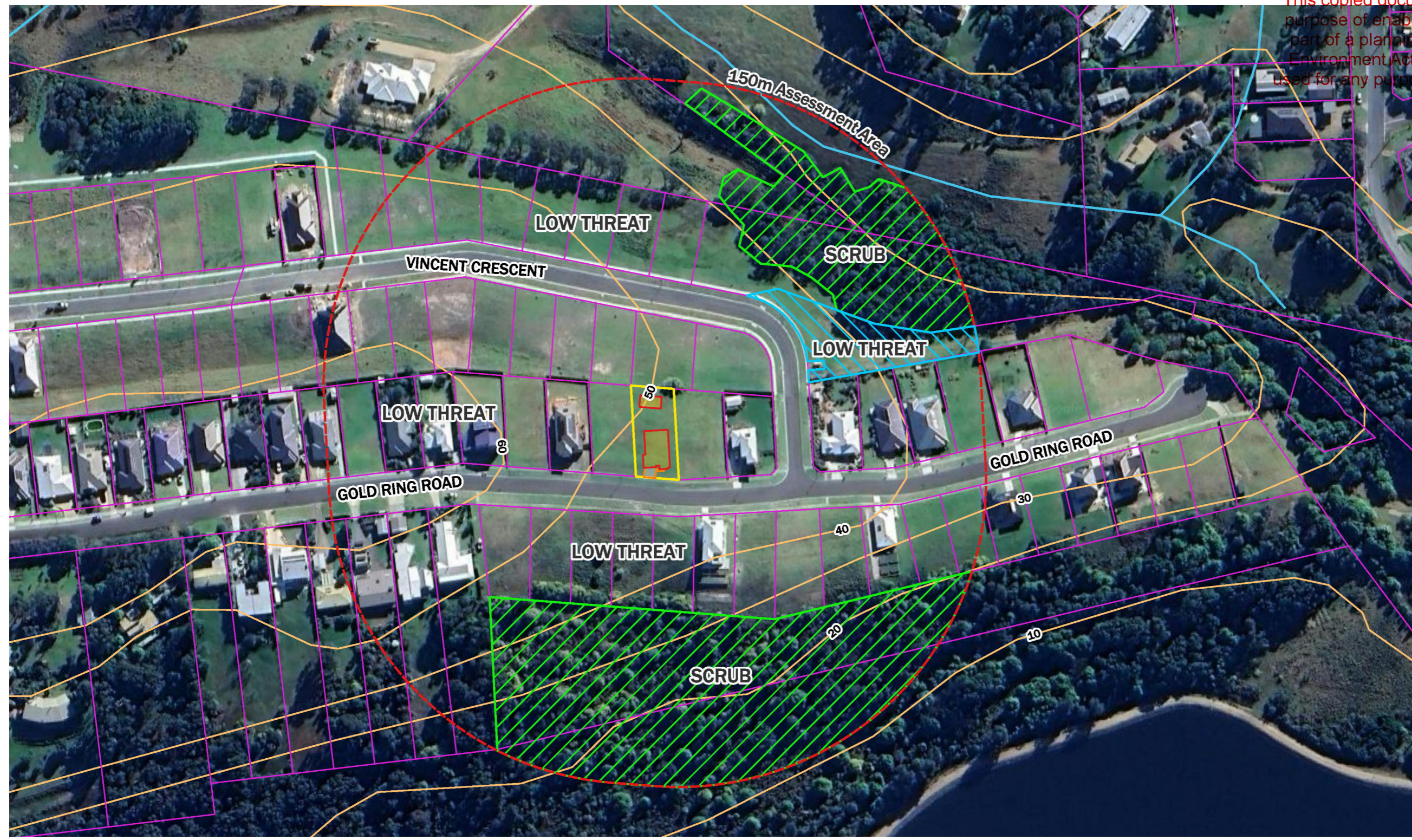
STEEL BUILDING BY (CONTACT)  
**FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES**  
FOR  
AT  
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LAKE BUNGA



**NORTHERN CONSULTING** engineers  
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Registered Certifying Engineer (Structural) N.T.  
Registered Engineer - (Civil) VIC  
Registered Engineer - (Civil) TAS

Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature .....  
Date ..... 28/4/2026  
Registered on the NPER in the areas of practice  
of Civil & Structural National Professional  
Engineers Register

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- PARCEL\_VIEW
  - Subject Land
  - 150m Assessment Area
  - Proposed Dwelling
  - Proposed Shed
  - Proposed Driveway
  - EL\_CONTOUR
  - HY\_WATERCOURSE
- Google Satellite

123 GOLD RING ROAD, LAKE BUNGA

**Crowthers & Sadler** Pty, Ltd.  
 LICENSED SURVEYORS & TOWN PLANNERS

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

	North	East	South	West
Slope	Downslope >5°- 10°	Downslope >0°- 5°	Downslope >15°- 20°	Upslope
Veg Type	Scrub	Low Threat	Scrub	Low Threat
Separation Distances	35m	50m/PB	43m	50m/PB

\*SEPARATION DISTANCES DERIVED FROM TABLE 2, COLUMN A.

SCALE (SHEET SIZE A3)

**1:2,000**

SURVEYORS REF.

**21546**

VERSION 1 - DRAWN 22/05/2026

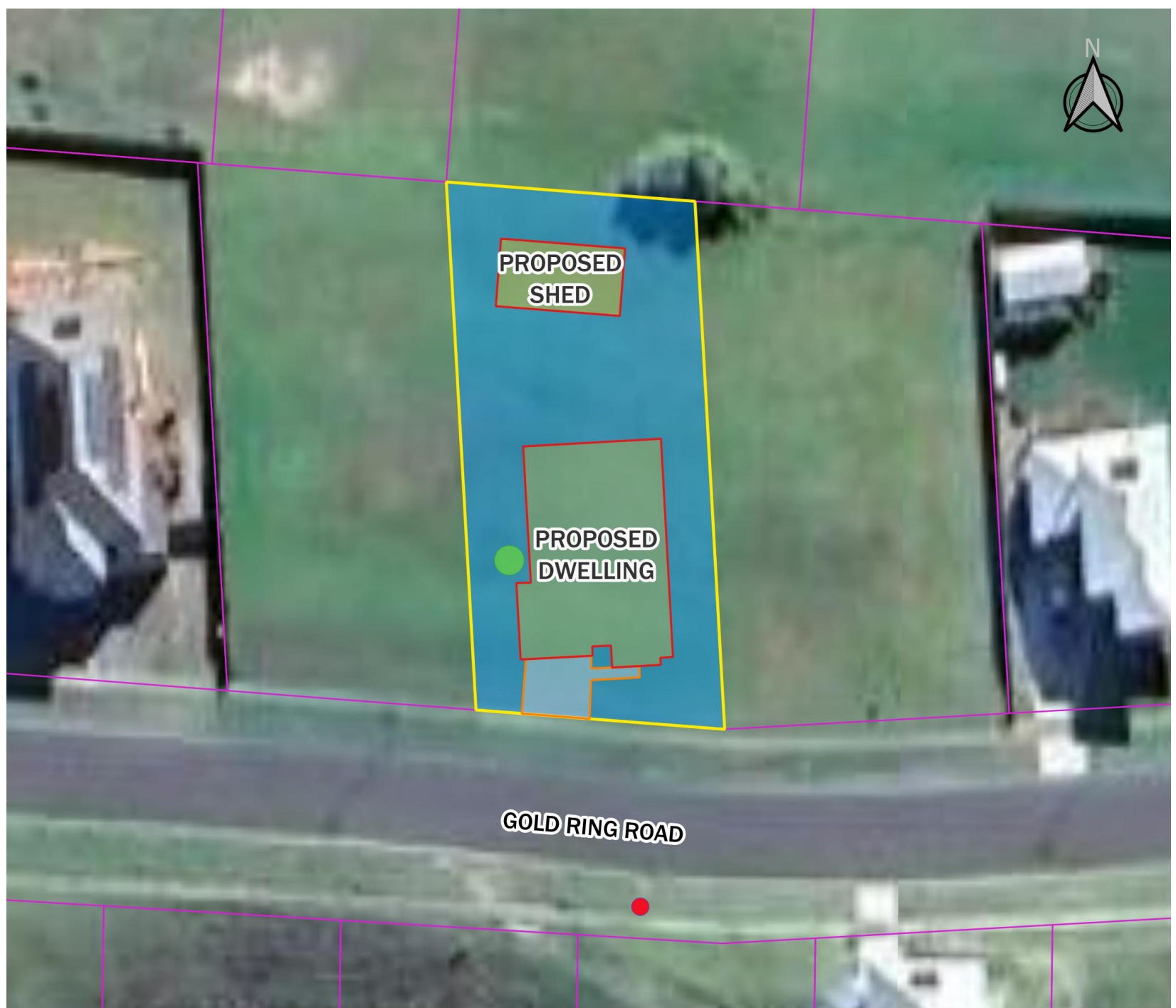
**BUSHFIRE HAZARD SITE ASSESSMENT**

PARISH OF COLQUHOUN  
 TOWNSHIP OF CUNNINGHAME  
 SECTION 3  
 CROWN ALLOTMENT 8 (PART)

LOT 24 ON PS636911K

# Bushfire Management Plan – 123 GOLD RING ROAD, LAKE BUNGA

## Bushfire Protection Measures



PLAN REF: 21546 BMP V1

**Crowther & Sadler** Pty Ltd.  
LICENSED SURVEYORS & TOWN PLANNERS

PARCEL_VIEW	5000lt Watertank
Subject Land	Existing Hydrant
Proposed Dwelling	Defendable Space
Proposed Shed	Google Satellite
Proposed Driveway	0 7.5 15 m

Prepared By: Crowther & Sadler Pty Ltd      Version: 1      Date: 22/05/2026

### 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 of **50 metres** around the building or to the property boundary whichever is the lesser and managed in accordance with the following:
- Grass must be short cropped and maintained during the declared fire danger period.
  - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
  - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
  - Plants greater than 10 centimetres in height must not be placed within 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.

#### b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL – 12.5

#### c) Water Supply

The following requirements apply:

- An effective capacity of 5,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- 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: No  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%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes  No

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

- 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  No

Where length of access is greater than 200 metres the following design and construction requirement applies:

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