

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	114-118 Stirling Road METUNG 3904 CA: 7 Sec: L
The application is for a permit to:	Three lot subdivision and Vegetation Removal
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3 – General Residential Zone	Subdivision of the land – 3 lots
44.01-5 – Erosion Management Overlay	Subdivision of the land – 3 lots
43.02-3 – Design and Development Overlay	Subdivision of the land – 3 lots
44.06-2 – Bushfire Management Overlay	Subdivision of the land – 3 lots
42.02-2 – Vegetation Protection Overlay	Removal of vegetation
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2024.302.1

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

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

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

An objection must

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

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

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

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale VIC 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
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Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
ABN: 81 957 967 765

Planning Permit Application

Applicant Details:

Name:								
Business trading name: (if applicable) DEVELOPMENT SOLUTIONS VICTORIA PTY LTD								
Email address: ADMIN@DEVSOLVIC.COM.AU								
Postal address: 48 BAILEY STREET BAIRNSDALE								
				Postcode	3	8	7	5
Phone number: Home:		Work: 03 5152 4858		Mobile:				

Owners Details: (if not the applicant)

Name: JOSEPH LOUIS WELLS AND ELIZABETH ANN WELLS								
Business trading name: (if applicable)								
Email address:								
Postal address:								
				Postcode	3	8	7	5
Phone number: Home:		Work:		Mobile:				

Description of the Land:

Street number: 114-118		Street name: STIRLING ROAD						
Town: METUNG				Postcode	3	9	0	4
Legal Description:								
Lot Number:	<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input type="checkbox"/> Plan of Subdivision			Number:				
Crown Allotment Number: 7			Section Number: L					
Parish/Township Name: METUNG PARISH OF BUMBERRAH								
Has there been a pre-application meeting: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Officers name:				
Your reference number: 23092								

Privacy Statement

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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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Description of proposal: Describe the use, development or other matter which needs a permit: THREE LOT SUBDIVISION AND VEGETATION REMOVAL		
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
Existing conditions: Describe how the land is used and developed currently: CURRENTLY CONTAINS AN EXISTING DWELLING, OUTBUILDING, POOL AND VEGETATION.		
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
Estimated cost of development: Note: You may be required to verify this estimate	\$ N/A	

If you need more space or have more information, please attach with this form.

Please make sure that:

- Form is filled in fully and signed
- The correct fee is paid or payment enclosed
- Attached any supporting information or documents
 - **Required** - Title (must have been generated within the past 30 days)
 - Covenants or Section 173 agreements
 - Site plan/floor - plan/elevations
 - Planning report
 - Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applicant signature: _____	
Name: DEVELOPMENT SOLUTIONS VICTORIA PTY LTD	Date: 03 / 09 / 2024

Office Use Only:	
Reference Number: AP/D/PP/_____	Method of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Credit Card <input type="checkbox"/> Eftpos
Amount Paid: \$_____	Receipt Number: _____ Receipt Date: ____/____/_____

Submitting your application:

Electronic	Fax to 03 5153 9576 Email to planning@egipps.vic.gov.au	
Mail	Post the signed, completed form together with any applicable fees or copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875.	
In Person	Bring the completed form and supporting documents to any of the following locations;	
	Service Centre Opening Hours: 8:30am to 5:00pm. Monday to Friday.	Bairnsdale Corporate Centre: 273 Main Street. Bairnsdale Service Centre: 24 Service Street. Bairnsdale Business Centre: 34 Pyke Street. Lakes Entrance Service Centre: 18 Mechanics Street. Omeo Service Centre: 179 Day Avenue. Orbost Service Centre: 1 Ruskin Street. Paynesville Service Centre: 55 The Esplanade.
	Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm	Mallacoota Service Centre: 70 Maurice Avenue

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

VOLUME 09221 FOLIO 893

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LAND DESCRIPTION

Crown Allotment 7 Section L Township of Metung Parish of Bumberrah.
PARENT TITLE Volume 08975 Folio 934
Created by instrument G705556 13/07/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOSEPH LOUIS WELLS
ELIZABETH ANN WELLS
AW025205E 02/09/2022

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP276445E 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: 114-118 STIRLING ROAD METUNG VIC 3904

ADMINISTRATIVE NOTICES

NIL

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Effective from

DOCUMENT END



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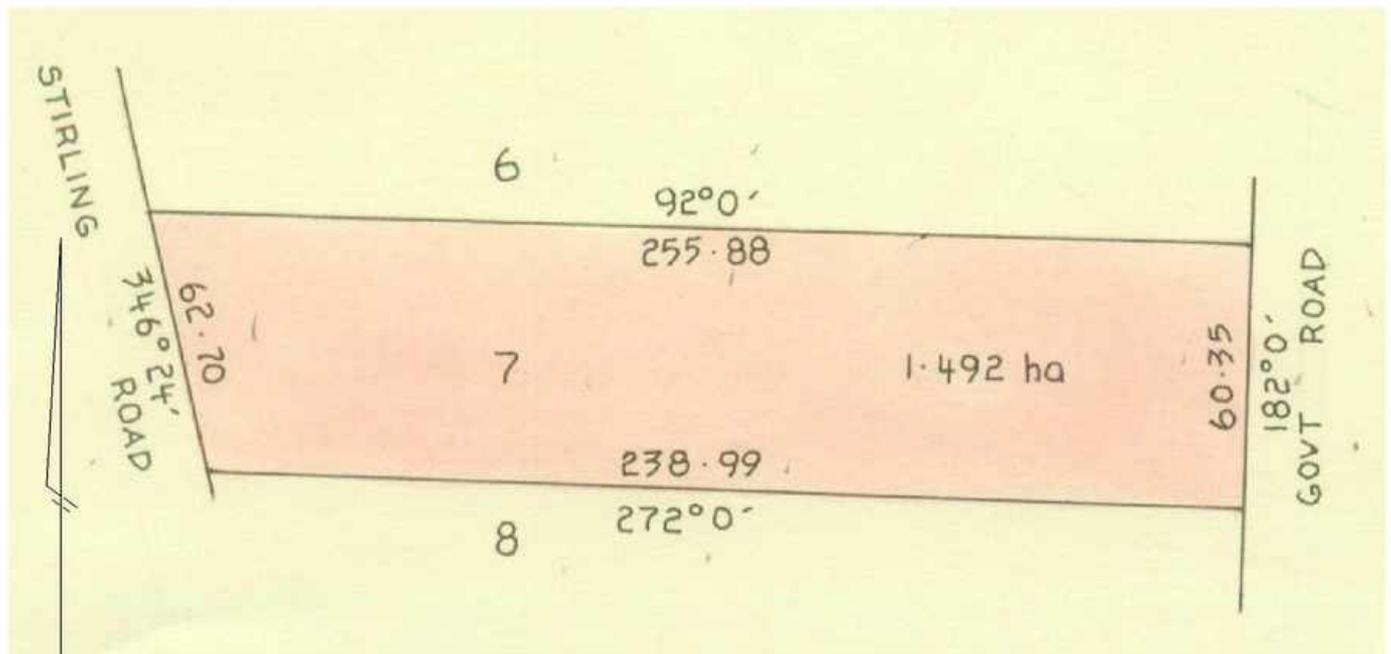
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TITLE PLAN		EDITION 1	TP 276445E
Location of Land Parish: BUMBERRAH Township: METUNG Section: L Crown Allotment: 7 Crown Portion: Last Plan Reference: Derived From: VOL 9221 FOL 893 Depth Limitation: NIL		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 18/01/2000
 VERIFIED: CL



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APPLICATION FOR PLANNING PERMIT

THREE LOT SUBDIVISION AND VEGETATION LOSS

114-118 STIRLING ROAD, METUNG
JOSEPH WELLS
REF: 23092

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APPENDIX

- A Copy of Title and Title Plan
- B Proposed Plan of Subdivision
- C Clause 56 Assessment
- D Geotechnical Risk Assessment waiver
- E Bushfire Management Plan
- F Native Vegetation Removal Report

DOCUMENT REVISION

1	Draft Report	DAC	21/08/2024
2	Final Report	CMC	31/08/2024

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of Joseph Wells, the applicant for the planning permit application for a Three Lot Subdivision and Vegetation Loss at 114-118 Stirling Road, Metung.

This submission, along with the supporting documentation, outlines the details of the subject site, relevant planning controls and policies, and includes an assessment in accordance with the provisions of the East Gippsland Planning Scheme.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate subdivision in this location and will result in a positive planning outcome.

Address	114-118 STIRLING ROAD, METUNG
Site Description	Crown Allotment 7 Section L on Title Plan 276445E
Title Particulars	Vol 09221 Fol 893
Site Area	1.508 hectares
Proposal	Three Lot Subdivision and Vegetation Loss
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	Bushfire Management Overlay Design and Development Overlay – Schedule 11 Erosion Management Overlay Vegetation Protection Overlay – Schedule 3
Aboriginal Cultural Heritage	Not identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 32.08-3 General Residential Zone – Subdivision Clause 44.06-2 Bushfire Management Overlay – Subdivision Clause 43.02-3 Design and Development Overlay – Subdivision Clause 44.01-3 Erosion Management Overlay – Permit requirement Clause 42.02-2 Vegetation Protection Overlay – Permit requirement
Notice	Exempt from notice and review 44.06-7, 44.01-7
Referrals	Clause 66.01, Country Fire Authority and DEECA
Work Authority Licence	Not applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Coastal settlement – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 General Residential Zone – Clause 32.08 Bushfire Management Overlay – Clause 44.06 Design and Development Overlay – Clause 43.02 Erosion Management Overlay – Clause 44.01 Vegetation Protection Overlay – Clause 42.02 Decision guidelines – Clause 56 Decision guidelines – Clause 65.01 Decision guidelines – Clause 65.02

2. SITE CONTEXT

Site

The subject site is located at 114-118 Stirling Road, Metung. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The site is an irregular shaped allotment with a total area of approximately 1.508 hectares and contains an existing dwelling, outbuilding and swimming pool.

The subject site is undulating in nature and contains scattered vegetation throughout. The site is currently used for residential purposes. Details of the site are depicted in the photographs provided below.

Access to the site is existing via a gravel driveway directly from Stirling Road along the western boundary. Stirling Road in this location is a sealed bitumen road with grassed swale drains, traversing in a north to south direction.

The subject site in relation to Metung as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.



Figure 1 – Locality Plan – 114-118 Stirling Road, Metung (source: mapshare.vic.gov.au)

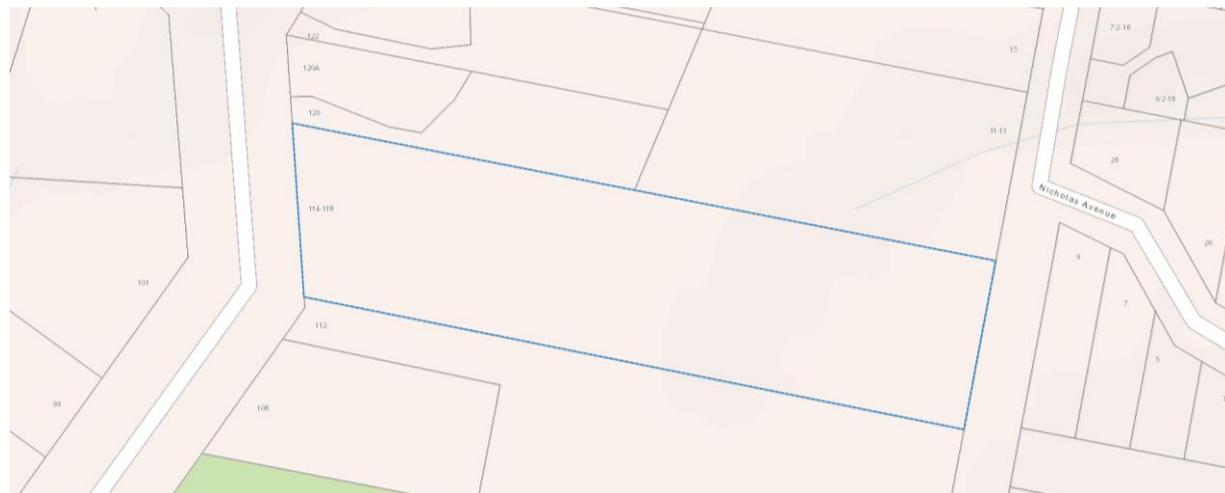


Figure 2 – Locality Plan – 114-118 Stirling Road, Metung (source: mapshare.vic.gov.au)

Surrounds

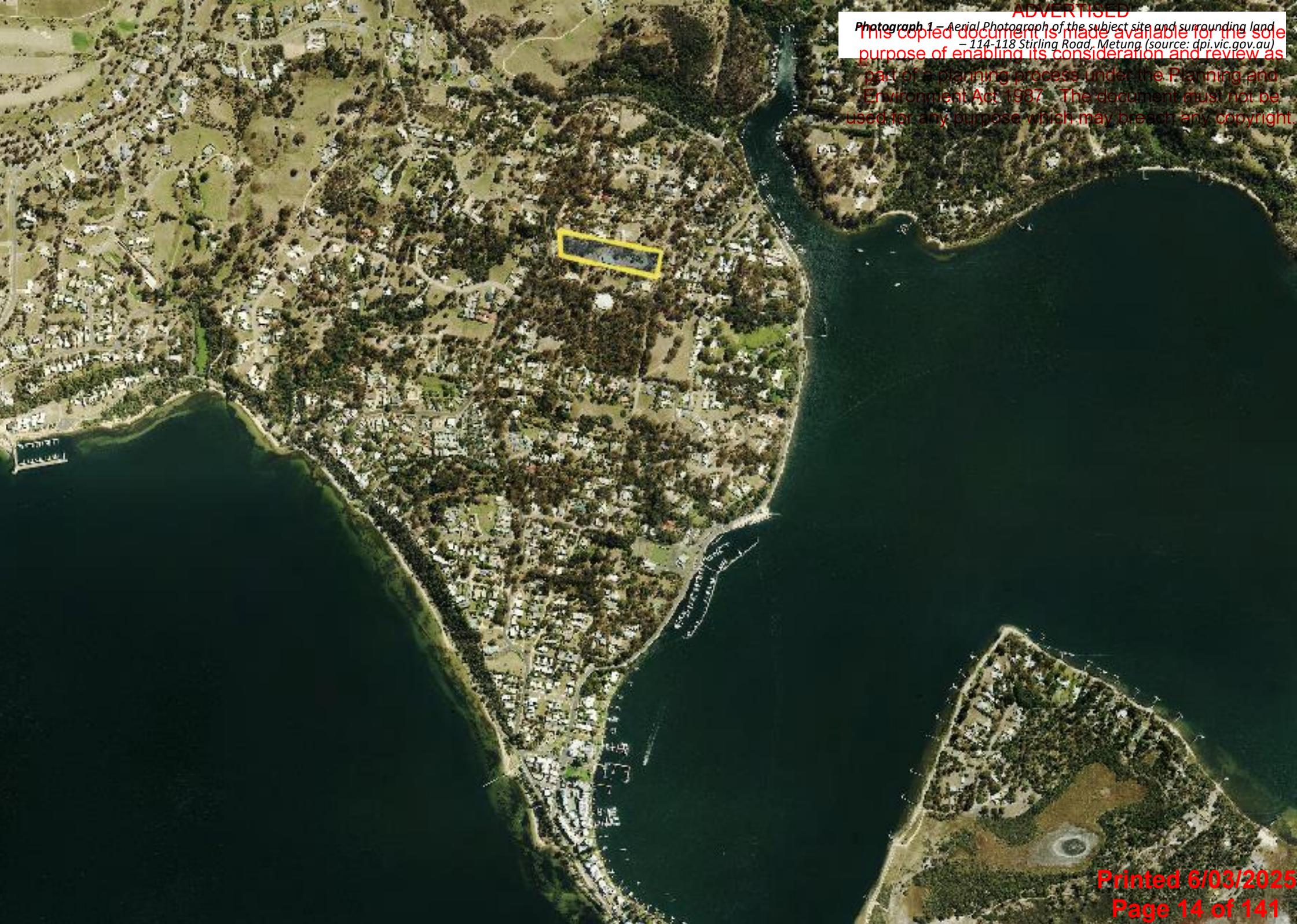
The land surrounding the site comprises predominantly residential development and some public land.

Adjoining the northern and southern boundaries of the subject site comprises existing residential development including dwellings and associated facilities. Adjoining the eastern boundary is Nicholas Avenue, an unmade Government Road and further residential development. Adjoining the western boundary is Stirling Road and further residential development. Residential development in this area is predominantly larger lots ranging between 1200m² and 1.5 hectares with dwellings surrounded by large natural landscapes.

Metung is a small village located on the Gippsland Lakes, centrally between Bairnsdale and Lakes Entrance. Metung is a significant fishing village with a focus on tourism and water sports. Metung has a suitable level of community and commercial services and facilities to support the existing residential component.

The subject site in relation to Metung is shown in the aerial photograph below.





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Photograph 1 – Aerial Photograph of the subject site and surrounding land
– 114-118 Stirling Road, Metung (source: dpi.vic.gov.au)
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Bushfire Planning Report

Including Bushfire Management Statement

Lot 17 TP927695

114-118 Stirling Road, Metung, 3904

Traditionally the land of Gunai Kurnai People

August 19th, 2024

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Executive Summary

This report has been prepared to accompany a planning permit application for a three-lot subdivision at 114-118 Stirling Road, Metung. The site is within the Bushfire Management Overlay (BMO) and is required to demonstrate that the development has regard for the surrounding bushfire hazards.

This report presents a comprehensive assessment of the hazards and suggests mitigation measures to improve the protection of life and property for the proposed three-lot subdivision at 114-118 Stirling Road, Metung. The site is within the General Residential Zone - Schedule 1 (GRZ1) and is a subdivision so requires a Pathway 2 application to meet the objectives and approval measures of Clause 53.02 of the East Gippsland Planning Scheme. As such a Pathway 2 style response has been adopted for this report.

This report includes the following components:

- An **Assessment against Clause 13.02-1S** of the East Gippsland Planning Scheme.
- A **Bushfire Hazard Landscape Assessment** that considers the landscape risk and whether the Clause 53.02 modelled fire assumptions are adequate.
- A **Bushfire Hazard Site Assessment** considering localised hazards, defensible space and the bushfire attack level.
- A **Bushfire Management Statement** that outlines the design response to the relevant approval measures in Clause 53.02 from the East Gippsland Planning Scheme.

The development site is in Metung, a small coastal settlement. The site is located near other established dwellings, and currently has one dwelling. The land is accessed by public roads. The proposed development is surrounded by low threat vegetation to the west, forest to the north, west and south; and modified vegetation to the north, east and south.

The Bushfire Management Statement demonstrates that the defensible space objectives can be met for Column C of Table 2 to Clause 53.02-5 with the entire lots managed as defensible space at the time of building a new dwelling. Access will be provided for all new lots. Water supply is not required to be provided until such time as a new dwelling is built.

Due to the bark hazard of the trees, the proposed development is expected to be affected by ember attack in the event of a bushfire, and radiant heat due to the proximity to the vegetation. A BAL of 29 is deemed appropriate considering the distance from the unmanaged vegetation and building neighbourhood resilience.

The site is able to meet the approval measures within Clause 53.02 for Column C separation, a BAL of 12.5, based on an FFDI of 100 and a flame temperature of 1090K.

1.0 Introduction

This Bushfire Management Statement (BMS) has been prepared to enable the applicants to respond to the requirements of Clause 44.06 Bushfire Management Overlay (BMO) (known from this point on as Clause 44.06), and in accordance with the application requirements of Clause 53.02– Bushfire Planning (known from this point on as Clause 53.02).

The statement contains three components:

- 1 An **assessment against Clause 13.02-1S** of the East Gippsland Planning Scheme.
- 2 A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
- 3 A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard has been prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) and is supported by photographs to assist in describing the bushfire hazard.
- 4 A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

1.1 Application Details

Municipality	East Gippsland Shire Council
Title Description	Lot 17 TP927695
Overlays	Bushfire Management Overlay (BMO) Design and Development Overlay – Schedule 11 (DDO11) Vegetation Protection Overlay – Schedule 3 (VPO3) Erosion Management Overlay (EMO)
Zoning	General Residential Zone - Schedule 1 (GRZ1)

1.2 Site Description

Site shape	Irregular Rectangle
Site area	Approximately 15,080m ²
Site Dimensions	The property has a road frontage to the Stirling Road of approximately 63 metres and the property has a depth of approximately 238 metres
Existing use and siting of buildings and works on and near the land	Single dwelling and outbuilding
Existing vehicle arrangements	Access from Stirling Road
Nearest fire hydrant	Not applicable
Private bushfire shelter	Not applicable
Any other site features relevant to bushfire risk	This site is an infill subdivision

policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.

Clause 13.02-1S (Bushfire) of the Planning Scheme applies to all decision making and seeks to:

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

[Emphasis added]

Clause 13.02-1S includes a number of strategies to achieve that objective. Broadly these strategies include:

- prioritising the protection of human life;
- requiring a robust assessment of the bushfire hazard and risk assessment before any strategic or statutory decision is made; and
- directing population growth and new settlements to low-risk locations.

Importantly in relation to the protection of human life, clause 13.02-1S includes the following requirements:

Give priority to the protection of human life by:

- *Prioritising the protection of human life over all other policy considerations.*
- *Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
- *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.*

In relation to Bushfire hazard identification and assessment, clause 13.02-1S includes the following relevant requirements:

Identify bushfire hazard and undertake appropriate risk assessment by:

- *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
- *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.*
- *Considering and assessing the bushfire hazard on the basis of:*
 - *Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;*
 - *Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;*
 - *Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and*

- *The site for the development.*
- *Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.*
- *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.*
- *Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.*

Importantly in relation to settlement planning, clause 13.02-1S includes the following requirements:

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- *Directing population growth and development to low-risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).*
- *Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.*
- *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.*
- *Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.*
- *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighborhood and site scale, including the potential for neighborhood-scale destruction.*
- *Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighborhood basis.*
- *Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2009.*

In relation to use and development control in a Bushfire Prone area, clause 13.02-1S includes the following relevant requirements:

Use and development control in a Bushfire Prone Area In a bushfire-prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

... Subdivisions of more than 10 lots

.... Accommodation

When assessing a planning permit application for the above uses and development:

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

The use and development control does not specifically apply to this proposal as the subdivision is only 3 lots, and no dwelling is proposed. However, the ultimate intent of the new lots will be to develop a dwelling, and this report demonstrates that the lots meet Clause 13.02-1S including the long-term intent of the use and development control without jeopardization of the safety of the existing dwelling.

When these strategies are read together it is clear that any future development would be required to provide a considered assessment of the bushfire risk. As such, the development must ensure it responds to bushfire risk. The purpose of this report is to undertake such an assessment for the site including an assessment of the likely fire behaviour and the risk to future residents. It is acknowledged that this site is subject to the Bushfire Management Overlay and Parts 3 to 5 of this report specifically address the application requirements of Clause 44.06 and 53.02 of the Bass Coast Planning Scheme.

In the context of strategic planning decisions, these strategies need to be read as on balance and consider the 'net increase in risk to existing and future residents'. As it relates to the objectives at Clause 13.02-1S of the Planning Scheme, it is necessary to ensure that the protection of human life is prioritised when decisions are made. However, the strategies listed at Clause 13.02-1S in the Planning Scheme are not 'mandatory requirements' and it is not necessary to 'tick every box'. It is more important to ensure that decisions are consistent with the State policy objectives and build resilient communities.

2.2 Planning Policy Framework Assessment

2.2.1 Objective

Clause 13.02-1S seeks to '*strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*'.

2.2.2 Application

The policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land which is within a designated bushfire prone area; or subject to a Bushfire Management Overlay.

Bushfire Prone Area and Bushfire Management Overlay

The planning proposal area is included in the Bushfire Prone Area (BPA). As described in Planning Advisory Note 46 (2013), the BPA is a building regulation tool that identifies where moderate bushfire hazard can be expected. It applies to areas subject to the BMO, and to areas that experience a lower head fire intensity modelled to be between 4,000kW/m and 30,000kW/m. This level of hazard informs areas declared as bushfire prone in the building system. Areas at the upper end of the bushfire intensity range (that is 28,000kW/m and above and referred to as BHL1b) are considered, where appropriate, for applying the BMO based on the advice of the relevant fire authority. The land is contained in the BMO. The entire planning proposal site is subject to the BPA and the partly BMO. The greater area in Metung is also in the BPA and part BMO reflecting the moderate to high bushfire hazard that can be expected from the vegetation connecting to and distributed through the area.

In December 2017, Clause 13.02-1S of the East Gippsland Planning Scheme was amended to specifically refer to Bushfire Prone Areas and to strengthen the consideration of bushfire risk in all planning decisions. As the site is fully contained within the Bushfire Prone Area, the minimum level of construction for all dwellings is BAL 12.5, and this bushfire risk must be considered.

2.2.3 Strategies

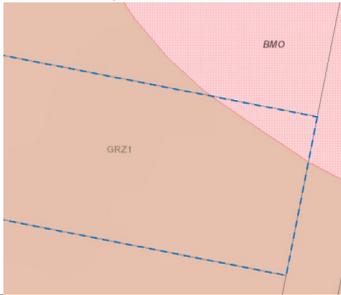
Protection of human life

<i>Give priority to the protection of human life by:</i>	<i>Response</i>
Prioritising the protection of human life over all other policy considerations	<ul style="list-style-type: none"> - This proposal provides for a three-lot subdivision that can accommodate dwellings that respond to the risk of bushfire through siting and construction in an urbanised area. - The proposal can be undertaken in a manner that will improve the safety of the existing residents in the established lots with the establishment of defensible space across the land.
Directing population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.	<ul style="list-style-type: none"> - The lot has existed for many years and is part of an estate with many lots containing established dwellings. - Existing dwellings exist adjacent to this development and the current dwelling is sited in an area of the site that is substantially cleared. - The overall design can respond to the

	<p>vegetation corridor to the west and south.</p> <ul style="list-style-type: none"> - The existing road network facilitates egress towards Metung Township.
<p>Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.</p>	<ul style="list-style-type: none"> - An application to develop land needs to articulate how the design responds to the identified bushfire risk. - The subdivision has considered fire brigade access to all lots. - Any future dwelling on will be designed and sited to respond to bushfire. - The vegetation is expected to yield less than 29kW/m² of radiant heat.

Bushfire hazard identification and assessment

<i>Identify bushfire hazard and undertake appropriate risk assessment by:</i>	<i>Response</i>
<p>Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.</p>	<ul style="list-style-type: none"> - The East Gippsland Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods. - Clauses 13.02-1S, 44.06 and 53.02 are to be considered for proposal. - Clause 71.02-3 <i>Integrated Decision Making</i> strengthens the importance of bushfire planning as an appropriate tool to reconcile potential conflicts in design and vision. - The assessment method aligns with AS3959, and is provided in this report (see Section 4).
<p>Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.</p>	<ul style="list-style-type: none"> - Consistent with the revised Clause 13.02-1S, the planning proposal responds to the Bushfire Prone Area and the Bushfire Management Overlay. - This report demonstrates that sufficient setbacks from the vegetation can be achieved to meet Column C of Table 2 of Clause 53.02 in all directions. This is an appropriate benchmark for this development given the increase in safety it delivers for the existing residents.
<p>Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard</p>	<ul style="list-style-type: none"> - The BMO does apply to the north-eastern portion of this land recognising that the land is in an area of high bushfire hazard. The BMO is addressed in Sections 3 to 5

	
<p>Considering and assessing the bushfire hazard on the basis of:</p> <ul style="list-style-type: none"> • Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site; • Local conditions - meaning conditions in the area within approximately 1 kilometre from a site; • Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and, • The site for the development 	<ul style="list-style-type: none"> - In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 3.0 of this report. - As it is a three-lot subdivision in the BMO landscape and site conditions are applied given the size of the lot. - The site conditions are considered through the Bushfire Hazard Site Assessment within Section 4.0 of this report.
<p>Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.</p>	<ul style="list-style-type: none"> - It is expected that this development would be referred to CFA for consideration as it is in the Bushfire Management Overlay.
<p>Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures</p>	<ul style="list-style-type: none"> - The content of this report provides a solid foundation for the design and subsequent approval of the planning proposal, with regard to bushfire risk. - Assessing the site-based bushfire risk and including appropriate bushfire protection measures (e.g. managed land, BALs, separation from the hazard) enables the achievement of the direction of the Planning Scheme.
<p>Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.</p>	<ul style="list-style-type: none"> - This element of the revised Clause 13.02-1S is the most important element and empowers the Responsible Authority to not approve a permit application until it is satisfied with the bushfire protection measures being implemented. - This report demonstrates that the risk of bushfire should not be a reason for refusal.

Settlement Planning

<i>Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:</i>	<i>Response</i>
Directing population growth and development to low-risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metres under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).	<ul style="list-style-type: none"> - Recognising the land is an established lot in an area that is at high risk from bushfire, development of land by subdivision should only proceed where all elements of the BMO are achieved. - This report demonstrates that this goal is achieved including the provision of the greatest separation from the hazard and an increased level of construction. - The three-lot subdivision has a siting that has been assessed as having a radiant heat flux of less than 29kW/m2 under AS3959.
Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire	<ul style="list-style-type: none"> - The nature of the settlement of Metung provides ready access with a 5-minute drive to areas of the greater Metung township but travel further afield is required for BAL-LOW.
Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.	<ul style="list-style-type: none"> - The establishment and maintenance of defensible space will accompany the build of any dwelling on any lot unless waived by CFA. The increased level of vegetation management will reduce the risk of bushfire to the existing residents.
Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.	<ul style="list-style-type: none"> - Any new dwelling will implement the current regulations pertaining to bushfire construction. A Section 173 Agreement will ensure this occurs, unless waived by CFA.
Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction	<ul style="list-style-type: none"> - In light of the recent changes to Clause 13.02 and the addition of this assessment requirement, an assessment is provided in Section 3.0 and 4.0 of this report. - As it is an existing dwelling and a three-lot subdivision in the BMO, two scales of consideration are applied: and contained in this report. - The site conditions are best considered through the Bushfire Hazard Site Assessment methodology.
Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.	<ul style="list-style-type: none"> - The proposal is an existing lot in an established residential area. - This proposal increases the resilience by providing two smaller developments both likely to being developed with new

	resilient dwellings, and provides for a more managed area of land.
Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2018.	- The proposal is a statutory planning application only.

Areas of high biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are of high biodiversity conservation value.

Assessment of the development

- Vegetation on Lots 1 and 3 will require removal as defendable space should be applied to the entirety of the lots at the time of building a dwelling. If a BMP is not applied, given the BMO is in the north-eastern corner, the vegetation removal will be less however the BAL rating for any future assessment may be higher.

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for accommodation, and for subdivisions of 10 or more lots. Neither of these apply to this situation. This report does provide evidence that the proposal achieves no net increase in bushfire risk.

2.2.4 Policy Guidelines

Planning must consider as relevant:	Response
Any relevant approved State, regional and municipal fire prevention plan.	Fire prevention measures of the East Gippsland Shire Municipal Fire Prevention Plan are not reflected in the road management.
AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).	This is relevant through the derivation of Bushfire Attack Levels, and is considered when referring to the BAL. Current standard is AS3959-2018.
Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36-1993, May 1993).	This is the handbook to AS3959 and does not need to be considered directly by the planning proposal.
Any Bushfire Prone Area map prepared under the Building Act 1993 or regulations made under that Act.	The updated Bushfire Prone Area map has been considered in this report.

3.0 Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site (Figure Three, additionally a copy is provided in Appendix One).

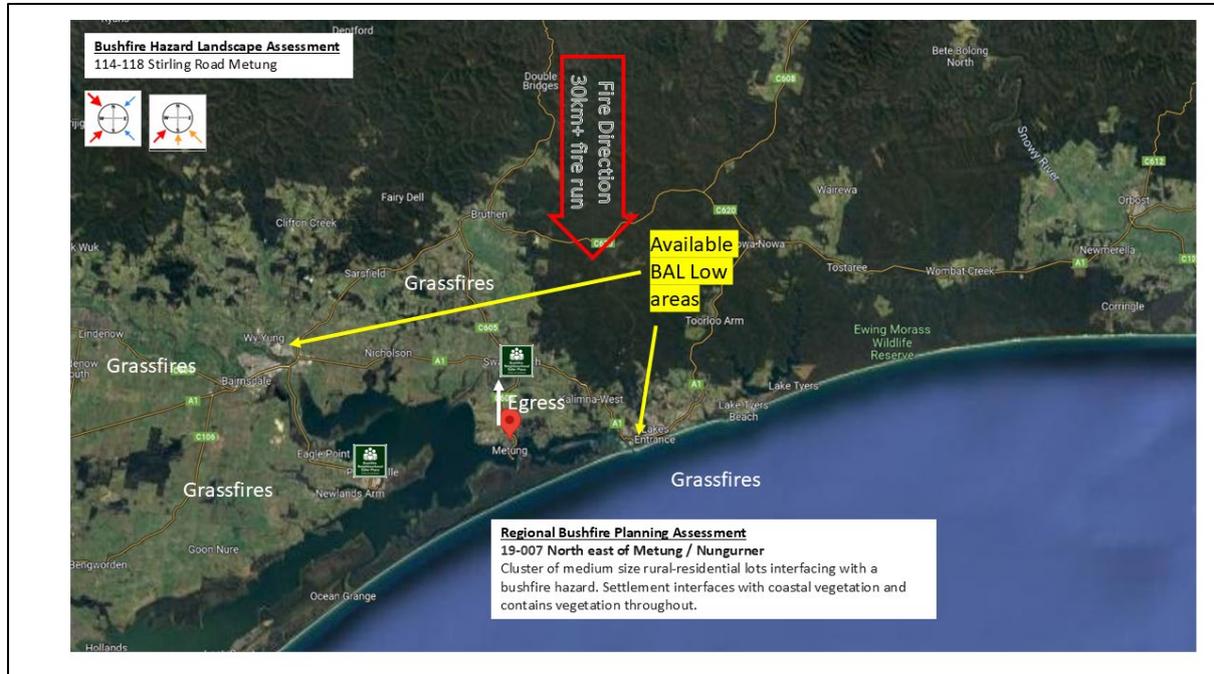


Figure Three – Bushfire Hazard Landscape Assessment – Overall subdivision level

The landscape risk of a site is an important consideration when mitigating bushfire hazards. The landscape risk is the combination of several elements in the surrounding landscape. These relate to the vegetation extent, the area available to a landscape bushfire, the orientation of the ridgelines and the steepness of the terrain, the accessibility to low threat areas and the quality of the road networks surrounding the site.

This site is positioned in Stirling Road, Metung near a main road. The topography of the surrounding landscape will experience minor ember attack, minor radiant heat and localised ignitions associated with the landscape fire. The site is unlikely to experience convection column collapse and will experience short-duration fire. Multiple fires might run into Metung from convection column collapse in the grassland to the north.

The site is considered '**Landscape Type 2**' as defined by DELWP guidance:

- *The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.*
- *Bushfire can approach from more than one aspect.*
- *The site is located in an area that is not managed in a minimum fuel condition.*
- *Access to an appropriate place that provides shelter from bushfire is not certain.*

The site will experience landscape fire scenarios that are within the assumptions of the Bushfire Management Overlay.

3.1 Regional Bushfire Planning Assessment

The Regional Bushfire Planning Assessment (RBPA) for the Gippsland Region (2012) provides a high-level analysis of locations where the bushfire hazard may impact on planning objectives. The RBPA provides information where a range of land use planning matters intersect with a bushfire hazard to influence the level of risk to life and property from bushfire. This information is required to be used as part of strategic land use and settlement planning at the regional, municipal and local levels.

“The RBPA is not a statutory planning provision and does not directly translate into planning schemes. However, it complements planning scheme provisions such as the Bushfire Management Overlay (BMO) by providing spatial and qualitative information from a variety of sources which together can inform considerations about where bushfire should be assessed early in the strategic planning process.” RBPA – Gippsland Region (2012)

After review of the RBPA, it is noted that the proposal falls near area identified as:

19-007 North east of Metung / Nunqurner Cluster of medium size rural-residential lots interfacing with a bushfire hazard. Settlement interfaces with coastal vegetation and contains vegetation throughout.

3.2 Vegetation Extent in the Broader Landscape

The vegetation in the broader landscape is forest north of the Princes Highway, grassland along the highway corridor and south with coastal forest and woodlands. An indication of the Ecological Vegetation Classes in the landscape is provided below (site left of central to image).

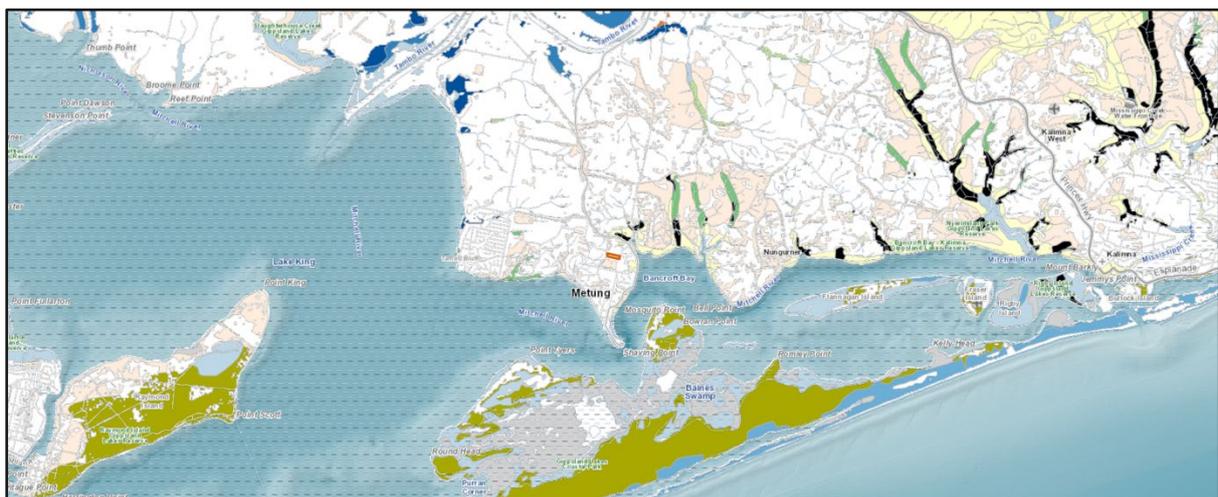


Figure Five – Biodiversity Map showing Damp Sands Herb-rich Woodland (olive green), Grassy Woodland/Swamp Scrub Mosaic (orange) and Damp Healthy Woodland/Lowland Forest Mosaic (red) (NatureKit, 2024).

3.3 Topography

The topography of the surrounding landscape is typical of this area of Metung. The terrain comprises gentle undulations and a predominance of flat land to the north of the settlement. Steep coastal declines (escarpments) occur.

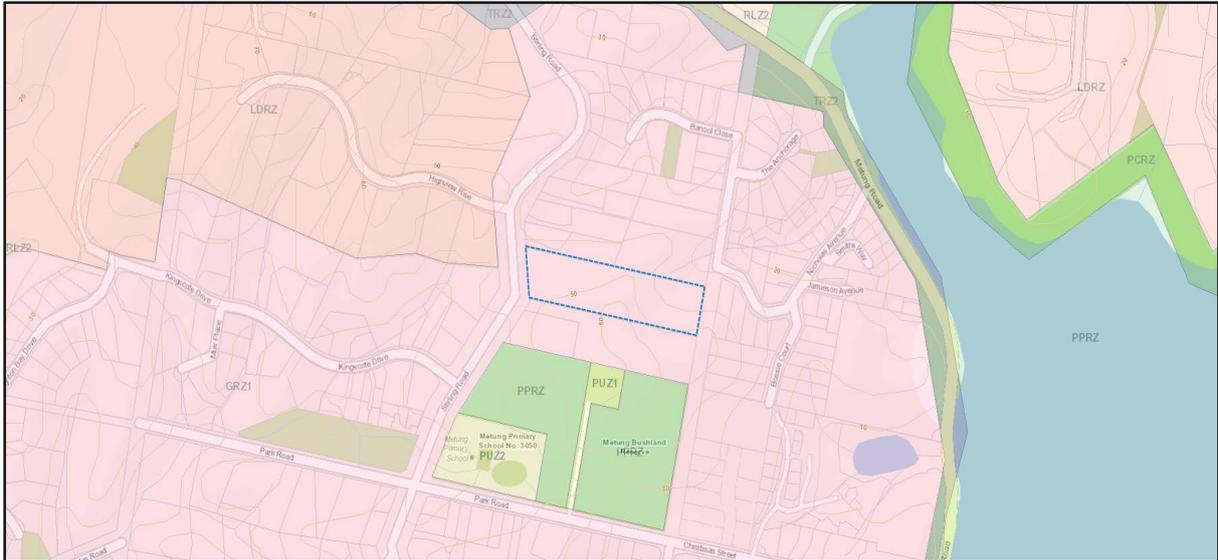


Figure Six – Topography of surrounding landscape within Metung (VicPlan, 2024)

3.4 Surrounding Road Network

The planning proposal site has frontage to Stirling Road and access to Nicholas Avenue in the east. Both roads connect to the broader street network.

3.5 Bushfire History of the Area

There is limited historical bushfire analysis for this area. This is typical given the large expanses of grazing to the north and the high population of people moving around the area who are able to alert fire authorities and enable quick suppression. However it is noted that landscape fires and history to the north that as yet, has not progressed to Metung.

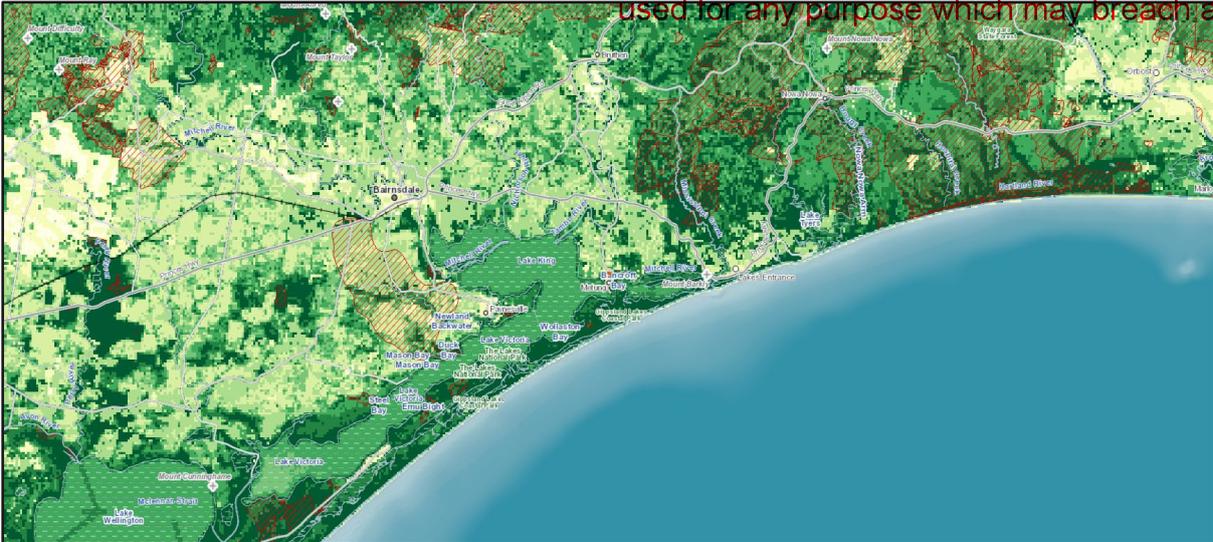


Figure Seven – Fire history in the area (NatureKit 2024)

3.6 Bushfire Scenarios

The site is at an increased risk from bushfire due to the scattering of vegetation through the settlement. Consideration of the potential bushfire behaviour local to the site has been undertaken in refining the options and to inform the building envelopes location, siting, extent of vegetation management and building construction levels.

Scenario 1 – Bushfire from the north

A fire approaching from the north has the potential for a grass fire run into the Metung settlement. A fire from this direction can bring embers to the site and ignite localised fuels providing radiant heat. This fire is not a landscape fire however it will proceed through the settlement propagated by vegetation and building to building fire spread. Egress from the site is likely to be blocked. Early evacuation is recommended.

Scenario 2 – Bushfire from the south

A fire approaching from the south has the potential for a short fire run from the reserve with coastal winds driving the fire. A fire from this direction can bring embers to the site and ignite localised fuels providing radiant heat. This fire is not a landscape fire however it will proceed through the settlement propagated by vegetation and building to building fire spread. Egress from the site is likely to be blocked. Early evacuation is recommended.

4.0 Bushfire Management Statement

The Bushfire Hazard Site Assessment includes a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard is prepared in accordance with AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2 (Vegetation exclusions). Refer to Figure Six and a larger copy is provided in Appendix Two. Distances are detailed in Table 1 and Table 2.

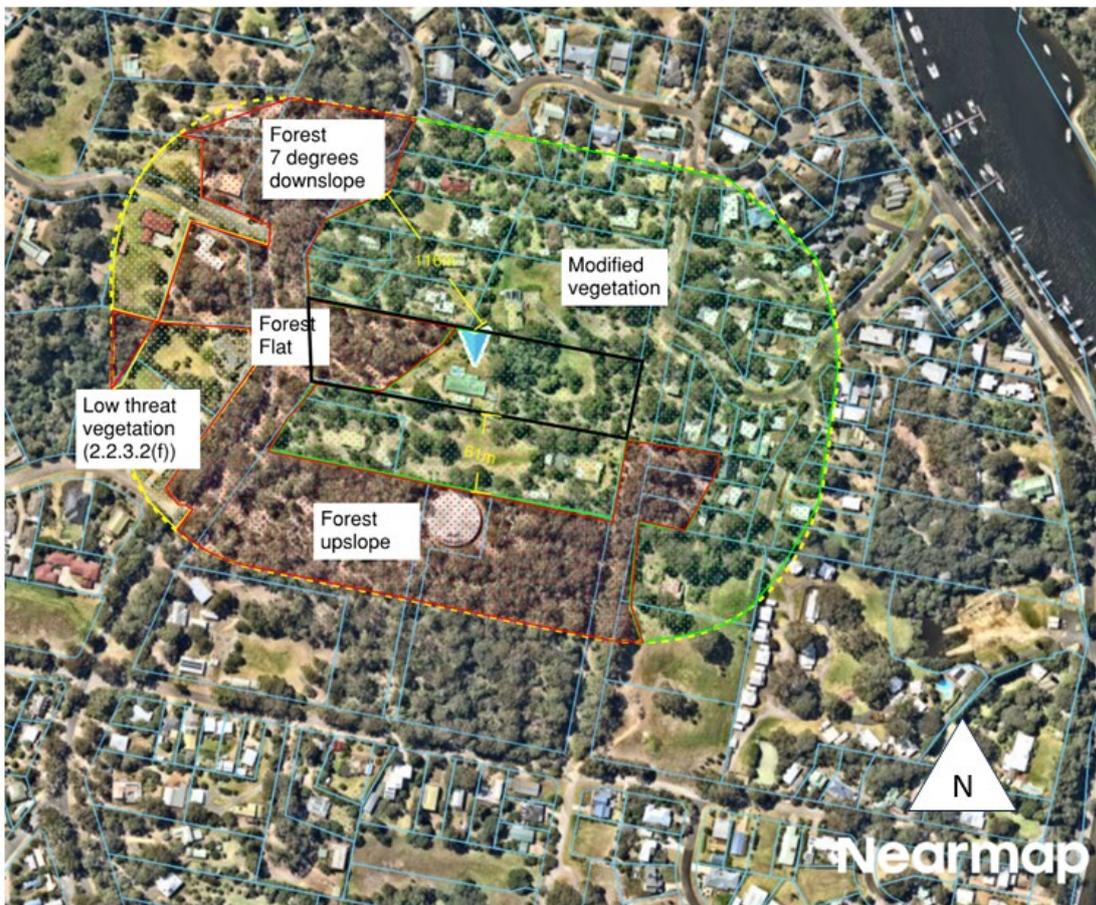


Figure Eight – Bushfire Hazard Site Assessment – Overall subdivision level

4.1 Vegetation

The vegetation within the 150-metre assessment area was classified according to AS3959:2018, Technical Guide (DELWP, 2017) and the Overall Fuel Hazard Assessment Guide (DSE, 2010).

The AS3959:2018 approach uses a generalised description of vegetation based on the AUSLIG (Australian Natural Resources Atlas” No.7 Native Vegetation) classification system. According to this method, vegetation can be classified into seven categories. Each category indicates a fire behaviour and these categories or classifications are then used to determine bushfire intensity. Information gained from the Ecological Vegetation Classes informs the vegetation classification chosen.

The forms of classifiable vegetation identified for this site are described below.

Vegetation Classification: Forest**AS3959:2018 Definition:**

Open forest – Trees 10-30 m high; 30-70% foliage cover (may include understorey of sclerophyllous low trees and tall scrubs or grass). Typically dominated by eucalypts.

Site Description:

The subdivision has forest located 116 metres to the north-west that has a 7-degree downslope and some disturbance. In the west the forest is on site (Lot 1) and the adjacent road reserve. In the south there is upslope forest associated with a reserve that is 61 metres from the site. In the south-east, there is forest that extends from the reserve north into the road and some properties.

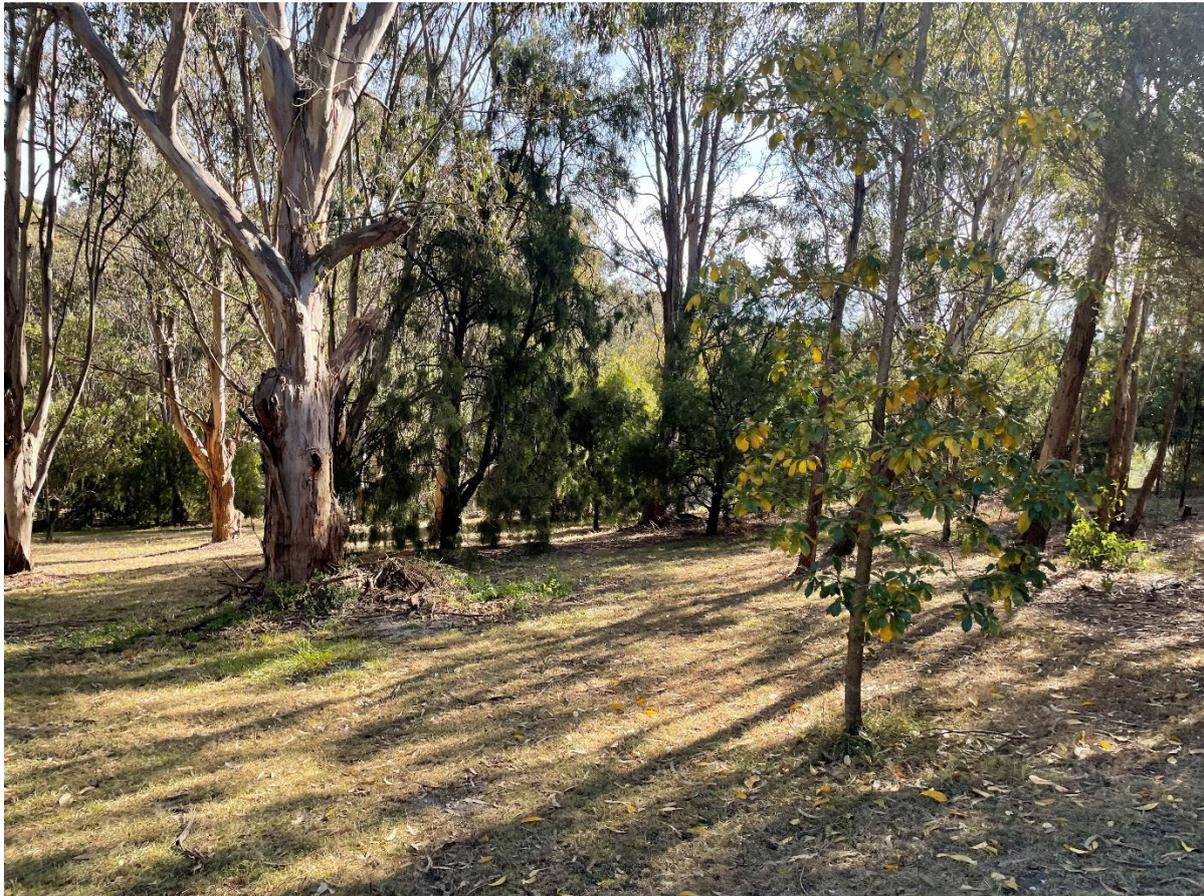


Image – Onsite vegetation that is conservatively classified as forest



Image – Road reserve forest

Vegetation Classification: Modified vegetation

Planning Scheme Definition:

Modified vegetation is vegetation that doesn't fit into the vegetation classifications in AS3959:2018

Construction of buildings in bushfire prone areas (the standard) because it:

- *has been modified, altered or is managed due to urban development, or gardening,*
- *has different fuel loads from those assumed in the standard,*
- *has limited or no understorey vegetation, or*
- *is not low-threat or low-risk vegetation as defined in the standard.*

Site description:

Modified vegetation is not usually used as a vegetation classification for a subdivision; however, it is clear that land has vegetation that doesn't fit the vegetation classifications in AS3959 nor is it considered low threat vegetation if Table 6 of Clause 53.02-5 is used as a benchmark. For this subdivision land to the north, east and immediate south is classified as modified vegetation, prescribing a BAL29 construction standard.



Image – An example where the vegetation is considered modified vegetation as there are too many trees for it to be low threat vegetation if Table 6 of Clause 53.02-5 is used as a benchmark.

Vegetation Classification: Excludable and Low threat vegetation

AS3959:2018 Definition:

2.2.3.2 Exclusions – Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site*
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.*
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market*

gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

1. *Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).*
2. *A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.*

Site Description:

There are some lots where the vegetation is minimised, and they can be considered low threat vegetation as described by Clause 2.2.3.2(f) however these are to the far west. As more intensification, occurs the vegetation is expected to reduce in the neighbourhood however the minimal application of the Bushfire Management Overlay provides a lesser influence.

4.2 Topography

The topography of the site and the surrounding is upslope to the south and downslope to the north. The hill exists within the reserve to the south. Stirling Road has a downslope to the north. (Figure Seven).

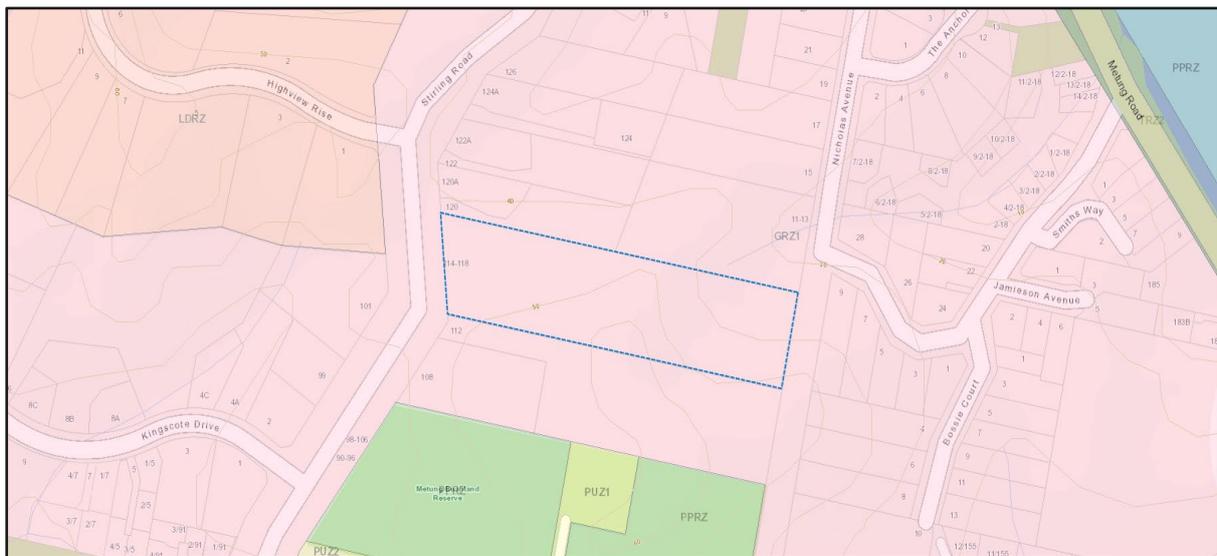


Figure Nine – Topography of the site

4.3 Separation from the Hazard and Bushfire Attack Level for the Proposed Development

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

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The highest BAL determines the construction requirements for the dwelling. A reduction of one BAL level may be applied if facades of the house are shielded from the bushfire hazard. In this case, it is not appropriate to apply a reduction as no facades are entirely shielded from the bushfire hazard. The BAL for this site has been calculated using a Forest Fire Danger Index (FFDI) of 100 and a Flame Temperature of 1090K. These parameters are in accordance with the risk parameters set in Clause 53.02.

An assessment of the site conditions without modification was made and informs the BAL assessment. As this is a three-lot subdivision, the ability for each site to achieve a dwelling site with a BAL29 defensible space, is required by Clause 44.06. The defensible space required extends across all the land, thus ensuring that the land is maintained in a low threat vegetation state into the future benefiting each lot and the surrounding lots. The indicative envelopes on Lot 1 and Lot 3 have setbacks from the nearest forest where there is no reliance able to be achieved using adjacent lots, as shown in Figure Ten.

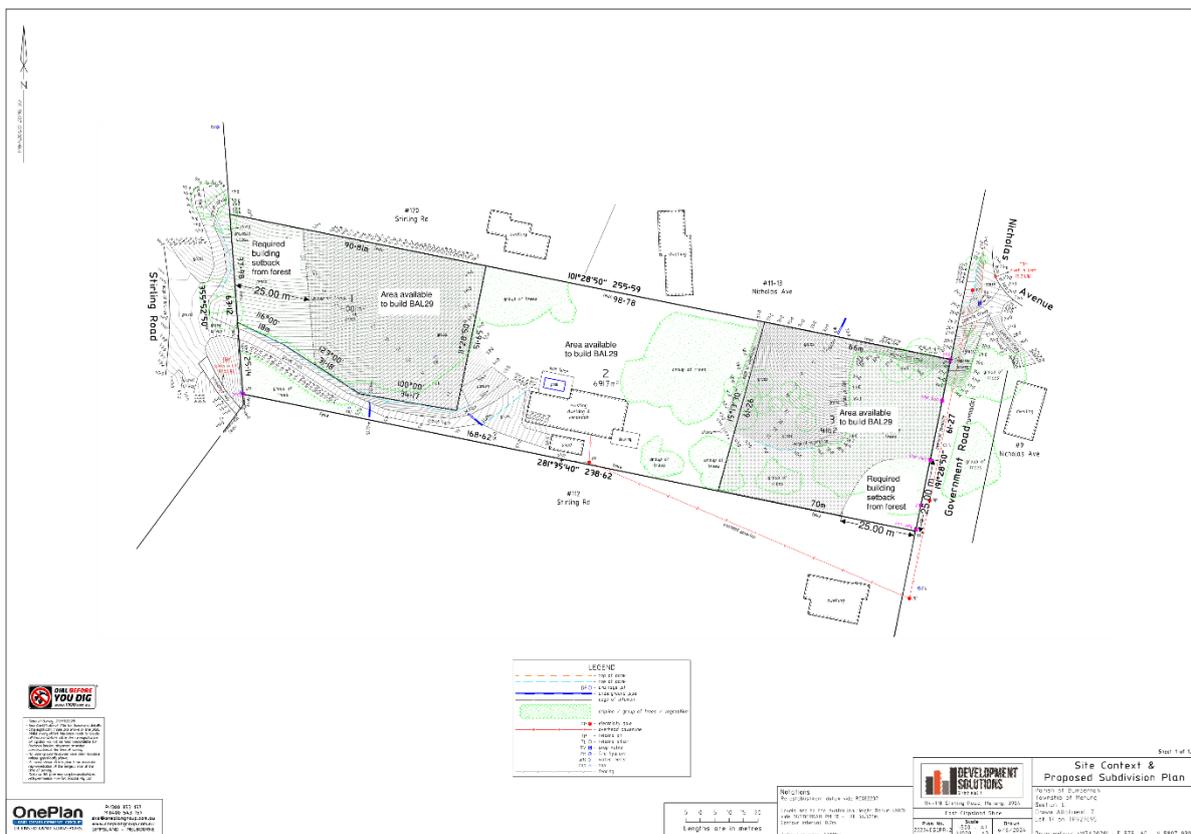


Figure Ten - Translation of bushfire hazard site assessment to the three lots

5.1 Design Response Against Clause 53.02

In accordance with Clause 44.06 Bushfire Management Overlay a response is provided against Clause 53.02. A selection of the sub clauses and associated objectives, approved measures (AM), alternative measures (AltM) and decision guidelines applies to this application. Table 3 details which clauses are relevant to this application and the following pages demonstrate how the requirements have been met for each relevant standard.

Table 3 Specification of relevant clauses

Clause	Approved Measure	Achieved	Justification
Clause 53.02-3 Dwelling in existing settlements – Bushfire protection objective	AM 1.1	Not applicable	
	AM 1.2	Not applicable	
	AM 1.3	Not applicable	
Clause 53.02-4.1 Landscape, siting and design objectives	AM 2.1	Applicable	Subdivision
	AM 2.2	Applicable	As required by AM5.2
	AM 2.3	Not applicable	Subdivision only, no new buildings
Clause 53.02-4.2 Defendable space and construction objectives	AM 3.1	Not applicable	Addressed through AM5.1
	AM 3.2	Not applicable	
	AltM 3.3	Not applicable	
	AltM 3.4	Not applicable	
	AltM 3.5	Not applicable	
Clause 53.02-4.3 Water supply and access objectives	AM 4.1	Applicable	As required by AM5.2
	AM 4.2	Not applicable	
Clause 53.02-4.4 Subdivision objectives	AM 5.1	Not applicable	
	AM 5.2	Applicable	General Residential Zone (GRZ)
	AM 5.3	Not applicable	Less than 10 lots
	AM 5.4	Applicable	Limited relevance
	AltM 5.5	Not applicable	Less than 10 lots

The following part of the application outlines each of the relevant clauses and provides justification as to how this design responds to the requirements.

Clause 53.02-4.1 Bushfire Protection objective

Landscape, siting and design objective

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

Approved Measure	Requirement
<p>AM 2.1</p>	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Response: This site is positioned in Metung, north of the main town. It is on the peninsula area with coastal wind influences and short fire runs. The subdivision increases the opportunity for two dwellings to be located in close proximity to existing dwellings. The site will experience ember attack, radiant heat and localised ignitions associated with interrupted runs of fire and scattered vegetation. These scenarios are detailed earlier in this report and will bring fire to the locality however fire at the site is unlikely to be of a landscape scale, rather from localised neighbourhood fires particularly from the south. It is noted that site has reasonable access, an ability to achieve a separation from the hazard commensurate to Column C of Table 2 to Clause 53.02-5. The landscape bushfire scenarios are within the scope of the Bushfire Management Overlay assumptions.</p>
<p>AM 2.2</p>	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • 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 services vehicles <p>Response: There is an ability to locate buildings to achieve maximum separation distance from the hazard. The siting opportunity on each lot to site a building that achieves Column C of Table 2 to Clause 53.02-5, is able to be achieved. All lots have defendable space to be provided across their entirety in recognition of proximity to modified vegetation, thus separating the bushfire hazard from the buildings, and improving the existing situation for adjacent lots. All lots directly access a public road. Access is expected to be less than 100 metres for the new lots 1 and 3. Fire brigade access to the firefighting water supply is required for any new build. The existing Lot 2 requires no vegetation management for to be relied on as the extent of vegetation is limited to two areas that will abut the future 'managed' Lots 1 and 3.</p>

Clause 53.02-4.3 Water supply and access objectives

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

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

Approved Measure	Requirement
<p>AM 4.1</p>	<p>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:</p>

- **A static water supply for fire fighting 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 provided that a separate outlet is reserved for firefighting water supplies.

Response: All lots require a non-combustible water tank containing a minimum of 10,000 litres of water to be provided at the time of building a dwelling. These requirements will be achieved through the required Section 173 agreement relating to bushfire protection measures. All lots directly access a public road. Access is expected to be less than 100 metres for the new lots 1 and 3. Fire brigade access to the firefighting water supply is required for any new build.

The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2.

Clause 53.02-4.4 Subdivision objectives

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

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

Approved Measure	Requirement
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> • Each lot satisfies the approved measure in AM2.1 • A building envelope for a single dwelling on each lot that complies with AM2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> ○ Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or ○ Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots. <p>The bushfire attack that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.</p> • Defensible space wholly contained within the boundaries of the proposed subdivision. Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space.

- **Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.**
- **Water supply and vehicle access that complies with AM4.1.**

Response: All lots can provide separation from the hazard in accordance with Column C of Table 2 to Clause 53.02-5, as detailed earlier in this report. It should be noted that modified vegetation has been used to apply defendable space to the entirety of either lot at the time of a future building. It is demonstrated that a future dwelling site on all lots can achieve an exposed radiant heat flux of less than 29kW/m². Defendable space is wholly contained within the boundaries of the proposed subdivision due to the application of a 25 metres setback for Lot 1 and Lot 3. The land to the south (112 Stirling Road) provides a setback to the southern forest.

The vegetation management requirements for the subdivision are detailed and apply to the property boundary.

Water supply and vehicle access

All lots require a non-combustible water tank containing a minimum of 10,000 litres of water to be provided at the time of building a dwelling. These requirements will be achieved through the required Section 173 agreement relating to bushfire protection measures. All lots directly access a public road. Access is expected to be less than 100 metres for the new lots 1 and 3. Fire brigade access to the firefighting water supply is required for any new build.

The subdivision meets the approved measures AM4.1 and the water supply and access objective (Clause 53.02-4.3) as required by Clause 53.02-4.4 AM5.2.

AM5.4

A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

Response: This subdivision improves the current situation to the surrounding lots as it provides ongoing requirements for management of the vegetation. All of the land except a small corner in the east is not subject to the Bushfire Management Overlay. The fire service may choose to apply the prepared Bushfire Management Plan or choose to let the development proceed without the controls. However, the presence of vegetation of Lots 1 and 3 will need to be resolved at some point to build on those lots, even in the Bushfire Prone Area. Each lot will be able to be landscaped as the owner chooses, provided the vegetation management requirements for the areas of defendable space are undertaken.

5.2 Expected Planning Permit Conditions

Given the BMO only applies to the far extent in the east, the fire service may choose to not apply a Section 173 Agreement to Lot 2, or potentially any lots. However, if the S173 Agreement is pursued, the following are expected to be the planning permit conditions:

Bushfire Management Plan not altered

The Bushfire Management Plan (Version 1, dated 19/08/2024) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Matters to be set out in Section 173 Agreement

To give effect to the requirements of Clause 44.06-4 of the East Gippsland Planning Scheme, and the above condition, the section 173 Agreement prepared in accordance with Clause 44.06-4 must specify the following:

- The occupation of a dwelling or dependent person’s unit must not start on any lot until all of the bushfire mitigation measures specified on the Bushfire Management Plan endorsed under this permit have been implemented on the relevant lot to the satisfaction of the Responsible Authority.
- The bushfire mitigation measures which form part of the Section 173 Agreement and the planning permit and endorsed plans, including those relating to construction standards (BAL), defensible space, water supply and access must be maintained to the satisfaction of the Responsible Authority.

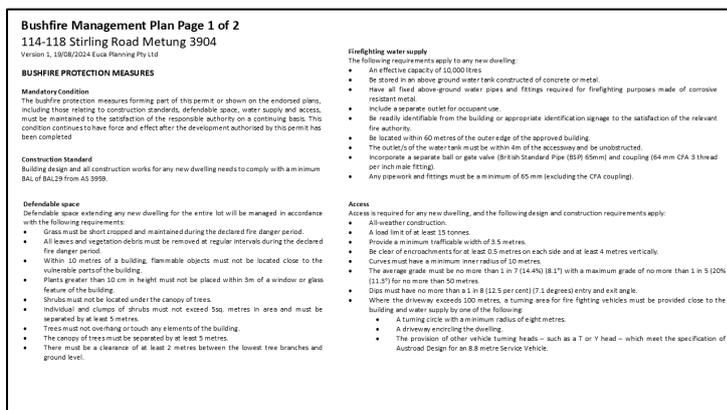
The Bushfire Management Plan endorsed under this permit must be included as an annexure to the agreement.

Maintenance of defensible space

Before the Statement of Compliance is issued under the Subdivision Act 1988 defensible space on every lot in the subdivision must be implemented and maintained as specified on the Bushfire Management Plan, unless otherwise agreed in writing by the CFA and the Responsible Authority.

5.3 Bushfire Management Plan

Refer to Appendix Four for the proposed Bushfire Management Plan. Below is an image of the proposed Bushfire Management Plan.



6.0 References

Standards Australia (2018) Construction of Buildings in Bushfire Prone Areas. Standards Australia, North Sydney, NSW.

The State of Victoria Department of Environment, Land, Water and Planning (2024) NatureKit.

The State of Victoria Department of Environment, Land, Water and Planning (2015) Fire Operations Plan 2015/16-2017/18 Gippsland Region.

The State of Victoria Department of Planning and Community Development (2012) Regional Bushfire Planning Assessment – Gippsland Region.

7.0 Appendices

Appendix One – Bushfire Hazard Landscape Assessment

Appendix Two – Bushfire Hazard Site Assessment

Appendix Three – Proposed Plan of Subdivision

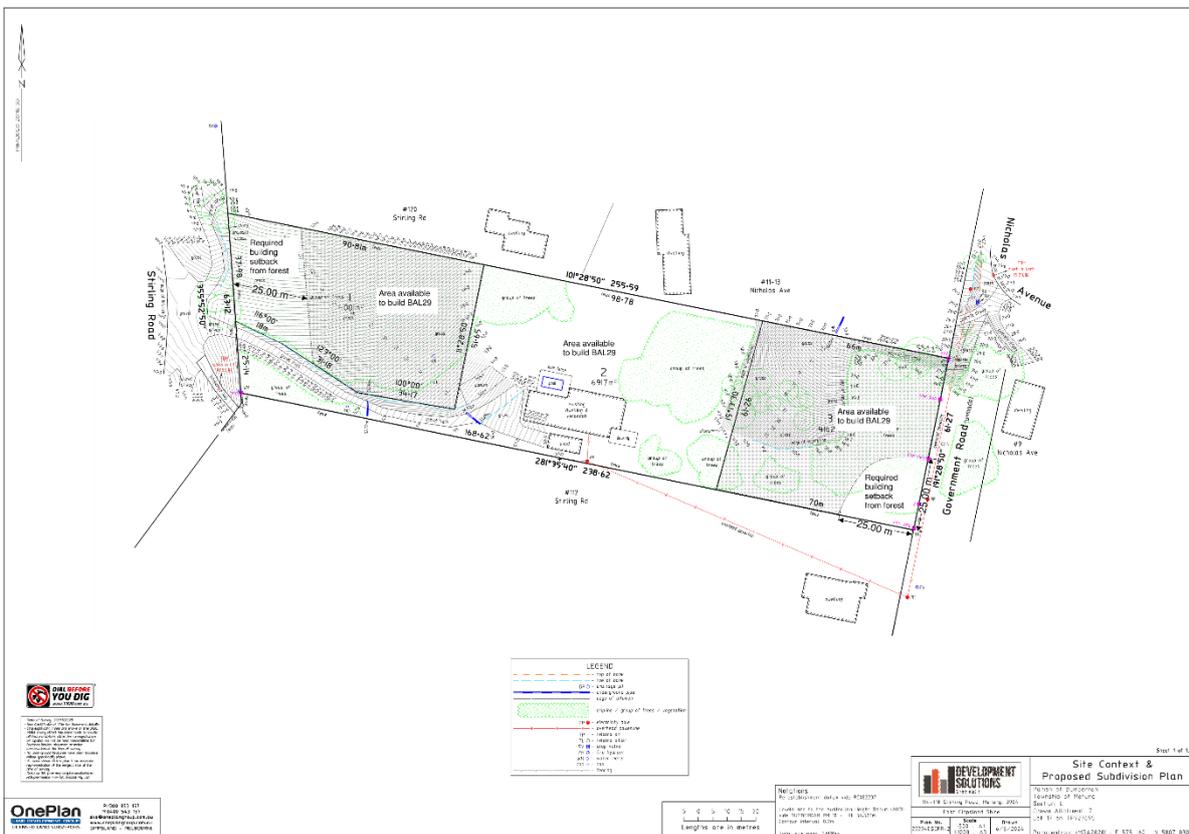
Appendix Four – Proposed Bushfire Management Plan

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Appendix One – Bushfire Hazard Landscape Assessment

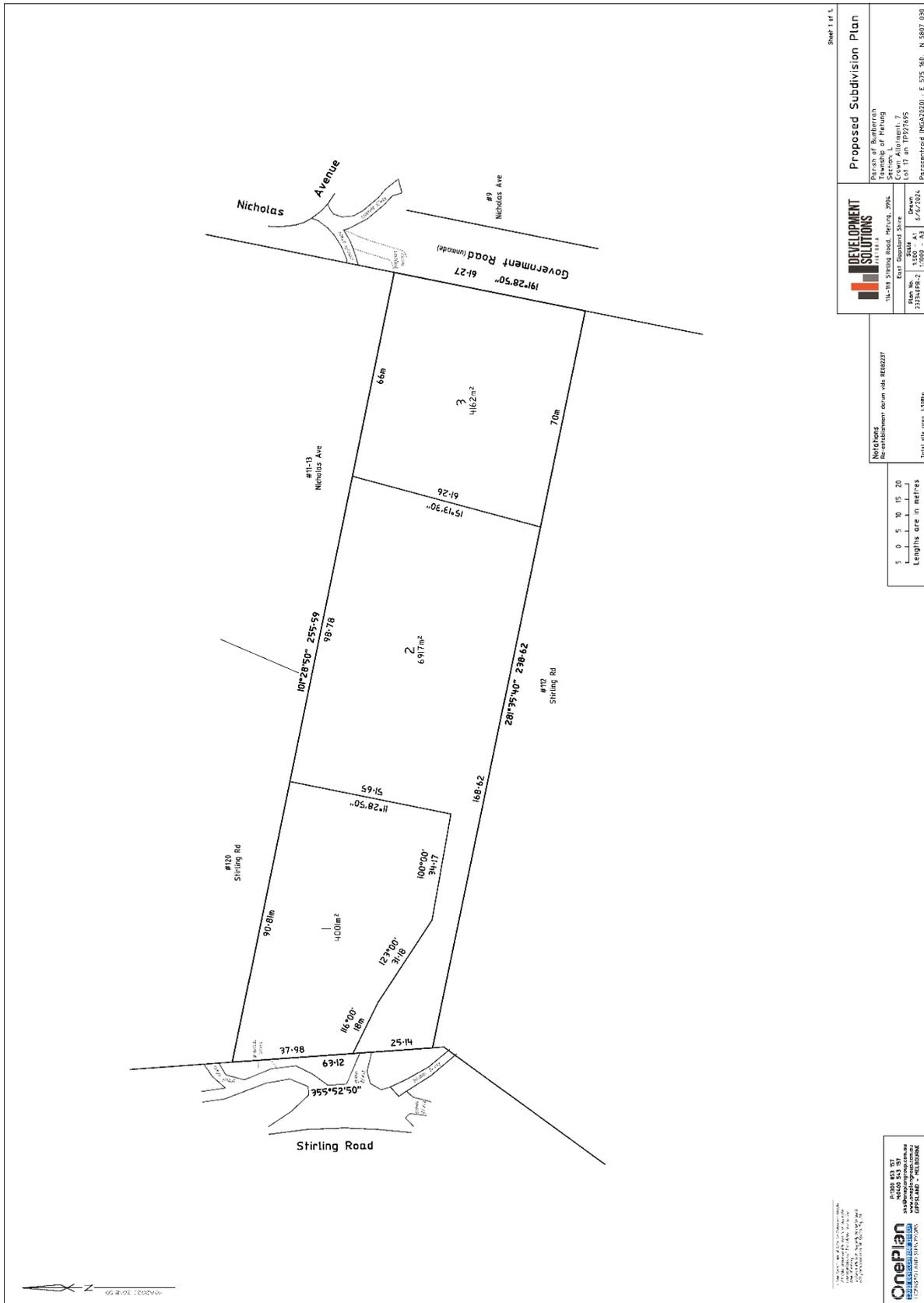


Appendix Two – Bushfire Hazard Site Assessment



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Appendix Three –Proposed Plan of Subdivision



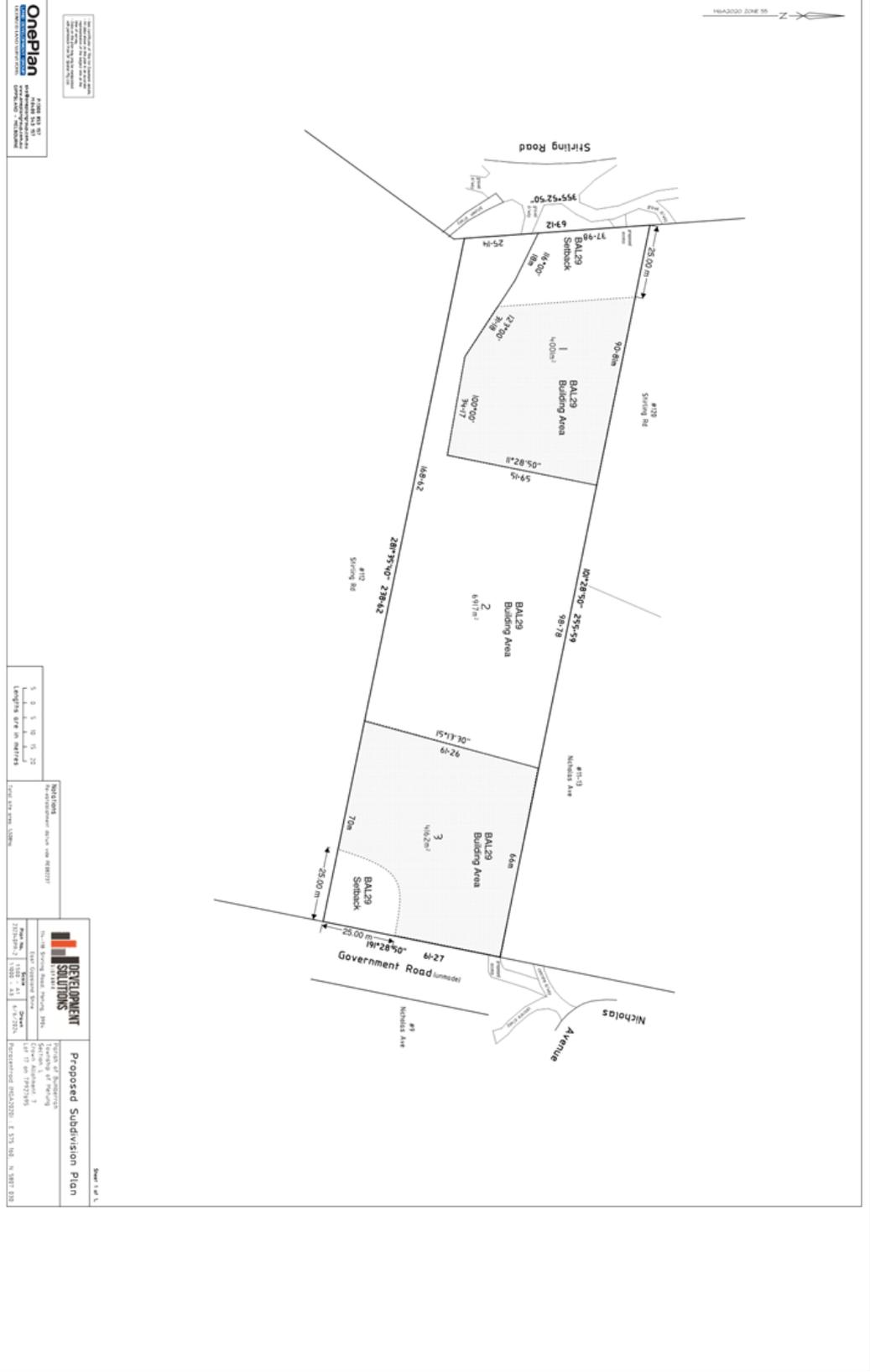
<p>Bushfire Management Plan Page 1 of 2 114-118 Stirling Road Metung 3904 Version 1, 19/08/2024 Euca Planning Pty Ltd</p> <p>BUSHFIRE PROTECTION MEASURES</p> <p>Mandatory Condition The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible 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.</p> <p>Construction Standard Building design and all construction works for any new dwelling needs to comply with a minimum BAL of BAL29 from AS 3959.</p>	<p>Firefighting water supply The following requirements apply to any new dwelling:</p> <ul style="list-style-type: none"> • 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 4m of the accessway and be unobstructed. • Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting). • Any pipe-work and fittings must be a minimum of 65 mm (excluding the CFA coupling).
<p>Defendable space Defendable space extending any new dwelling for the entire lot will be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> • 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 cm 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 5sq. 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. 	<p>Access Access is required for any new dwelling, and the following design and construction requirements apply:</p> <ul style="list-style-type: none"> • All-weather construction. • A load limit of at least 15 tonnes. • Provide a minimum trafficable width of 3.5 metres. • Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. • Curves must have a minimum inner radius of 10 metres. • The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres. • Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle. • Where the driveway exceeds 100 metres, a turning area for fire fighting vehicles must be provided close to the building and water supply by one of the following: <ul style="list-style-type: none"> • A turning circle with a minimum radius of eight metres. • A driveway encircling the dwelling. • The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

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Bushfire Management Plan Page 2 of 2

114-118 Stirling Road Metung 3904

Version 1, 19/08/2024 Euca Planning Pty Ltd



OnePlan
 114-118 Stirling Rd, Metung VIC 3904
 19/08/2024
 Version 1

Scale: 1:1000
 Lengths are in metres

PROPOSED SUBDIVISION PLAN

114-118 Stirling Road, Metung, VIC 3904

Section 1 of the Planning and Environment Act 1987

Prepared by: Euca Planning Pty Ltd

Author: Euca Planning Pty Ltd



Photograph 2 – Subject site at 114-118 Stirling Road, Metung.



Photograph 4 – Existing dwelling on proposed Lot 2 facing east.



Photograph 6 – Existing pool on proposed Lot 2 facing northwest.



Photograph 3 – Existing driveway entrance to the subject site and proposed Lot 2.



Photograph 5 – Existing outbuilding on proposed Lot 2 facing west.



Photograph 7 – Proposed Lot 2 facing east.



Photograph 8 – Proposed Lot 2 facing northwest.



Photograph 10 – Proposed access to proposed Lot 1 facing north.



Photograph 12 – Proposed Lot 1 facing northwest.



Photograph 9 – Proposed Lot 2 facing west.



Photograph 11 – Proposed Lot 1 facing west.



Photograph 13 – Proposed Lot 1 facing north.



Photograph 14 – Proposed Lot 1 facing east.



Photograph 16 – Proposed access to Lot 3 facing southeast.



Photograph 18 – Proposed Lot 3 facing south.



Photograph 15 – Proposed Lot 1 facing southeast.



Photograph 17 – Proposed Lot 3 facing west.



Photograph 19 – Proposed Lot 3 facing east towards proposed access.



Photograph 20 – Neighbouring property adjoining the northern boundary at 120 Stirling Road, Metung.



Photograph 22 – Property directly opposite the subject site at 101 Stirling Road, Metung.



Photograph 24 – Neighbouring property adjoining the eastern boundary at 9 Nicholas Avenue, Metung.



Photograph 21 – Neighbouring property adjoining the southern boundary at 112 Stirling Road, Metung.



Photograph 23 – Neighbouring property adjoining the northern boundary at 11-13 Nicholas Avenue, Metung.



Photograph 25 – Property directly opposite the subject site at 28 Nicholas Avenue, Metung.



Photograph 26 – Stirling Road facing north.



Photograph 28 – Nicholas Avenue facing north.



Photograph 27 – Stirling Road facing south.



Photograph 29 – Nicholas Avenue facing south.

3. THE PROPOSAL

This application seeks approval for the subdivision of the land into three lots and vegetation removal. A proposed plan of subdivision is provided in **Appendix B**.

Lot 1

The proposed Lot 1 will be irregular in shape and will be approximately 4,001m² in area. This lot comprises the northwestern portion of the site and will be vacant land. Access to this lot is proposed in the northern portion of the western boundary, directly from Stirling Road.

Lot 2

The proposed Lot 2 will be battle-axe shaped allotment and will be approximately 6,917m². This lot will comprise the central portion of the site and will contain the existing dwelling, outbuilding and swimming pool. Access to this lot will be via the existing gravel crossover and driveway along the western boundary directly from Stirling Road.

Lot 3

The proposed Lot 3 will be almost square in shape and will be approximately 4,162m² in area. This lot comprises the eastern portion of the site and will be vacant land. Access to this

lot will be provided in the northeastern corner of the site directly from Nicholas Avenue.

Services

The subject site has access to an appropriate level of services including reticulated water, sewerage, electricity, telecommunications, drainage and a good quality road network. Each of the proposed allotments will be connected to all available services.

It is requested that formal drainage plans be a requirement on any planning permit to be granted.

The proposed subdivision does not require any earthworks beyond installation of services and access points.

The proposed subdivision can achieve a BAL 29 rating. A Bushfire Management Report is contained in **Appendix E**.

Vegetation Removal

No vegetation removal will be required to facilitate the proposed subdivision, however an assessment of the consequential loss of vegetation is provided in the Native Vegetation Removal Report as contained in **Appendix F**. This report identifies the vegetation, consequential loss of vegetation and the required offsets.

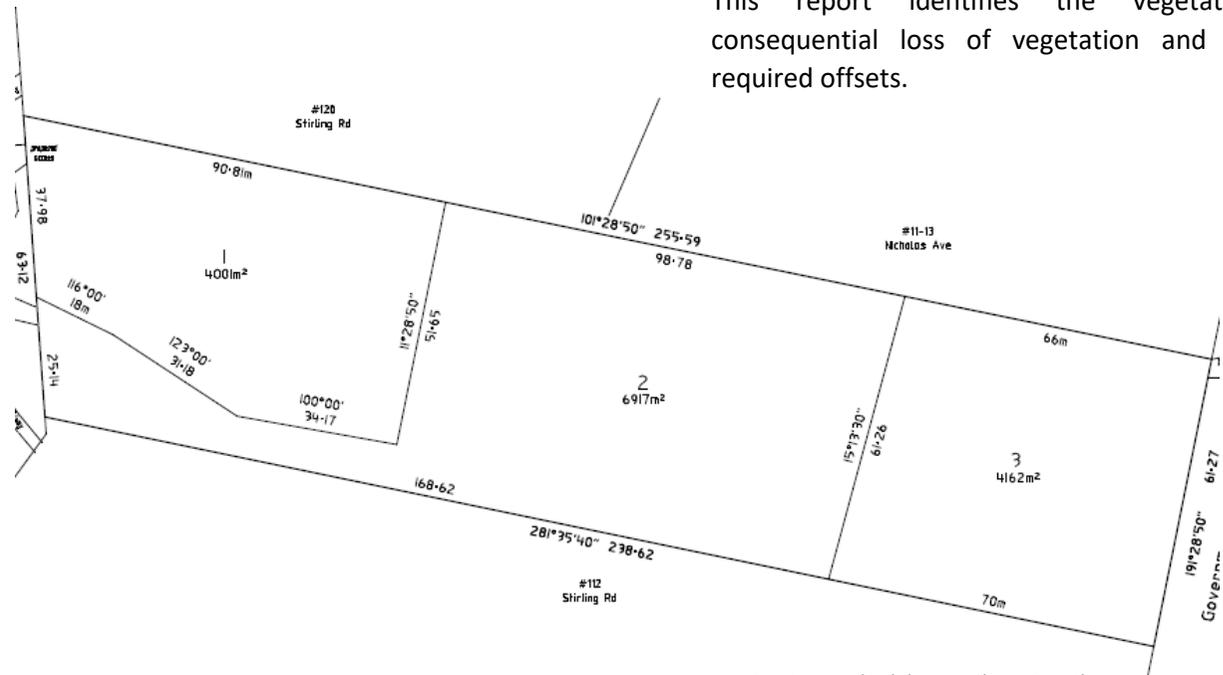


Figure 3 – Proposed Subdivision Plan – One Plan

4. ZONES AND OVERLAYS

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided in **Figure 4**.

Clause 32.08-3 of the General Residential Zone provides a permit is required to subdivide.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause

56. The relevant standards of Clause 56 are addressed in **Appendix C**.

The decision guidelines of Clause 32.08 of the General Residential Zone are addressed in Section 5 of this submission.

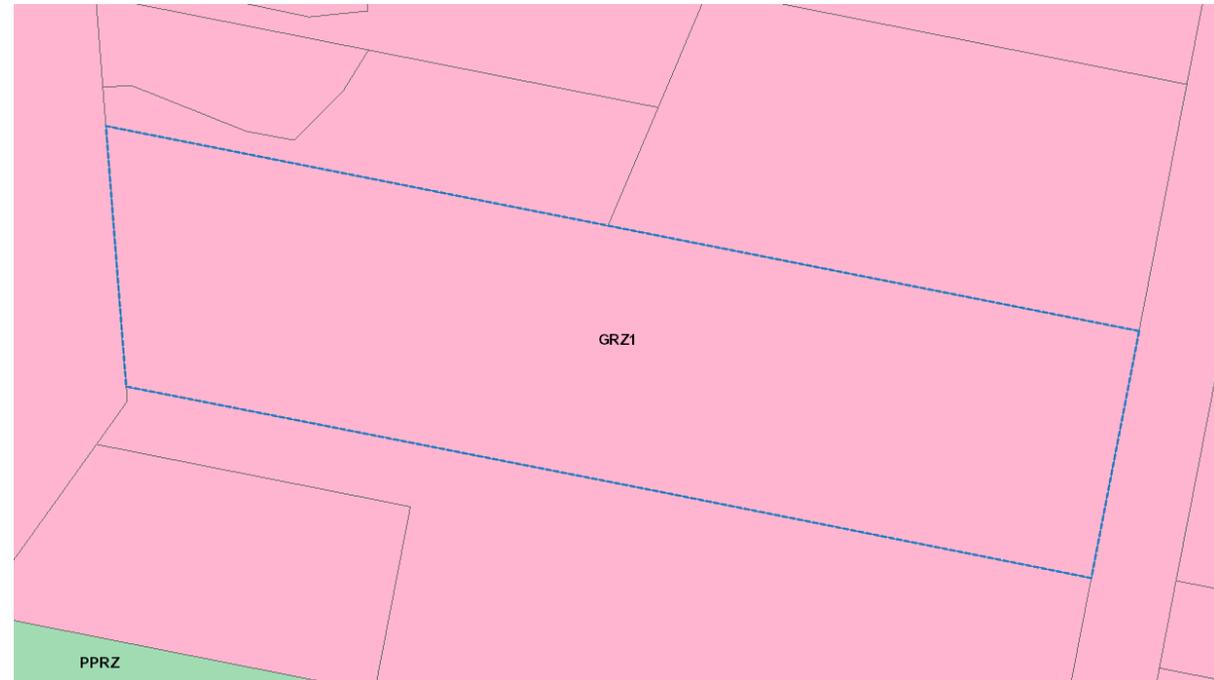


Figure 4 – Zoning Map – (source - mapshare.vic.gov.au)

Bushfire Management Overlay

The purpose of the Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

An extract of the Bushfire Management Overlay Map is provided in **Figure 5**.

Clause 44.06-2 provides a permit is required to subdivide land.

Clause 44.06-4 provides an application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay must specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02. There is no schedule applicable to the subject site.

The proposed subdivision will require planning approval under the provisions of the Bushfire Management Overlay and Clause 53.02 and as such the relevant decision guidelines are addressed below in Section 5. A Bushfire Management Report is contained in **Appendix E**.

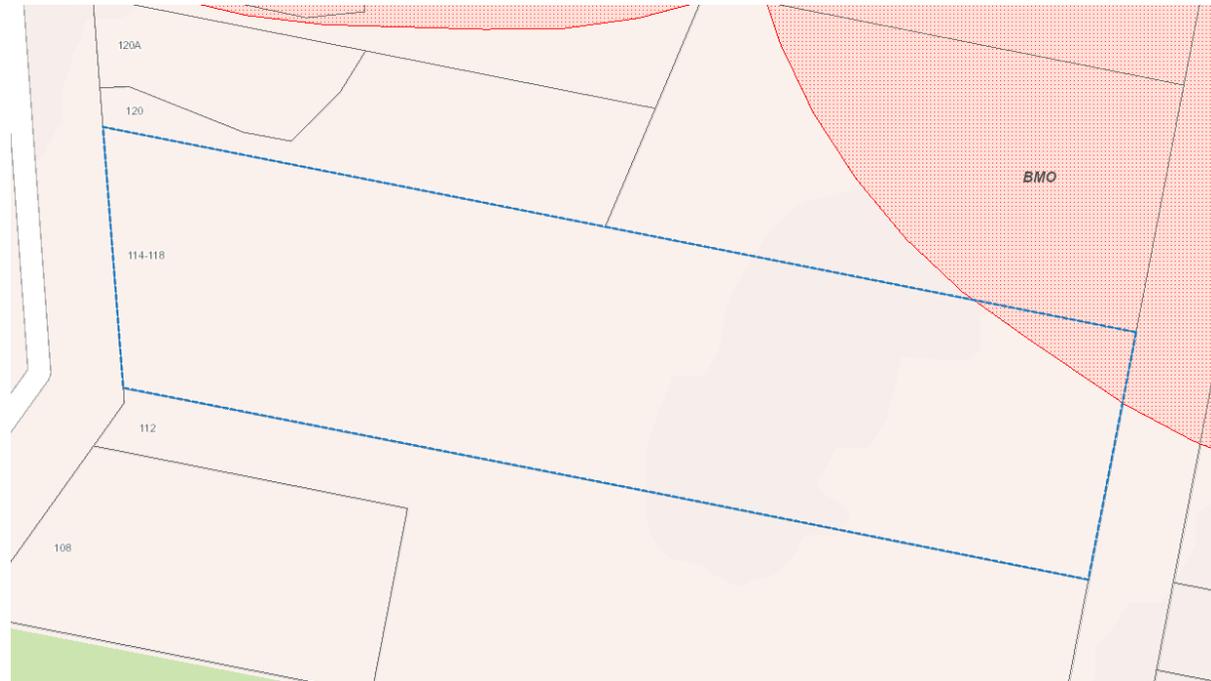


Figure 5 – Bushfire Management Overlay Map – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 6**.

Clause 43.02-3 – provides a permit is required to subdivide land.

The decision guidelines of Clause 43.02-6 and the schedule are addressed in Section 5 of this submission.



Figure 6 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11 continued:

Schedule 11 to the Design and Development Overlay relates to Residential Development in Coastal Settlements and contains the following design objectives:

- *To protect and manage the township character of coastal settlements.*
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a*

dominant visual and environmental feature.

- *To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.*
- *To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the Newlands Arm Estate Restructure Plan, Version 7 (March 2017).*

Erosion Management Overlay

The purpose of the Erosion Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development

An extract of the Erosion Management Overlay Map is provided in **Figure 7**.

Clause 44.01-3 of the Erosion Management Overlay provides a permit is required to remove, destroy or lop any vegetation.

Clause 44.01-5 of the Erosion Management Overlay provides a permit is required to subdivide land.

As such the decision guidelines are addressed in Section 6 of this submission.

The Schedule to the Erosion Management Overlay requires a Geotechnical Risk Assessment or waiver be provided.

A Geotechnical Risk Assessment waiver is provided in **Appendix D**. The waiver provides that the erosion hazard is low and with appropriate measures the risk can be managed.



Figure 7 – Erosion Management Overlay – (source - mapshare.vic.gov.au)

Vegetation Protection Overlay – Schedule 3

The purpose of the Vegetation Protection Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

An extract of the Vegetation Protection Overlay Map is provided in **Figure 8**.

Clause 42.02-2 of the Vegetation Protection Overlay and schedule provide a permit is required to remove vegetation, and as such the decision guidelines are addressed in Section 5 of this submission.

A Native Vegetation Removal Report is contained in **Appendix F**.

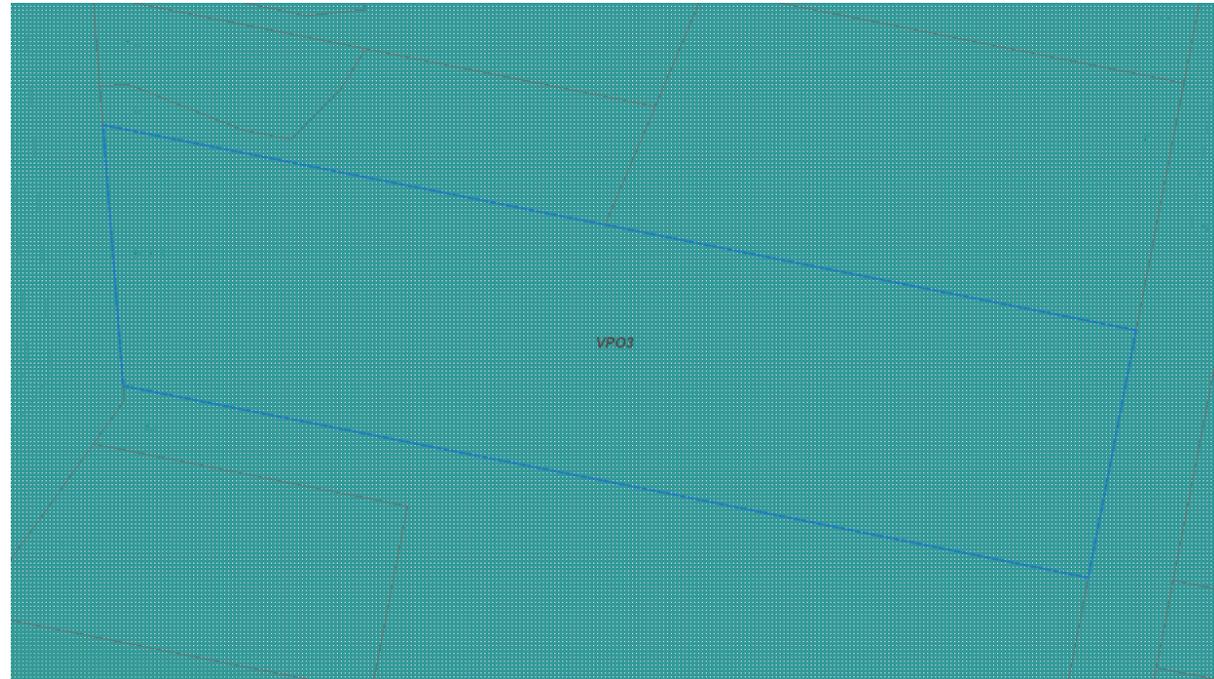


Figure 8 –Vegetation Protection Overlay Map – (source - mapshare.vic.gov.au)

Vegetation Protection Overlay – Schedule 3 continued:

Statement of nature and significance of vegetation to be protected.

- *The Nungurner-Metung area is located on the shores of the Gippsland Lakes and comprises large areas of remnant native vegetation and tree-lined roadsides. Much of the area constitutes a Site of Biological Significance, whilst significant areas of native vegetation are also located within the built-up areas.*
- *Vegetation contributes significantly towards aesthetic values of the area and provides for a unique character in a lakeshore setting, resulting in a highly attractive area to both local residents and visitors.*
- *Remnant native vegetation throughout the area, including important examples of coastal vegetation, Gippsland Coastal Grey Box and Box - Ironbark communities, is of high conservation value and provides important fauna habitat.*
- *Remnant native vegetation plays an important role in stabilising the often highly erodible dissected gullies characteristic of the area.*

- *Conservation and enhancement of this area is generally important to, and supported by, the local community.*

Vegetation protection objectives to be achieved include:

The Nungurner-Metung Vegetation Protection Overlay seeks to conserve high conservation value vegetation and vegetation with high aesthetic and landscape value.

The overlay objective is to ensure that development occurs so as:

- *To conserve areas of high conservation value vegetation by minimising the extent of vegetation loss.*
- *To preserve existing trees and other vegetation where it contributes to high landscape and aesthetic values of the area.*
- *To conserve and enhance fauna habitat and habitat corridors by minimising the extent of vegetation loss and encouraging regeneration of indigenous species.*
- *To reduce the risk of soil erosion and degradation of water quality by minimising the extent of vegetation loss.*

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is not recognised as being within an area of Aboriginal Cultural Heritage Sensitivity. As such that application does not require the preparation of a Cultural Heritage Management Plan.

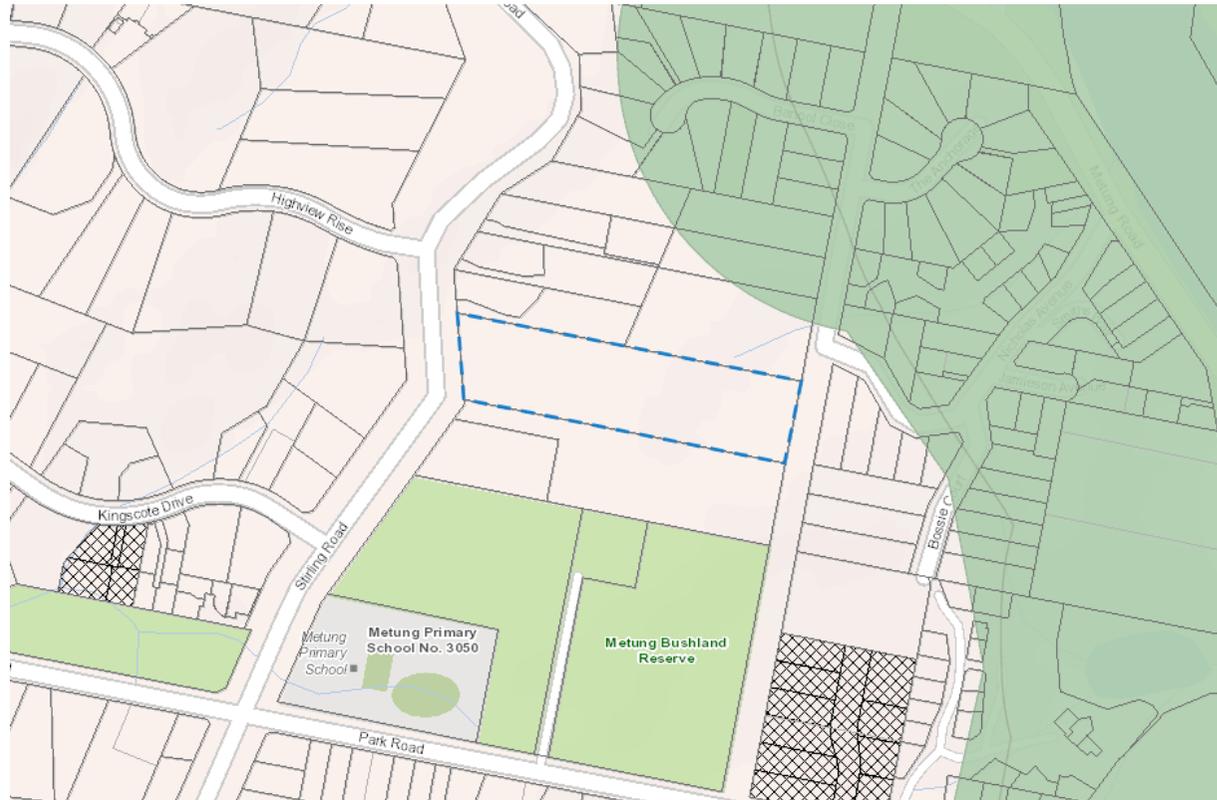


Figure 9 –Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed subdivision and vegetation removal are appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** providing two additional vacant parcels of land that can be developed in the future with residential dwellings that can be respectful of the existing surrounding development and the environment.
- The proposal will contribute to a high standard of environmental sustainability, urban design and amenity by designing a lot layout to meet the constraints of the land reducing any potential negative environmental implications as sought to achieve by the relevant clauses including **Clause 02.03** and **Clause 11**. The site does contain scattered vegetation, some vegetation removal will be required and as such is addressed below.
- **Clause 02.03-1** identifies Metung as a coastal settlement. Metung is a key destination for visitors to the Gippsland

Lakes system and a significant boating hub with a strong residential community.

- The proposed subdivision will result in two vacant allotments that can adequately accommodate a residential dwelling in the future. The subject site is currently connected to all available services and the proposed vacant lots being created will be connected to all available services and infrastructure including reticulated water, sewerage, electricity, telecommunications and a good quality road network.
- **Clause 13.04-2S** requires consideration of erosion and landslip. The proposed subdivision is within an area identified as being susceptible to erosion. All preventative measures will be undertaken during the construction phase of the proposed subdivision to ensure no erosion hazards occur.
- The proposal meets the objectives of **Clause 16** by providing two additional vacant allotments that can be developed with a dwelling in the future which in turn will support housing for the area. **Clause 16.01-2S** recognises the need to ensure land supply is sufficient to meet demand. The proposed subdivision will create two additional vacant lots within an existing residential area of Metung.

The proposal is consistent with the decision guidelines of the General Residential Zone at **Clause 32.08-12** which seeks to encourage development that respects the neighbourhood character.

- The proposed subdivision creates two additional vacant allotments that can be developed in the future with a residential dwelling that can be keeping with the neighbourhood character of the area. Proposed Lot 2 will contain the existing dwelling.
- The proposed subdivision has addressed the relevant standards as set out in Clause 56 and is contained in **Appendix C**.
- The pattern of subdivision for the area is varied with lots ranging in shapes and sizes.
- Access will be individually provided to each allotment. Proposed Lot 1 will have access provided in the northern portion of the western boundary directly from Stirling Road, proposed Lot 2 will have access provided via the existing access point in the southern portion of the western boundary and proposed Lot 3 will have access provided in the northern portion of the eastern boundary, connecting directly to Nicholas Avenue.
- **Clauses 02.03-3, 13.01-1S** and **44.06** require consideration of bushfire hazards and implications as a result of any proposed

- subdivision and development. A Bushfire Management Report is provided in **Appendix E** which concludes the subject site can achieve a BAL 29 rating. Proposed Lot 2 will contain the existing dwelling and associated facilities. Proposed Lot 1 and 2 will be vacant land, suitable for a residential dwelling in the future. Any future dwelling on the vacant lots being created will need to be constructed to the requirements of the BAL 29 rating including managing defensible space around the dwelling, the installation of a 10,000 litre water tank to be provided at time of construction dedicated for CFA purposes and access constructed to meet the requirements for emergency service vehicles. All approved bushfire protection measures have been incorporated into the proposal. **Clause 44.06-4** provides the application must meet the requirements of **Clause 53.02**. All of the approved measures set out in Clause 53.02-4 have been incorporated into the proposal and it is concluded the risks can be reduced to an acceptable level.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas which are affected by specific requirements relating to the design and built form of new development.
 - The proposed subdivision will result in two vacant allotments being created that can be developed with residential dwellings in the future. Any future dwelling constructed will need to comply with the Design and Development Overlay requirements, including height restrictions, ensuring that there is no negative impact on the area's amenity or neighbourhood character. The area does contain dwellings of various styles, setbacks and heights.
 - No vegetation removal is required to facilitate the proposed subdivision however consequential vegetation loss as a result of the proposed subdivision is addressed below and in the Native Vegetation Removal Report.
 - The proposed subdivision has been designed to be site responsive including avoiding and minimising vegetation removal. Access will be provided to each allotment as indicated on the proposed development plans.
 - **Schedule 11** refers to residential development in coastal settlements – Metung. The design objectives of the schedule are addressed in Section 4 of this submission.
 - The proposed subdivision will result in two vacant allotments being created that can be developed with a residential dwelling in the future. The size of the proposed allotments ensures suitable area for future development to incorporate water sensitive urban design principles. The subject site contains native vegetation which requires consideration as a consequential loss and any future residential development will need to be designed to minimise vegetation removal whilst incorporating the bushfire management requirements.
 - The proposal is consistent with the decision guidelines of the Erosion Management Overlay at **Clause 44.01** which seeks to protect areas prone to erosion, landslip, other land degradation.
 - No earthworks are required to facilitate the proposed subdivision beyond the provision of services and the construction of the proposed access to Lots 1 and 3.
 - Access to proposed Lot 2 will be via the existing access point along the western boundary directly from Stirling Road.
 - A Geotechnical Risk Assessment waiver is contained in **Appendix D** that concludes the proposed vacant lots being created are suitable for future residential development and are unlikely to contribute or cause additional erosion hazards.
 - The proposal is generally consistent with the decision guidelines of the Vegetation Protection Overlay at **Clause 42.02** and

- Native Vegetation at **Clause 52.17** which both seek to protect significant vegetation, minimise its loss during development, and preserve existing trees and plant life. The objectives recognise vegetation protection areas as places of special significance and natural beauty, emphasise the importance of maintaining and enhancing habitats for indigenous fauna, and encourage the regeneration of native vegetation.
- As the proposed subdivision creates an exemption for the requirement to obtain approval for remove vegetation there is a need to address consequential loss. A Native Vegetation Removal Report is contained in **Appendix F** that concludes an offset will be required to the value of 0.025 General Habitat Units.
 - **Schedule 3** of the Vegetation Protection Overlay refers to Nungurner - Metung Vegetation Protection Area. The statement of nature and significance of vegetation to be protected and vegetation protection objectives to be achieved are contained in Section 4.
 - This submission has addressed the decision guidelines of **Clause 65.01** and the proposed subdivision supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the

amenity of the area. There is unlikely to be any negative impact on the existing road network as a result of the proposed subdivision.

- The site is not identified as being susceptible to flooding hazards however is susceptible to erosion and bushfire hazards. A Geotechnical Risk Assessment wavier is contained in **Appendix D** that concludes the subject site is suitable for the proposed subdivision and future development.
- Standard erosion prevention measures will be adopted during the provision of services and construction of access for proposed Lots 1 and 3.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.
- This submission has addressed the decision guidelines of **Clause 65.02** and it is concluded the proposed subdivision is suitable in this location and the subject site can adequately accommodate a residential dwellings in the future that will in turn support the community by providing for additional housing.
- The subject site is currently connected to all available services and the proposed Lot 1 and 3 will be connected to all available services. The additional two lots are not

expected to exceed the capacity of the services in this location. Proposed Lot 2 will contain the existing dwelling and associated facilities.

- The proposed vacant allotments will support infill residential development with access to a suitable range of services and infrastructure. Infill residential development is strongly encouraged to support diversity of housing types and increase supply.

6. CONCLUSION

This submission is in support of a planning permit application for a Three Lot Subdivision and consequential vegetation loss at 114-118 Stirling Road, Metung.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed subdivision is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the objectives of the General Residential Zone, Bushfire Management Overlay, Design and Development Overlay, Erosion Management Overlay and Vegetation Protection Overlay.
- The hazards associated with the site can be reduced to an acceptable level.
- The subdivision design is site-responsive and facilitates residential development.

It is requested that a planning permit be granted for this subdivision.

Development Solutions Victoria

Disclaimer:

This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

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APPENDIX C

Clause 56 Assessment

CLAUSE 56 ASSESSMENT

Clause 56 – Residential Subdivision

Under the provisions of Clause 32.08-3 of the General Residential Zone, the following provisions of Clause 56 must be addressed as appropriate.

The purpose of Clause 56 is:

“To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- *Metropolitan Melbourne growth areas.*
- *Infill sites within established residential areas.*
- *Regional cities and towns.*

To ensure residential subdivision design appropriately provides for:

- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.”*

Clause 56 provides the following requirements:

“An application to subdivide land:

- *Must be accompanied by a site and context description and a design response.*
- *Must meet all of the objectives included in the clauses specified in the zone.*
- *Should meet all of the standards included in the clauses specified in the zone.”*

The provisions of Clause 56 are addressed below.

Clause 56.01 requires an application to be accompanied by:

- A subdivision site and context description.
- A design response.

These details are outlined in the proposed development plans and within the submission.

The table below addresses the relevant requirements of Clause 56.

Clause 56.03-5 Neighbourhood Character Objective:	To design subdivisions that respond to neighbourhood character.
Response:	<p>There is no Neighbourhood Character Statement or specific character identified for this location. This area contains predominantly standard residential uses however there is a bushland reserve and primary school in proximity. The dwellings in the area include both single storey, elevated single storey and double storey dwellings. All development is on lots ranging in shapes and sizes generally with one single point of access to the road network. The lot configuration in the immediate area is diverse with varied road frontages ranging between 10 – 61 metres.</p> <p>The proposed lot layout is responsive to the site and will provide for future residential development on the vacant lots being created that can be consistent with the existing surrounding development. The area of the proposed lots ensures adequate provision for the subdivision to provide an appropriate level of services and facilities for future development. Proposed Lot 2 will contain the existing dwelling and associated facilities.</p> <p>All allotments will have suitable driveway access. Proposed lot 2 will contain the existing gravel crossover and driveway along the western boundary directly from Stirling Road, proposed Lot 1 will have access provided in the northern portion of the western boundary directly from Stirling Road and proposed lot 3 will have access provided in the northern portion of the eastern boundary, directly from Nicholas Avenue. The proposed new access points will not result in a detrimental impact to the flow of traffic in this location and will enable all vehicles to exit in a forward motion. The proposed lot layout will enable future residential development on the vacant lots being created that will be in keeping with the existing lot layout in the area and existing residential development. The site contains scattered vegetation throughout similar to other lots in the area. There are no significant features in the area that would be detrimentally affected by the proposed subdivision and potential future residential development. The proposed subdivision will not negatively impact the existing streetscape or neighbourhood character.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-1 Lot diversity and distribution objectives:</p>	<p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types.</p>
<p>Response:</p>	<p>The proposed subdivision will result in three allotments with two being vacant residential allotments that can be developed with a dwelling in the future.</p> <p>The future development of residential dwellings will not result in housing densities that are inconsistent with existing development within the area. The density proposed is responsive to the site conditions and relative to the area. The proposed subdivision achieves suitable infill development within an existing residential area where there is a suitable range of services available.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-2 Lot area and building envelopes objective:</p>	<p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>
<p>Response:</p>	<p>This application seeks approval for the creation of three allotments, all greater than 300m² in area to accommodate future residential dwellings. The proposed lots will be: Lot 1 will be 4001m² in area; Lot 2 will be 6917m² in area; Lot 3 will be 4162m² in area.</p> <p>Proposed Lot 2 will contain the exiting dwelling and associated facilities. Proposed Lots 1 and 3 will be vacant land suitable for future residential development. Each of the proposed allotments can adequately accommodate a 10 x 15m rectangle with significant setbacks indicating suitability for future development.</p> <p>The proposed lot dimensions and layout are considered to adequately accommodate solar access for existing development surrounding the site and any future development on the vacant lots. The size and configuration of the proposed lots are considered more than adequate to accommodate any future development with suitable garden area, private open space and vehicle access, whilst respecting surrounding lot configurations for future uses and development surrounding the site.</p> <p>The proposal meets the objectives and standards of this clause.</p>

<p>Clause 56.04-3 Solar orientation of lots objective</p>	<p>To provide good solar orientation of lots and solar access for future dwellings.</p>
<p>Response:</p>	<p>The proposed subdivision creates three allotments of north south orientation with the long axis of the lot within the range north 20 degrees west to north 30 degrees east. Each of the lots will have appropriate solar access and any future development on the vacant lots being created will not impact the solar access of surrounding properties.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-4 Street orientation objective:</p>	<p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>
<p>Response:</p>	<p>The proposed allotments will all have appropriate street frontages, similar to others in the locality, which is deemed likely to encourage future development that supports visibility and surveillance and will contribute to community social interaction, personal safety and property security.</p> <p>All proposed lots will have individual access and street frontage. Aside from the adjoining road networks, there is no public open space areas adjoining the site. The Metung Bushland Reserve is located approximately 60 metres south of the subject site.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.04-5 Common area objectives</p>	<p>To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p>
<p>Response:</p>	<p>The proposal does not include any common property.</p> <p>This clause is not relevant to the proposal.</p>
<p>Clause 56.05-1 Integrated urban landscape objectives:</p>	<p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>

<p>Response:</p>	<p>The proposal does not seek to create any new streets, roads or public open space areas and no new footpaths are proposed. A small extension to Nicholas Avenue will be required in the unmade road reserve adjoining the eastern boundary of the site to provide access to proposed Lot 3. All works within the road reserve will seek a Works in Road Reserve permit from the relevant authority.</p> <p>This clause is not relevant to the proposal.</p>
<p>Clause 56.06-2 Walking and cycling network objectives:</p>	<p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>
<p>Response:</p>	<p>There are no existing footpaths in this location and no new footpaths or streets are proposed. Each of the proposed vacant allotments being created will have individual access as indicated on the proposed plan of subdivision. Proposed Lot 1 will have access provided in the northern portion of the western boundary directly to Stirling Road. Proposed Lot 3 will have access provided in the northern portion of the eastern boundary directly to Nicholas Avenue. Both Stirling Road and Nicholas Avenue includes suitably wide road reserves for pedestrian and bicycle use if required. Proposed Lot 2 will contain the existing access along the western boundary.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.06-5 Walking and cycling network detail objectives:</p>	<p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>
<p>Response:</p>	<p>The proposal does not include any new footpaths. The proposed new crossovers will provide suitable access for pedestrians, cyclists and vehicles to the existing road network.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.06-6 Public transport network detail objectives:</p>	<p>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</p> <p>To provide public transport stops that are accessible to people with disabilities.</p>

Response:	<p>There is no public transport available in Metung. The nearest bus stop is located in Swan Reach approximately 9 kilometres north of Metung.</p> <p>The proposal meets the objectives and standards of this clause.</p>
Clause 56.06-7 Neighbourhood Street network detail objective:	<p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>
Response:	<p>No new streets are proposed.</p> <p>This clause is not relevant to the proposal.</p>
Clause 56.06-8 Lot access objective:	<p>To provide for safe vehicles access between roads and lots.</p>
Response:	<p>Proposed lot 2 will contain the existing access point along the western boundary directly from Stirling Road. Proposed Lots 1 and 3 will have access provided as indicated on the proposed plan of subdivision. The proposed new access points will provide for safe vehicle access between the road and future dwellings. The proposed new access points for Lots 1 and 3 will be constructed to the satisfaction of the responsible authority and in accordance with the requirements of the Infrastructure Design Manual.</p> <p>The proposal meets the objectives and standards of this clause.</p>
Clause 56.07-1 Drinking water supply objectives	<p>To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>
Response:	<p>The proposed lots will be connected to the existing reticulated water supply which provides for drinking water supply.</p> <p>The proposal meets the objectives and standards of this clause.</p>
Clause 56.07-2 Reused and recycled water objective	<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>
Response:	<p>A reuse and recycle water supply is not available to this site at this time.</p>

	<p>Water supply to all allotments will be via the existing reticulated water system to the satisfaction of the responsible authority. The application will be referred to East Gippsland Water for consideration.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-3 Waste water management objective</p>	<p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>
<p>Response:</p>	<p>All allotments will be connected to the existing reticulated sewerage network. The proposed additional two vacant lots are not expected to exceed the capacity of the network.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.07-4 Stormwater management objectives</p>	<p>To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>
<p>Response:</p>	<p>Stormwater created from any future dwellings will be directed to the legal point of discharge to the satisfaction of the responsible authority. It is not anticipated that there will be any drainage issues as a result of the proposed subdivision or future development as such it is requested that formal drainage plans be a requirement on any planning permit granted.</p> <p>It is anticipated that any future dwellings would include provision of rainwater tanks.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.08-1 Site Management objectives</p>	<p>To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>

<p>Response:</p>	<p>All preventative measures will be implemented during the construction phase of the proposed subdivision to ensure no erosion occurs. A Geotechnical Risk Assessment waiver is contained in Appendix D that concludes the proposed subdivision is unlikely to increase the risks associated with erosion provided mitigation measures are implemented and a stormwater management plan provided.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-1 Shared Trenching objectives:</p>	<p>To maximise the opportunities for shared trenching. To minimise constraints on landscaping within the street reserves.</p>
<p>Response:</p>	<p>Given the proposal is seeking a three lot subdivision resulting in two vacant allotments, there is a possibility for shared trenching for new services. Each of the relevant service authorities will be contacted prior to certification of the plan to ensure all service requirements are met and shared trenching can occur where possible.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-2 Electricity, telecommunications and gas objectives:</p>	<p>To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>
<p>Response:</p>	<p>All vacant lots will be connected to services including reticulated water, sewerage, telecommunications, drainage, electricity and a good quality road network. The proposed subdivision is not expected to affect the existing service arrangements nor exceed capacity.</p> <p>Each of the service providers will be contacted prior to the certification of the plan of subdivision to determine requirements.</p> <p>The proposal meets the objectives and standards of this clause.</p>
<p>Clause 56.09-3 Fire hydrants objectives:</p>	<p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>
<p>Response:</p>	<p>The nearest fire hydrant to proposed Lot 1 is located directly north of the subject site along the western boundary. The nearest fire hydrant to the proposed Lot 3 is located north of the proposed lot in the Nicholas Avenue road reserve.</p> <p>The proposal meets the objectives of this clause.</p>

<p>Clause 56.09-4 Public lighting objective:</p>	<p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy.</p>
<p>Response:</p>	<p>There is existing street lighting within Stirling Road immediately adjoining the subject site to the west that is considered to provide adequate lighting. Nicholas Avenue provides limited existing street lighting. Lighting from future dwellings will provide a sense of personal safety for pedestrians. No new street lighting is proposed or considered necessary in this instance.</p> <p>The proposal meets the objectives and standards of this clause.</p>

Reference No: B24064

Project No: 350224

10/04/2024

Development Solutions Victoria
48 Bailey Street
BAIRNSDALE Vic 3875

Attn: Olivia Zagami

Email:

Dear Olivia,

**RE: GRA Waiver for Proposed 3 Lot Subdivision
114-118 Stirling Road, Metung.**

Chris O'Brien & Company Pty Ltd have been engaged by Olivia Zagami of Development Solutions Victoria to determine whether or not a full Geotechnical risk assessment report is required for a proposed 3 lot subdivision at 114-118 Stirling Road, Metung Vic 3904. An erosion management overlay exists over the property.

The purpose of this letter is to determine if the works to be carried out on this site will be a risk to the surrounding environment and is to be used in the planning application process only. This letter is not a soil classification report and shall not be used for this purpose.

Information contained in this letter is from a visual inspection of the site and based on information supplied to Chris O'Brien & Company Pty Ltd on the work to be completed on the site.

The site was inspected by Andrew Powell on the 22nd February 2024.

Inspection of the site confirmed no erosion problems currently exist on the site. The allotment is located on the eastern side of Stirling Road and also has partial frontage to Nicholas Avenue at the rear of the property. A dwelling, a number of outbuildings and well developed gardens are already in existence on the allotment. The allotment has significant vegetation coverage with these occurring mostly in clusters on the site as well as in road reserves front and back. Access to the allotment is via the start of the service road which runs to the north in line with Stirling Road with this access to be used for lot 2 of the proposed subdivision. The site has all services available either in Stirling Road or the unconstructed road reserve on the eastern side of the allotment. Photographs of our findings are attached to this report.

Works to be completed for the proposed subdivision are provide access to both of the proposed new lots with access to Lot 1 proposed from the service road near the north west corner and access to lot 3 proposed to come from Nicholas Avenue. Some vegetation

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Development Solutions Victoria

Proposed 3 Lot Subdivision, 114-118 Stirling Road, Metung

Project No. 350224

Page 2 of 10

removal will be required for the access from Nicholas Avenue. Services will need to be extended to ensure a connection to all available services is provided to all allotments on the subdivision.

For the completion of all the above works, some earthworks will be required, removal of some vegetation mostly at the eastern end where access from Nicholas Avenue is to be provided, placement and compaction of materials to form crossover and driveway and some trenching works to provide a service connection to all allotments. During all of the above works protection barriers such as silt fences must be placed so as to protect all downslope assets from any silt run-off with these protection barriers to remain in place until all works have been completed on site. Provided this is strictly adhered to we expect no environmental risks from this work.

We recommend that a storm water management plan be provided for the project to both manage the flow and treatment of storm water during the construction period and once the subdivision is completed. Provided this is done we expect no environmental risks from this source.

We therefore suggest that a full geotechnical risk assessment report is not required for this development. As long as all recommendations as listed above are strictly adhered to we anticipate no environmental risks with the work to be undertaken.

Should you need to clarify anything, please contact the Andrew Powell

Yours faithfully,

Andrew Powell Assoc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

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Photos below show lot 1 access area.



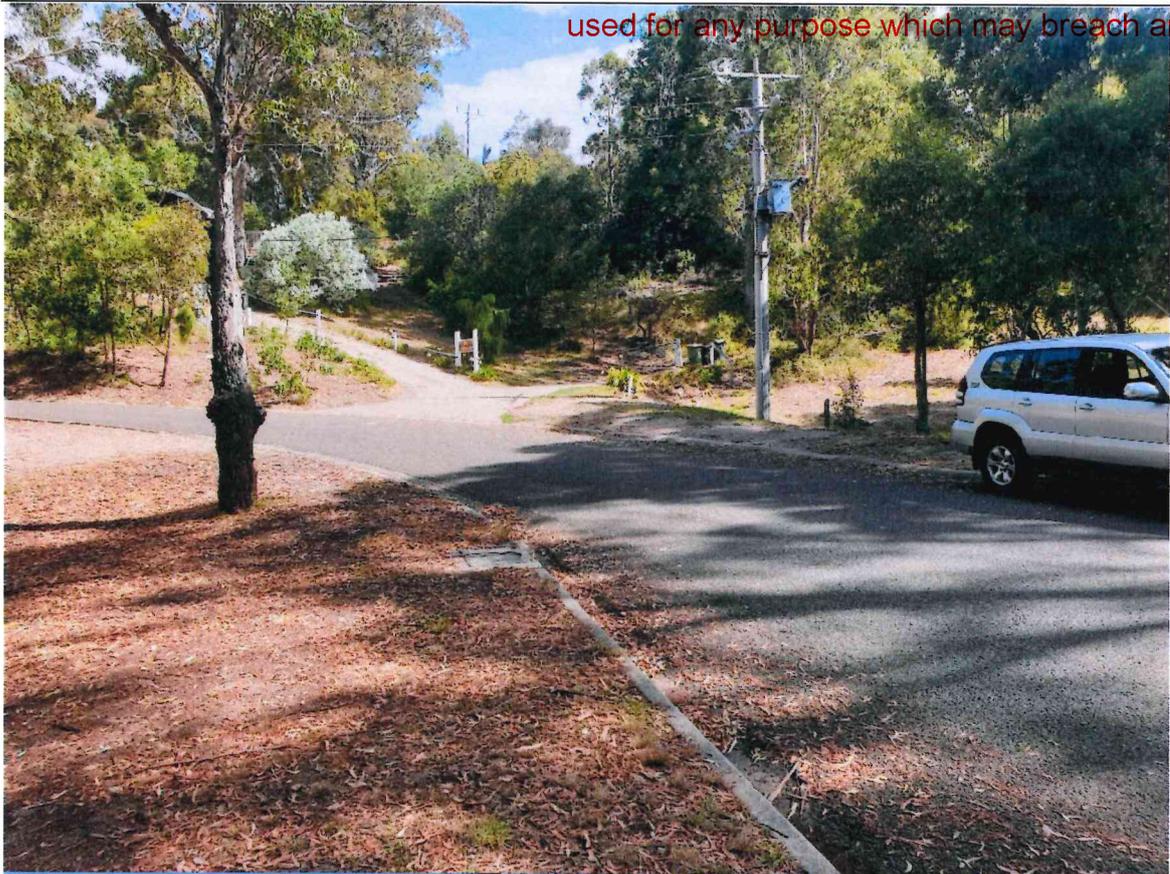
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Photos below show Nicholas Avenue Access





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Photos below show existing services.

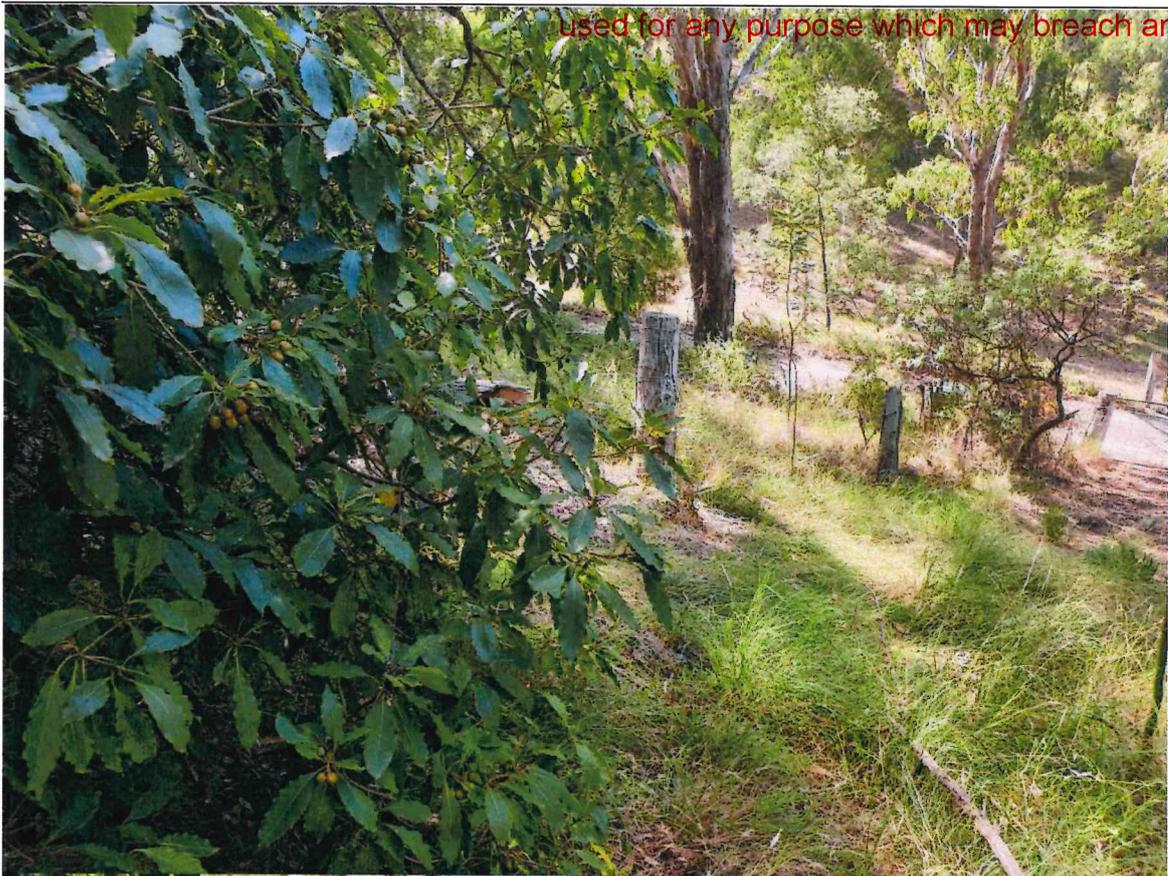


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photos below show rear road reserve.

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Native Vegetation Removal Assessment

Basic Assessment Pathway

Final v1



Prepared for:
J. Wells c/o Development Solutions Victoria

June 2024



DOCUMENT CONTROL

Client	J. Wells c/o Development Solutions Victoria			
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1 INTRODUCTION

1.1 Background

A subdivision of land is being proposed for 114-118 Stirling Road in Metung as per the proposed subdivision plan shown in Appendix 1. At present there is no vehicle access to Lot 3 and a new driveway from Nicholas Avenue through a government road reserve will be required (Figure 1). A short driveway extension will also be needed to access Lot 1. In addition, the creation of two new boundary fences will be required.

As per Clause 52.17 of the East Gippsland Planning Scheme, the landowner of Lot 3 will be exempt from requiring a planning permit to remove native vegetation for the construction of a vehicle access track (see description below). The landowner/s of each lot will also be exempt from requiring a planning permit to remove native vegetation for the construction of new boundary fences (see description below).

Under the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines)¹ a decision to approve a planning permit must consider consequential removal of native vegetation. This includes when a subdivision facilitates the use of native vegetation removal exemptions in the future. As such, the proponent of the subdivision must seek a planning permit for the consequential loss of native vegetation that will be made possible by the subdivision.

This report will:

- summarise the extent of native vegetation within the road reserve and along the boundary fences
- determine and map consequential native vegetation loss
- identify the native vegetation offset that must be secured
- address other requirements for a planning permit to remove native vegetation as relevant

Clause 52.17-7 Vehicle access from public roads exemption from requiring a planning permit:

“Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road.

This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres.”

Clause 52.17-7 Fences exemption from requiring a planning permit:

“Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable:

- *the operation or maintenance of an existing fence; or*
- *the construction of a boundary fence between properties in different ownership.*

The clearing on both side of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.”

2 METHODOLOGY

2.1 Desktop Assessment

2.1.1 Threatened species assessment

Threatened and protected species' records in the Victorian Biodiversity Atlas (VBA) within 2 kilometres of the proposed subdivision were assessed. The 2 km buffer accounted for species that have only been recorded in adjacent areas but could be present, or spatial inaccuracies in the data. The likelihood of these species being

¹ DELWP. (2017). *Guidelines for the removal, destruction and lopping of native vegetation*. Melbourne: Victorian Government Department of Environment, Land, Water and Planning

present or impacted by the proposed subdivision was determined with reference to habitat preferences, species behaviour, and year last recorded.

2.2 Field Survey

2.2.1 Native vegetation removal assessment

A field survey was undertaken on 30th June 2024. All trees in and adjacent to the relevant section of the road reserve were recorded including their location, species and DBH². The composition of the understorey was assessed to determine whether it met the definition of “native vegetation” as per the Guidelines.

The vegetation along the proposed boundary fences was assessed to determine whether it met the definition of “native vegetation” as per the Guidelines. It should be noted that the proposed boundary fences were not marked in the field. As such, the accuracy of this assessment is limited to the accuracy of GPS devices (generally +/- 1-2m) and interpretation of site plans and aerial imagery.

2.2.2 Flora and fauna habitat assessment

An assessment of the presence/absence of key habitat for threatened flora and fauna was undertaken. In addition, the role of the native vegetation in supporting wildlife corridors was considered.

2.3 Determination of Assessment Pathway and Application Requirements

The assessment pathway was determined using DEECA’s Native Vegetation Removal Tool to identify the location category of the proposed native vegetation removal, and the proposed extent (hectares) of native vegetation to be removed.

Background: As per the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP, 2017) planning permit applications to remove native vegetation must be assessed under one of three pathways: basic, intermediate, or detailed. The relevant assessment pathway for an application is determined by the extent of native vegetation being removed (including past removal) and the location category (Location 1,2, or 3). The location category reflects the potential risk to biodiversity resulting from a small amount of native vegetation removal in that area. The assessment pathway dictates the level of detail required to accompany a planning permit application for the removal of native vegetation.

2.4 Determination of Offset Requirements

The offset requirement for this project was determined by creating a GIS spatial layer recording the extent, condition, and other characteristics of native vegetation to be removed. This spatial data was used to produce a Native Vegetation Removal Report showing the offset requirement and type, and specifying from what area the offset can be secured.

Background: Offsets are categorised as either *species* or *general* offsets. A species offset is required when the removal of native vegetation has a significant impact on habitat for rare or threatened species. A general offset is required when native vegetation is removed without significant impact on individual species. The size of the required offset is recorded in *species habitat units* (SHU) or *general habitat units* (GHU). Individual large trees are also required to be offset as part of the species or general offset.

2.5 Taxonomy

Common and scientific names for flora and fauna species in this report follow the DEECA *Victorian Biodiversity Atlas* (VBA) checklist. Please note these names are not always consistent with those used in other databases.

² Diameter at breast height (1.3m)

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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

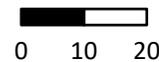
Figure 1: 114-118 Stirling Road showing proposed vehicle access locations and new boundary fences

24018 Stirling Road Metung Subdivision
J. Wells c/o Development Solutions Victoria

-  Proposed driveway access
-  Road reserve
-  New boundary fence



Spatial Reference
GDA 2020 MGA Zone 55



Metres



Produced by Ethos NRM
162 Macleod Street
Bairnsdale, VIC 3875
Ph: (03) 5153 0037
info@ethosnrm.com.au

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Date: 6 June 2024

3 RESULTS

3.1 Assessment Pathway

The assessment pathway for this project has been identified in Table 1 based on the extent and location of the proposed native vegetation removal (Appendix 5).

Table 1 Assessment pathway for consequential native vegetation removal

Extent (including any past removal)	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

3.2 Native Vegetation Description

Photographs showing examples of native vegetation on site are provided in Appendix 2. The native vegetation is consistent with the Ecological Vegetation Class (EVC) Limestone Box Forest EVC 15 based on dominant flora species, which is considered vulnerable within the Gippsland Plain bioregion.

(Lot 2 comprises the existing dwelling and has therefore not been described below.)

3.2.1 Lot 1

The native vegetation on site is dominated by mature and regrowth Coast Grey-box (*Eucalyptus bosistoana*). The shrub layer is comprised of several species including Black Wattle (*Acacia mearnsii*), Blackwood (*Acacia melanoxylon*), Cherry Ballart (*Exocarpus cupressiformis*), and Tree Violet (*Hymenanthera dentata*). The groundcover is native in some sections with Kidney-weed (*Dichondra repens*) and Pigface (*Carpobrotus spp.*) interspersed with native grasses, while other sections are dominated by weeds such as Kikuyu (*Cenchrus clandestinus*) and Bridal Creeper (*Asparagus asparagoides*). There are also patches of bare ground.

3.2.2 Lot 3

The vegetation along the proposed boundary fence between Lot 2 and 3 primarily consists of non-native grasses and large Paperbarks (*Melaleuca spp.*) that do not appear to be indigenous to East Gippsland (possibly *M. linariifolia* which is commonly cultivated as a street tree). Several shrub species are present along the southern section of the proposed boundary fence and vehicle access track including Black Wattle (*Acacia mearnsii*), Blackwood (*Acacia melanoxylon*), Common Boobialla (*Myoporum insulare*), and Sweet Pittosporum (*Pittosporum undulatum*). Several large Coast Grey-box (*Eucalyptus bosistoana*) are present in adjacent private properties along the access track.

3.3 Rare or threatened species

A desktop assessment identified 32 threatened species that have been recorded in the VBA within 2km of the proposed subdivision (Appendix 4). Of these, only six were assessed as having the potential to be present based on habitat availability (Table 2). The likely impact to these species based on the location of proposed vehicle access and boundary fences is summarised below:

- Coast Grey-box – multiple individuals present on site however impact have been avoided to all but one small tree. This tree is located directly under powerlines within the Lot 3 vehicles access track and has been lopped, presumably due to its location.

- Coastal Greenhood – Has been recorded within 700 metres of the site in 2010. The current field survey was undertaken towards the end of the flowering season (March-June) however none were detected. There is a low possibility they could be present however the proposed subdivision is not anticipated to have significant impacts.
- Gang-gang Cockatoo – Could potentially utilise trees on the site however these species are fairly nomadic and would not be permanently present. In addition, no preferred habitat will be impacted by the proposed subdivision.
- Grey Goshawk – Species prefers wetter forests which is not present at the site. They could potentially utilise the site for feeding and could be seen overhead, however no preferred habitat will be impacted by the proposed subdivision.
- Lace Monitor – Although habitat is present on the site, this species has not been recorded in the area since 1993. It is not anticipated that the proposed subdivision will impact this species.
- Ochre Cassinia – Not detected on site.

Table 2 Threatened species present or potentially present at the proposed subdivision

Species highlighted pink were recorded during field surveys

Taxon ID	Scientific Name	Common Name	Taxon type	FFG status	EPBC status	Last Record
501253	<i>Eucalyptus bosistoana</i>	Coast Grey-box	Plant	EN		2020
503956	<i>Pterostylis alveata</i>	Coastal Greenhood	Plant	VU		2010
10268	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Bird	EN	EN	2021
10220	<i>Accipiter novaehollandiae</i>	Grey Goshawk	Bird	EN		2006
12283	<i>Varanus varius</i>	Lace Monitor	Reptile	EN		1993
507692	<i>Cassinia nivalis</i>	Ochre Cassinia	Plant	EN		2008

3.4 Planning Approval Decision Guidelines

3.4.1 Planning Zones and Overlays

Table 3 summarises the planning zones and overlays relevant to the site. A Planning Property Report is provided in Appendix 3. Of relevance to this report are DDO11 and VPO3; the considerations relevant to native vegetation removal are described in the sections below.

The BMO and EMO are likely to have implications for native vegetation removal for future development on the land, however this is not considered consequential removal and has therefore not been considered here. The VPO and ESO will also have implications for future development of the site that are not considered in this report.

Table 3 Planning Zones and Overlays

Zone/Overlay	Abbreviation	Comments
General Residential Zone – Schedule 1	GRZ1	Applies to entire land parcel
Bushfire Management Overlay	BMO	Applies to small section in northeast corner
Design and Development Overlay – Schedule 11	DDO11	Applies to entire land parcel
Erosion Management Overlay Schedule	EMO	Applies to entire land parcel
Vegetation Protection Overlay – Schedule 3	VPO3	Applies to entire land parcel

3.4.1.1 Design and Development Overlay – Schedule 11

DDO11 requires the responsible authority³ to consider the guidelines summarised in Table 4 before approving a planning permit in relation to a subdivision. Information addressing each guideline as it relates to vehicle access and proposed boundary fences is provided in the table.

Table 4 Decision guidelines under DDO11 relevant to native vegetation removal

Decision guideline	Site applicability and comments (as related to vehicle access and proposed boundary fences ONLY)
The effect of any proposed subdivision...on the environmental and landscape values of the site and local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.	The proposed subdivision is unlikely to have significant impacts on environmental and landscape values. Limited removal or lopping of native vegetation will be required to install boundary fences and create vehicle access routes. The removal of some trees may be required along the boundary of Lot 1 and 2 if a surveyor determines they are on the boundary, however only smaller trees will be affected.
Whether the proposed subdivision layout provides for the protection of existing natural vegetation...	The proposed boundary fence between Lot 1 and 2 is in front of the dripline of trees lining the existing driveway. This protects those trees from being removed during fence installation. The boundary fence between Lot 2 and 3 has similarly been placed in front of the dripline of native vegetation where possible. This protects vegetation from impacts during fence installation. Both vehicle access routes as initially proposed have been altered to protect large Coast Grey-box trees.
Whether the potential for wildlife corridors through the area has been retained or created by limiting fencing and maintaining indigenous and native vegetation	The proposed subdivision is unlikely to impact wildlife corridors for arboreal species as limited trees may be removed, all of which would be smaller trees that do not yet provide key habitat for hollow-dependent species such as possums. Echidna diggings were observed along the current driveway, and the choice of fencing could potentially create barriers to their dispersal, as well other ground dwelling species.

3.4.1.2 Vegetation Protection Overlay – Schedule 3

VPO3 requires the responsible authority⁴ to consider the guidelines summarised in Table 5 before approving a planning permit, although it does not specifically mention whether this is considered at the subdivision stage. Information addressing each guideline is provided in the table.

Table 5 Decision guidelines under VPO3 relevant to native vegetation removal

Decision guideline	Site applicability and comments (as related to vehicle access and proposed boundary fences ONLY)
The role of native vegetation in conserving flora and fauna	Only limited removal or lopping of native vegetation will be required to install boundary fences and create vehicle access routes. High value habitat features such as hollow-bearing trees will not be impacted.
The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor	See section 3.3 and Table 4.
Conserve and enhance areas of high conservation value vegetation	No high conservation value vegetation to be removed.
Conserve and enhance fauna habitat and habitat corridors	No significant fauna habitat to be removed. See also Table 4.

³ In this case this will be East Gippsland Shore Council

⁴ In this case this will be East Gippsland Shore Council

3.4.2 Assessor's Handbook Decision Guidelines

Table 6 summarises the topographic and land information that addresses Decision Guidelines 2, 3 and 4 in the *Assessor's handbook – Applications to remove, destroy or lop native vegetation*⁵ (Assessor's handbook).

Table 6 Topographic and landform information

Value	Site Applicability and Details (as related to vehicle access and proposed boundary fences ONLY)
Role of native vegetation in protecting water quality, waterways, and riparian ecosystems.	Site is not in proximity to water features and proposed removal of vegetation will not impact these values.
Site within 30 metres of wetland or waterway	Within 30 metres of a mapped waterway on adjacent property however this waterway effectively does not exist (see Figure 4).
Prevent land degradation particularly where ground slopes more than 20 percent, on land that is subject to soil erosion or slippage, in harsh environments.	Proposed vehicle access to Lot 3 is fairly steep (exact angle unknown) and driveway will need to be constructed to avoid erosion. Minimal vegetation will need to be removed and this will assist in maintaining soil stability.
Preventing adverse effects on groundwater quality.	No effects likely.
Manage native vegetation to preserve identified landscape values.	Minimal vegetation to be removed none of which is likely to affect landscape values as no significant landscape features (e.g., large old trees) will be impacted.
Native vegetation protected under the Aboriginal Heritage Act 2006.	Not applicable.

3.5 Native Vegetation Removal

3.5.1 Extent and type of consequential native vegetation removal

The extent and type of consequential native vegetation to be removed is summarised in Table 7 and Table 8 and shown in Figure 4. Where native vegetation was present, consequential removal was assumed two metres either side of the proposed boundary fenceline as per the Assessor's handbook. Where vehicle access was proposed, a six-metre-wide area was assumed to be consequential removal, as the East Gippsland Planning Scheme will allow future landowners up to 6 metres of removal without a planning permit.

Table 7 Extent and type of native vegetation removal at the project site

Habitat Zone	Zone type	Extent of removal (hectares)	Number of large trees
1	Patch	0.006	0
2	Patch	0.015	0
3	Patch	0.022	0
4	Patch	0.014	0
A	Scattered Tree	0.070	1
Total	-	0.116*	

* Zone 4 and A partially overlap hence total extent of removal is reduced.

⁵ DELWP. (2019). *Assessor's handbook - Applications to remove, destroy or lop native vegetation Version 1.1*. Melbourne: Victorian Government Department of Environment, Land, Water and Planning.

Table 8 Large trees to be directly or indirectly removed

DBH: Diametre at breast height (1.3 metres from base of tree)

VBA Taxon ID	Scientific Name	Common Name	Tree ID	DBH	Removal
501253	<i>Eucalyptus bosistoana</i>	Coast Grey-box	11	90cm*	Indirect

* Estimated DBH; tree was on neighbouring property and was not able to be measured

3.5.2 Avoid and minimise statement

The subdivision has been positioned such that minimal native vegetation will need to be removed. The proposed boundary between Lot 1 and 2 has been placed along or in front of the dripline of native trees lining the existing driveway thereby providing as much possible space for future growth of these trees. The proposed boundary between Lots 2 and 3 has similarly been placed in front of the dripline where possible. This will minimise the impacts to native vegetation associated with installation and maintenance of any future fences.

The vehicle access to Lot 1 as initially proposed would have resulted in impacts to tree protection zones and the indirect removal of a Coast Grey-box. The proposed vehicle access envelope (up to 6 metres of removal) has been modified to avoid impacts to this tree as shown in Figure 2.

The vehicle access to Lot 3 has been challenging to design due to the steepness of the land in that location. The driveway as initially proposed resulted in the indirect removal of a large Coast Grey-box on a neighbouring property due to encroachment into the tree protection zone (



Figure 3). Ethos NRM suggested that this driveway be moved to avoid impacts, however due to engineering constraints this was not possible. The tree has hence been included as indirect loss. It should be noted that the slope of the land means any future driveway will primarily be positioned well above the tree’s roots and it is therefore possible the tree will not be impacted after all.

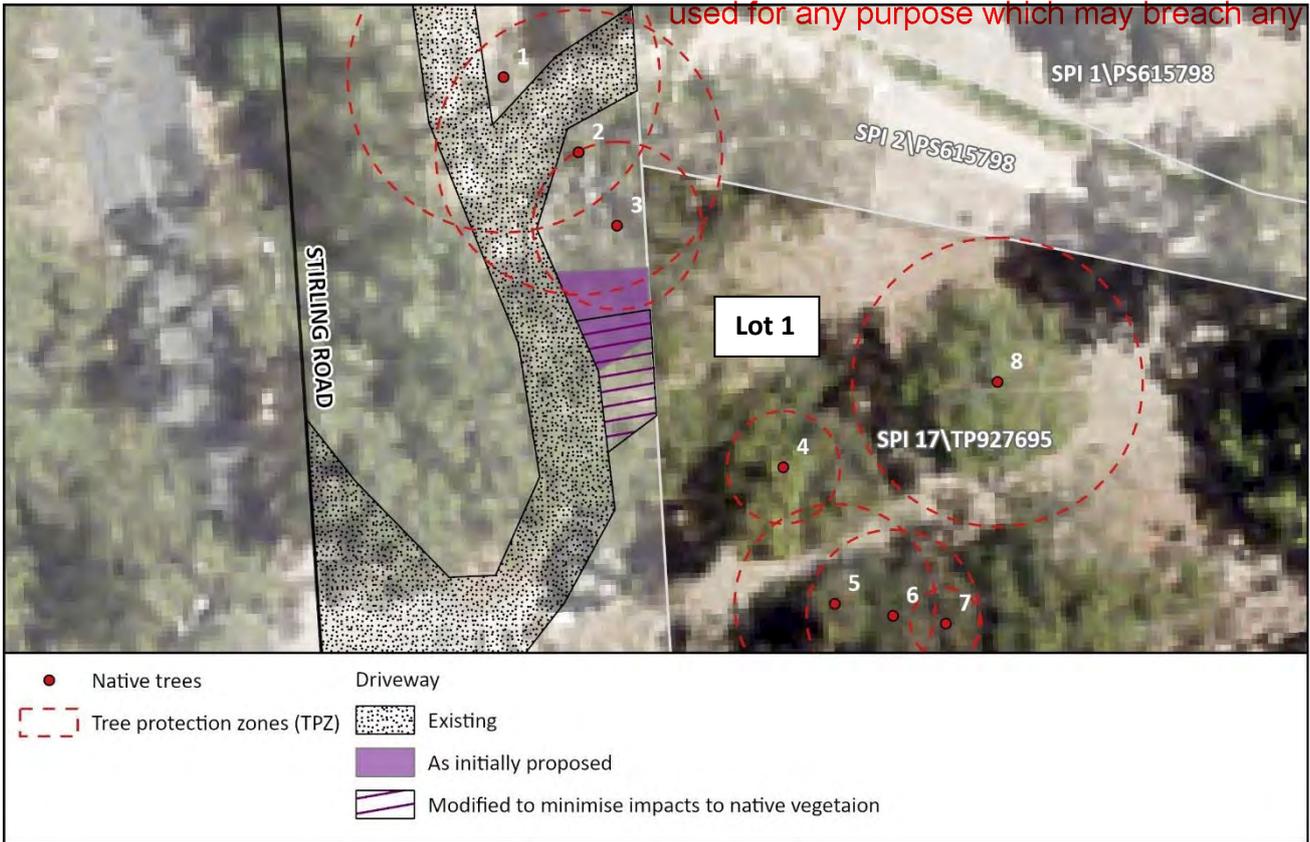


Figure 2 Initial vehicle access to Lot 1 and modified alignment of vehicle access envelope (maximum width 6 metres)



Figure 3 Initial vehicle access to Lot 3 and suggested modified alignment of vehicle access envelope (maximum width 6 metres)

3.5.3 Offset requirement and statement

The offset requirement is summarised in Table 9 and a full Native Vegetation Removal Report is provided in Appendix 5. An offset of 0.025 GHU meeting the requirements outlined in Table 9 is currently available for purchase via the Native Vegetation Credit Register (NVCR) from seven properties (Appendix 6; search undertaken 6th June 2024). In 2023, the median price for GHU in East Gippsland CMA was \$116,000. An indicative cost for securing the offsets is hence \$2,900 excluding GST and brokerage fees.

Table 9 Summary of general offset requirements

General offset amount	0.025 General Habitat Units
Minimum strategic biodiversity value score	0.211
Large trees	1
Vicinity	East Gippsland CMA or East Gippsland Shire LGA

3.6 Non-Applicable Planning Permit Application Requirements

Table 10 summarises the application requirements for a planning permit to remove native vegetation and identifies which ones are not relevant to the current project, and hence have not been addressed in this report.

Table 10 Summary of planning permit application requirements relevant to this project

Number	Application Requirement	Applicable (Y/N)
1	Information about the native vegetation to be removed	Y
2	Topographic and land information relating to the native vegetation to be removed	Y
3	Recent, dated photographs of the native vegetation to be removed	Y
4	Details of any other native vegetation approved to be removed, or that was removed without the required approvals	N
5	An avoid and minimise statement	Y
6	A copy of the Property Vegetation Plan	N
7	Written defensible space statement	N
8	Native Vegetation Precinct Plan statement	N
9	Offset statement	Y
10	Site assessment report of the native vegetation to be removed	N
11	Information about impacts to rare or threatened species habitat	N

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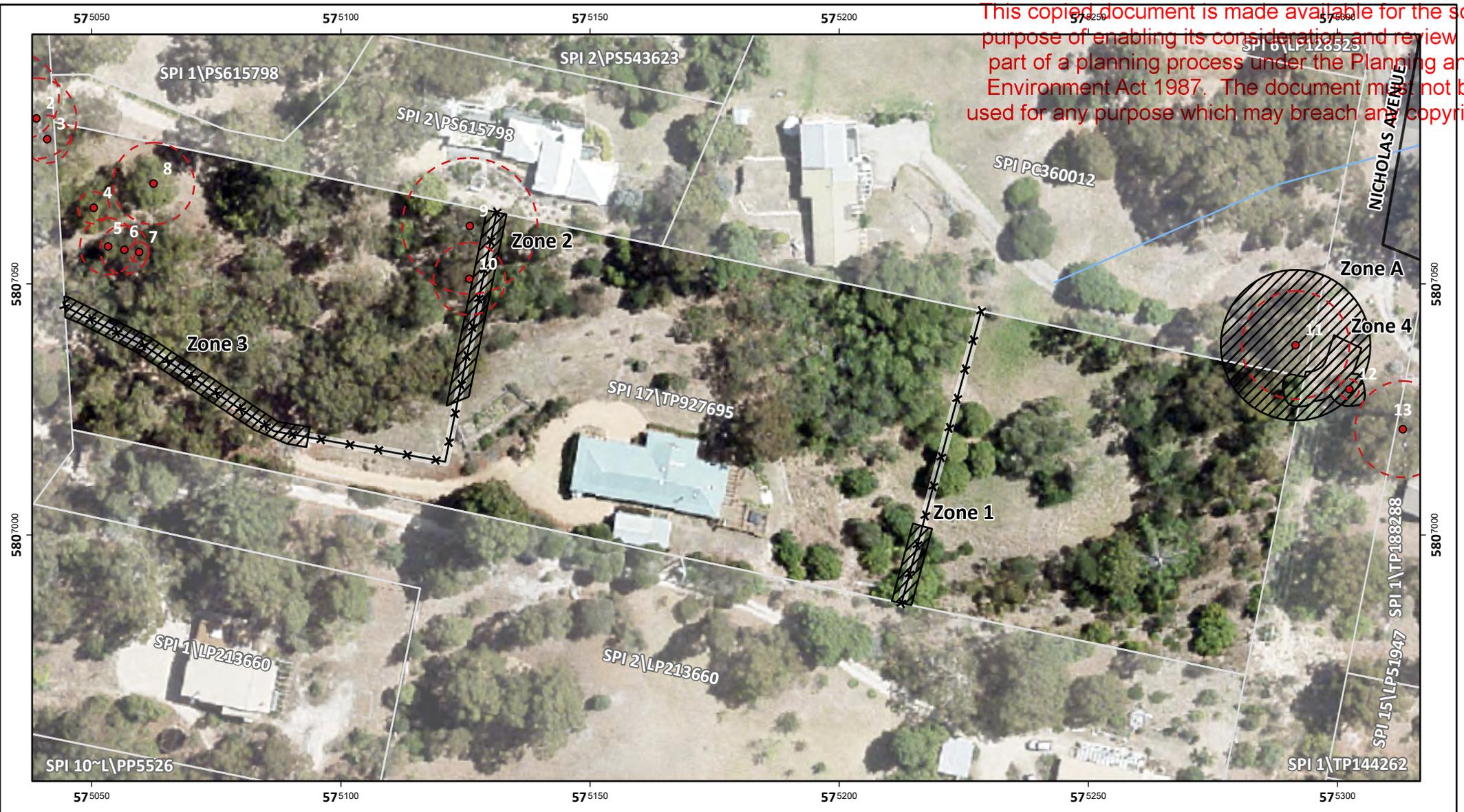


Figure 4: 114-118 Stirling Road showing extent of native vegetation removal
 24018 Stirling Road Metung Subdivision
 J. Wells c/o Development Solutions Victoria

- ✕—✕ New boundary fence
- ▨ Extent of consequential native vegetation removal
- Mapped creekline
- Native trees (not all mapped)
- ▭ Tree protection zones (TPZ)

Spatial Reference
 GDA 2020 MGA Zone 55

0 10 20
 Metres

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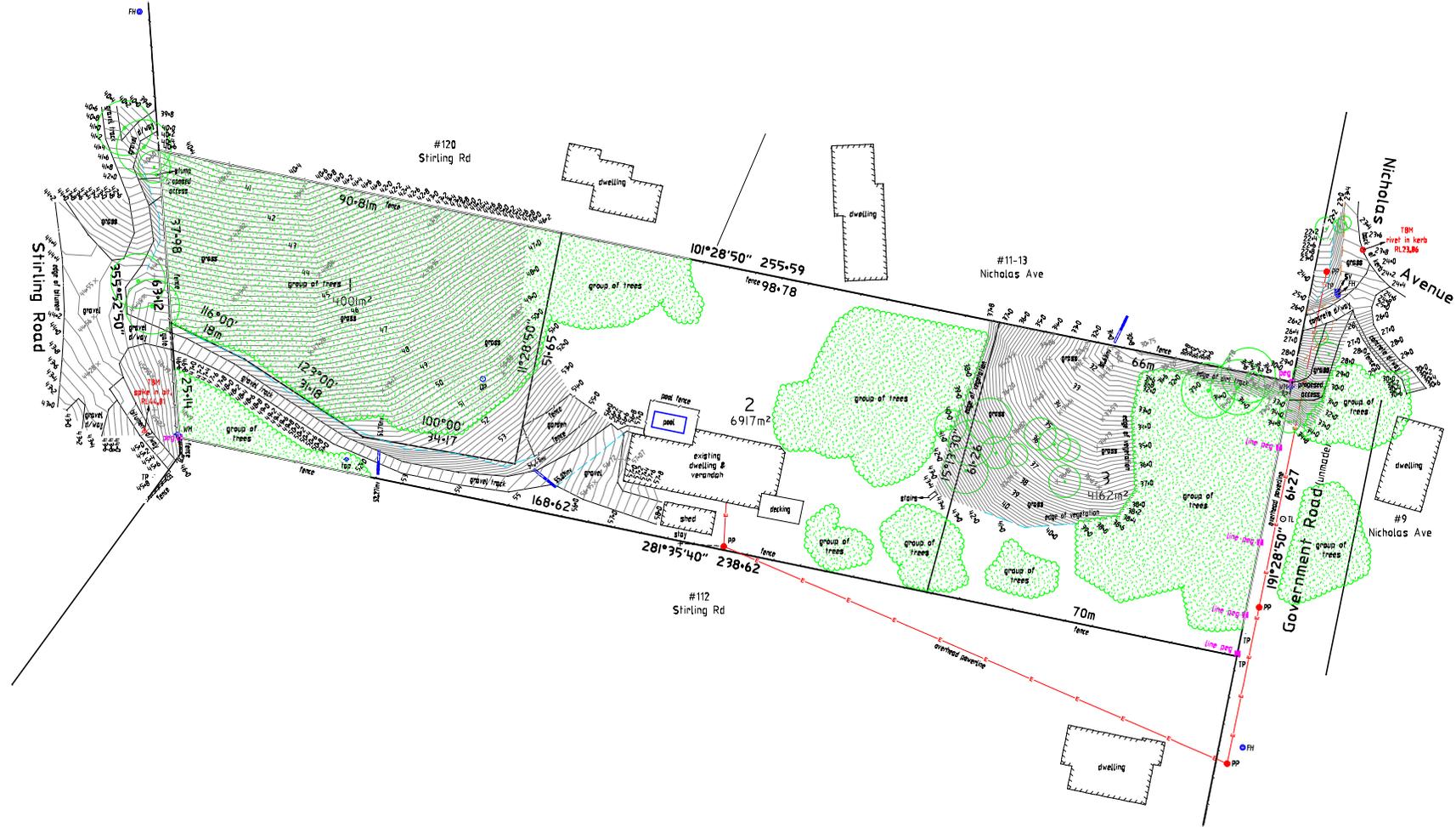
4 APPENDICES

Appendix 1. Site Context and Proposed Subdivision Plan

Note: This is the original subdivision plan as proposed before vehicle access to Lot 1 was realigned to minimise impacts to native vegetation.

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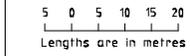
MGA2020 ZONE 55



- Date of survey 21/04/2023
 - See Certificate of Title for Easement details.
 - Only significant trees are shown on this plan.
 - While every effort has been made to locate all feature details with the surveyed area, the Surveyor will not be held responsible for features hidden, obscured or under construction at the time of survey.
 - All underground features have been located where specifically shown.
 - All elevations on this plan is an accurate representation of the subject site at the time of survey.
 - Data on this plan may only be manipulated with permission from the Surveyor's Liaison.

LEGEND	
	top of bank
	foe of bank
	DPO - drainage pit
	underground pipe
	edge of bitumen
	original / group of trees / vegetation
	PP - electricity pole
	overhead powerline
	TP - testing pit
	TL - testing pillar
	SV - stop valve
	FH - fire hydrant
	WM - water meter
	TP - tap
	fencing

Notations
 Re-establishment datum vide R602237
 Levels are to the Australian Height Datum (AHD)
 vide BUMBERRAH PM 18 - RL 56,523m
 Contour interval: 0.2m
 Total site area: 1,508ha



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 GPO BOX 99 - MELBOURNE

DEVELOPMENT SOLUTIONS
 VICTORIA
 114-116 Stirling Road, Melung, 3904
 East Gippsland Shire
 Plan No. 2323-05CPR-1
 Scale 1:500 - A1
 1:1000 - A3
 Drawn 13/10/2023
 MGA 2020 ZONE 55
 Township of Melung
 Parish of Bumberrah
 Lot 17 on TP927695
 Printed 6/03/2025
 Page 104 of 141

Appendix 2. Photographs of native vegetation



Figure 5 (Left) Coast Grey-box that would have been indirectly removed based on initial vehicle access alignment; (Right) Example of vegetation on Lot 1.



Figure 6 (Left) Smaller native trees lining the existing driveway along the proposed boundary between Lot 1 and 2; (Right) Northeastern end of the proposed boundary between Lot 1 and 2.

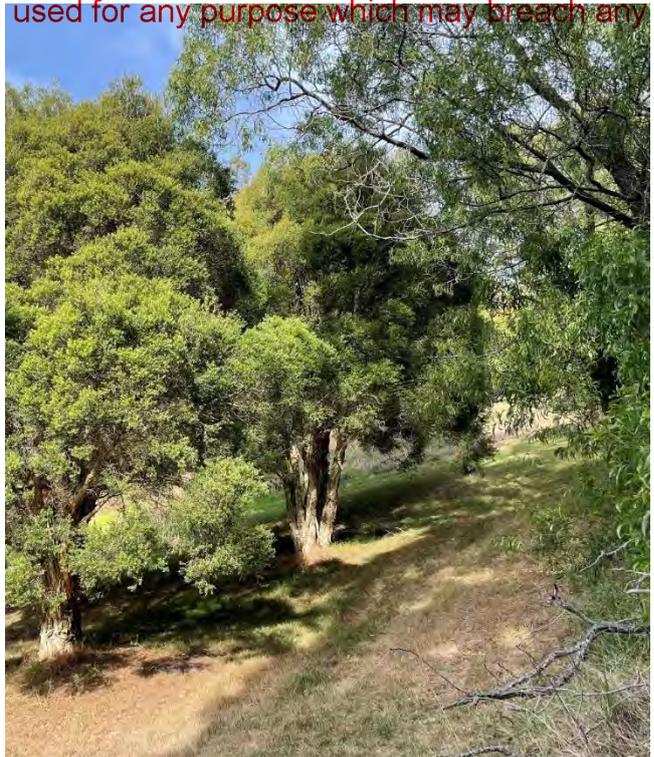


Figure 7 (Left) Northern end proposed boundary between Lot 2 and 3; Proposed boundary between Lot 2 and 3 between native vegetation on right and large Paperbarks not indigenous to East Gippsland but with habitat value.



Figure 8 Proposed vehicle access to Lot 3

The initial alignment was located closer to the fenceline where there is less vegetation. The modified alignment has been moved east which may impact the native shrubs visible on the right of frame but will avoid impacts to a large Coast Grey-box on the adjoining property (not shown).

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Appendix 3. Planning Property Report



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 24 May 2024 09:08 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 17 TP927695**
 Address: **114-118 STIRLING ROAD METUNG 3904**
 Standard Parcel Identifier (SPI): **17\TP927695**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **45574**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 690 C4**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

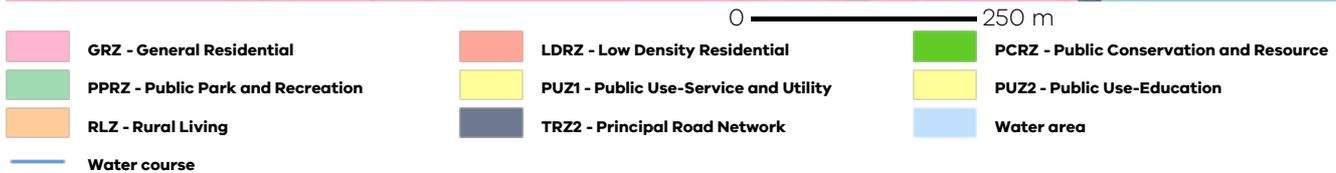
OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

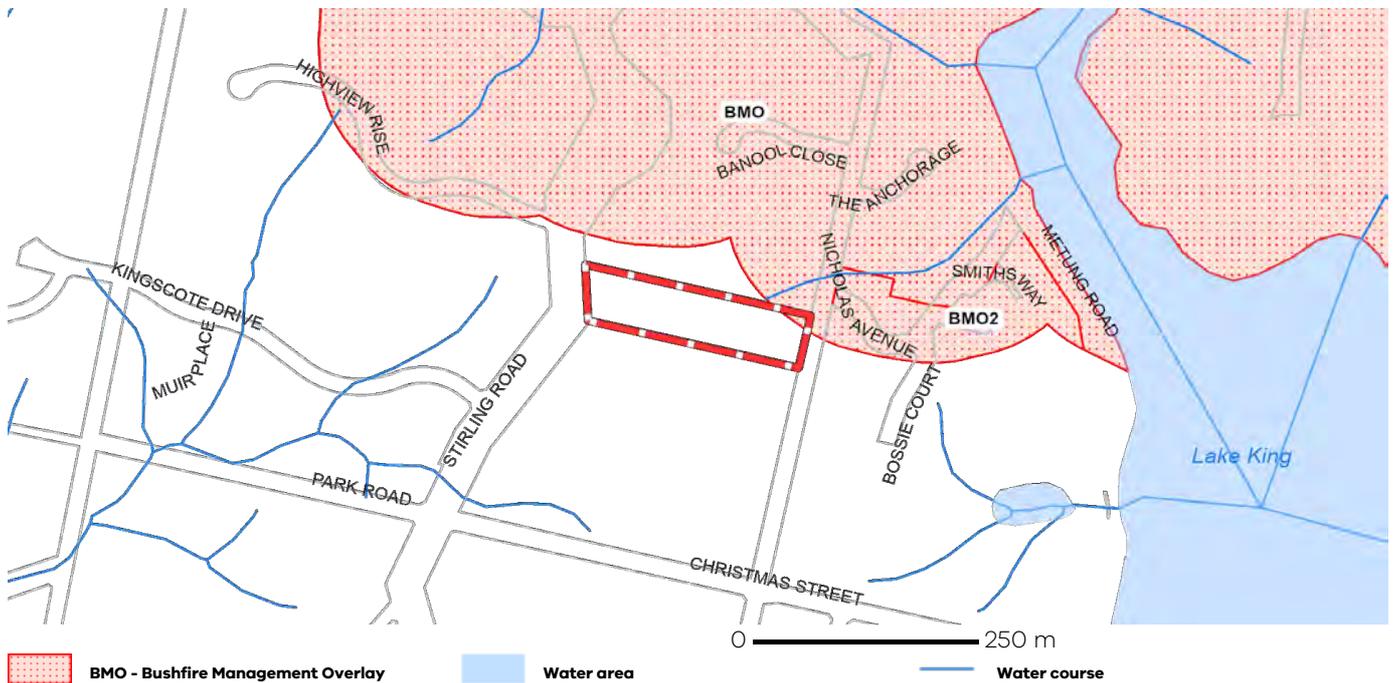
PLANNING PROPERTY REPORT

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Planning Overlays

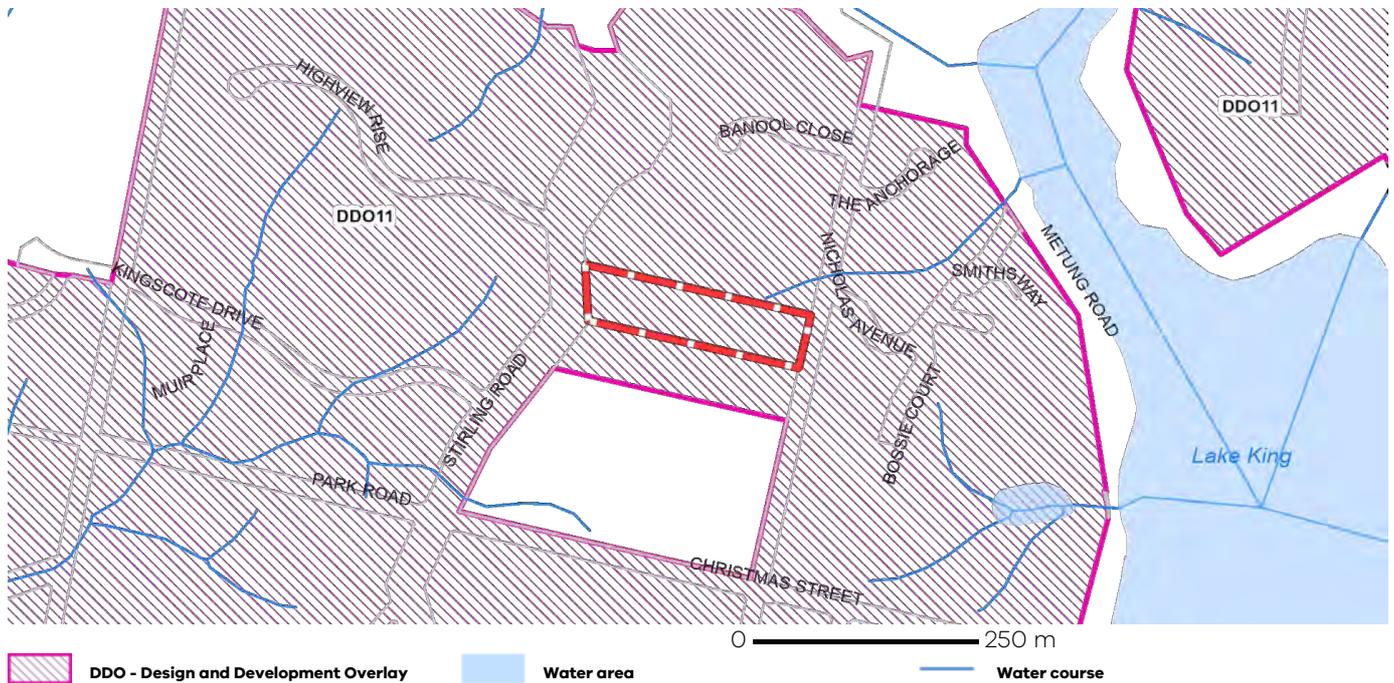
BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT: Lot 17 TP927695

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Planning Overlays

EROSION MANAGEMENT OVERLAY (EMO)

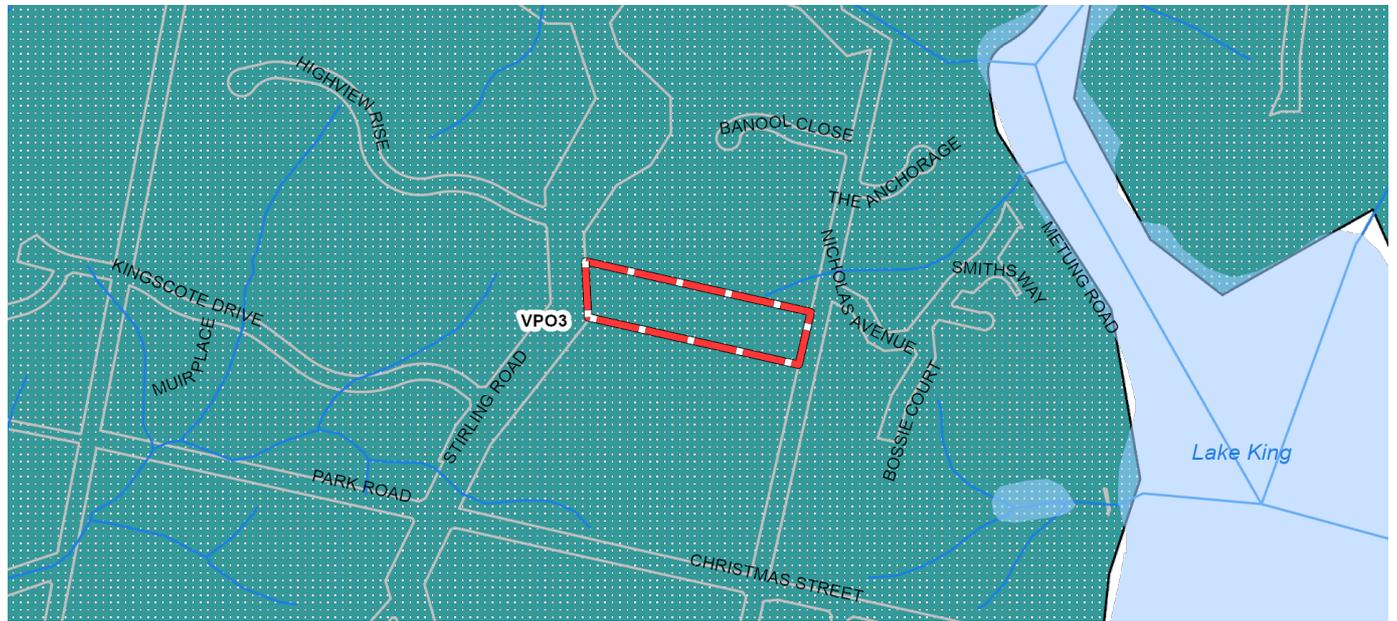
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 3 (VPO3)



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PLANNING PROPERTY REPORT: Lot 17 TP927695

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Planning Overlays

OTHER OVERLAYS

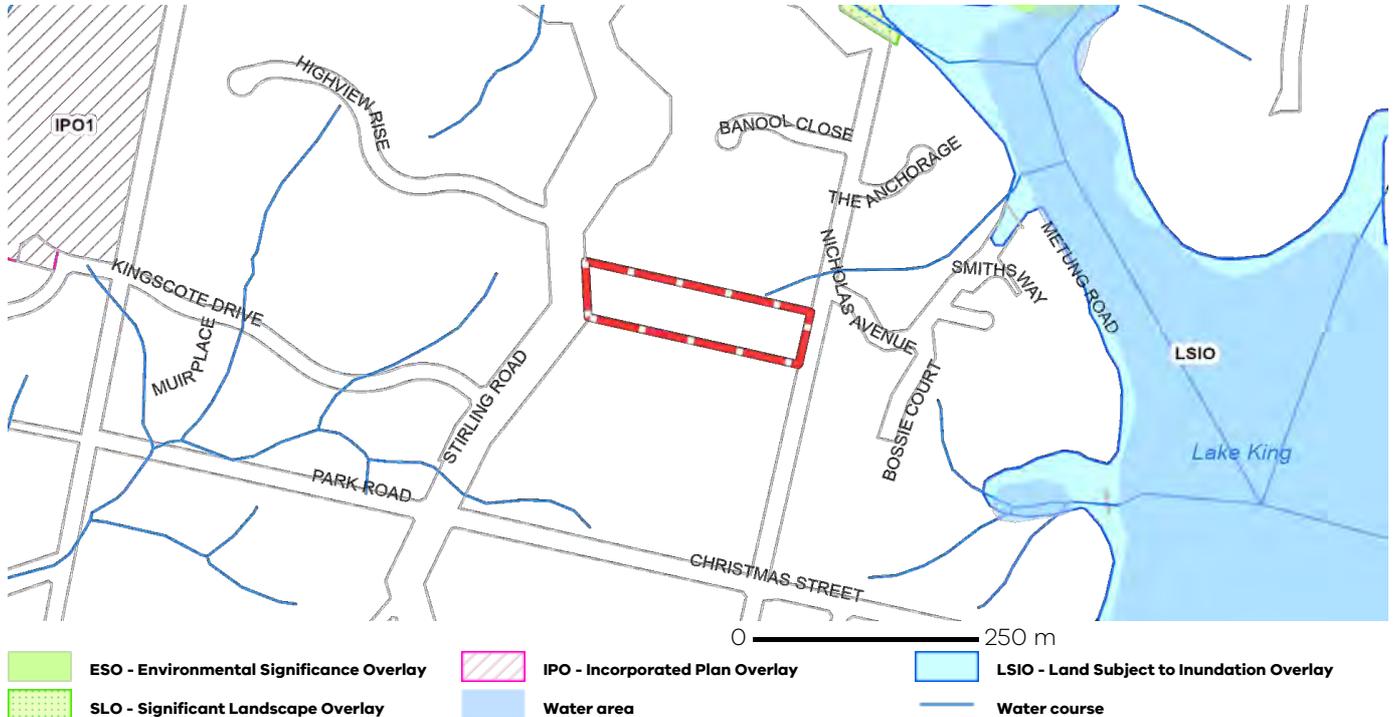
Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[INCORPORATED PLAN OVERLAY \(IPO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 15 May 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

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Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

Appendix 4. Threatened species recorded within 2km of proposed subdivision

Table 11 summarises all threatened species recorded in the VBA within 2km of the proposed subdivision. Species highlighted grey are unlikely to be present within the proposed subdivision due to a lack of suitable habitat and/or because they have not been recorded in the vicinity for decades. Some species may be visible from the proposed subdivision on occasion, e.g., White-bellied Sea-eagle may fly overhead, but are unlikely to actively use the site.

Table 11 Threatened species recorded in the VBA within 2km of the proposed subdivision

Taxon ID	Scientific Name	Common Name	Taxon type	FFG status	EPBC status	Last Record
10246	<i>Ninox connivens</i>	Barking Owl	Bird	CR		1986
10238	<i>Falco subniger</i>	Black Falcon	Bird	CR		1987
10216	<i>Oxyura australis</i>	Blue-billed Duck	Bird	VU		2018
60555	<i>Climacteris picumnus</i>	Brown Treecreeper	Bird		VU	1988
11617	<i>Tursiops australis</i>	Burrnunan Dolphin	Mammal	CR		2013
10112	<i>Hydroprogne caspia</i>	Caspian Tern	Bird	VU		2019
501253	<i>Eucalyptus bosistoana</i>	Coast Grey-box	Plant	EN		2020
503956	<i>Pterostylis alveata</i>	Coastal Greenhood	Plant	VU		2010
10187	<i>Ardea alba modesta</i>	Eastern Great Egret	Bird	VU		2018
10118	<i>Sternula nereis</i>	Fairy Tern	Bird	CR	VU	2017
10268	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Bird	EN	EN	2021
12683	<i>Pseudemoia rawlinsoni</i>	Glossy Grass Skink	Reptile	EN		1994
13166	<i>Litoria aurea</i>	Green and Golden Bell Frog	Frog		VU	1962
10220	<i>Accipiter novaehollandiae</i>	Grey Goshawk	Bird	EN		2006
13207	<i>Litoria raniformis</i>	Growling Grass Frog	Frog	VU	VU	1788
10215	<i>Aythya australis</i>	Hardhead	Bird	VU		2019
10138	<i>Thinornis cucullatus</i>	Hooded Plover	Bird	VU	VU	1988
12283	<i>Varanus varius</i>	Lace Monitor	Reptile	EN		1993
10168	<i>Gallinago hardwickii</i>	Latham's Snipe	Bird		VU	2019
10225	<i>Hieraaetus morphnoides</i>	Little Eagle	Bird	VU		2001
10185	<i>Egretta garzetta</i>	Little Egret	Bird	EN		2018
11175	<i>Potorous tridactylus trisulcatus</i>	Long-nosed Potoroo	Mammal	VU	VU	1975
10217	<i>Biziura lobata</i>	Musk Duck	Bird	VU		2017
507692	<i>Cassinia nivalis</i>	Ochre Cassinia	Plant	EN		2008
10186	<i>Ardea intermedia plumifera</i>	Plumed Egret	Bird	CR		2000
10603	<i>Anthochaera phrygia</i>	Regent Honeyeater	Bird	CR	CR	1967
11008	<i>Dasyurus maculatus maculatus</i>	Spot-tailed Quoll	Mammal	EN	EN	1900
10230	<i>Lophoictinia isura</i>	Square-tailed Kite	Bird	VU		2020
10309	<i>Lathamus discolor</i>	Swift Parrot	Bird	CR	CR	1988
504290	<i>Billardiera scandens s.s.</i>	Velvet Apple-berry	Plant	EN		1887
10226	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Bird	EN		2020
10334	<i>Hirundapus caudacutus</i>	White-throated Needletail	Bird	VU	VU	2001

Appendix 5. Native Vegetation Removal Report

Note: The Native Vegetation Removal Report has assigned a modelled EVC to the site (Plains Grassy Woodland EVC 151). As described in section 3.2, the vegetation assessed on site was consistent with Limestone Box Forest EVC 15 which is also considered Vulnerable in the Gippsland Plain bioregion. The difference in EVC has no impact on the offset requirements.

Native Vegetation Removal Report

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NVRR ID: 319_20240613_P00

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report **is not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 13/06/2024

Local Government Area: EAST GIPPSLAND SHIRE

Registered Aboriginal Party: Gunaikurnai

Coordinates: 147.85364, -37.88111

Address:

114-118 STIRLING ROAD METUNG 3904

112 STIRLING ROAD METUNG 3904

11-13 NICHOLAS AVENUE METUNG 3904

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.116	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.057
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.059
No. Large Trees proposed to be removed	1	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	1
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.025 General Habitat Units
Minimum strategic biodiversity value score ²	0.211
Large Trees	1
Vicinity	East Gippsland CMA or EAST GIPPSLAND SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

See Ethos NRM report

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

See Ethos NRM report

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

See Ethos NRM report

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by a Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

See Ethos NRM report

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines.

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	GipP0151	Vulnerable	-	0.580	0.006	0.006	0.270	0.004
2	Patch	-	GipP0151	Vulnerable	-	0.200	0.015	0.015	0.270	0.003
3	Patch	-	GipP0151	Vulnerable	-	0.200	0.022	0.022	0.270	0.004
4	Patch	-	GipP0151	Vulnerable	-	0.278	0.014	0.014	0.260	0.004
A	Scattered Tree	90	GipP0151	Vulnerable	1	0.200	0.070	0.059	0.260	0.011

Appendix 2: Images of mapped native vegetation

1. Property in context

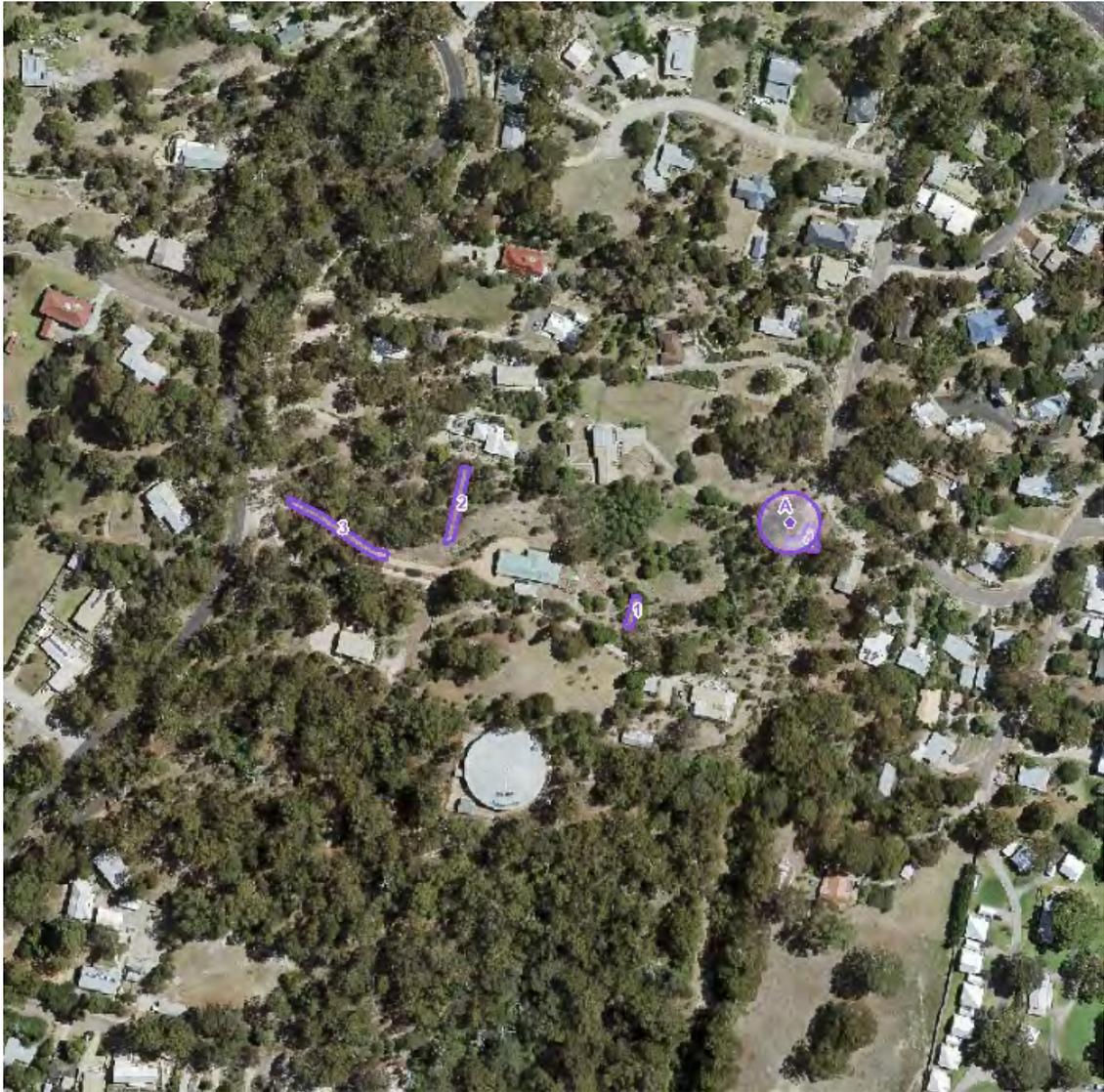


-  Proposed Removal
-  Property Boundaries

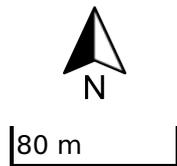


250 m

2. Aerial photograph showing mapped native vegetation



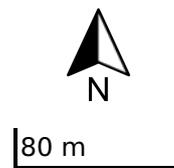
□ Proposed Removal



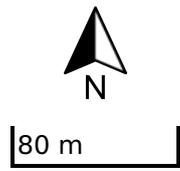
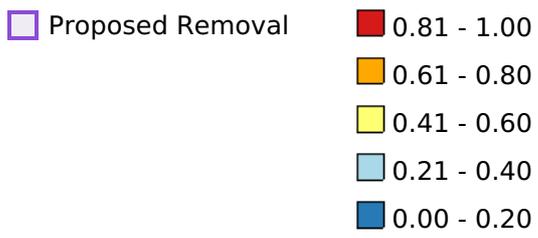
3. Location Risk Map



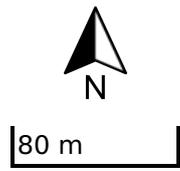
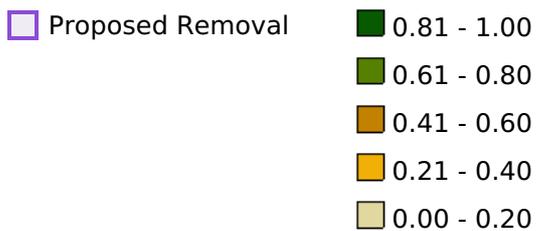
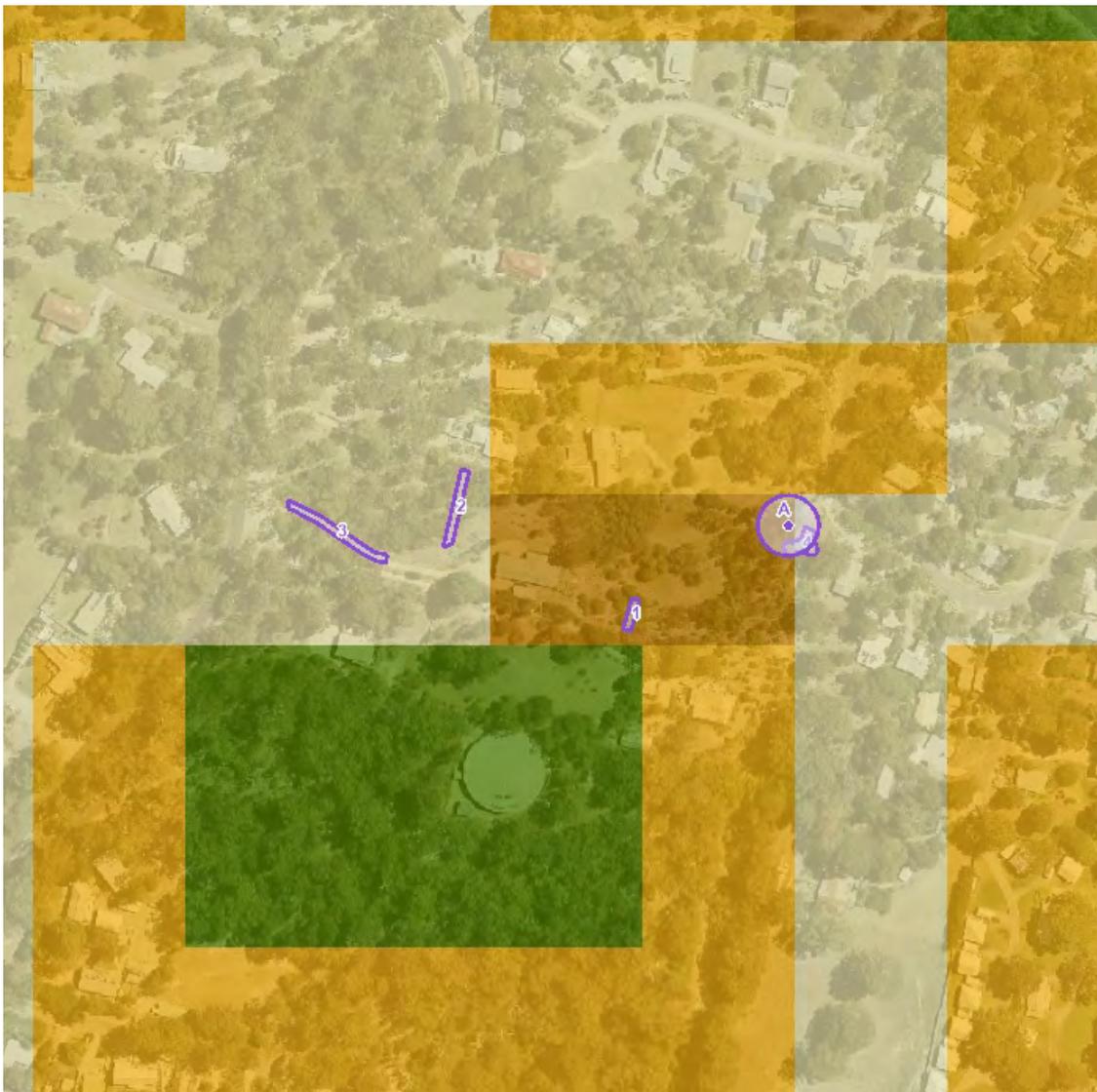
-  Proposed Removal
-  Location 1
-  Location 2
-  Location 3



4. Strategic Biodiversity Value Score Map



5. Condition Score Map



6. Endangered EVCs

Not Applicable

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Appendix 6. Native Vegetation Credit Report

Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 18/06/2024 01:23

Report ID: 24908

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.025	0.211	1	CMA	East Gippsland
			or LGA	East Gippsland Shire

Details of available native vegetation credits on 18 June 2024 01:23

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-2323	6.019	86	East Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
BBA-2843	15.103	903	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink
TFN-C0698	0.087	16	West Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets, Ecocentric, Ethos, VegLink
TFN-C1621	1.387	1	East Gippsland	East Gippsland Shire	Yes	Yes	No	TFN
VC_CFL-3720_01	1.876	244	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3724_01	0.031	105	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3767_01	21.644	1594	East Gippsland	East Gippsland Shire	Yes	Yes	No	Ethos, VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

Our Ref: 23092

20 November 2024

Penny Cross
Statutory Planning Officer
East Gippsland Shire Council
PO Box 1618
Bairnsdale Vic 3875

Dear Penny,

**Re: Planning Permit Application No: 5.2024.302.1
114-118 Stirling Road, Metung
Three Lot Subdivision and Vegetation Removal**

Thank you for your correspondence dated 1 October 2024 requesting additional information and identifying the concerns of Council in relation to the application. I also note the additional emails and discussions which have taken place whereby your concerns have suggested that this application should not be considered favourably due to the access to Nicholas Avenue and the vegetation that may be lost as a result of future development.

It is appreciated that vegetation within Metung is important to the character of the area and the environment and that there is a need to ensure adequate consideration is given to the loss of vegetation as a result of development.

The subject site is approximately 1.4 hectares in area, is zoned General Residential and is within an existing residential area of Metung. The role of planning is to balance the development needs of the community with the environmental values. It is not disputed that the vegetation within Metung is of value and plays an important role. It is however disputed that this proposal has not adequately considered the potential loss of vegetation.

We have investigated a potential 5 or 6 lot subdivision for this property that would be very similar to lot sizes and layouts surrounding the site and other subdivisions within the Metung area. An increased density has been abandoned in order to reduce the extent of vegetation likely to be removed and to create a subdivision and future residential development that can be in keeping with the character of the area, retain vegetation as well as ensuring the safety of existing and future residents from bushfire.

The requirements of the Bushfire Management Overlay extend to the entire site even though only a small area on the north eastern corner is affected. The consequence of this is the potential increased impact on the likelihood of additional vegetation being removed to facilitate residential development. The Bushfire Management Plan identifies an area of defendable space based on the surrounding landscape and identifying the most appropriate location for residential development relative to the fire risk including the ability to remove vegetation to meet the defendable space requirements. The approval of this subdivision would only create an exemption for vegetation removal within the defendable space. The extent of removal cannot be determined until a dwelling is designed. It is acknowledged that the application will need to consider the worst case scenario and that is that all vegetation within the defendable space identified is to be removed.

The proposed subdivision layout and Bushfire Management Plan still allow for significant patches of vegetation to remain throughout the site. If, following further consideration from Council Planning Officers, that this application may be supported, we are happy to revise the Native Vegetation Assessment report to address the vegetation within the areas of defensible space.

This parcel of land is not likely to be visible from the water and therefore the future residential development and possible vegetation loss will not be detrimental to the overall character of the area when viewed from the surrounding waterways. The proposed subdivision will impose conditions requiring appropriate management of the vegetation which will provide suitable protection for any future residential development and in addition protect existing surrounding residential development. The vegetation surrounding the site is identified within the Bushfire Planning Report as predominantly modified vegetation as it is dispersed with residential development. Protecting the larger patches of vegetation increase the fire risk to the entire residential area of Metung.

An option to restrict and better understand the extent of vegetation removal as a result of future development of the proposed Lots 1 and 3 could be provision of building envelopes. This would enable clear defensible space requirements with adequate separation. This would place a construction requirement on any future dwelling, however could be an appropriate tool to limit vegetation removal. This approach would ensure suitable balance between the retention of vegetation, the bushfire management requirements and allowing an appropriate residential development.

Access from Nicholas Avenue is not only requested for the subdivision, but also to assist the owner in maintaining the land. It is extremely dangerous to access this area of the site and the owner has had several incidents where the lawn mower has lost control due to the terrain. The unmaintained road reserve is a significant fire risk and the additional access will assist in the event of a fire.

The adjoining owner at 11-13 Nicholas Avenue, L Henderson has provided written consent to the proposal. The property at 9 Nicholas Avenue is a rental property and we are having difficulty contacting the owner. We are still working through this, however we believe that there will be more impact to the driveway of 11-13 Nicholas Avenue.

The visibility for exiting the driveway is safe and consistent with many others in Metung, however additional risk minimising measures such as a mirror, could be introduced if deemed necessary.

The proposed driveway has been designed by an engineer and will be no steeper than many other driveways in the Metung area.

We believe that the concerns raised can be adequately overcome and that a three lot subdivision of this land is appropriate in this instance. We would appreciate re consideration of Council's position on this application and a more positive response in light of this additional information.

Should you require any further information, please do not hesitate to contact our office on 03 5152 4858.

Regards,

Courtney Campbell
Development Solutions Victoria

MGA2020 ZONE 55



LEGEND

	top of bank
	toe of bank
	DP - drainage pit
	underground pipe
	edge of bitumen
	dripline / group of trees / vegetation
	PP - electricity pole
	overhead powerline
	TP - telstra pit
	TL - telstra pillar
	SV - stop valve
	FH - fire hydrant
	WM - water meter
	tap - tap
	fencing

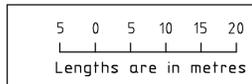


- Date of Survey: 27/09/2023
- See Certificate of Title for Easement details.
- Only significant trees are shown on this plan.
- Whilst every effort has been made to locate all features details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
- No underground features have been located unless specifically shown.
- All data shown on this plan is an accurate representation of the subject site at the time of survey.
- Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.

Sheet 1 of 1.

OnePlan
LAND DEVELOPMENT GROUP
LICENSED LAND SURVEYORS

P:1300 853 157
M:0400 543 157
sks@oneplangroup.com.au
www.oneplangroup.com.au
GIPPSLAND - MELBOURNE



Notations
Re-establishment datum vide RE082237
Levels are to the Australian Height Datum (AHD) vide BUMBERRAH PM 18 - RL 56.523m
Contour interval: 0.2m
Total site area: 1,508ha

DEVELOPMENT SOLUTIONS
VICTORIA

114-118 Stirling Road, Metung, 3904
East Gippsland Shire

Plan No. 232340SCPR-2	Scale 1:500 - A1 1:1000 - A3	Drawn 6/6/2024
-----------------------	---------------------------------	----------------

Site Context & Proposed Subdivision Plan

Parish of Bumberrah
Township of Metung
Section: L
Crown Allotment: 7
Lot 17 on TP927695
Paracentroid (MGA2020) : E 575 180 580 300

Bushfire Management Plan Page 1 of 2

114-118 Stirling Road Metung 3904

Version 1, 19/08/2024 Euca Planning Pty Ltd

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, defensible 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

Construction Standard

Building design and all construction works for any new dwelling needs to comply with a minimum BAL of BAL29 from AS 3959.

Defendable space

Defendable space extending any new dwelling for the entire lot will be 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 cm 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 5sq. 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.

Firefighting water supply

The following requirements apply to any new dwelling:

- 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 4m of the accessway and be unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

Access is required for any new dwelling, and the following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20% (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Where the driveway exceeds 100 metres, a turning area for fire fighting vehicles must be provided close to the building and water supply by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

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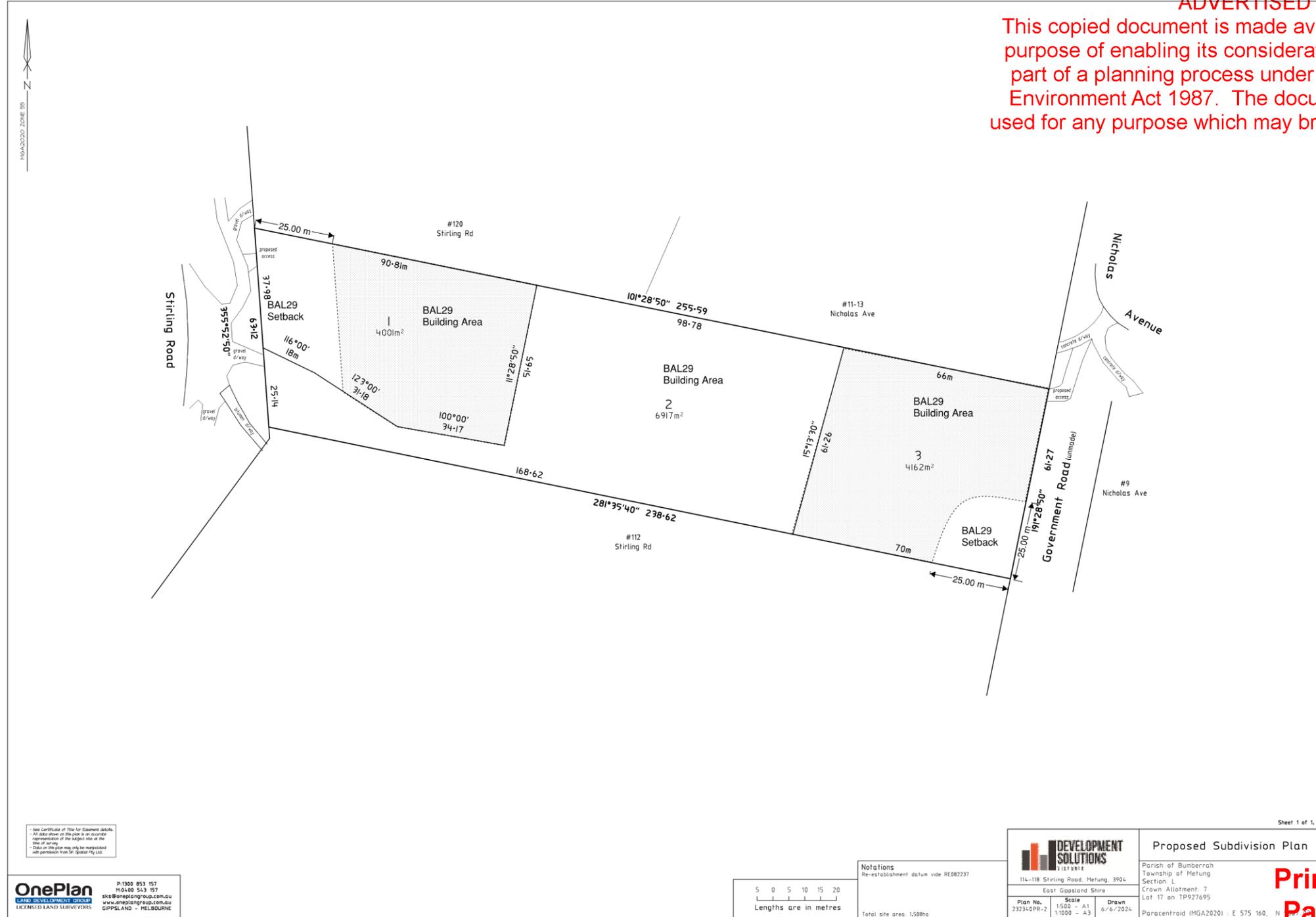
Bushfire Management Plan Page 2 of 2

114-118 Stirling Road Metung 3904

Version 1, 19/08/2024 Euca Planning Pty Ltd

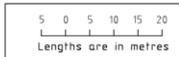
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 - All data shown on this plan is an accurate representation of the subject site at the date of survey.
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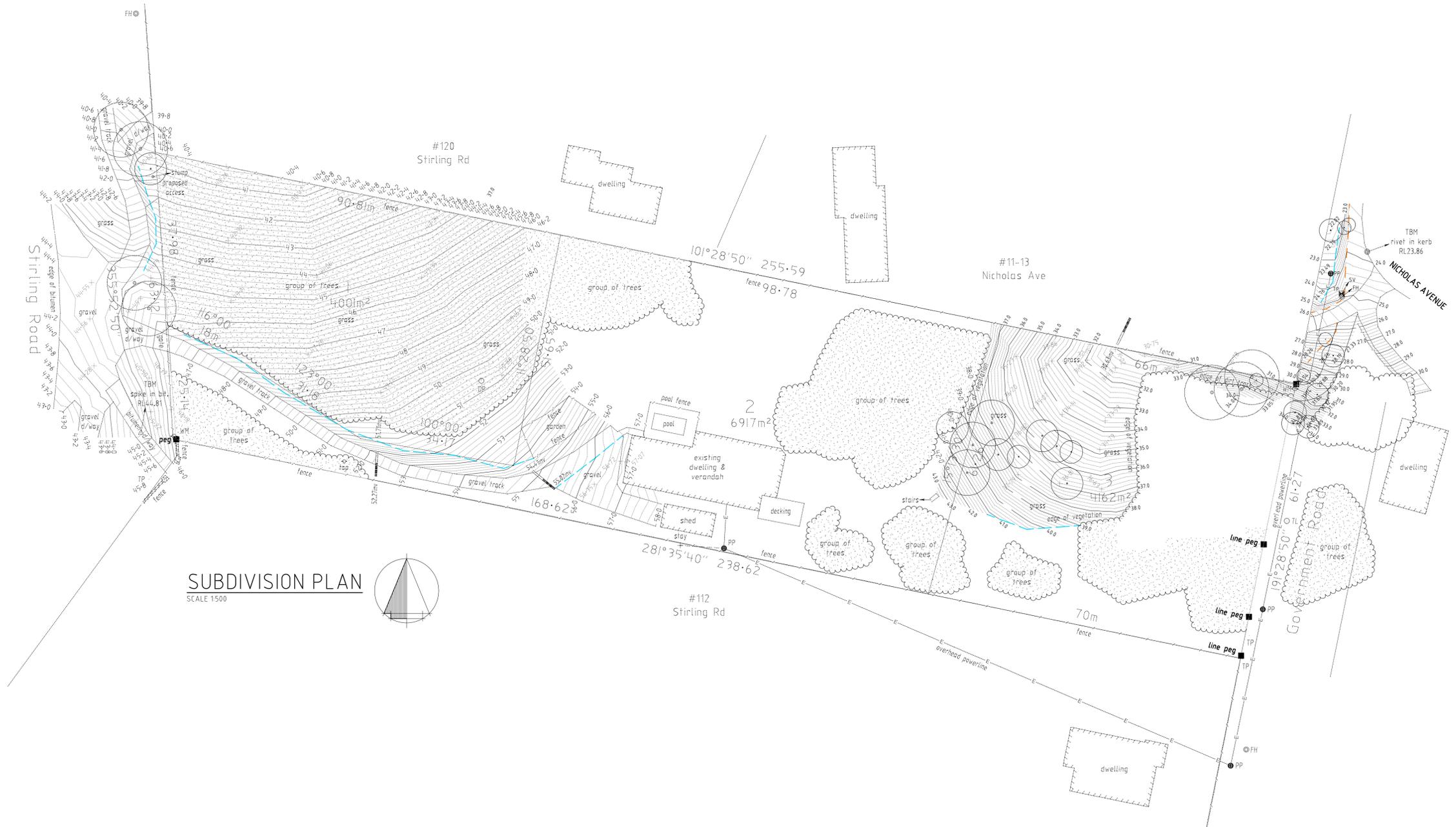
Notations
 Re-establishment datum vide R082237
 Total site area: 1,508ha

DEVELOPMENT SOLUTIONS
 114-118 Stirling Road, Metung, 3904
 East Gippsland Shire
Proposed Subdivision Plan
 Parish of Bumberrah
 Township of Metung
 Section 1
 Crown Allotment 7
 Lot 17 on TP921695
 Paracentroid (MGA2020) - E 575 160, N 114 118

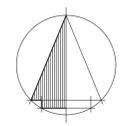
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Sheet 1 of 1.

Printed 6/03/2025
 Page 135 of 141



SUBDIVISION PLAN
 SCALE 1:500



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 DATE PLOTTED: 12-06-2024

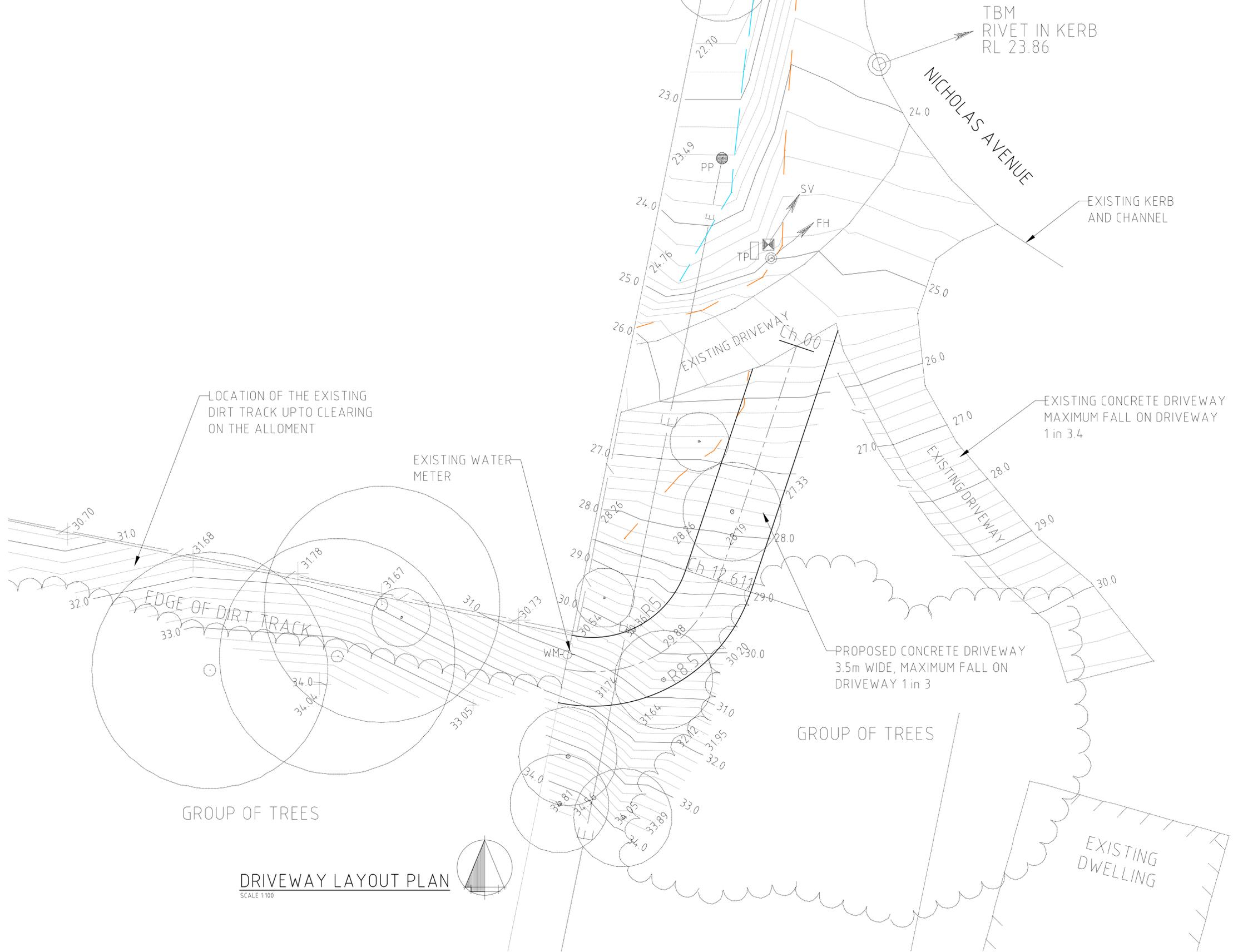
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DRAWN AJP	SUBDIVISION PLAN PROJECT DRIVEWAY ACCESS DESIGN FOR PROPOSED 3 LOT SUBDIVISION 114-118 STIRLING ROAD, METUNG	DATE APRIL 2024
DESIGNED AJP		SCALE AS SHOWN
CHECKED COB		SHEET No. 1 OF 3
SIGNED		PROJECT No. 350224



DRIVEWAY LAYOUT PLAN
 SCALE 1:100



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 DATE PLOTTED: 12-06-2024

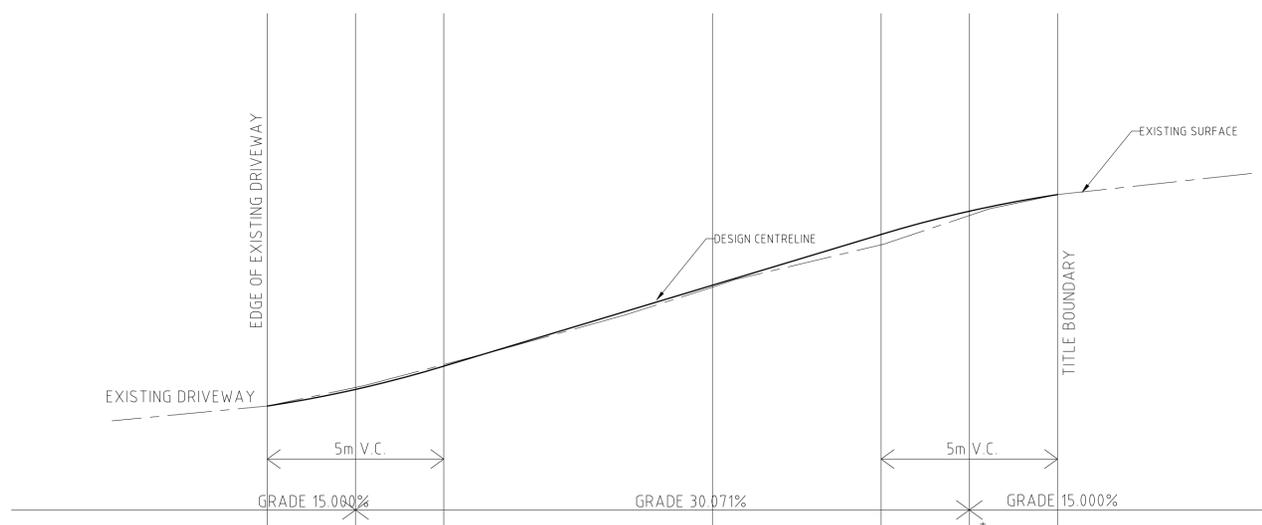
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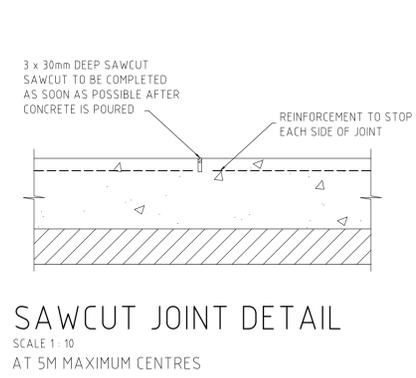
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DESIGNED AJP	PROJECT	SCALE AS SHOWN
CHECKED COB	DRIVEWAY ACCESS DESIGN FOR PROPOSED 3 LOT SUBDIVISION AT 114-118 STIRLING ROAD, METUNG	SHEET No. C2 OF 3
SIGNED		PROJECT No. 350224



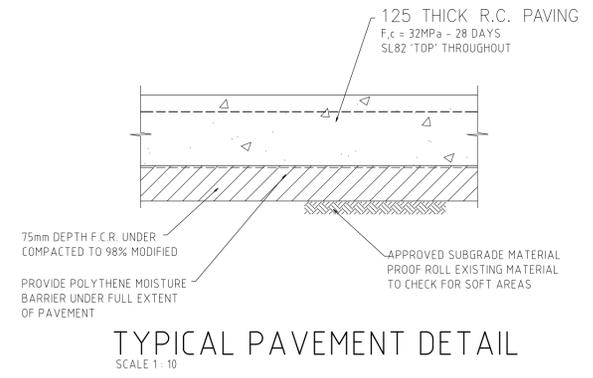
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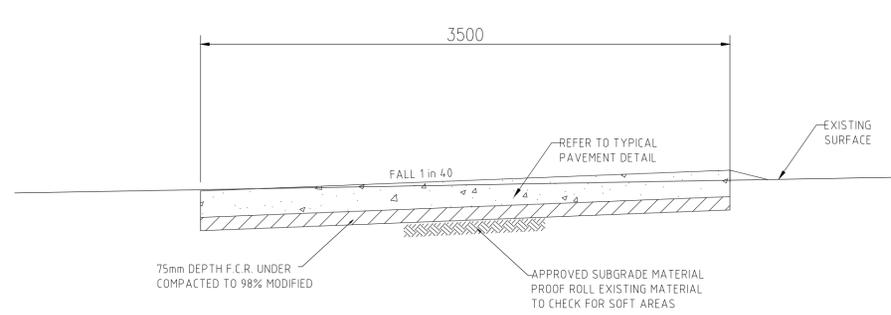
LONGITUDINAL SECTION
 SCALE 1:100



SAWCUT JOINT DETAIL
 SCALE 1:10
 AT 5M MAXIMUM CENTRES



TYPICAL PAVEMENT DETAIL
 SCALE 1:10



TYPICAL CROSS SECTION
 SCALE 1:20

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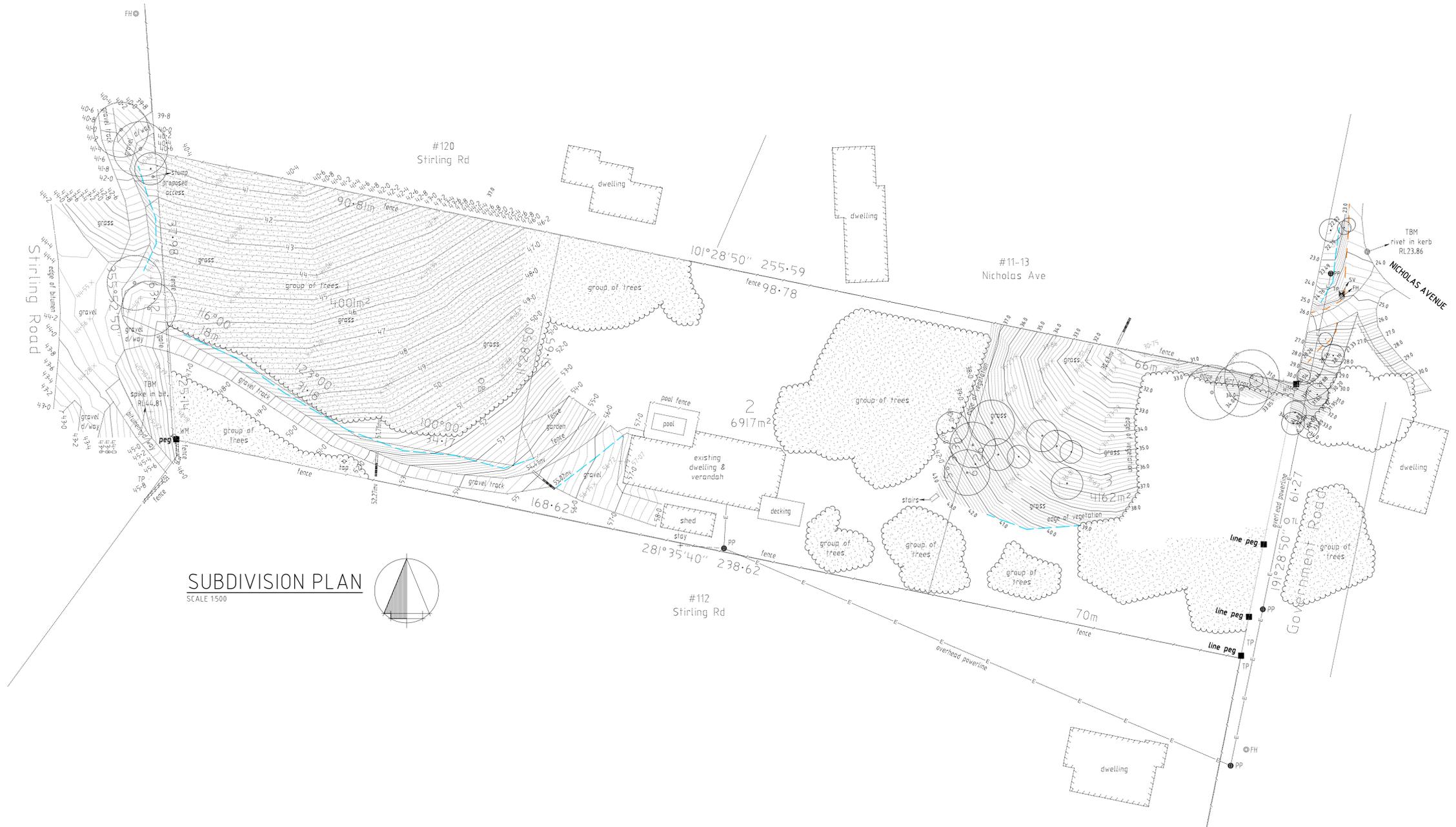
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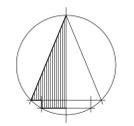
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DESIGNED AJP		SCALE AS SHOWN
CHECKED COB		SHEET No. C3 OF 3
SIGNED		PROJECT No. 350224



SUBDIVISION PLAN
 SCALE 1:500



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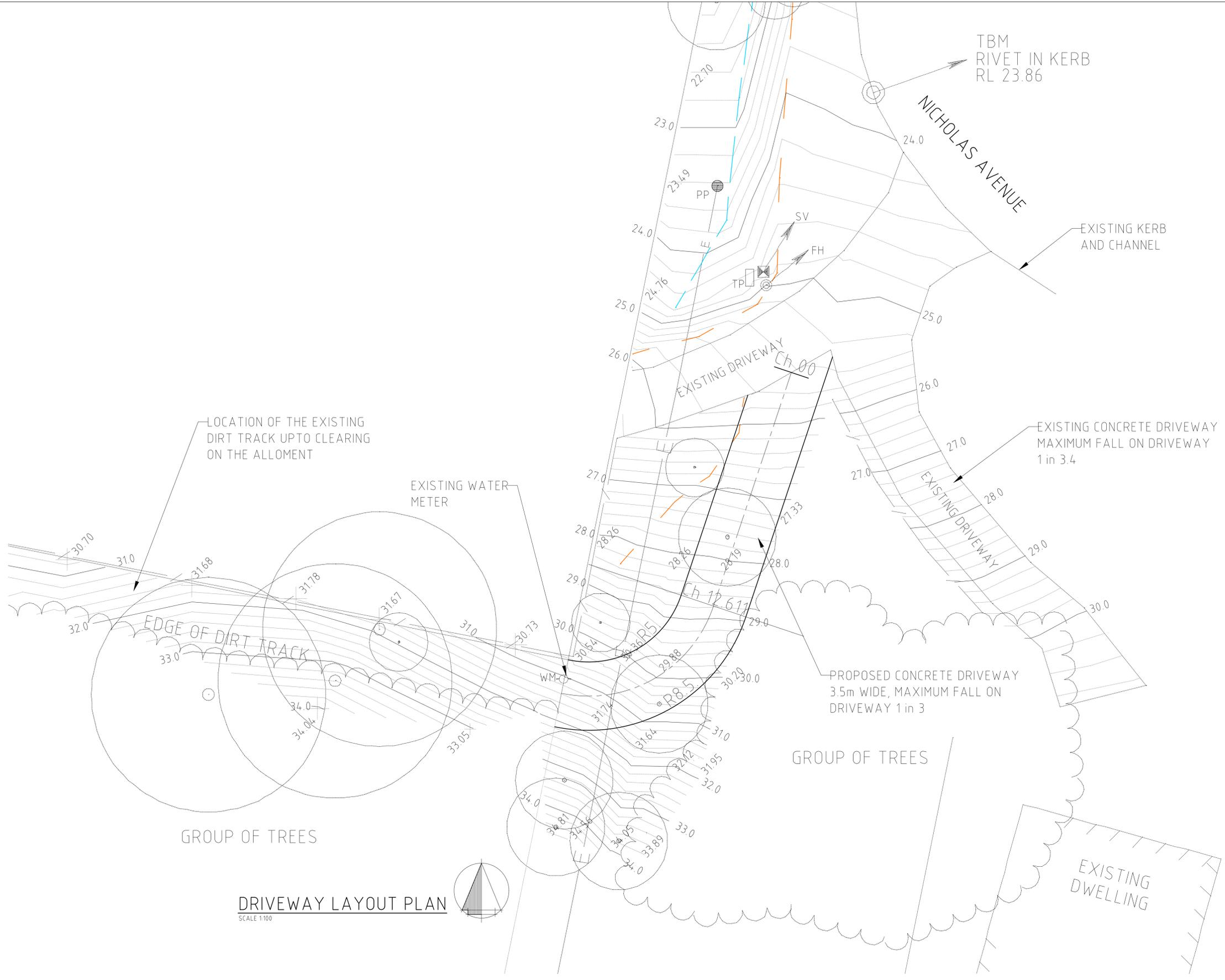
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DRIVEWAY LAYOUT PLAN
 SCALE 1:100

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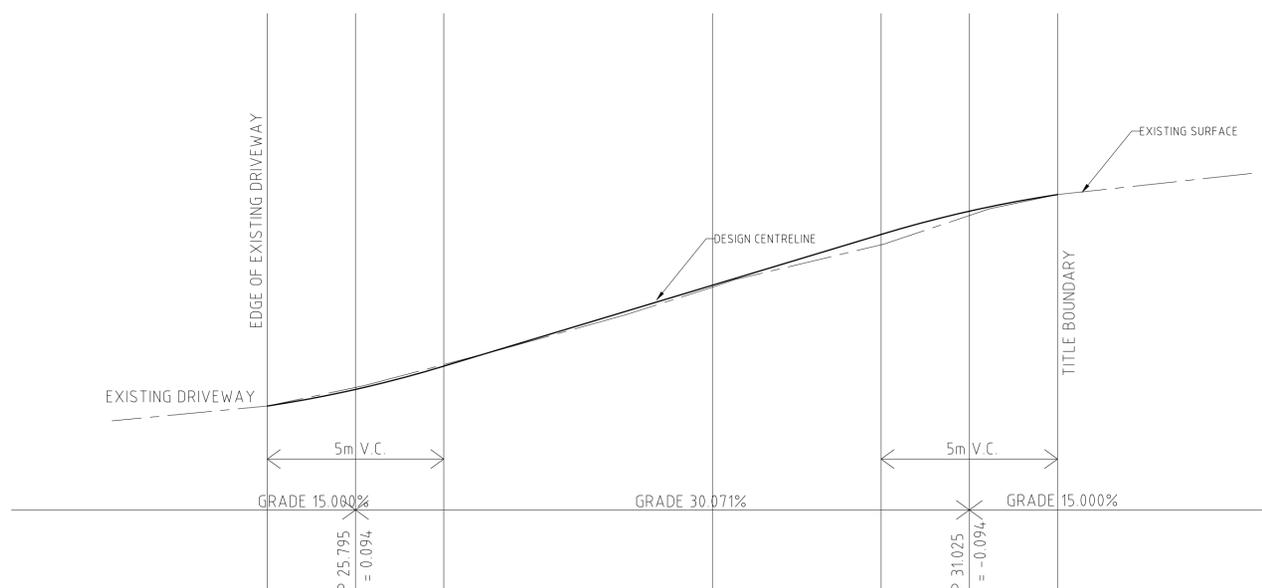
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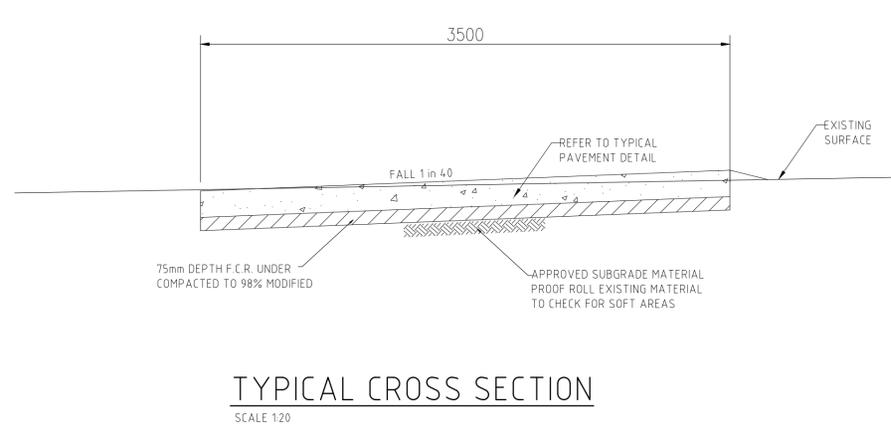
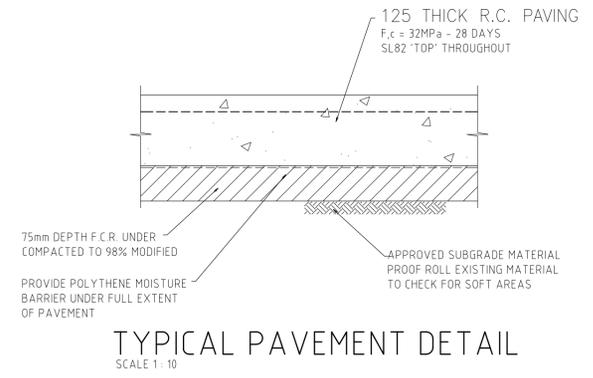
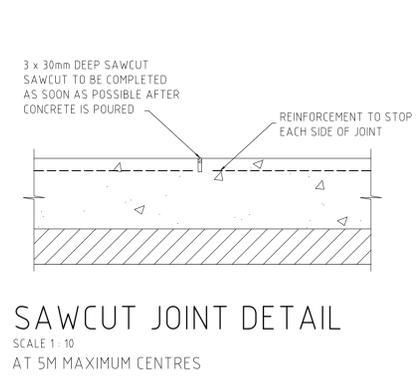
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SIGNED		PROJECT No. 350224



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