

## Form 2

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

|                                                                                 |                                                                                                          |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| The land affected by the application is located at:                             | 34-36 Eighth Avenue RAYMOND ISLAND VIC 3880<br>Lot: 15 LP: 18507                                         |
| The application is for a permit to:                                             | Two Lot Subdivision and development of a second dwelling                                                 |
| <b>A permit is required under the following clauses of the planning scheme:</b> |                                                                                                          |
| <b>Planning Scheme Clause</b>                                                   | <b>Matter for which a permit is required</b>                                                             |
| 32.08-3 (GRZ1)                                                                  | Subdivide land                                                                                           |
| 32.08-7 (GRZ1)                                                                  | Construct two dwellings on a lot                                                                         |
| 43.02-2 (DDO)                                                                   | Construct a building or construct or carry out worksConstruct a building or construct or carry out works |
| 43.02-3 (DDO)                                                                   | Subdivide land                                                                                           |
| 44.04-2 (LSIO)                                                                  | Construct a building or construct or carry out works                                                     |
| 44.04-3 (LSIO)                                                                  | Subdivide land                                                                                           |
| 44.06-2 (BMO)                                                                   | Construct a building or construct or carry out works                                                     |
| 44.06-2 (BMO)                                                                   | Subdivide land                                                                                           |
| The applicant for the permit is:                                                | Crowther & Sadler Pty Ltd                                                                                |
| The application reference number is:                                            | 5.2025.96.1                                                                                              |

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.

|                                                                             |                                               |
|-----------------------------------------------------------------------------|-----------------------------------------------|
| <b>The Responsible Authority will not decide on the application before:</b> | <b>Subject to the applicant giving notice</b> |
|-----------------------------------------------------------------------------|-----------------------------------------------|

If you object, the Responsible Authority will tell you its decision.

## **April McDonald**

**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Thursday, 27 March 2025 12:33 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** Planning\_Permit\_Application\_2025\_2025-03-27T12-32-33\_23876830\_0.pdf; COT Vol 8827 Fol 063.pdf; I - Planning-Subdivision.pdf; 21146 Prop v1.pdf; 21146 Draft Flood Risk Management Plan (HARC) .pdf; 21146 BMP V1.pdf; 21146 Report.pdf; 21146 BHSA V1.pdf

### **Planning Permit Application**

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

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

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

**Postal address :** PO Box 722, Bairnsdale

**Preferred phone number:** 0351525011

**Owner's business trading name (if applicable):**

**Owner's postal address:**

**Street number:** 34-36

**Street name:** Eighth Avenue

**Town:** Raymond Island

**Lot number:** 15

**Plan number:** PS018507

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

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

**Existing conditions :** Existing Dwellings

**Description of proposal :** Two Lot Subdivision

**Estimated cost of development:** 0

**Has there been a pre-application meeting:** Yes

**Your reference number:** 21146

**Full copy of Title:** [COT Vol 8827 Fol 063.pdf](#)

**Plans:** [- Planning-Subdivision.pdf](#), [21146 Prop v1.pdf](#), [21146 Draft Flood Risk Management Plan \(HARC\) .pdf](#), [21146 BMP V1.pdf](#), [21146 BHSA V1.pdf](#)

**Planning report:** [21146 Report.pdf](#)

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

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

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

**Primary Phone Invoice:** 0351525011

**Declaration:** Yes

**Authority Check:** Yes

**Notice Contact Check:** Yes

**Notice check 2:** Yes

**Privacy Statement Acknowledge:** Yes

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

Page 1 of 3

VOLUME 08827 FOLIO 063

Security no : 124123191469H  
Produced 27/03/2025 12:20 PM

## **LAND DESCRIPTION**

Lot 15 on Plan of Subdivision 018507.  
PARENT TITLE Volume 07202 Folio 391  
Created by instrument D693816 21/04/1970

## **REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

## **ENCUMBRANCES, CAVEATS AND NOTICES**

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

## **DIAGRAM LOCATION**

SEE LP018507 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: 34-36 EIGHTH AVENUE RAYMOND ISLAND VIC 3880

DOCUMENT END



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

LP 18507

EDITION 1

PLAN MAY BE LODGED SO 8-48

# PLAN OF SUBDIVISION OF

CROWN ALLOTMENTS 1 TO 10 SECTION 4 AND CROWN ALLOTMENTS 1 TO 5 SECTION 13

TOWNSHIP OF RAYMOND ISLAND

PARISH OF BAIRNSDALE

COUNTY OF TANJIL

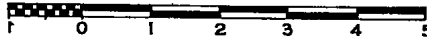
DEPTH LIMITATION: 50 FEET

## COLOUR CODE

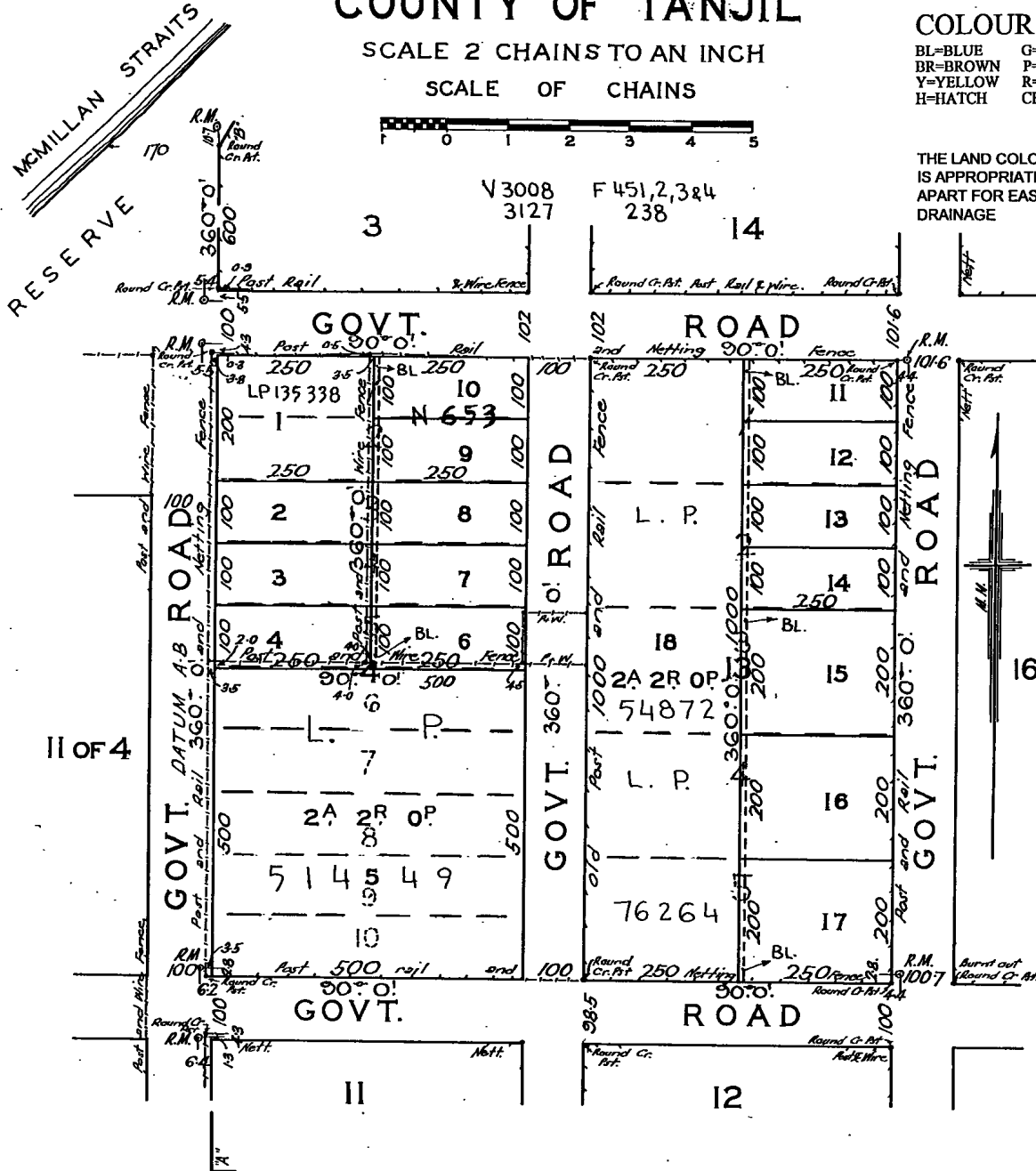
BL=BLUE G=GREEN  
BR=BROWN P=PURPLE  
Y=YELLOW R=RED  
H=HATCH CH=CROSS HATCH

SCALE 2" CHAINS TO AN INCH

SCALE OF CHAINS



THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE



RM's ARE  $\frac{3}{4}$ " DIA. 12' LONG G.I. PIPES.  
LAND COLORED BLUE IS RESERVED  
FOR DRAINAGE PURPOSES  
AND IS 7-6 LINKS WIDE



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



## 34 - 36 Eighth Avenue, Raymond Island Flood Risk Management Plan Version A

17 December 2024

### Steps to bring this FRMP to operational status

1. Complete population of all Appendices, particularly Appendix B.
2. Confirm the Responsible Person – Section 1.3.
3. Add details of the location of hard and digital copies of the FRMP to Section 3.1.2.3.
4. Update the cover photo – if desired.
5. Delete this text box when all activities completed, update Appendix C and adjust formatting on this page.

**If flooding is likely  
refer to Appendices A & B**

### Copyright and Limitation

This Plan has been produced by Hydrology and Risk Consulting Pty Ltd ACN 603 391 993 ("HARC") for Best Hooper Lawyers. While all due skill and attention has been taken in producing this Flood Risk Management Plan (Version A dated 17 December 2024) in accordance with instruction from Best Hooper Lawyers, using flood level data supplied by East Gippsland Catchment Management Authority, Hydrology and Risk Consulting Pty Ltd does not warrant that this Plan is definitive or free from error, inaccuracy, incompleteness or other defect and does not accept liability for any loss of any kind including damages, costs, interest, loss of profits or special loss or damage, caused by or arising from reliance upon the information provided herein.

In utilising this Plan, the user acknowledges that Hydrology and Risk Consulting Pty Ltd makes no representations as to the accuracy or completeness of this Plan.

The preparation of more recent versions of this Flood Risk Management Plan should be documented in Appendix C. Unless otherwise noted, such more recent versions have not been prepared by or in association with Hydrology and Risk Consulting Pty Ltd.

Copyright © Hydrology and Risk Consulting Pty Ltd ACN 603 391 993. All rights reserved.

## Contents

|                                                               |           |
|---------------------------------------------------------------|-----------|
| <b>1. Introduction</b>                                        | <b>5</b>  |
| 1.1 Application                                               | 5         |
| 1.2 The Property                                              | 6         |
| 1.3 Responsible Person                                        | 6         |
| 1.4 Why this FRMP Exists                                      | 7         |
| 1.5 Purpose of this FRMP                                      | 8         |
| 1.6 Familiarity with this FRMP                                | 9         |
| 1.7 Management of this FRMP                                   | 9         |
| 1.8 Relationship with Other Flood Related Plans               | 9         |
| 1.9 Using this FRMP                                           | 9         |
| 1.10 Maintenance of this FRMP                                 | 9         |
| <b>2. Flooding at Site</b>                                    | <b>10</b> |
| 2.1 Background                                                | 10        |
| 2.2 Design Flood Level                                        | 11        |
| 2.3 Key Levels at the Property                                | 11        |
| 2.4 Egress from / Access to the Property                      | 11        |
| 2.5 Flood Class Levels and Recent Flood Peaks                 | 11        |
| 2.6 Stormwater Flooding                                       | 12        |
| 2.7 Words of Caution – No Two Floods are the Same             | 12        |
| <b>3. Preparedness for Flood</b>                              | <b>13</b> |
| <b>3.1 What has been done already at the Property</b>         | <b>13</b> |
| 3.1.1 Overview of Damage and Flood Risk Reduction Measures    | 13        |
| 3.1.2 Flood Risk Management Plan (FRMP)                       | 13        |
| 3.1.2.1 Outline of this FRMP                                  | 13        |
| 3.1.2.2 Clear Responsibility                                  | 13        |
| 3.1.2.3 Location of FRMP – hard and digital copies            | 13        |
| 3.1.2.4 VicEmergency App                                      | 13        |
| 3.1.2.5 Flood Action Plan                                     | 14        |
| 3.1.2.6 Key Levels and Trigger Levels                         | 14        |
| 3.1.2.7 Access to Warnings and Rain and River Level Data      | 14        |
| <b>3.2 What needs to be done each year or more frequently</b> | <b>14</b> |
| 3.2.1 Maintenance of this FRMP and of Flood Awareness         | 14        |
| <b>3.3 What needs to be done after each flood</b>             | <b>15</b> |
| <b>4. What to do if a flood occurs – this FRMP</b>            | <b>16</b> |
| 4.1 How will you know that Lakes flooding is likely           | 16        |
| 4.2 What size floods will affect the Property                 | 16        |

|                   |                                                           |           |
|-------------------|-----------------------------------------------------------|-----------|
| 4.3               | How will you know that the ferry will cease operating     | 16        |
| 4.4               | What should be done if there is flooding                  | 16        |
| 4.5               | Evacuation – decide before the ferry ceases operating     | 17        |
| 5.                | Recovery – after the flood has receded                    | 18        |
| 5.1               | Resumption of Activities at the Property                  | 18        |
| 5.2               | FRMP Review                                               | 18        |
| 5.3               | Maintenance of Flood Records                              | 18        |
| 5.4               | Flood Action Plan                                         | 18        |
| 5.5               | Replace hard and digital copies of the FRMP               | 18        |
| <b>Appendix A</b> | <b>Flood Action Plan</b>                                  | <b>19</b> |
| <b>Appendix B</b> | <b>Contact Details</b>                                    | <b>22</b> |
| <b>Appendix C</b> | <b>Review / Amendment / Maintenance Record for FRMP</b>   | <b>24</b> |
| <b>Appendix D</b> | <b>Warnings, Data &amp; Related Information</b>           | <b>33</b> |
|                   | Access to Flood Warnings                                  | 33        |
|                   | Access to Weather Radar and Satellite Images              | 33        |
|                   | Access to Rain Data                                       | 33        |
|                   | Access to Water Level Data                                | 33        |
|                   | Lakes Flooding                                            | 33        |
| <b>Appendix E</b> | <b>Record of Floods that have Impacted Raymond Island</b> | <b>34</b> |
| <b>Appendix F</b> | <b>Responsible Person - Summary of Responsibilities</b>   | <b>35</b> |



# 1. Introduction

## 1.1 Application

This Flood Risk Management Plan (**FRMP/Plan**) has been prepared for the proposed development of 34 – 36 Eighth Avenue on Raymond Island (**Property**) – see Figure 1-1 and Figure 1-2. The proposed development comprises a two-lot sub-division and the construction of a one bedroom second dwelling.

The contents of this plan are subject to change as a consequence of the planning and design process and as a response to feedback from East Gippsland Catchment Management Authority (EGCMA).

This FRMP aims to provide guidance to the representative of the owners and/or lessees of the Property (**Responsible Person**), on the management of flood risk associated with the Property to reduce flood related damage and risk to life (i.e. risk to public safety) from flooding from the Gippsland Lakes under current and future climate conditions. While this Plan is aimed at implementing and maintaining measures that act to reduce the risks associated with flooding and encourage safe choices, it cannot remove those risks or those stemming from the consequences of individual decisions.

Section 2 of this FRMP provides a more detailed explanation of possible flooding and impacts in the vicinity of the Property.

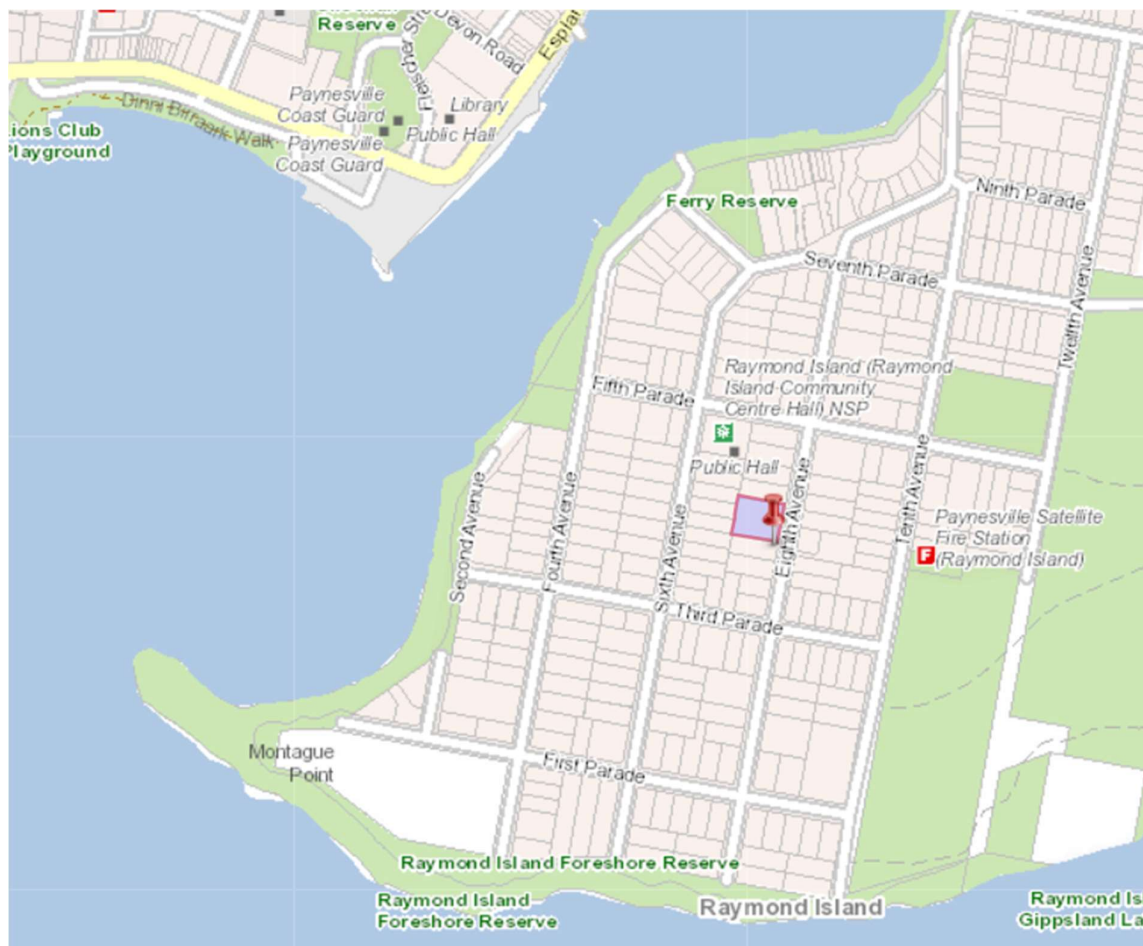


Figure 1-1: Location of 34-36 Eighth Avenue on Raymond Island



Figure 1-2: Aerial image of the Property and immediate surrounds (Source: IntraMaps)

## 1.2 The Property

The Property is located on the western side of Eighth Avenue between Third and Fifth Parade towards the south western end of Raymond Island adjacent to Paynesville (see Figure 1-1). A small part of the Property and sections of Eighth Avenue are subject to shallow flooding during a 1% AEP event (see Figure 1-3 and Figure 1-4). A more detailed description of the property and flood characteristics is provided in Section 2.

## 1.3 Responsible Person

The Responsible Person is responsible for the maintenance and application of all elements of this FRMP.

The Responsible Person as per this FRMP is the **Property Owner** of 34 36 Eighth Avenue, Raymond Island.





Figure 1-3: Location of 34-36 Eighth Avenue on Raymond Island with the 1% AEP flood extent under current climate conditions (image supplied by EGCM)

## 1.4 Why this FRMP Exists

This FRMP has been prepared in response to an identified need to manage flood risk associated with the Property. It details the measures (structural and non-structural) that aim to minimise flood damage at the Property while also aiming to keep people away from flood water, noting that it is access to and egress from Raymond Island that presents as the main risk (see Section 2.4). Only a small portion of the Property (i.e. 5%) is affected by shallow flood water (i.e. no more than 100mm deep) during a 1% AEP flood event under current climate conditions (see Section 2.3, Figure 1-3 and Figure 1-4).

This FRMP is one of the non-structural flood mitigation measures and is implemented with full regard for the existing formal flood warning system that operates for the Gippsland Lake (another non-structural flood mitigation measure).

This FRMP addresses the risk that remains (i.e. the residual risk) after other feasible flood mitigation measures have been implemented.



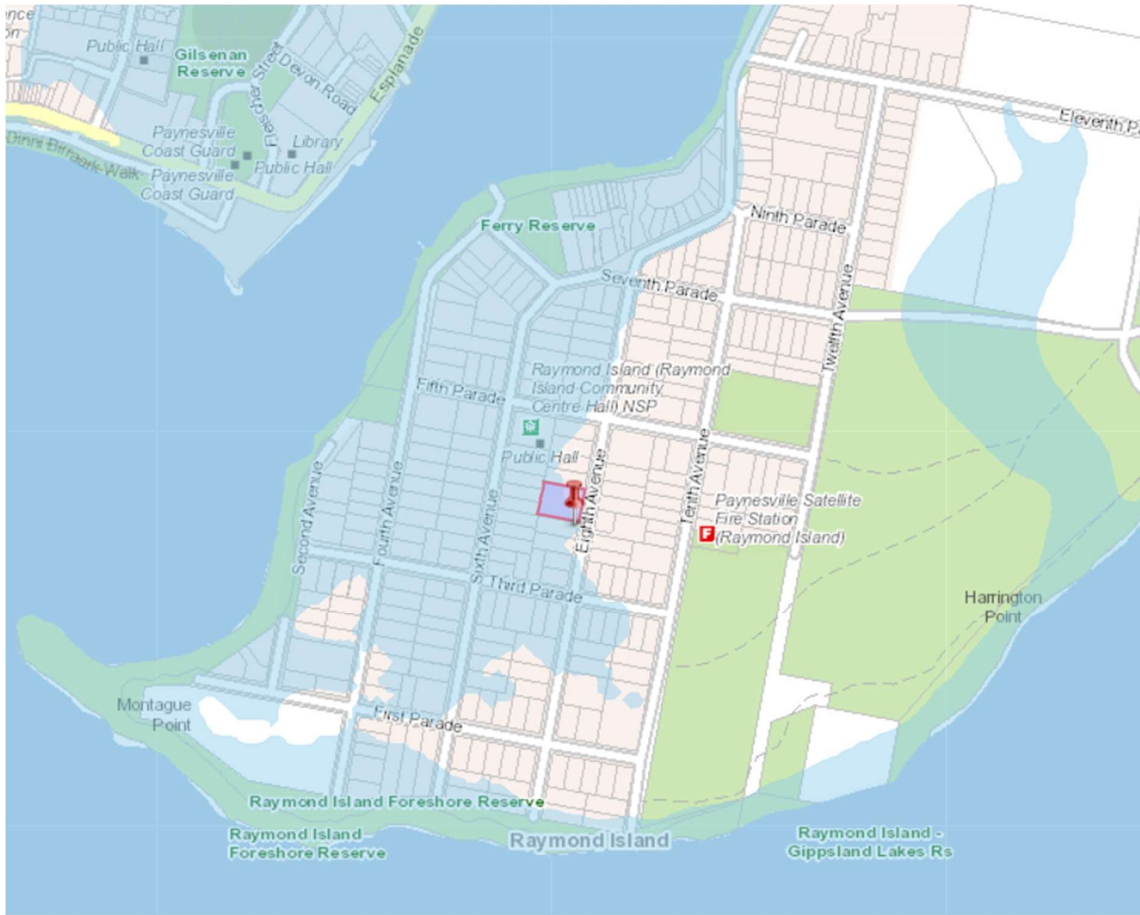


Figure 1-4: Location of 34-36 Eighth Avenue on Raymond Island with the 1% AEP flood extent under current climate conditions

## 1.5 Purpose of this FRMP

The FRMP provides a means of managing flood risk associated with the Property. It details the measures to be implemented in relation to the continued use of the site to ensure best possible *preparedness* for flood as well as appropriate *response* and *recovery* measures (i.e. those things that need to be done before, in the lead up to, during and after a flood).

The FRMP recognises and is structured to operate independently of but with due regard for:

- Existing flood forecast and warning services for the Gippsland Lakes and its tributary streams as currently provided by the Bureau of Meteorology;
- Storm surge and related warnings as issued by the Bureau of Meteorology;
- The existing Raymond Island community SMS service that provides advice about current incidents on the Island and the status of the ferry to registered users (see Section 2.1);
- The existing Raymond Island Local Incident Management Plan, *noting that the designated Assembly Area is the Community Hall at the corner of Fifth Parade and Sixth Avenue, just around the corner and downhill from the Property (see Figure 1-1 and Figure 1-4);* and
- Local flood response activities initiated by East Gippsland Shire and / or VICSES (as the Control Agency for flood response) under the East Gippsland Shire Municipal Flood Emergency Plan (MFEP) or other plans as applicable.

It follows that the purpose of this FRMP is to guide the Responsible Person in the maintenance and application of flood response procedures so as to manage flood risk associated with the Property by facilitating:

- A timely and effective response in the event of expected or actual exceedance of a level of 0.70m AHD within the Gippsland Lakes at Paynesville;
- The restoration of normal use of the Property after a flood event within the Gippsland Lakes; and
- The identification and documentation of operational, maintenance and other flood related responsibilities associated with continued long term occupation and use of the Property.

## 1.6 Familiarity with this FRMP

It is important that the Responsible Person maintains a high degree of familiarity with the content and operation of this FRMP.

## 1.7 Management of this FRMP

This FRMP has been created as a stand-alone document for the Property and will be managed and maintained by the Responsible Person. A bulleted summary of the Responsible Person's responsibilities with respect to this FRMP is provided in Appendix E.

## 1.8 Relationship with Other Flood Related Plans

This FRMP is not dependent on or related to any other flood related plan.

## 1.9 Using this FRMP

This FRMP takes account of the full range of floods that could reasonably be expected to occur in the vicinity of the Property. However, it should be noted that every flood is different and sections of the Property may be flooded to a lesser or greater degree during what appear to be similar events.

Essential response activities in the event of a flood that may affect access to and egress from the Property, as well as the property itself, are detailed in the **Flood Action Plan at Appendix A.**

This FRMP directs the occupants of the Property to either relocate off Raymond Island at an early stage or to remain on the Island following appropriate preparations. It does not direct occupants to shelter-in-place. This is because shelter-in-place means to stay inside a building and remain there during an emergency when evacuation (or relocation) is the less safe option. In the case of this Property during a flood event, there is no need to shelter-in-place as the majority of Raymond Island, including the Property and much of Eighth Avenue, will remain flood-free along with most of the Island's road network as can be seen in Figure 1-4 and as described in Section 2.

## 1.10 Maintenance of this FRMP

This FRMP must be maintained as a "live" document. This means that it must be reviewed routinely and updated as new information comes to hand and also as a result of learning from experience with its application during flood events (see for example Sections 2, 3 and 4).

The importance of this FRMP and its maintenance should not be under-estimated. It is a fundamental principle of emergency management that individuals and communities that have thought about a problem and planned for it beforehand are able to cope better than those who have ignored it and hoped it would never occur.

## 2. Flooding at Site

### 2.1 Background

Flooding in the Gippsland Lakes occurs as a result of flooding along the rivers (e.g. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers) that discharge into the Lakes. The consequential rise and fall of water levels in the Lakes is slow with peak levels occurring a number of days after the start of rise. Wind can also cause higher than normal water levels in the Lakes.

Raymond Island is on the Gippsland Lakes, bordered by Lakes King and Victoria and separated from Paynesville via McLennan Straits.

The Bureau of Meteorology issues flood warnings for the Gippsland Lakes ahead of expected flooding. The warnings provide predictions of flood size (minor, moderate, major - see Table 2-1) as well as the water level at a future time for a number of locations around the Lakes, including for Paynesville. The Bureau of Meteorology is able to predict flood heights at Paynesville up to at least 48 hours or more ahead as flooding is predictable and progresses slowly resulting in long warning lead times.

There is no permanent access to Raymond Island, it is accessed via car ferry across McLennan Straits from Paynesville or by boat.

**The ferry is unable to operate when the Lake level exceeds 0.70mAHD at the Paynesville gauge.**

How long the ferry will be unable to operate is dependent on flood characteristics (e.g. how slowly the Lake level rises, the duration of the peak, how slowly the flood recedes) but may be as long as two weeks during very large floods. A Raymond Island community SMS service provides SMS messages to the mobile phones of registered users with advice about current incidents on the Island and the status of the ferry. The cost is \$5.00 per year (as at December 2024). Further details are available here: <https://raymondland.net.au/ferry/index.html#:~:text=Outages%20and%20SMS%20alerts&text=In%20the%20event%20of%20an,outages%20for%20%245.00%20per%20year>.

A barge is available for emergency vehicle access but is unable to operate from a lake height similar to the ferry due to the access points being flooded.

A water taxi is available for passenger traffic only, utilising various jetties on both the Island and Paynesville sides of McMillan Straits. These jetties may have access reduced due to flooding. This results in informal arrangements such as temporary boardwalks being established.

The Gippsland Water Police & Coast Guard both operate from Paynesville and may be used for emergency access depending upon conditions.

There is a Raymond Island Local Incident Management Plan. It can be accessed here: [https://raymondland.net.au/limp\\_raymond\\_island\\_april\\_2019.pdf](https://raymondland.net.au/limp_raymond_island_april_2019.pdf) or here [https://cdn.prod.website-files.com/5f10ce18aa01d050c26b7c5e/63e5c6bdc99214acd62f096d\\_RAYMOND%20ISLAND%20LIMP.pdf](https://cdn.prod.website-files.com/5f10ce18aa01d050c26b7c5e/63e5c6bdc99214acd62f096d_RAYMOND%20ISLAND%20LIMP.pdf)

The Raymond Island Facebook page is available here: <https://www.facebook.com/raymondland/>

The current version of the Raymond Island Local Flood Guide, produced and maintained by VICSES, is included at CCCCC and is available here: <https://www.ses.vic.gov.au/documents/8655930/9320058/Raymond+Island+Local+Flood+Guide.pdf/3cb5c5cb-6fce-e812-765e-a260323e248c?t=1619665588919>

## 2.2 Design Flood Level

The declared 1% AEP flood level under current climate conditions, as advised by the EGCMA, is 2.0mAHd. This level is estimated to increase by 0.8m (to 2.8mAHd) under future (2100) climate conditions.

## 2.3 Key Levels at the Property

Ground levels at the Property grade from approx. 2.2mAHd to approx. 1.9mAHd.

The floor of the proposed new dwelling is set at 2.50mAHd and is therefore 500mm above the declared 1% AEP flood level.

EGCMA has advised that the maximum depth of flooding on the property under current climate 1% AEP flood conditions is 100mm with a maximum of only 5% of the site likely to be inundated.

Under current climate 2% AEP flood conditions (i.e. 1.7mAHd), the Property is unaffected by flooding.

## 2.4 Egress from / Access to the Property

The Property is located on the western side of Eighth Avenue between Third and Fifth Parade towards the south western end of Raymond Island (see Figure 1-1).

Eighth Avenue and Seventh Parade provides direct access to the Raymond Island ferry from the property. They also provide direct access for the water taxi and barge (emergency access) during ferry outages.

Short sections of Eighth Avenue to the north and south of the property are subject to shallow flooding under current climate 1% AEP flood conditions (see Figure 1-3 and Figure 1-4).

Under current climate 2% AEP flood conditions (i.e. 1.7mAHd), Eighth Avenue is essentially dry with only an approx. 50m length to the south of the property subject to shallow flooding.

At a lake level of 0.7mAHd at Paynesville (i.e. when the Lakes are experiencing minor or more severe flood conditions), the Raymond Island ferry ceases operation and the ability to move vehicles on and off the Island is suspended (see Section 2.1). Pedestrian movements do however continue via private boats for some time as lake levels continue to rise. Boat movements cease when private jetties become inaccessible.

As roads in the general vicinity of the property and on the majority of the Island remain trafficable during a 1% AEP flood under current climate conditions and the property itself is only marginally impacted by flood water, it is feasible to adopt a "stay on the Island" strategy during flood events, provided there are adequate supplies at the property and no health issues during the period during which ferry services are suspended, noting that the water taxi and private boats do continue to operate across McMillan Straits as water levels continue to rise.

## 2.5 Flood Class Levels and Recent Flood Peaks

Flood class levels are set to reflect the consequences of flooding in the vicinity of the location. Definitions are here under "flood classifications" <http://www.bom.gov.au/australia/flood/knowledge-centre/about-warning-service.shtml>.

The late June / early July 2007 flood peaked at Paynesville at 1.505mAHd, higher than the flood of June 1998 (1.35mAHd) but lower than the 1978 flood peak (1.66mAHd). See Appendix F.



Table 2-1: Flood class levels for Paynesville (source: Bureau of Meteorology)

| Flood class | Level at the Paynesville gauge (mAHD) | Likely impacts on Raymond Island                                                                                                                                                                      |
|-------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minor       | 0.7                                   | Ferry ceases to operate.<br>Minimal inundation of foreshore areas.                                                                                                                                    |
| Moderate    | n/a (previously 1.1)                  |                                                                                                                                                                                                       |
| Major       | 1.3                                   | Some roads in the south eastern corner of the island and facing McMillan Straits will be flooded, restricting movement and isolating some properties.<br>Eighth Avenue and Seventh Parade unaffected. |

## 2.6 Stormwater Flooding

Stormwater flooding is not considered a credible risk for the Property (primarily due to the character of the site and its proximity to the Gippsland Lakes) in the context of this Plan and is thus not addressed herein.

## 2.7 Words of Caution – No Two Floods are the Same

Every flood is different. A real flood may be bigger or smaller in magnitude than the 1% AEP flood. This may mean additional (or less) flooding on Raymond Island and in the vicinity of the Property. Accordingly, do not assume that all floods will manifest themselves as described above. In particular, note that:

- Smaller floods will rise a little slower than larger floods.
- A flood that occurs within a few weeks of an earlier flood will travel and rise faster than that earlier flood.
- Lake levels at Paynesville are influenced by tides and winds. Water levels will therefore rise and fall to some degree, dependent on the size of the flood, approx. in sync with the tidal cycle.
- Due to the size and shape of the catchments that drain into the Gippsland Lakes, flood waters may still be rising at the Paynesville gauge some number of days after the rain that caused the flood has passed: *just because it has stopped raining does not mean that flooding will not get worse at Paynesville.*

*While flood water may not appear to be flowing quickly or to be deep, do not attempt to wade or drive through flood water – it is dangerous as you may unexpectedly lose your footing, be swept off your feet or along the road, and / or step or drive into an open man-hole or pit from which the cover has been dislodged. Further, vehicles can float in fast-flowing water that is only around 150 mm deep.*

### 3. Preparedness for Flood

#### 3.1 What has been done already at the Property

##### 3.1.1 Overview of Damage and Flood Risk Reduction Measures

A number of measures have been implemented at the Property that are aimed at reducing flood related damage. These include:

- The floor of the proposed new dwelling is set at 2.50mAHD, 500mm above the current climate conditions 1% AEP flood level of 2.00mAHD.
- Development and implementation of this FRMP.
- Allocation of responsibility to the "Responsible Person" for the on-going operation, maintenance and application of this FRMP (see Section 1.3).
- Registration and annual renewal by the Responsible Person to the Raymond Island community SMS service (see Section 2.1).
- Maintenance by the Responsible Person of access to the:
  - VicEmergency App on their personal device/s (see Section 3.1.2.4);
  - Current version of the Raymond Island Local Incident Management Plan (see Section 2.1);
  - Current version of the Raymond Island Local Flood Guide (see Section 2.1); and
  - Raymond Island Facebook page or successor social media community platform (see Section 2.1).

##### 3.1.2 Flood Risk Management Plan (FRMP)

###### 3.1.2.1 Outline of this FRMP

This FRMP details the measures that need to be taken to drive best possible *preparedness* as well as appropriate *response* and *recovery* measures (i.e. those things that need to be done before, in the lead up to, during and after a flood) in the event of flooding within the Gippsland Lakes.

###### 3.1.2.2 Clear Responsibility

Responsibility for the management, maintenance, application, review and update of this FRMP rests with the Responsible Person as detailed in Section 3.2.1.

Any person with delegated responsibility must be part of the contact list in Appendix B of this FRMP.

###### 3.1.2.3 Location of FRMP – hard and digital copies

This FRMP is kept as a hardcopy in ---- location to be added ---- with a digital copy in the ----- computer / drive / Directory location to be added -----.

###### 3.1.2.4 VicEmergency App

The Responsible Person is required to maintain access to the VicEmergency App from their personal devices (i.e. mobile phones, tablets, etc) with the Paynesville Lakes water level gauge (or the Property with a radius of 1.5 km) selected as (one of) their location/s of interest. They must also monitor alerts from the App. This will assist in maintaining awareness of likely flooding in the vicinity of Raymond Island and timely triggering of the Flood Action Plan at Appendix A.

All flood related alerts or warnings for the Gippsland Lakes delivered by the VicEmergency App must trigger consideration of the Flood Action Plan at Appendix A.

### 3.1.2.5 Flood Action Plan

A Flood Action Plan (i.e. what to do if there is flooding) is provided at Appendix A. The Flood Action Plan is a summary of this FRMP in terms of key drivers and required actions during and after a Gippsland Lakes flood that impacts on the Raymond Island ferry service.

### 3.1.2.6 Key Levels and Trigger Levels

1. Any major flood warnings issued by the Bureau of Meteorology for any of the tributary streams to the Gippsland Lakes (e.g. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers) should trigger consideration of the Flood Action Plan at Appendix A.
2. Key flood levels at Paynesville are provided in Table 2-1 and are repeated below in terms of flood response triggers.
  - **0.7mAHD** (minor flood level) – minor flood warnings are issued when this level has been or is expected to be exceeded. This will trigger the Responsible Person to “stand up” and initiate actions as detailed in the Flood Action Plan at Appendix A which include;
    - Reviewing the Bureau of Meteorology’s website for actual and forecast Lake levels at the Paynesville gauge;
    - Deciding whether to remain at the Property or to relocate off the Island before the ferry ceases operation.

### 3.1.2.7 Access to Warnings and Rain and River Level Data

Details on how to access flood and weather-related warnings as well as rain and river level information are provided in Appendix E. See also Section 3.1.2.4.

## 3.2 What needs to be done each year or more frequently

### 3.2.1 Maintenance of this FRMP and of Flood Awareness

This FRMP must be maintained in order to remain effective. As a minimum, this will involve the following:

- Confirmation of formal allocation of responsibility for the management, maintenance, review and update of this FRMP to the Responsible Person (see Section 1.3).
- Review of this FRMP on initial commissioning and thereafter annually (or more frequently if deemed appropriate) in order to determine:
  - *Currency:*
    - ❖ FRMP is up-to-date and able to be implemented;
    - ❖ All links from and to other procedures and plans are correct, valid and viable;
    - ❖ All contact details at Appendix B (names, telephone numbers – business and after hours, addresses – if required, etc) are correct and the list is sufficiently complete.
  - *Applicability*
    - ❖ FRMP accommodates any changed conditions at the Property since the last review. This includes details of any changes to the Raymond Island ferry service and the SMS service, changes at the Property, any shift in design flood levels as a result of climate change or other considerations, and so on.
  - *Availability and accessibility*
    - ❖ This FRMP and any other materials or procedures that support or are necessary to implement this FRMP are readily accessible;
    - ❖ The VicEmergency (or successor or related) App are operational on the personal devices of the

Flood Risk Management Plan  
34-36 Eighth Avenue, Raymond Island

Responsible Person (see Section 3.1.2.4).

- *Presence and continued good condition of the:*
  - ❖ FRMP and associated procedures.
- Annual review and, if necessary, rework of the Flood Action Plan at Appendix A.
- Formal sign-off on the FRMP review with notation of any changes made and any required follow-ups, along with the name and position of the person responsible (see Appendix C).

Any and all changes to this FRMP must be documented in Appendix C.

### 3.3 What needs to be done after each flood

After each flood event that results in the issue of a minor (or more severe) flood warning for the Gippsland Lakes at Paynesville and triggers the procedures detailed in this FRMP, the Responsible Person must:

- Refer to the “**flood water receded**” section towards the end of the Flood Action Plan at Appendix A and initiate action to address matters listed (see also Section 5);
- Initiate a review with update as appropriate of:
  - The effectiveness and appropriateness of procedures established for flood through this FRMP (e.g. is the FRMP sufficiently complete, were notifications and contacts timely and correct, etc);
  - The appropriateness of instructions and information contained in this FRMP with particular attention to the Flood Action Plan at Appendix A;
  - The adequacy of measures established for the Property to reduce the risk to life and property from flood.
- Arrange for flood details (such as photographs and description of flood impacts, Lakes water levels, tributary catchment flooding, rainfall totals and durations from relevant rain gauges together with peak water levels and timings for the Paynesville water level gauge as appropriate, etc) to be recorded at Appendix F.
- As necessary, replace hard and digital copies of the FRMP with the updated version (see Section 3.1.2.3).

#### NOTE

While a minor flood (i.e. 0.70mAHD on the Paynesville gauge) will have no direct impact on the Property, this FRMP has been prepared to ensure the safety of occupants and to minimise flood related damage at site for the full range of floods that could reasonably be expected to occur. It is therefore possible that response arrangements may appear excessively conservative under less than extreme flood conditions. The temptation to relax these arrangements and adjust trigger levels should be strenuously avoided without appropriate professional and informed advice. Any and all changes to this FRMP must be documented at Appendix C.

## 4. What to do if a flood occurs – this FRMP

### 4.1 How will you know that Lakes flooding is likely

Environmental indicators (e.g. prolonged heavy rainfall and flooding in tributary rivers and / or unusual wind and tidal conditions) will provide an indication that Lake levels may rise.

In such circumstances, it is highly likely that the Bureau of Meteorology would have issued at least one flood warning for the Gippsland Lakes. An SMS message advising of changes to ferry services would have been received by the Responsible Person and any other registered users of the SMS service. Further, flooding would have already occurred along the tributary streams and local media and associated reporting would be focussed strongly on that and related matters.

### 4.2 What size floods will affect the Property

Details of likely flooding in the vicinity of the Property and the cessation of Raymond Island ferry services are provided in Section 2. In summary, flooding in the vicinity of the Property results from extreme flooding (i.e. 2.0m AHD at the Paynesville gauge) but the Raymond Island ferry ceases to operate when the Lake level exceeds 0.7m AHD at the Paynesville gauge. The rise in Lake levels is generally a consequence of flooding along some (or all) of the Lake's tributary streams (e.g. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers) although it could also result from a severe storm surge in the Gippsland Lakes under future (year 2100) climate conditions.

As Lake levels continue to rise past the major flood level at Paynesville (i.e. 1.3m AHD), roads and properties on the Island are progressively inundated, including parts of Eighth Avenue and Seventh Parade.

### 4.3 How will you know that the ferry will cease operating

Warnings of minor flooding for the Gippsland Lakes and a forecast that the Lakes will exceed 0.7m AHD at the Paynesville gauge will indicate that operation of the Raymond Island ferry will be suspended in the near future. Ferry services could be expected to resume when Lake levels fall below 0.7m AHD.

Flood warnings for the Gippsland Lakes and tributary streams are:

- Broadcast by the electronic media (i.e. radio– particularly 774 ABC radio, and TV);
- Available from the Bureau of Meteorology website ([www.bom.gov.au](http://www.bom.gov.au)) along with weather radar and satellite images and updated rain and river and Lake level data for key locations (see also Appendix E;
- Available from the Victoria State Emergency Service website ([www.ses.vic.gov.au](http://www.ses.vic.gov.au));
- Available from the Emergency Management Victoria website ([www.emv.vic.gov.au](http://www.emv.vic.gov.au)); and
- Are pushed to opted-in users by the VicEmergency App.

### 4.4 What should be done if there is flooding

The Responsible Person should refer to the Flood Action Plan at Appendix A and complete the listed actions as appropriate when they become aware of:

- Any major flood warnings issued by the Bureau of Meteorology for any of the tributary streams to the Gippsland Lakes (e.g. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers);
- The likelihood of flooding in the Gippsland Lakes;



- The likelihood of suspension of Raymond Island ferry services due to expected flooding within the Gippsland Lakes.

#### 4.5 Evacuation – decide before the ferry ceases operating

A decision to evacuate the Property (or to remain on the Island) and / or to relocate vehicles off Raymond Island should be made at an early stage, before ferry services are suspended (i.e. before Lake level exceeds 0.7mAHD at the Paynesville water level gauge).

Key factors to consider include:

- The store of food, drink and other essential (e.g. medical) supplies at the property – sufficient for two or more weeks;
- Existing or likely health issues;
- Access to the water taxi and / or private boat/s during the flood;
- Ability to live comfortably if power and / or communications were lost for the duration of the flood;
- Up coming off-island commitments;
- Other matters that would affect quality of life during the flood if the decision was made to remain on the Island rather than to relocate;
- Any advice (or order) by emergency services to leave / evacuate Raymond Island.

If there is concern that vehicles at the Property may be impacted by flood water, remove them either off the Island or to the east (uphill) of Twelfth Avenue on either Seventh Parade or Eleventh Parade.

## 5. Recovery – after the flood has receded

### 5.1 Resumption of Activities at the Property

As flood water recedes, the Responsible Person should refer to the final page of the Flood Action Plan at Appendix A and complete the listed actions as appropriate.

### 5.2 FRMP Review

Following resumption of normal activities at the Property and as soon as possible after the flood has passed, in any event within eight (8) weeks, all aspects of this FRMP and its implementation (particularly Appendix A, Appendix B & Appendix F) must be reviewed by the Responsible Person (see Section 3.3).

### 5.3 Maintenance of Flood Records

With due regard for Sections 3.3 & 5.2 and with the aim of improving appreciation of flood impacts at the Property and future flood response activities, the Responsible Person should arrange for the following to be recorded at Appendix F:

- The peak water level at the Property to mAHD where possible;
- Peak water level at the Paynesville water level gauge along with the time and duration of that peak level;
- Notes on flood characteristics / behaviours and local / on-site impacts;
- Other related information (e.g. photographs, notes, etc).

The surveying and recording of peak water levels at the Property is aimed at building knowledge of what size floods impact the Property and what the impacts are on-site.

Any changes to the FRMP must trigger replacement of hard and digital copies of the Plan with the updated version (see Section 3.1.2.3).

### 5.4 Flood Action Plan

Any changes to likely flood impacts and required actions at the Property as documented in this FRMP (i.e. as a result of changed conditions at or in the vicinity of the Property, following a flood event, etc) must be captured to a revised version. This applies to the main body of the Plan and the Appendices, particularly to Appendix A and Appendix B. The temptation to relax response arrangements should be strenuously avoided without appropriate professional and informed advice. Any changes to this FRMP must be documented at Appendix C.

### 5.5 Replace hard and digital copies of the FRMP

If there have been any changes to any part of the FRMP, replace hard and digital copies of the FRMP with the updated version (see Section 3.1.2.3).

## Appendix A Flood Action Plan

### DO NOT DRIVE OR WADE THROUGH FLOOD WATER.

Even if water looks to be flowing slowly, it is dangerous. You may unexpectedly lose your footing, be swept off your feet, and / or step or drive into an open man-hole from which the cover has been dislodged. Cars can float in fast flowing water that is only 150 mm deep.

**All flood related alerts or warnings for the Gippsland Lakes must trigger consideration of this Flood Action Plan.**

### MAINTAIN A GENERAL AWARENESS OF THE POSSIBILITY OF FLOODING

If the Bureau of Meteorology has issued a major flood warning for one or more of the Gippsland Lakes tributary streams (i.e. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers) or the Responsible Person becomes aware of or observes heavy and prolonged rain in the upstream catchments, the Responsible Person should:

- ▶ Consider whether to evacuate (i.e. relocate off the Island) or to remain on the Island if flooding develops within the Lakes, and begin initial preparatory activities. Key factors to consider include:
  - The store of food, drink and other essential (e.g. medical) supplies at the property – sufficient for two or more weeks;
  - Existing or likely health issues;
  - Access to the water taxi and / or private boat/s during the flood;
  - Ability to live comfortably if power and / or communications were lost for the duration of the flood;
  - Up coming off-island commitments;
  - Other matters that would affect quality of life during the flood if the decision was made to remain on the Island;
  - Any advice (or order) by emergency services to leave / evacuate Raymond Island.
- ▶ Maintain a heightened awareness of the possibility of Lakes flooding and suspension of the Raymond Island ferry service.

**and should consider periodically checking:**

- ▶ The VicEmergency App and / or relevant websites for further warnings or updates.
- ▶ The Bureau of Meteorology website (<http://www.bom.gov.au>) for updated weather information and current river and Lakes levels.

### GIPPSLAND LAKES FLOOD

If the Bureau of Meteorology issues a minor flood warning for the Gippsland Lakes or advice is received of flood driven changes to Raymond Island ferry services,

Flood Risk Management Plan  
34-36 Eighth Avenue, Raymond Island

**the Responsible Person should:**

- Determine the availability of ferry services for the next few days (i.e. the expected date / time of the last ferry).
- Initiate actions to either relocate off Raymond Island or to remain on the Island for the duration of the flood (i.e. for up to two weeks or maybe longer if a really big flood) with due regard for the key factors to consider listed above.
- Consider the need to relocate any vehicles left at the Property to higher ground (i.e. to the east (uphill) of Twelfth Avenue on either Seventh Parade or Eleventh Parade).
- Continue to monitor the VicEmergency App and Bureau of Meteorology website (<http://www.bom.gov.au>) for actual and forecast lake levels at Paynesville.

**Note that** flood warnings for the Gippsland Lakes and its tributary streams are broadcast by the electronic media (i.e. radio and TV – particularly 774 ABC radio) and are available from the Bureau of Meteorology website (<http://www.bom.gov.au>) along with weather radar and satellite images and updated rain and river level data for key locations. All current weather and flood related warnings are also available from the VICSES website (<http://www.ses.vic.gov.au>), the EMV website (<http://emergency.vic.gov.au/respond/>) and the VicEmergency App.

**The above Flood Action Plan is to be checked and updated after each flood event.**

**Flood water receding (i.e. lake level at Paynesville is below minor flood level (0.70mAHD) and continuing to fall)**

Post flood and / or on return to the Property, the Responsible Person should initiate actions to resume normal operations as follows:

- Arrange for or undertake an initial inspection and assessment of any parts of the Property impacted by flood water.
- Arrange to check for correct and safe operation (and rectification as necessary) of all electrical power and other services that may have been inundated (e.g. sewer and drainage, water, gas, electricity, security, surveillance, switches, power outlets, etc).
- If the Property has been impacted by flood water:
  - Arrange for all flood debris, mud and other pollutants deposited by the flood to be cleaned from any parts of the Property impacted by the flood as a key step in returning to acceptably safe operational status.
  - Arrange for the replacement and / or repair of any damaged external or internal walls, cladding, flooring, fittings, fixtures, surfaces, equipment and other materials in line with applicable standards and guidelines. See for example, “A Contractor’s Guide to Rebuilding after a Flood”, Queensland Building & Construction Commission, March 2015. It is important that any inundated / saturated areas are properly dried out before refurbishment begins.
  - Check all external hard surfaces (i.e. lifting of the surface, pot holes, erosion / undermining at the surface edges, etc) for damage. Any damage likely to cause injury to users must be appropriately isolated to minimise the possibility of injury or damage. Further, actions to repair damage should be initiated as quickly as possible.
  - If required and to assist continuous improvement of this FRMP, arrange for the survey of flood depths to AHD at various locations at the Property (see Section 3.3).

Flood Risk Management Plan  
34-36 Eighth Avenue, Raymond Island

- ▶ Collect and collate photographs and other information on flood impacts and extents (see Sections 3.3 & 5) and update FRMP Appendix F.
- ▶ Review the FRMP (see Section 5).
- ▶ As required, replace hard and digital copies of the FRMP (see Section 3.1.2.3).

**The above list of action items is to be checked and updated after each flood event.**



Flood Risk Management Plan  
34-36 Eighth Avenue, Raymond Island

## Appendix B Contact Details

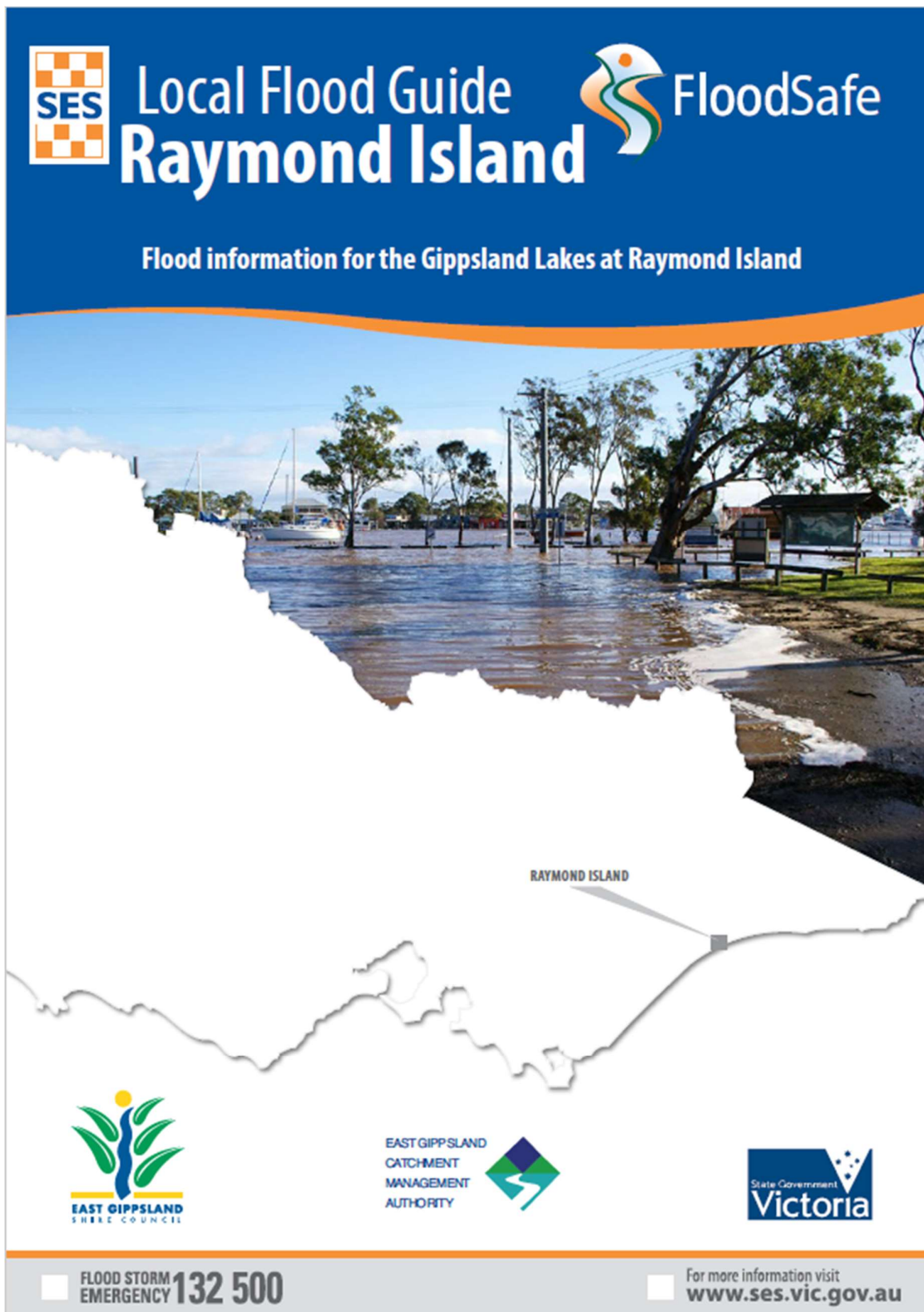
| Name                                                           | Position                                     | Telephone Numbers | Notes                                                                                                                                                                         |
|----------------------------------------------------------------|----------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To be called when this Flood Risk Management Plan is triggered |                                              |                   |                                                                                                                                                                               |
|                                                                | Responsible Person                           |                   |                                                                                                                                                                               |
|                                                                | Other persons - 1                            |                   |                                                                                                                                                                               |
|                                                                | Other persons - 2                            |                   |                                                                                                                                                                               |
|                                                                |                                              |                   |                                                                                                                                                                               |
|                                                                |                                              |                   |                                                                                                                                                                               |
| Other useful contacts                                          |                                              |                   |                                                                                                                                                                               |
|                                                                | Raymond Island Ferry Service                 |                   | SMS alert service                                                                                                                                                             |
|                                                                | Island community bus (for water taxi)        |                   |                                                                                                                                                                               |
|                                                                | VicSES – emergency assistance                | 132 500           |                                                                                                                                                                               |
|                                                                | VicSES – flood & storm info line             | 1300 842 737      | <a href="http://www.ses.vic.gov.au">www.ses.vic.gov.au</a>                                                                                                                    |
|                                                                | Emergency services (Police, Fire, Ambulance) | 000               |                                                                                                                                                                               |
|                                                                | East Gippsland Shire Council                 | 03 5153 9500      | <a href="https://www.eastgippsland.vic.gov.au/">https://www.eastgippsland.vic.gov.au/</a>                                                                                     |
|                                                                | Bureau of Meteorology                        |                   | <a href="http://www.bom.gov.au">www.bom.gov.au</a> or <a href="http://www.bom.gov.au/vic/flood/east_gippsland.shtml">http://www.bom.gov.au/vic/flood/east_gippsland.shtml</a> |
|                                                                | VicEmergency                                 |                   | <a href="http://emergency.vic.gov.au/map#now">http://emergency.vic.gov.au/map#now</a>                                                                                         |
|                                                                | Emergency Victoria (EMV)                     |                   | <a href="http://emergency.vic.gov.au/respond/">http://emergency.vic.gov.au/respond/</a>                                                                                       |
|                                                                | Builder                                      |                   |                                                                                                                                                                               |
|                                                                | Plumber                                      |                   |                                                                                                                                                                               |
|                                                                | Electrician                                  |                   |                                                                                                                                                                               |
|                                                                | Roof Repairs                                 |                   |                                                                                                                                                                               |

Flood Risk Management Plan  
34-36 Eighth Avenue, Raymond Island

|  |  |                      |  |  |
|--|--|----------------------|--|--|
|  |  | Carpet Cleaning      |  |  |
|  |  | Building Maintenance |  |  |
|  |  | Generator            |  |  |

## Appendix C Raymond Island Local Flood Guide

The current version of the Raymond Island Local Flood Guide is dated January 2014.



# Flood Risk Management Plan

## 34-36 Eighth Avenue, Raymond Island

**The Raymond Island local area**

Raymond Island is situated on the Gippsland Lakes bordered by Lake King and Lake Victoria. It is separated from the mainland by McMillan Straits, with the only access to Raymond Island via ferry from Paynesville or by boat.

Flooding in this community occurs as a result of flooding in the Gippsland Lakes caused in turn by flooding of the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and/or Tambo Rivers which flow into the Gippsland Lakes.

The maps below show the 2007 flood extent, which was 1.5 metres at the McMillan Straits at Paynesville Gauge, and the Minor Flood Level which is 0.7 metres at the McMillan Straits at Paynesville Gauge.

**Your local emergency broadcasters are:**

- ABC Radio 828 AM or 100.7 FM
- Gold 1242 AM
- TR FM 99.5 FM
- SKY NEWS Television

**East Gippsland Shire contact details:**

Phone: 1300 555 886  
Email: [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)  
Web: [www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)

**Local Flood Information**

**Legend:**

- Fire Station
- Major Road
- Minor Road
- River/Creek
- Lake/Swamp
- Minor Flood Event
- June 2007 Flood Event

**Scale:** 0 50 100 200 Meters

**North Arrow:** N

**Disclaimer**

This map publication is presented by the Victoria State Emergency Service for the purpose of disseminating emergency management information. The contents of the information have not been independently verified by the Victoria State Emergency Service. No liability is accepted for any damage, loss or injury caused by errors or omissions in this information or for any action taken by any person in reliance upon it. Flood information is provided by East Gippsland Catchment Management Authority.



# Your Local Flood Information

Know your risk

## Are you at risk of flood?

Flooding typically occurs on Raymond Island one to three days after the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and/or Tambo Rivers have experienced flooding. Flood peaks are slow to rise and recede, sometimes taking up to two weeks. Wind can increase the lake levels around Raymond Island by up to 50 centimetres.

On Raymond Island there is low-lying community infrastructure such as boat ramps, car parks, and jetties that can be impacted by Gippsland Lakes flooding.

The Raymond Island Ferry stops operating at the Minor Flood Level resulting in isolation of the island which can last up to two weeks.

There are many homes and sheds in low-lying areas close to the water. These properties, along with local roads are subject to flooding at low levels. This in turn impacts on Raymond Island residents' ability to travel within the island, causing properties to become isolated within the island.

Boats in marinas and jetties will need their mooring lines adjusted as the lake heights build and recede.

## Did you know?

During June 2007, four major east coast lows formed off the coast of New South Wales and Eastern Victoria, with each one producing heavy rainfall. The last east coast low brought up to 300 millimetres of rainfall in the Gippsland Lakes catchment resulting in lake levels rising 1.3 metres above normal levels.

Flooding could occur again in Raymond Island with similar or greater consequences including:

- Many local roads closed.
- Properties isolated for up to two weeks.
- Over floor inundation to properties especially on the south west corner of the island.
- Boat ramps, jetties and car parks flooded.
- Access by vehicle to Raymond Island suspended.

While no two floods are the same, floods like this or worse could occur again. It is important for families, business and locals to be aware of the risks, be prepared and have their emergency plan ready when flooding occurs.

## Gippsland Lakes flood levels at the McMillan Straits at Paynesville Gauge

When the Bureau of Meteorology issues flood warnings they may include a prediction of the height of the McMillan Straits at Paynesville Gauge.

While no two floods are the same, the following table can give you an indication of what you can expect at certain heights on the gauge, including when your access may be cut off and when your property may be affected.

|        |                                                                                                                                                                                                                                   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.00 m | More than 600 properties are now flooded with over 100 properties having water up to a metre deep across their property.                                                                                                          |
| 1.50 m | 2007 flood level                                                                                                                                                                                                                  |
| 1.35 m | 1998 flood level                                                                                                                                                                                                                  |
| 1.30 m | <b>MAJOR FLOOD LEVEL</b><br>Many roads in the south eastern corner of the island and facing McMillan Straits will now be flooded, restricting movement around the Island and isolating some homes.                                |
| 1.00 m | 24 properties will be flood impacted and five others are isolated.<br>Many roads will have water over them and a number will be closed due to floodwater.                                                                         |
| 0.70 m | <b>MINOR FLOOD LEVEL</b><br>The Raymond Island Ferry will not be operating removing access by vehicle to the Island. Up to 12 low-lying properties will flood. Second Avenue north of Third Parade will have water over the road. |
| 0.20 m | Average tidal range.                                                                                                                                                                                                              |
| 0.00 m |                                                                                                                                                                                                                                   |



Raymond Island, 2007

About Flood Warnings

# About Flood Warnings

## What warnings mean

Warnings are issued by the Bureau of Meteorology to inform people about the possibility of flooding.

A **Flood Watch** means there is a developing weather pattern that might cause floods.

**Flood Warnings** mean flooding is about to happen or is already happening.

For the Gippsland Lakes, Flood Warnings are generally issued after many days of flooding in communities such as Traralgon, Sale, Stratford and Bairnsdale and before flooding begins in the communities around the Gippsland Lakes.

A Flood Warning provides predictions of flood impact and the estimated time before the lake will reach particular levels at various gauges and how long it will take for the waters to recede.

**A Minor Flood Warning means:**

- Lake levels start to flood waterside car parks and boat ramps.
- Puddling will occur on and beside low-lying roads and properties.
- Storm water drains will start to flood internal roadways and properties.
- Caravan parks may start to flood.
- Some local low-lying roads will start to flood.

**A Major Flood Warning means:**

- Lake levels have risen and cause extensive flooding in the towns and on lakeside farmland.
- Residential and commercial properties are flooded.
- Major traffic routes will be closed.
- Properties and towns will be isolated.
- Numerous evacuations may be required.

The Victoria State Emergency Service (SES) will give information about how the floodwater might affect people and properties. This includes safety messages to remind you what to do.

**Severe Thunderstorm Warnings**  
Thunderstorms are classified as severe, due to their potential to cause significant localised damage through: wind gusts, large hail, tornadoes or flash flooding. Severe Thunderstorm Warnings are issued to the community by the Bureau of Meteorology.

**Severe Weather Warnings**  
These warnings are issued to the community by the Bureau of Meteorology when severe weather is expected that is not directly related to severe thunderstorms or bushfires. Examples of severe weather include damaging winds and flash flooding.

**Flash Flooding** happens quickly. There may be little or no warning. The arrival time or depth of a flash flood can usually not be predicted.

**Remember, you may not receive any official warning.**

**Emergency assistance may not be immediately available.**  
**Be aware of what is happening around you to stay safe.**

**Never wait for a warning to act.**

## Emergency Alert

SES may provide alerts to the Raymond Island community through the Emergency Alert telephone warning system. All emergency service providers can use Emergency Alert to warn communities about dangerous situations by voice message to landline telephones or text message to mobile phones.

If you receive a warning, make sure that all family members, people at work and your neighbours are aware of the situation.

**If you receive an Emergency Alert you should pay attention and act. It could mean life or death.**

If you need help to understand a warning, ask a friend, neighbour or family member.

## Warnings for Raymond Island

For the Gippsland Lakes, Flood Warnings are issued by the Bureau of Meteorology. Flood Warnings provide predictions of flood size, time and possible peaks of the Gippsland Lakes at Raymond Island.

It is important to know how the predicted flood levels are likely to impact you as you may be affected before the peak, see page 3: *Gippsland Lakes flood levels at the McMillan Straits at Paynesville Gauge*.

Use this table to figure out when you need to follow your flood emergency plan. You may also wish to refer to the Raymond Island Local Incident Management Plan.

If you have subscribed to the Raymond Island community SMS service, you may receive SMS messages to your mobile phone with further advice about the current incident and the status of the ferry.

4

Local Flood Guide



# Preparing for Floods

## NOW – before a flood

- Check if your home or business is subject to flooding. For more information, contact East Gippsland Shire.
- Develop an emergency plan.
- Check if you could be cut off by floodwater.
- Know the safest way to go if you decide to leave your property and plan an alternative route.
- Check your insurance policies to ensure your equipment, property and business are covered for flood damage.
- Keep a list of emergency numbers near the telephone.
- Put together an emergency kit.
- Stay alert for weather warnings and heavy rainfall.

## When a flood is likely

- Take action. Follow your emergency plan.
- Listen to your radio for information and advice.
- Check your neighbours are safe and know about the flood.
- Stack possessions on benches and tables with electrical goods in the highest places.
- Anchor objects that are likely to float and cause damage.
- Move rubbish bins, chemicals and poisons to the highest place.
- Put important papers, valuables, photos and other special personal items into your emergency kit.
- Business owners should raise stock, business records and equipment onto benches and tables.
- Rural property owners should move livestock, pumps and machinery to higher ground.
- If you are likely to be isolated, have enough food, drinking water, medicine, fuel and other needs to last at least three days.
- Do not forget pet food and stock feed.

The time for me to evacuate is before:

---

---

---

---

---

---

---

---

## Prepare a plan

### Your emergency plan

Emergencies can happen at any time, with little warning. People who plan and prepare for emergencies reduce the impact and recover faster.

Taking the time to think about emergencies and make your own plan helps you think clearly and have more control to make better decisions when an emergency occurs.

Your emergency plan should identify:

- The types of emergencies that might affect you.
- How those emergencies might affect you.
- What you will do before, during and after an emergency.
- Where to get more information.
- Where you will go if you evacuate and the best way to go in different circumstances.
- A list of phone numbers you will need, including emergency service providers, your insurance company, friends and family.



Visit [ses.vic.gov.au](http://ses.vic.gov.au) to obtain a copy of your Home Emergency Plan workbook

### Evacuation

During a flood, Police, SES and other emergency service providers may advise you to evacuate to keep you safe. It is important that you follow this advice.

There are two types of evacuation notices that may be issued via your emergency broadcaster during a flood:

- **Prepare to evacuate** – means you should act quickly and take immediate action to protect your life and property. Be ready to leave your property.
- **Evacuate immediately** – you must leave immediately as there is a risk to lives. You may only have minutes to evacuate in a flash flooding situation.

Do not return to your home until you are sure it is safe to do so. You do not need to wait to be told to evacuate.

Home Emergency Kit

## Emergency Kit

Every home and business should have a basic emergency kit:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                   |                                                                                                                                                                   |                                                                                                                                                                              |                                                                                                                                                                                               |                                                                                                                                                                             |                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">Copy of your emergency plan</p>                                                                                                                                                                                                                                                                                                                        | <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">Radio</p>  | <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">Torch</p>  | <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">Spare batteries</p>  | <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">Copy of documents &amp; records</p>  |                                                                                                                                                                             |                                                                                                                                                                       |
| <div style="display: flex; justify-content: space-around; width: 100%;"> <div style="width: 15%;"> <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">Long life food</p>  </div> <div style="width: 15%;"> <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">Safe drinking water</p>  </div> </div> |                                                                                                                                                                   |                                                                                                                                                                   |                                                                                                                                                                              |                                                                                                                                                                                               | <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">First aid kit</p>  | <p style="background-color: #f1c40f; padding: 2px; font-size: 0.8em;">Gloves</p>  |



Check your kit often. Make sure things work. Replace out of date items.

When a warning is issued, have ready for use or pack into your kit:

|                                                                                                                                                                                                      |                                                                                                                                                                                                           |                                                                                                                                                                                       |                                                                                                                                                                                           |                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="background-color: #2980b9; color: white; padding: 2px; font-size: 0.8em;">Mobile phone and charger</p>  | <p style="background-color: #2980b9; color: white; padding: 2px; font-size: 0.8em;">Prescriptions &amp; medicines</p>  | <p style="background-color: #2980b9; color: white; padding: 2px; font-size: 0.8em;">Pet needs</p>  | <p style="background-color: #2980b9; color: white; padding: 2px; font-size: 0.8em;">Strong shoes</p>  | <p style="background-color: #2980b9; color: white; padding: 2px; font-size: 0.8em;">Clothes for your family</p>  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

I need to add:

Write your list here. Tick items as you pack them into your kit.

☐ Special needs  
☐ Photos  
☐ Family keepsakes  
☐ Valuables  
☐ Documents  
☐ Other

6

Local Flood Guide

29

FPM00298\_FRMP\_34-36 Eighth Avenue, Raymond Island\_Version A

Printed 8/05/2025  
Page 34 of 75

## During and After a Flood

### During a flood

When flooding has begun:

- **Never drive, ride, swim or walk through floodwater.**
- Remember that floodwater can be deeper than you think and can hide damaged roads and bridges.
- Never let your children play or swim in floodwater. It is dirty, dangerous and deadly.
- Tune in to your emergency broadcasters: ABC Local Radio, Commercial Radio, designated Community Radio Stations and SKY NEWS Television.
- In life-threatening emergencies, call Triple Zero (000).
- For SES emergency assistance during floods and storms call 132 500.
- Stay away from all waterways including drains and culverts.
- Stay away from fallen powerlines as electricity travels easily through water.
- Be aware that animals such as snakes, rats, spiders and other pests may be on the move during a flood. These animals can come into houses and other buildings or hide around sandbags.
- Keep in contact with neighbours.
- Be prepared to leave early.

When you leave early or evacuate:

- Try to leave as early as possible as roads can be closed by floodwater.
- Take your emergency kit and three days supply of clothing with you.
- Turn off the electricity, gas and water as you leave.
- Take your pets with you. Dogs should be muzzled and cats in cages.
- Go to a Relief Centre or to stay with friends or family in a non flooded area.

If activated, Relief Centres can provide:

- Temporary accommodation
- Financial help
- Personal support
- Drinks and meals
- Basic clothing and personal needs
- Assistance with contacting family and friends.

If you choose to shelter with a friend or relative, tell authorities where you are staying.

### After a flood

Flood dangers do not end when the water begins to fall. To make sure you stay safe:

- Keep listening to local emergency broadcasters.
- Do not return home until you are sure that it is safe.

Once you return to your home:

- Investigate the structural safety of your building.
- Drink bottled water or boil all drinking water until advised that the water supply is safe.
- Throw away any food or medicines that may have been in contact with floodwater or affected by power outages.
- When entering a building, use a torch to light your way. Never use matches or cigarette lighters as there may be gas inside.
- Keep the electricity and gas off until checked and tested by a professional.
- Take photographs of all damage for insurance.
- Clean your home straight away to prevent disease.

### How SES helps the community

The Victoria State Emergency Service (SES) is a volunteer based emergency service. Although SES volunteers attempt to reach everyone prior to or during an emergency, at times this is not possible, especially during flash flooding which occurs so quickly. Therefore it is advisable for you to be prepared for emergencies so that you can share responsibility for your own wellbeing during those times. In a flood, SES assistance may include:

- Giving flood advice
- Protecting essential services
- Helping to protect infrastructure
- Rescuing people from floodwater
- Advising of an evacuation

To assist your preparation, it is recommended that you obtain a copy of the SES Home Emergency Plan by visiting [ses.vic.gov.au](http://ses.vic.gov.au).



Local Flood Guide



## Emergency Checklist

**NOW: Flood preparation**

- ☐ Check if your insurance policy cover flooding.
- ☐ Keep this list of emergency numbers near the telephone.
- ☐ Put together an emergency kit and prepare a home or business emergency plan, see [ses.vic.gov.au](http://ses.vic.gov.au).

**When you hear a Flood Watch or weather warning**

- ☐ Listen to Severe Weather Warnings for flash flood.
- ☐ Listen to the radio and check the SES website for more information and advice.
- ☐ Go over your emergency plan. Pack clothing and other extra items into your emergency kit and take this with you if you evacuate.
- ☐ Leave early if you intend to evacuate.

**When flooding may happen soon (heavy rainfall)**

- ☐ Make sure your family members and neighbours are aware of what is happening.
- ☐ Conditions change rapidly, roads and escape routes can be covered or blocked. Don't forget to take pets and your medicine with you.
- ☐ Put household valuables and electrical items as high as possible.
- ☐ Turn off water, gas and electricity at the mains.
- ☐ Secure objects likely to float and cause damage.
- ☐ If you are staying in a caravan or temporary dwelling, move to higher ground before flooding begins.

**During the flood**

- ☐ For SES emergency assistance, call 132 500.
- ☐ Do not drive, ride, swim or walk through floodwater. This is the main cause of death during floods.
- ☐ NEVER allow children to play in floodwater. This is the main cause of death during floods for children and young people.
- ☐ Stay away from drains, culverts and waterways as water can flow quickly and have strong currents.
- ☐ Stay well clear of fallen trees, powerlines and damaged buildings.

**After the flood: recovery**

- ☐ If your property has been flooded, check with East Gippsland Shire for information and advice.
- ☐ Have all electrical and gas equipment professionally tested before use.

For more information visit:

- [ses.vic.gov.au](http://ses.vic.gov.au)
- [facebook.com/vicses](https://facebook.com/vicses)
- [twitter.com/vicseswarnings](https://twitter.com/vicseswarnings)

## Emergency Contacts

|                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                     |      |              |                     |                |                 |                |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------|---------------------|----------------|-----------------|----------------|
| <b>Life-threatening emergency</b><br>Police Fire Ambulance                                                                              | <b>000</b> Triple Zero<br>TTY106                                                                                                                                                                                                                                                                                                                                                                    |      |              |                     |                |                 |                |
| <b>Victoria State Emergency Service (SES)</b><br>For SES emergency assistance                                                           | <b>132 500</b>                                                                                                                                                                                                                                                                                                                                                                                      |      |              |                     |                |                 |                |
| <b>SES Information Line</b><br>Operates during major floods or storms                                                                   | <b>1300 842 737</b><br><b>1300 VIC SES</b><br><a href="http://ses.vic.gov.au">ses.vic.gov.au</a>                                                                                                                                                                                                                                                                                                    |      |              |                     |                |                 |                |
| <b>Bureau of Meteorology (BoM)</b><br>Weather information, forecasts, warnings                                                          | <b>1300 659 217</b><br><a href="http://bom.gov.au">bom.gov.au</a>                                                                                                                                                                                                                                                                                                                                   |      |              |                     |                |                 |                |
| <b>National Relay Service (NRS)</b><br>The deaf, hearing or speech impaired can call SES or Triple Zero (000) using NRS:                | <a href="http://www.relayservice.com.au">www.relayservice.com.au</a>                                                                                                                                                                                                                                                                                                                                |      |              |                     |                |                 |                |
| <ul style="list-style-type: none"> <li>■ <b>Speak and Listen (SSR) users phone</b></li> <li>■ <b>TTY / Voice users phone</b></li> </ul> | <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">DIAL</td> <td style="text-align: center;">THEN ASK FOR</td> </tr> <tr> <td style="text-align: center;"><b>1300 555 727</b></td> <td style="text-align: center;"><b>132 500</b></td> </tr> <tr> <td style="text-align: center;"><b>13 36 77</b></td> <td style="text-align: center;"><b>132 500</b></td> </tr> </table> | DIAL | THEN ASK FOR | <b>1300 555 727</b> | <b>132 500</b> | <b>13 36 77</b> | <b>132 500</b> |
| DIAL                                                                                                                                    | THEN ASK FOR                                                                                                                                                                                                                                                                                                                                                                                        |      |              |                     |                |                 |                |
| <b>1300 555 727</b>                                                                                                                     | <b>132 500</b>                                                                                                                                                                                                                                                                                                                                                                                      |      |              |                     |                |                 |                |
| <b>13 36 77</b>                                                                                                                         | <b>132 500</b>                                                                                                                                                                                                                                                                                                                                                                                      |      |              |                     |                |                 |                |
| <b>Internet Relay</b> users log into                                                                                                    | <a href="http://www.iprelay.com.au/call/">www.iprelay.com.au/call/</a><br>then enter: <b>132 500 or 000</b>                                                                                                                                                                                                                                                                                         |      |              |                     |                |                 |                |
| <b>VicRoads</b><br>Road closures and hazard reporting service                                                                           | <b>13 11 70</b><br><a href="http://vicroads.vic.gov.au">vicroads.vic.gov.au</a>                                                                                                                                                                                                                                                                                                                     |      |              |                     |                |                 |                |

**East Gippsland Shire Contact Details**

Phone: **1300 555 886**  
 Email: [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)  
 Web: [www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)

**Weather District:** East Gippsland

**Catchment:** Gippsland Lakes

**Emergency Broadcasters**  
 Emergency broadcasters include ABC  
 Local Radio, designated commercial radio  
 stations across Victoria and SKY NEWS  
 Television.

- ABC Radio 828 AM or 100.7 FM
- Gold 1242 AM
- TR FM 99.5 FM
- SKY NEWS Television

**Complete the following and keep this information handy close to the phone:**

Your electricity supplier: \_\_\_\_\_

Your gas supplier: \_\_\_\_\_

Doctor: \_\_\_\_\_

Vet: \_\_\_\_\_

**Insurance**

Policy Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

This publication is supported by the National Disaster Resilience Grants Scheme.

Version: EMPC-LFG-37.0 January 2014  
For the latest version of this publication visit [www.ses.vic.gov.au](http://www.ses.vic.gov.au)

Flood Risk Management Plan  
34-36 Eighth Avenue, Raymond Island

## Appendix D Review / Amendment / Maintenance Record for FRMP

[illegible]



## Appendix E Warnings, Data & Related Information

### Access to Flood Warnings

Flood warnings<sup>1</sup> for the Gippsland Lakes and other watercourses are broadcast by the electronic media (i.e. radio and TV – particularly 774 ABC radio) and are available from the Bureau of Meteorology website <http://www.bom.gov.au>

All current weather and flood related warnings are also available from the VICSES website <http://www.ses.vic.gov.au>, the EMV website <http://emergency.vic.gov.au/respond/> and via the VicEmergency App.

Other information about flooding is also available from the VICSES website <http://www.ses.vic.gov.au>.

### Access to Weather Radar and Satellite Images

Weather radar and satellite images are available from the Bureau of Meteorology website <http://www.bom.gov.au>

### Access to Rain Data

Hourly data from a number of rain gauges in the vicinity of the Gippsland Lakes and tributary streams are available from the Bureau of Meteorology website (<http://www.bom.gov.au/vic/observations/melbourne.shtml>) but can be delayed.

### Access to Water Level Data

The level of the Lakes at Paynesville (McMillan Strait at Paynesville) is available from the Bureau of Meteorology website ([http://www.bom.gov.au/cgi-bin/wrap\\_fwo.pl?IDV60079.html](http://www.bom.gov.au/cgi-bin/wrap_fwo.pl?IDV60079.html)). The level can be read directly from the Paynesville gauge. However, this could be hazardous when the Lakes are in flood and is not recommended.

Data for a number of other water level gauges around the Lakes and within tributary streams are also available from the same website.

### Lakes Flooding

Flooding within the Gippsland Lakes is likely to be preceded by formal flood warnings issued by the Bureau of Meteorology and broadcast widely via radio, television, print and social media. In addition, it is expected that there will be significant media attention and reporting on heavy rain and flooding within the tributary streams and surrounding communities.

---

<sup>1</sup> Minor flood warnings will have been issued by the Bureau of Meteorology if the Lakes have or are expected to exceed minor flood level (i.e. 0.7mAHD at Paynesville). Warnings of major flooding will have been issued by the Bureau of Meteorology if the level has or is expected to exceed 1.3mAHD. A moderate flood class level has not yet been established for Paynesville.

Flood Risk Management Plan  
34-36 Eighth Avenue, Raymond Island

## Appendix F Record of Floods that have Impacted Raymond Island

Date, time and impact of floods that have impacted Raymond Island together with notes to assist future flood response at the Property

[illegible]

## Appendix G Responsible Person - Summary of Responsibilities

Following is a bulleted summary of the Responsible Person's responsibilities as detailed in this FRMP.

### **Flood Action Plan (Appendix A)**

- Drive annual review and rework. This should include a periodic check that there has not been a shift in design flood levels as a result of climate change or other considerations.

### **Maintenance and annual review of the FRMP – Sections 1.10 & 3.2**

- Review the FRMP annually and sign-off as per written procedures (see Appendix C).
- Maintain an up-to-date contact list of key persons, key service providers and other stakeholders (see Appendix B).
- Following a flood event that results in suspension of the Raymond Island ferry service, review the effectiveness and appropriateness of procedures established for flood including the adequacy of this FRMP.

### **Maintenance of flood awareness – Sections 1.6 & 3.2.1**

- Maintain awareness of this FRMP and flood risk associated with the Property.

### **If there is flooding within the Gippsland Lakes – Sections 2 & 4 & Appendix A**

- Follow the procedures detailed at Section 4.4 and at Appendix A. These are aimed at enhancing the safety of Property occupants and minimising flood related damage.

### **Following an event that impacts the Property – Sections 3.3 & 5**

- Coordinate and / or manage the resumption of normal activities at the Property (see Section 5.1 and Appendix A).
- Review the effectiveness and appropriateness of procedures established for flood including the adequacy of this FRMP.
- As necessary, arrange for peak flood water levels to be surveyed to AHD and for update of Appendix F.
- Review and, as required, update of Appendix A & Appendix B.

## Planning Report

---

### Two Lot Subdivision & Development of a Second Dwelling

34-36 Eighth Avenue, Raymond Island

Our reference – 20529

27 March 2025



FS 520900



## Contents

|           |                                                                                |           |
|-----------|--------------------------------------------------------------------------------|-----------|
| <b>1.</b> | <b>Introduction</b>                                                            | <b>3</b>  |
| <b>2.</b> | <b>Subject Land &amp; Surrounding Context</b>                                  | <b>4</b>  |
| <b>3.</b> | <b>The Application &amp; Proposal</b>                                          | <b>5</b>  |
| <b>4.</b> | <b>Cultural Heritage</b>                                                       | <b>9</b>  |
| <b>5.</b> | <b>Planning Policy</b>                                                         | <b>10</b> |
| 5.1       | Planning Policy Framework                                                      | 10        |
| 5.2       | Municipal Planning Strategy                                                    | 11        |
| <b>6.</b> | <b>Planning Elements</b>                                                       | <b>12</b> |
| 6.1       | General Residential Zone                                                       | 12        |
| 6.2       | Design and Development Overlay (Schedule 11)                                   | 20        |
| 6.3       | Bushfire Management Overlay (Schedule 1)                                       | 21        |
| 6.4       | Land Subject to Inundation Overlay                                             | 27        |
| <b>7.</b> | <b>Conclusion</b>                                                              | <b>28</b> |
| <b>8.</b> | <b>Attachments</b>                                                             |           |
|           | Application Form                                                               |           |
|           | Proposed Subdivision Plan (Version 1)                                          |           |
|           | Site, Floor and Elevation Plans prepared by <i>Ian Neville Building Design</i> |           |
|           | Bushfire Hazard Site Assessment (Version 1)                                    |           |
|           | Bushfire Management Plan (Version 1)                                           |           |
|           | Draft Flood Risk Management Plan (HARC)                                        |           |
|           | Copy of Title (Lot 15 on PS 018507)                                            |           |

*Note: Applicable Planning Application fee is \$2,433.20, calculated as follows*

*Class 12: \$1,706.50*

*Class 18: \$726.70 (50% of lesser fee)*



## 1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision & development of a second dwelling at 34-36 Eighth Avenue, Raymond Island. The Report addresses the provisions of the General Residential Zone, Design and Development Overlay 11, Bushfire Management Overlay 1 and Land Subject to Inundation Overlay as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: IntraMaps)

## 2. Subject Land & Surrounding Context

Formally known as Lot 15 on Lodged Plan 018507 or more commonly 34-36 Eighth Avenue, Raymond Island, the subject land is regular in shape, 2024 square metres and is developed with a single storey dwelling and two outbuildings.

The land enjoys vehicular access to the property from Eighth Avenue which is a formed rural standard road.

The subject land is surrounded by detached dwellings and associated outbuildings on lots of approximately half the size of the subject land, with the exception being to the east across Eighth Avenue which is developed by two dwellings.

Although the built form in the wider precinct is relatively uniform in terms of detached dwellings with associated outbuildings, the allotment shapes and sizes vary considerably.

Located within the central area of the southern urban precinct of Raymond Island, the land is close to the Raymond Island Community Hall and close to the Raymond Island Ferry arrival/departure area.



Locational plan showing land parcel configurations, blue star represents Raymond Island Community Hall and red star represents Raymond Island Ferry Terminal.



Due to the relatively large size of the subject land, Planning approval has previously been granted to subdivide the land. Planning Permit 52/2015/P was granted by East Gippsland Shire Council on 22 July 2015, and a Plan of Subdivision certified on 28 July 2015. The Certified Plan expired prior to the issue of Statement of Compliance, resulting in the lapsing of the Planning Permit.

Planning application 5.2023.454.1 for a two lot subdivision and development of a dwelling was issued with a Notice of Decision to Refuse to Grant A Permit at the August 2024 Council meeting. The decision was the subject of an Application for Review at the Victorian Civil and Administrative Tribunal (VCAT). A new Council was elected late in 2024 and at the December 2024 Council meeting, determined that officers were to present an alternate view to VCAT at the compulsory conference (i.e. to support the application). The Application for Review was subsequently withdrawn after the compulsory conference.

### 3. The Application & Proposal

It is proposed to subdivide the subject land into two lots and develop a dwelling.

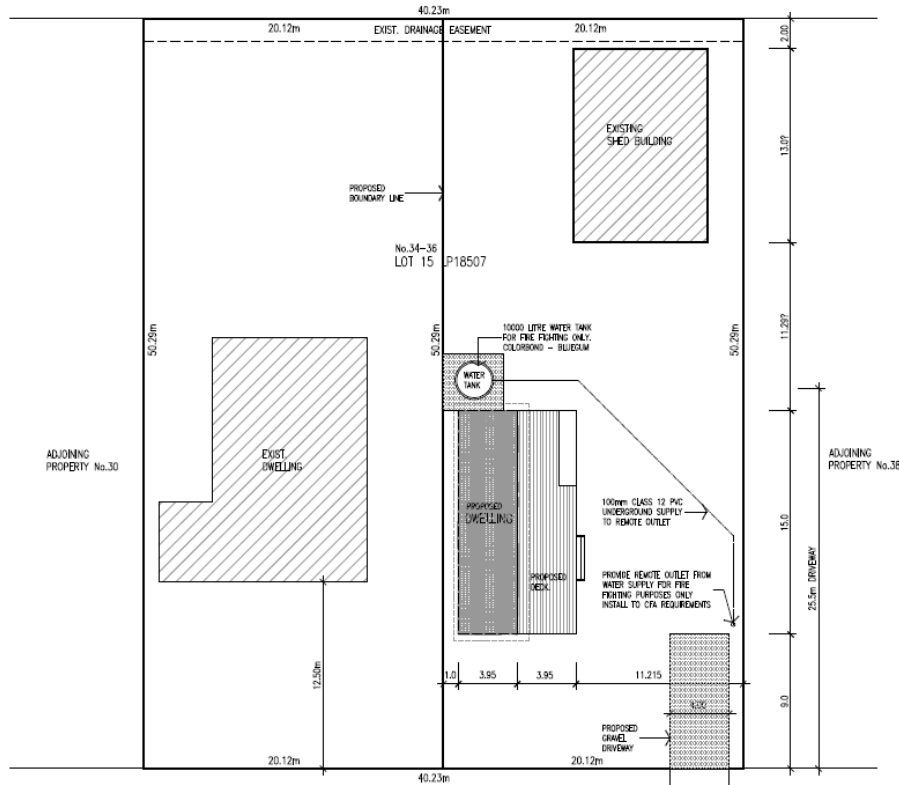
The proposed subdivision will create two lots of 1012 square metres that have an east-west axis. Proposed lot 1 will contain the existing dwelling and one of the existing outbuildings, while lot 2 is proposed to contain the new dwelling and the larger of the existing outbuildings.



Extract from Proposed Subdivision Plan (Version 2)

Plans prepared by Ian Neville Building Design depict the proposed dwelling, which has been orientated to face north, providing an energy efficient dwelling.

The proposed dwelling is to be setback 9.0 metres from the front boundary to Eighth Avenue. The proposed dwelling is to be setback 1.0 metre from the proposed subdivision boundary.



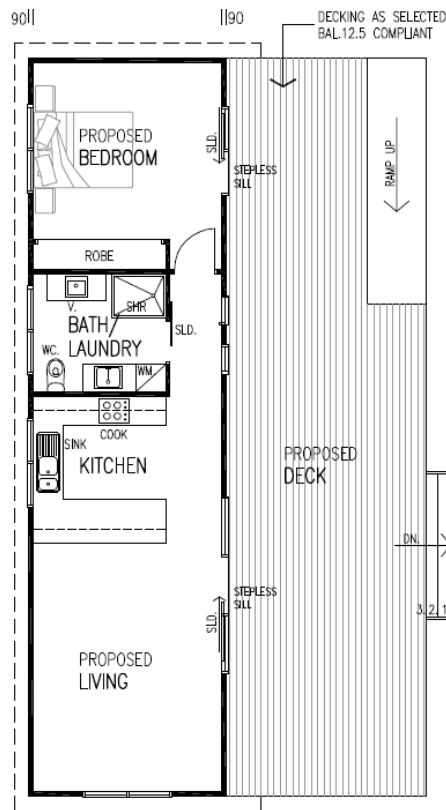
Proposed site plan (Source: Ian Neville Building Design)

The proposed dwelling will incorporate a proposed living room, kitchen, bathroom/laundry and bedroom. A large northern facing deck of 60 square metres will provide for external living opportunities and can be accessed via a ramp of stairs.

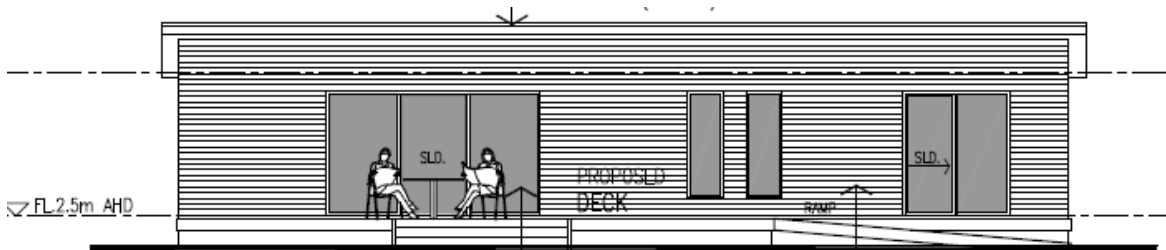
The dwelling has been designed to maintain the character of the area being a detached single storey dwelling, skillion roof and incorporating tones reflective of the area and surrounding landscape.

The proposed dwelling will be constructed from Scyon Axon Cladding, painted Bluegum and Colorbond coloured Southerly.

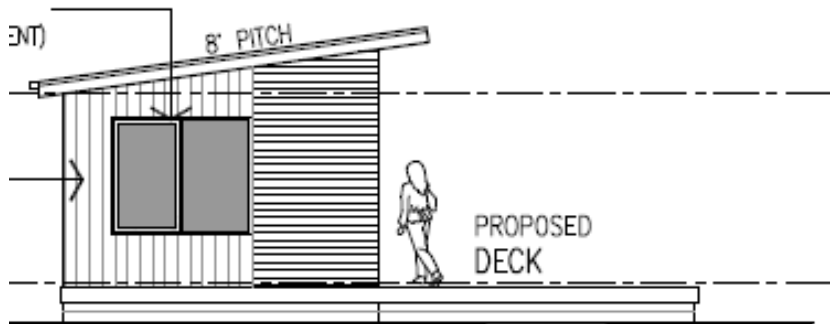
The dwelling will be elevated to minimise coastal climate change impacts, with a finished floor level of 2.5m AHD and a Flood Risk Management Plan will be developed for the new lot.



Extract from Proposed floor plan  
(Source: Ian Neville Building Design)



Proposed northern elevation (Source: Ian Neville Building Design)



Proposed eastern elevation (Source: Ian Neville Building Design)



A proposed gravel driveway is to be constructed within the eastern part of proposed lot 2 to provide access to from Eighth Avenue. A 10,000 litre water tank for fire fighting purposes is to be sited behind the proposed dwelling and connected to a remote outlet next to the driveway.

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

| Planning Scheme Clause No. | Description of what is proposed                                                 |
|----------------------------|---------------------------------------------------------------------------------|
| 32.08-3 (GRZ)              | Subdivide land                                                                  |
| 32.08-6 (GRZ)              | Construction of two dwellings on a lot                                          |
| 43.02-2 (DDO11)            | Buildings and Works with a total building footprint exceeding 300m <sup>2</sup> |
| 43.02-3 (DDO11))           | Subdivide land                                                                  |
| 44.06-2 (BMO1)             | Subdivide land                                                                  |
| 44.06-2 (BMO1)             | Construct a Building associated with Accommodation                              |
| 44.04-2 (LSIO)             | Buildings and Works                                                             |
| 44.04-3 (LSIO)             | Subdivide land                                                                  |

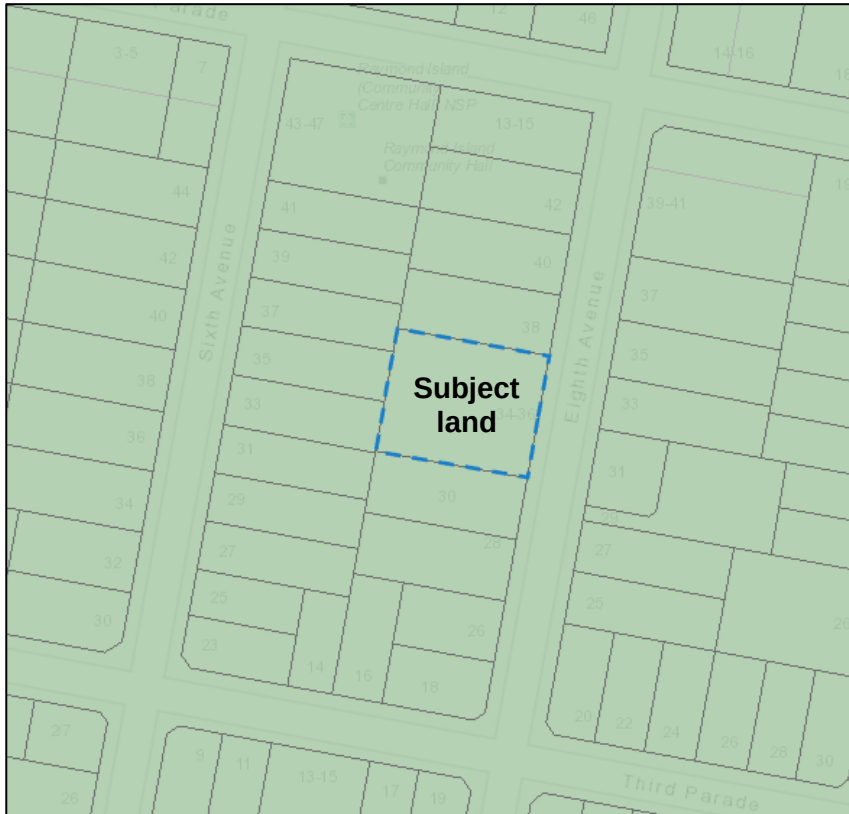
#### Referrals Required

| Clause  | Kind of application | Referral authority     | Type of authority |
|---------|---------------------|------------------------|-------------------|
| 44.04-7 | s55 - LSIO          | East Gippsland CMA     | Recommending      |
| 44.06-6 | s55 - BMO           | Country Fire Authority | Recommending      |

#### 4. Cultural Heritage

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

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



*Cultural Heritage Sensitivity Mapping shown green (Source: VicPlan)*

The subject land is within an area of cultural heritage sensitivity. The construction of two dwellings on a lot is an exempt activity and a two lot subdivision is not considered a high impact activity. Therefore, there is no mandatory requirement to provide a CHMP in support of the application.

## 5. Planning Policy

### 5.1 Planning Policy Framework

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements is the objective of Clause 11.01-1S Settlement.

The proposed development supports this objective and is consistent with relevant strategies that sit under the objective, as it will provide for population growth, assists to limit urban sprawl and provides for infill development.

Clause 11.01-1L-01 East Gippsland Settlements encourages infill development of existing towns; consolidation of existing townships and residential infill is supported within existing residential zones.

The proposed development will make the best use of this serviced, underutilised, residentially zoned land parcel and assists to reduce pressure for further residential rezoning.

The subject land is setback from the Lake frontage and although being low lying, it is unlikely that the land will be impacted from coastal erosion as sought by Clause 11.03-4S Coastal Settlement.

Clause 11.03-4L-03 Raymond Island applies to all land in the Raymond Island Framework Plan. The proposal will provide for a low impact development within an existing residential zoned area consistent with the strategies that underpin the plan.

Levels across the subject land are two metres or greater, resulting in the land avoiding permanent inundation by the year 2100 as sought within Clause 13.01-2S Coastal inundation and erosion.

Being located with a Bushfire Management Overlay, Clause 13.02-1S Bushfire planning is relevant to the application. The land is located with Schedule 1 of the Overlay and as such, Council and the CFA recognise that the property is at reduced risk from a bushfire event. Nevertheless, the proposed lots will be provided with defendable space that will need to be appropriately maintained, water tanks will be installed and set aside for fire fighting purposes and the new dwelling will be constructed to a minimum BAL of 12.5.

As the land is located within the Land Subject to Inundation Overlay, Clause 13.03-1S Floodplain management is also relevant. The proposed dwelling has the ability to mitigate the effects of periodic floodwaters through raised floor heights and more robust building materials below the nominated flood level. The subdivision will lead to a minor intensification within the area, however it is considered that this minor subdivision is not unreasonable within a well established urban area that is zoned for residential purposes.

Development of a dwelling on the vacant lot to be created by the subdivision will be in accordance with Clause 15.01-2S Building design. The dwelling complements the built form character of the area utilising a skillion roof, materials and colours that are commonplace within the area.

The proposed subdivision will provide a generous lot for the existing dwelling and provides sufficient cleared area for the new dwelling. Both lots enjoy direct street frontage and are consistent with the prevailing lot pattern as sought by Clause 15.01-3S Subdivision design.

Creating two lots from this large, underutilised land parcel will assist to increase the portion of housing in an established urban area reducing the share of housing in greenfield areas consistent with Clause 16.01-1S Housing supply.

Clause 18.02-4L-01 Road seeks to minimise the impact of development on the efficiency and safety of the road system while maintaining roadside vegetation. The vacant lot to be created has the ability to be serviced by a new vehicle crossover without impacting roadside vegetation. A second lot will generate an additional 10 vehicle movements within the local road network which can be easily absorbed.

## 5.2 Municipal Planning Strategy

Clause 02.03-1 of the Municipal Planning Strategy identifies Raymond Island as a unique village and rural residential locality set within the heart of the Gippsland Lakes. The relevant strategic direction for Raymond Island is to provide for expanding settlement within the existing residential areas. The subdivision of the land and development of a new dwelling on a serviced and residentially zoned property is consistent with this strategic direction.

The proposed development is relatively modest and will maintain the landscape character of this lakeside area by avoiding vegetation removal within the road reserve, complementing the relevant strategic direction within Clause 02.03-2 Environmental and landscape values.

Levels on the subject land are at 2m AHD and above, and the land is well setback from the Lake frontage. This combination results in the property being unlikely to be impacted by climate-induced sea level rise consistent with Clause 02.03-3 Environmental risks and amenity.

Clause 02.03-7 Transport and infrastructure supports the provision of reticulated sewerage in unserviced towns. The residentially zoned area of Raymond Island is connected to sewer to which the new dwelling will be connected.

## 6. Planning Elements

### 6.1 General Residential Zone

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



Planning scheme zone mapping (Source: VicPlan)

The proposed development meets the purposes of the zone providing two allotments of similar size and shape as the surrounding land parcels. Developing a detached single storey dwelling on the proposed vacant lot respects the neighbourhood character of the area.

The provisions of the Zone have not changed significantly since the previous Planning Permit (now expired) was granted, with the only change to the proposal being a minor modification to the subdivision boundary to create two identically sized allotments. In that context the subdivision appears to be a logical and orderly outcome under the General Residential Zone.

The proposal is consistent with the requirements of Clauses 55 and 56 as demonstrated by the following tables providing commentary regarding the objectives and standards.



## Clause 55 – Two or more dwellings on a lot

| Objective                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>55.01-1</b><br><br><b>Neighbourhood and site description</b> | <b>Complies</b><br><br>A description of the site and surrounding neighbourhood is included at Section 2 of this Report.<br><br>Properties within the surrounding precinct are generally single storey detached dwellings on larger land parcels. Passive recreation facilities are located to the west of the land and the property is within walking distance (including a ferry trip) of the Paynesville Activity Centre.<br><br>The precinct comprises a mix of housing styles spanning several decades; evident is a variety of materials and colours throughout the existing housing stock.                                                                                                                                        |
| <b>55.01-2</b><br><br><b>Design Response</b>                    | <b>Complies</b><br><br>The proposed development has been designed and sited having regard for the existing site features and adjoining development. The design utilises the site dimensions and area by responding with a new proposed detached dwelling.<br><br>The proposed dwelling is single storey with a skillion roof. Materials proposed are reflective of the lighter weight materials utilised by existing built form of the area. Each dwelling is provided with secluded private open space, and orientated to the street providing a sense of address.<br><br>Private open space optimises the northern solar aspect afforded to each allotment.<br><br>The accompanying plans include detail of the proposed development. |
| <b>55.02-1</b><br><br><b>Neighbourhood character</b>            | <b>Complies</b><br><br>The design of the proposed development respects the existing neighbourhood character.<br><br>The proposed dwelling is well located, provide appropriate openings, incorporates a sloped roof and uses materials common throughout the surrounding neighbourhood. The front setback is respectful of the streetscape providing a transition of building form. Provision of significant permeable areas provides the opportunity for meaningful landscaping opportunities.<br><br>There is no Neighbourhood Character Overlay, however local policy acknowledges the existing urban area of Raymond Island will see modest infill development.                                                                     |
| <b>55.02-2</b><br><br><b>Residential policy</b>                 | <b>Complies</b><br><br>The proposed development is consistent with relevant sections of the Municipal Planning Strategy and State Planning Policy Framework as outlined in Section 5 of this Report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>55.02-3</b><br><br><b>Dwelling diversity</b>                 | <b>N/A</b><br><br>Less than 10 dwellings are proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>55.02-4<br/>Infrastructure</b>                         | <p><b>Complies</b></p> <p>All necessary infrastructure is available to the land and has the capacity to accommodate the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>55.02-5<br/>Integration with the street</b>            | <p><b>Complies</b></p> <p>The proposed development has been designed and sited to ensure integration with the street:</p> <ul style="list-style-type: none"> <li>• One new vehicle crossover is proposed in Eighth Avenue and will be appropriately spaced from other crossovers.</li> <li>• Both the proposed and existing dwelling is single storey (not uncommon within the area), with the dwellings remaining in keeping with the built form aligning the street.</li> <li>• Dwelling entries are visible and identified from Eighth Avenue and offer a strong and separate sense of address.</li> <li>• There is no front fencing proposed, which is considered acceptable in context of the nearby property street frontages.</li> </ul> |
| <b>55.03-1<br/>Street setback</b>                         | <p><b>Complies</b></p> <p>The neighbourhood character of the area provides for a range of front setbacks. The proposed development will establish the new dwelling with a street setback of 9m, which is considered to respect the existing neighbourhood character.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>55.03-2<br/>Building heights</b>                       | <p><b>Complies</b></p> <p>The height of the proposed development respects the existing neighbourhood character as it is consistent with the prevailing height of existing single storey dwellings in the neighbourhood.</p> <p>The proposed dwelling will be well below the maximum allowable height of 13.5m AHD, given the land is contained within the LSIO.</p>                                                                                                                                                                                                                                                                                                                                                                             |
| <b>55.03-3<br/>Site coverage</b>                          | <p><b>Complies</b></p> <p>Standard B8 requires site area covered by buildings not to exceed 60% where there is no site coverage specified in a schedule to the zone. The site coverage of the proposed development is well below the maximum site coverage of 60% otherwise allowed under Standard B8.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>55.03-4<br/>Permeability and Stormwater Management</b> | <p><b>Complies</b></p> <p>Standard B9 stipulates that the site area covered by the pervious surfaces should be at least 20% of the site, where there is no minimum area specified in a schedule to the zone.</p> <p>The site permeability for the proposed development well exceeds 20% of the site area, ensuring the development complies with Standard B9.</p>                                                                                                                                                                                                                                                                                                                                                                               |
| <b>55.03-5<br/>Energy efficiency</b>                      | <p><b>Complies</b></p> <p>The proposed development has been oriented to make appropriate use of solar energy by providing large doors and good sized windows on the northern aspect of the proposed dwelling to allow maximum light and solar penetration into the living areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>55.03-6</b><br/><b>Open space</b></p>             | <p><b>Complies</b></p> <p>Whilst there is no communal open space as part of this proposal, Section 2 of this Report highlights the abundance of passive recreational opportunities and open space available within close proximity to the subject land. The proposed dwellings achieve the required secluded private open space requirements.</p>                                                                                                                                                                                                                                                                                                                                               |
| <p><b>55.03-7</b><br/><b>Safety</b></p>                 | <p><b>Complies</b></p> <p>The layout of the proposed development provides for the safety and security of residents consistent with Standard B12.</p> <p>Both dwellings will present directly to Eighth Avenue. Entrances to each dwelling will be easily identifiable from Eighth Avenue. There are no front fences proposed that may otherwise obstruct the visibility of entrances from the street.</p>                                                                                                                                                                                                                                                                                       |
| <p><b>55.03-8</b><br/><b>Landscaping</b></p>            | <p><b>Complies</b></p> <p>Development within the precinct is generally complimented by unstructured ornamental gardens with some native vegetation. The generous land parcel sizes allow for similar landscaping opportunities as those within the area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>55.03-9</b><br/><b>Access</b></p>                 | <p><b>Complies</b></p> <p>The number and design of vehicle crossovers is considered to respect the neighbourhood character whilst maximising the efficiency of the development.</p> <p>Standard B14 stipulates that the width of accessways should not exceed 33% having regard for the width of the street frontage which is 40.24 metres. The proposed crossovers will comprise a total width of 6.4 metres, being less than 33% of the site frontage (15.9%).</p>                                                                                                                                                                                                                            |
| <p><b>55.03-10</b><br/><b>Parking location</b></p>      | <p><b>Complies</b></p> <p>Vehicle parking for residents will be practical and convenient with the existing dwelling being serviced by one car space within a carport and the proposed dwelling being provided with a secure shed for one vehicle.</p> <p>With a total of 2 dwellings on the land there is no requirement to provide visitor car parking on site. Adequate on-site and on-street car parking is available to cater for visitors.</p>                                                                                                                                                                                                                                             |
| <p><b>55.04-1</b><br/><b>Side and rear setbacks</b></p> | <p><b>Complies</b></p> <p>The height and setback of each of the dwellings from boundaries is considered to respect the neighbourhood character and preserve the amenity of existing adjoining dwellings. The existing dwellings on adjoining properties present walls setback from boundaries.</p> <p>As there is no distance specified in Schedule 1 of the GRZ in the East Gippsland Planning Scheme, a new building not on a boundary should be setback at least 1.0 metre plus 0.3 metres for every metre of height over 3.6 metres. The minimum setback to the south for the new dwelling is 1m, easily meeting the Standard, given the wall height to the south is a maximum of 2.9m.</p> |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>55.04-2</b><br><b>Walls on boundaries</b>          | <b>Complies</b><br>No walls are proposed along the boundaries to ensure the character of the area is maintained, complying with Standard B18.                                                                                                                                                                                                                                                                                                                                 |
| <b>55.04-3</b><br><b>Daylight to existing windows</b> | <b>Complies</b><br>The proposed development will allow adequate daylight into existing habitable room windows of adjoining dwellings.<br><br>Standard B19 requires habitable room windows should be provided with a light court which has a minimum area of 3m <sup>2</sup> and minimum dimension of 1.0 metre clear to the sky.<br><br>The Standard is achieved as the proposed dwelling is appropriately setback from the existing development on the adjoining allotments. |
| <b>55.04-4</b><br><b>North facing windows</b>         | <b>Complies</b><br>There are no north-facing habitable room windows of the existing southern dwelling on the abutting lot within 3 metres of a boundary adjoining the subject land.                                                                                                                                                                                                                                                                                           |
| <b>55.04-5</b><br><b>Overshadowing open space</b>     | <b>Complies</b><br>The proposed development will have no unreasonable impacts on overshadowing of secluded private open space and habitable room windows of existing development on the adjoining allotments. The proposal has been limited in height and is offset from the southern boundary.                                                                                                                                                                               |
| <b>55.04-6</b><br><b>Overlooking</b>                  | <b>Complies</b><br>Given the single storey scale of the development and the siting of the proposed dwelling, no unreasonable overlooking will occur. The northern setback of the proposed dwelling exceeds 9m and the siting of the new dwelling avoids views of the southern dwelling's secluded private open space. The proposal is therefore considered to satisfy the requirements of Standard B22.                                                                       |
| <b>55.04-7</b><br><b>Internal views</b>               | <b>Complies</b><br>The character of the area is unique with limited common fencing (particularly solid fencing). The new dwelling by virtue of its siting, the retention of the existing dwelling and shedding prevents internal overlooking.                                                                                                                                                                                                                                 |
| <b>55.04-8</b><br><b>Noise Impacts</b>                | <b>Complies</b><br>The subject land is not located adjacent to any noise sources that would affect the amenity of future residents. The subject land does not abut an arterial road, railway line or industrial land.                                                                                                                                                                                                                                                         |
| <b>55.05-1</b><br><b>Accessibility</b>                | <b>Complies</b><br>The proposed new dwelling has considered the needs of people with limited mobility, with the living areas able to be accessed from the deck which is provided with a ramp.                                                                                                                                                                                                                                                                                 |

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>55.05-2<br/>Dwelling entry</b>             | <b>Complies</b><br><br>The front entrance to the new dwelling will be immediately visible from Eighth Avenue, given the width of the allotment providing views to the entrance in accordance with Standard B26.                                                                                                                                                                                                                                                                                                |
| <b>55.05-3<br/>Daylight to new windows</b>    | <b>Complies</b><br><br>All habitable room windows have an outlook to a minimum area of 3 sqm and minimum dimension of 1m clear to the sky.                                                                                                                                                                                                                                                                                                                                                                     |
| <b>55.05-4<br/>Private open space</b>         | <b>Complies</b><br><br>Standard B28 prescribes private open space of 40m <sup>2</sup> in area per dwelling, including secluded private open space at the side or rear of the dwelling with a minimum area of 25m <sup>2</sup> , a minimum dimension of more than 3.0m and convenient access from a living room. The secluded private open space provision meets the Standard. All dwellings have an area exceeding 25m <sup>2</sup> with a minimum dimension of 3.0m and convenient access from a living room. |
| <b>55.05-5<br/>Solar access to open space</b> | <b>Complies</b><br><br>The proposed development has been designed to facilitate solar access into the secluded private open space areas of each dwelling. Each of the dwellings have been provided with private open space with northern solar exposure.                                                                                                                                                                                                                                                       |
| <b>55.05-6<br/>Storage</b>                    | <b>Complies</b><br><br>Through the retention of existing outbuildings, each dwelling will be provided with 6 cubic metres of external lockable storage meeting the objective and standards.                                                                                                                                                                                                                                                                                                                    |
| <b>55.06-1<br/>Design detail</b>              | <b>Complies</b><br><br>The proposed development is respectful of neighbourhood character, consistent with Standard B31. Whilst there is no defined neighbourhood character for the precinct, there is a consistency of single storey dwellings with angled roofs in the area. Use of lighter weight materials and colours seen commonly within the area for the new dwelling compliments existing development observed throughout the neighbourhood.                                                           |
| <b>55.06-2<br/>Front fences</b>               | <b>Complies</b><br><br>Front fencing is not a feature within the precinct. Standard B32 is achieved, as there is no front fencing proposed to Eighth Avenue.                                                                                                                                                                                                                                                                                                                                                   |
| <b>55.06-3<br/>Common property</b>            | <b>N/A</b><br><br>No Common Property is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>55.06-4<br/>Site services</b>              | <b>Complies</b><br><br>Each dwelling has adequate provision for storage of rubbish bins within the confines of each lot. Reticulated services including electricity, water, sewerage and telecommunications are all available to the site. There is adequate provision for mailboxes for the proposed dwelling at the front of the site.                                                                                                                                                                       |



## Clause 56 – Residential Subdivision

| Objective                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>56.03-5</b><br><b>Neighbourhood Character</b>         | <b>Complies</b><br><p>The subdivision layout is consistent with the character of the immediate area in terms of the size and shape of allotments. as the two allotments proposed. It is noted that in the wider area, allotment areas, dimensions and shapes vary.</p> <p>The subject land is well located within walking distance of passive recreational areas, the Raymond Island Community Hall and Paynesville Activity Centre.</p> |
| <b>56.04-2</b><br><b>Lot area and building envelopes</b> | <b>Complies</b><br><p>Both lots can easily accommodate a 10x15 metre rectangle.</p> <p>The subdivision layout provides opportunity for the new dwelling to enjoy solar access, provision of private open space and safe vehicle movements within allotment boundaries. Although not proposed, the lot containing the existing dwelling is generous and could accommodate a replacement dwelling.</p>                                     |
| <b>56.04-3</b><br><b>Solar orientation of lots</b>       | <b>Complies</b><br><p>Solar orientation to the private open space of each lot will be achieved by the lot design.</p>                                                                                                                                                                                                                                                                                                                    |
| <b>56.04-5</b><br><b>Common Areas</b>                    | <b>N/A</b><br><p>There are no areas of Common Property proposed.</p>                                                                                                                                                                                                                                                                                                                                                                     |
| <b>56.06-8</b><br><b>Lot access</b>                      | <b>Complies</b><br><p>Access to Lot 1 is existing and access to Lot 2 can be accommodated from Eighth Avenue. The use of individual points of access will be safe, convenient and practical.</p>                                                                                                                                                                                                                                         |
| <b>56.07-1</b><br><b>Drinking water supply</b>           | <b>Complies</b><br><p>Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.</p>                                                                                                                                                                                                                                                                                         |
| <b>56.07-2</b><br><b>Reused and recycled water</b>       | <b>Complies</b><br><p>East Gippsland Water does not currently provide for the use of and connection to recycled water.</p>                                                                                                                                                                                                                                                                                                               |
| <b>56.07-3</b><br><b>Wastewater management</b>           | <b>Complies</b><br><p>Reticulated sewer is established within the precinct. The lots will be connected to sewer as part of the subdivision consistent with Standard C24.</p>                                                                                                                                                                                                                                                             |
| <b>56.07-4</b><br><b>Urban run-off management</b>        | <b>Complies</b><br><p>Drainage will be provided to the satisfaction of the Responsible Authority.</p>                                                                                                                                                                                                                                                                                                                                    |
| <b>56.08-1</b><br><b>Site management</b>                 | <b>Complies</b><br><p>The site will be managed to the satisfaction of the Responsible Authority.</p>                                                                                                                                                                                                                                                                                                                                     |

|                                                                  |                                                                                                                                                                                                                          |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>56.09-1</b><br><b>Shared trenching</b>                        | <b>Complies</b><br>All utility service connections will utilise shared trenching if appropriate.                                                                                                                         |
| <b>56.09-2</b><br><b>Electricity, telecommunications and gas</b> | <b>Complies</b><br>The proposal will make good use of a full range of existing services as available within the precinct. The lots proposed will be connected to reticulated power, water, sewer and telecommunications. |

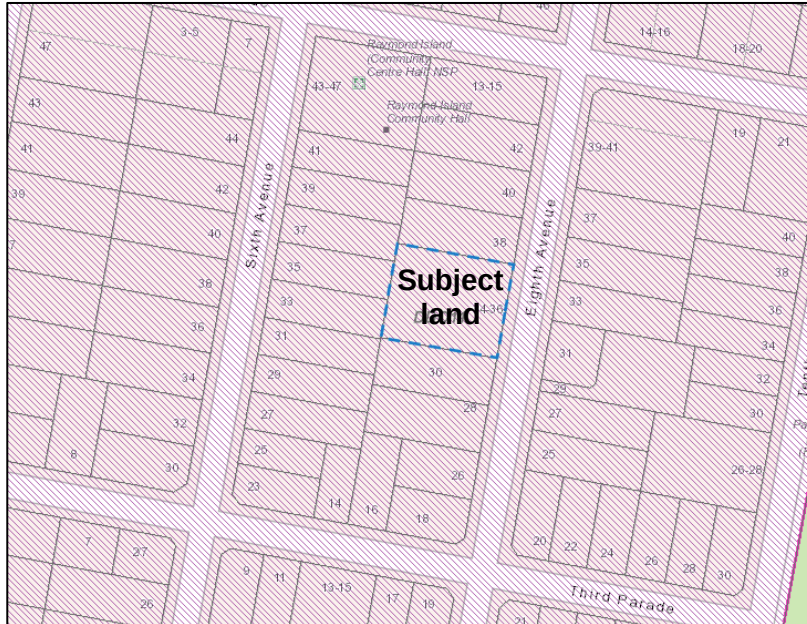
### Decision Guidelines

The proposed development meets the relevant decision guidelines:

- Strong policy support is found within the Municipal Planning Strategy and Planning Policy Framework.
- The relevant purposes of the zone are achieved.
- No overshadowing of existing rooftop energy systems on adjoining dwellings will occur.
- The proposed subdivision areas and lot dimensions will allow for appropriate spacing of buildings.
- The lots exceed 400 square metres and the combined dwelling footprint allows for the required garden area to be achieved.
- The proposed development responds well to the objectives and standards of Clause 55 and 56.

## 6.2 Design and Development Overlay 11

The whole of the subject land is contained within the Design and Development Overlay. Schedule 11 of the Overlay relates to *Residential Development in Coastal Settlements*.



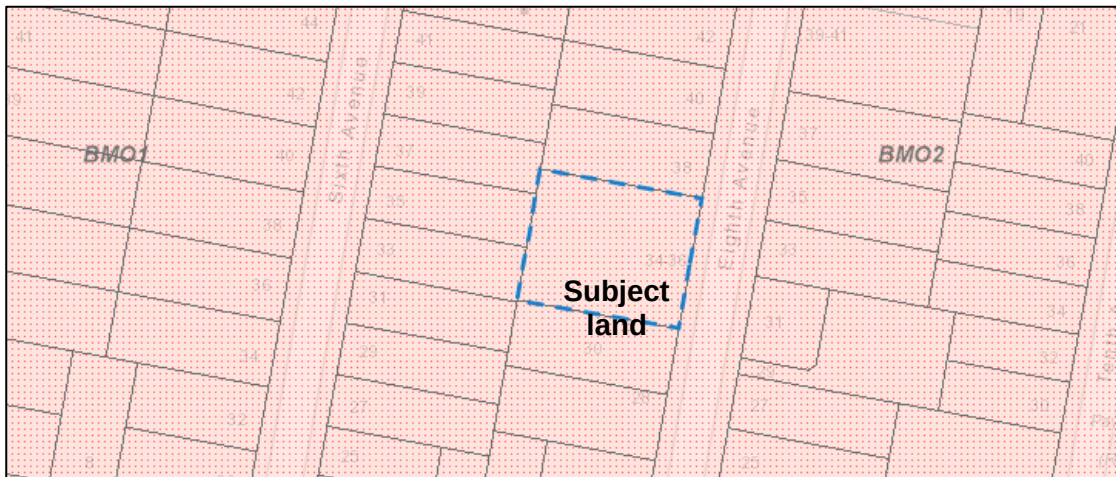
Planning scheme overlay mapping (Source: VicPlan)

The proposal responds well to the objectives and decision guidelines of the Schedule:

- The single storey height of the new dwelling and the detached form will not represent unusual or unacceptable visual bulk within the coastal neighbourhood setting of Raymond Island.
- Visual impacts on the natural landscape are minimised with the single storey scale of the dwelling and the building sitting below the prevailing tree canopy.
- Consistent with the surrounding built form, the new dwelling will be visually unobtrusive.
- The vegetated character of the area will be maintained as the new vehicle crossover can be sited to avoid roadside native vegetation.
- Given the land is contained within a Bushfire Management Overlay there will be the need to manage some vegetation for the purposes of establishing defendable space within property boundaries.
- Lightweight building materials and a colour palate similar to other dwellings within the area will be utilised.
- Fencing is not a feature of the area and none is proposed as part of the development, allowing for easy movement and passage of wildlife.
- The subdivision will provide for frontage widths to be maintained that are consistent with the widths of properties in the area.

### 6.3 Bushfire Management Overlay 1

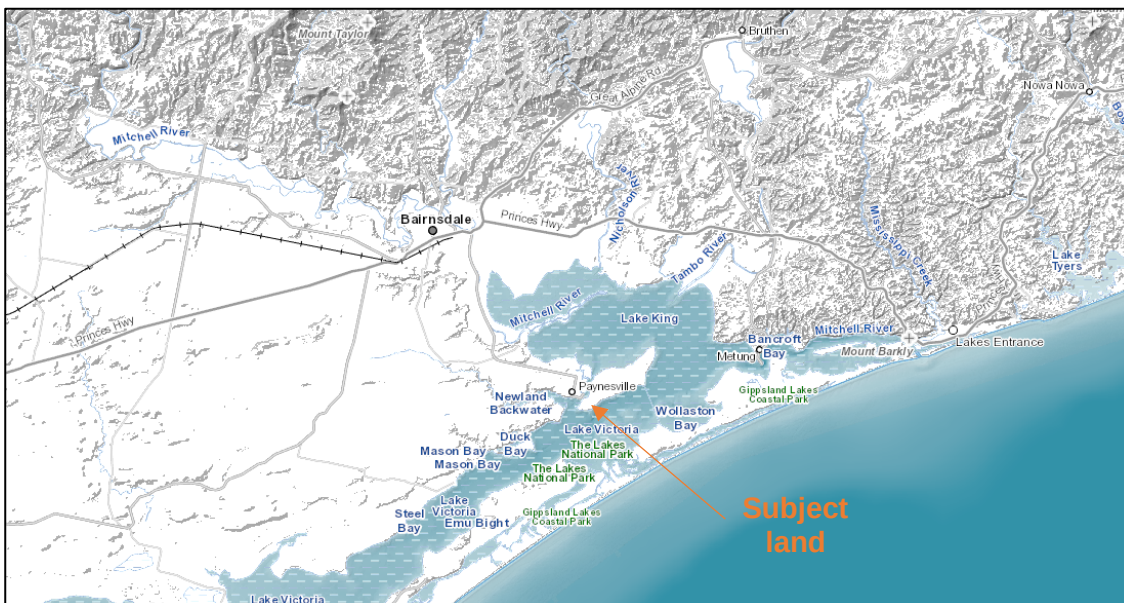
Eighth Avenue represents the boundary between Schedules 1 and 2 to the Bushfire Management Overlay, with land to the west included within Schedule 1 relating to *Eagle Point, Kalimna, Lakes Entrance, Lake Tyres Beach, Marlo, Raymond Island BAL – 12.5 Areas*.



Extract from BMO mapping (Source: VicPlan)

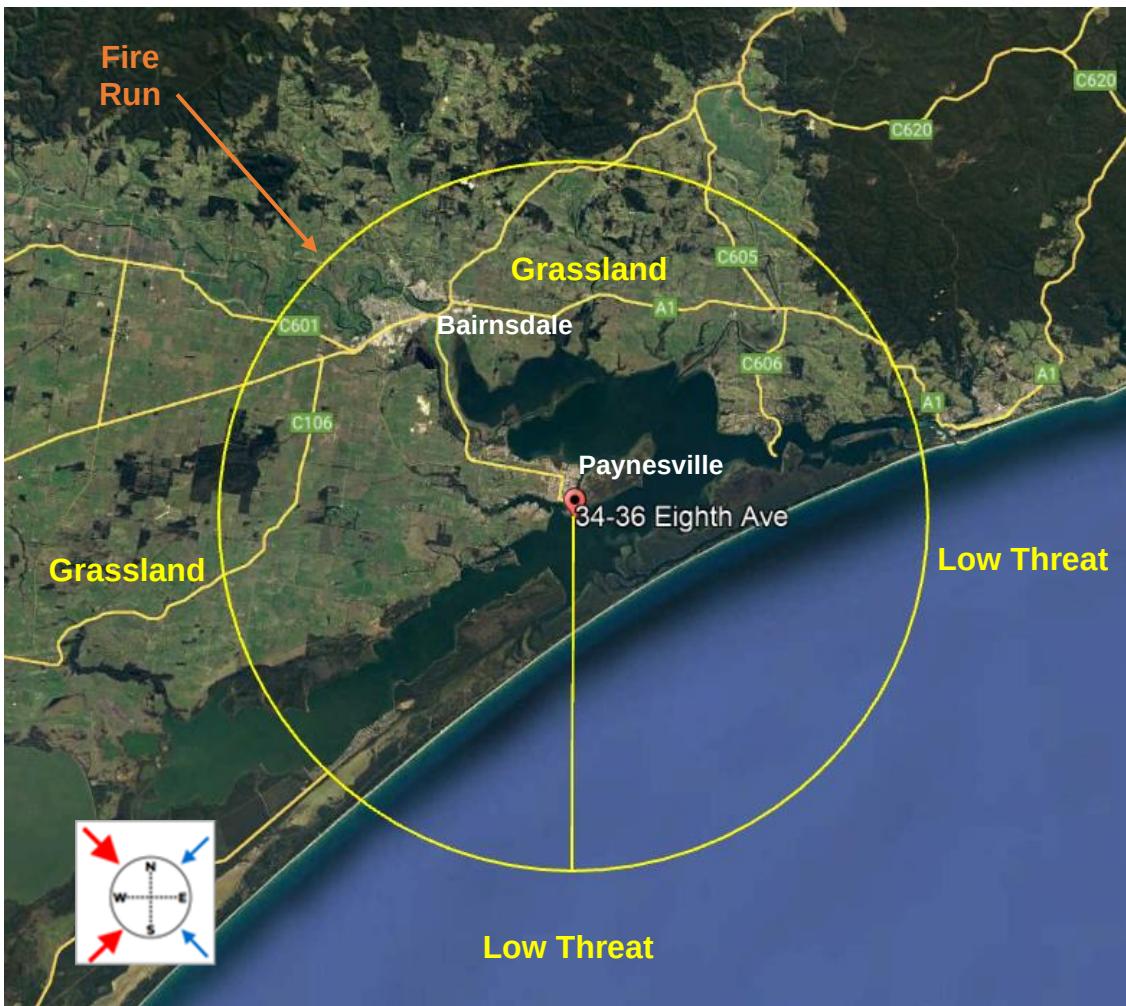
The Schedule has limited relevance to the subject Application, given the Schedule seeks to streamline the construction or extension of one dwelling on a lot. Nonetheless, it does provide an indication that the risk associated with bushfire can be appropriately managed.

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

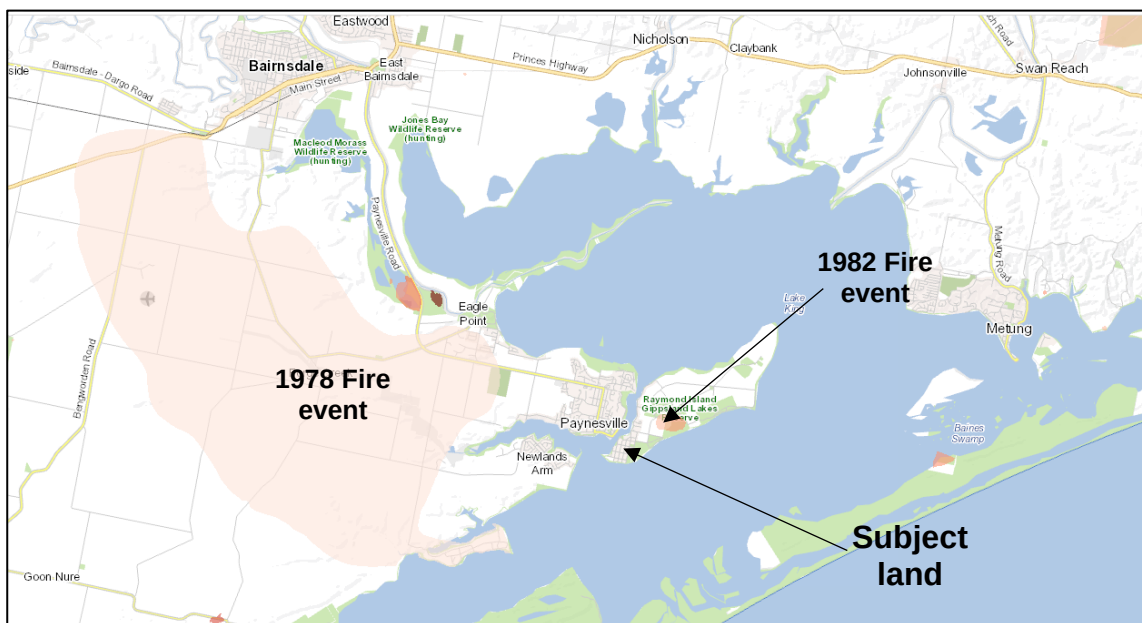


Landform and terrain of the surrounding area (Source: NatureKit)





*Bushfire Hazard Landscape Assessment at 20 kilometres  
(Source: Google Earth)*



*Bushfire history of the subject land (Source: Mapshare)*



The Bushfire Hazard Landscape Assessment reveals that the subject land is located within gentle terrain, has no recent fire history, is well located to allow residents to leave early during high fire danger days to places of less risk, being Paynesville and Bairnsdale.

The potential fire impacts would be from a more localised fire on the island as opposed to other areas within the Shire that may be threatened by large uninterrupted forest fires.

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

#### Objective

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

#### Approved Measures

##### AM 1.1

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

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

#### Response:

**The proposed dwelling has been centrally positioned on the site, and a new vehicle crossover and driveway to be developed to the east of the property.**

**The dwelling will be located on relatively flat land and can be easily accessed from the public road network which assists emergency personal to provide active protection.**

**The proposed vehicle crossing and driveway provides occupants and emergency services vehicles easy and convenient access.**

**It is noted that the subject land is located within close proximity of the Raymond Island Fire Station/ Hall.**



Locational plan (Source: VicPlan)

**AM 1.2**

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

A building is constructed to the bushfire attack level:

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

**Response:**

**Within the surrounding 150 metre assessment area all of the land is considered to be low-threat having regard for the residential context.**

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

**The defendable space is prescribed within the Bushfire Management Plan to the property boundaries having regard for the presence of the surrounding low threat vegetation and to maximise protection to the building. Providing defendable space to the property boundaries also ensures that the owners of the land have the ability to manage and maintain the area on an ongoing basis. Vegetation on site will be managed in accordance with requirements of Table 6 to Clause 53.02-5 as prescribed on the Bushfire Management Plan.**

**AM 1.3**

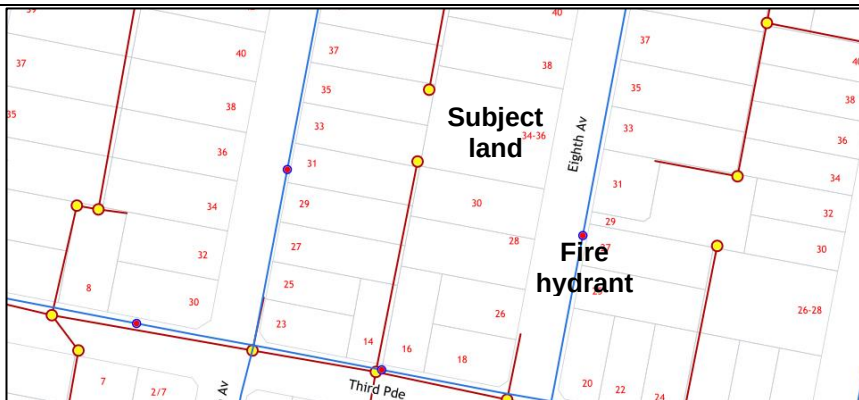
A building is provided with:

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

**Response:**

**Given the site is above 1,000m<sup>2</sup> in area the accompanying Bushfire Management Plan prescribes the need for a static water supply of 10,000 litres.**

**However, we note a fire hydrant is located at the south-eastern area of Eighth Avenue close to the property. The placement of the dwelling centrally on the site ensures that the hydrant is within 120 metres of the western side (rear) of the building.**



A remote water supply outlet is provided within 4m of the driveway to enable access to the static water supply for dedicated firefighting purposes. The length of access is less than 30m in length, but given the allotment exceeds 1,000m<sup>2</sup> appropriate access for fire fighting vehicles is required in accordance with Table 5 to Clause 53.02-5.

#### CLAUSE 53.02-4.4 SUBDIVISION OBJECTIVES

##### Clause 53.02-4.4 Objective

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 Measures

###### AM 5.1

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

- The defensible space in accordance with Column A, B or C of Table 2 to Clause 53.02-5.
- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3

##### Response:

**N/A - The subject land is zoned General Residential Zone and AM 5.2 applies.**

###### AM 5.2

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

- Each lot satisfies the approved measure in **AM2.1**
- A building envelope for a single dwelling on each lot that complies with **AM 2.2** and provides defensible space in accordance with:
  - Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or
  - Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.

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

- Defendable space wholly contained within the boundaries of the proposed subdivision.
- Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for 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 **AM 4.1**.

**Response:**

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

To the north, south and west of the subject land the fire threat is minimal given the modified surrounds of the urban area and the Lake surrounds. The predominant bushfire risk is from the east, however limited given the inability for long fire runs. The classifiable vegetation outside the 150m assessment area to the east is classified as scrub given the presence of large areas of wetland heath. The subject land could be impacted by ember attack from a localised fire.

Within the subject land, proposed lots 1 and 2 are well separated from the classified vegetation to the east by low threat vegetation ranging from 140m to the east and 170m to the north-east.

Given the low threat vegetation surrounding the subject land in all directions defendable space to each lot will be to the property boundaries of each allotment.

Vegetation management requirements in Table 6 would need to be implemented to maintain the defendable space.

Should a replacement dwelling on lot 1 in the future be considered it is expected that the new dwelling be constructed to a BAL-12.5 consistent with Schedule 1 to the Overlay.

The new dwelling to be developed on lot 2 is to be constructed to a BAL-12.5 standard given possible ember attack.

A static water supply of 10,000 litres on both lots will need to be provided. The length of access is less than 30m, but due to each proposed allotment exceeding 1001m<sup>2</sup>, fire authority vehicles must be able to get within 4m of the water supply outlet. The proposed design incorporates appropriate access.

**AM 5.3**

An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.

**Response:**

**N/A – Only two lots proposed.**

**AM 5.4**

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

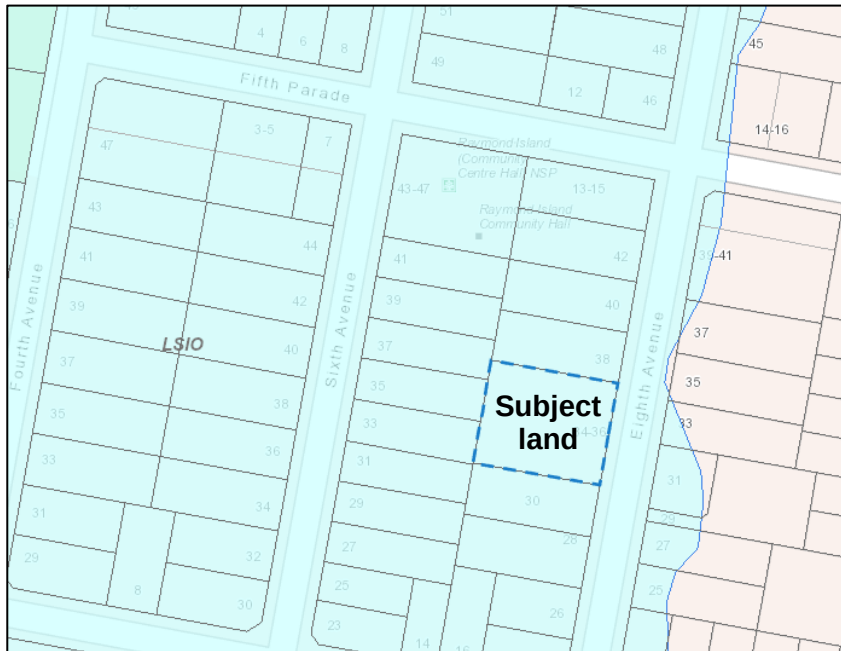
**Response:**

**No public open space or communal areas will be developed.**

The assessment against the requirements of Clause 53.02 Bushfire planning identifies that the risk to life and property can be mitigated, should a replacement dwelling on lot 1 be developed and for the new dwelling on lot 2.

#### 6.4 Land Subject to Inundation Overlay

The subject land is included within the Land Subject to Inundation Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The proposed dwelling responds well to the decision guidelines contained in the Overlay. Previous advice from the EGCMA indicates levels on the site range from 1.9m AHD to 2.2m AHD, meaning the maximum depth of flooding in a 1% ARI event is 0.1m (10 centimetres). The proposed dwelling has been designed to avoid the risk from flooding with raised finished floor levels to a minimum of 2.5m AHD, which exceeds that of many existing dwellings on the Island.

Flood risk to life, health and safety is appropriately mitigated for Raymond Island. Reliance on the Raymond Island Ferry Service ensures the residents of Raymond Island must make the decision to leave early as the ferry ceases operation when Lake levels rise by 0.70 metres.

The type of flooding experienced by Raymond Island is inundation rather than fast flowing riverine flooding. Advanced warning for Lakeside communities occurs in advance of an event given communities such as Sale, Stratford and Bairnsdale are subject to flooding prior to lakeside communities. Furthermore, flood gauges within the major river systems provide prior notice of an event and the BOM provides alerts using the emergency alert telephone warning system.



The subdivision of the land will lead to minor intensification within an area identified as land subject to inundation. A Draft Flood Risk Management Plan has been prepared that informs the need to prepare a Flood Action Plan (the plan), which is enacted by the responsible person who maintains and updates the plan.

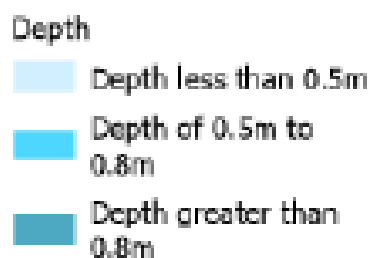
In developing the plan, it forces occupants to consider their course of action during a flood event particularly if the Bureau of Meteorology has issued a major flood warning for one or more of the Gippsland Lakes tributary streams. These include, amongst other matters, evacuation off the island or shelter in place (and if sheltering in place what needs to take place to ensure the quality of life during the event).

A review of the previous application's referral response from East Gippsland Catchment Management Authority advises that the Authority held concerns regarding access to emergency relief services in Paynesville and a further potential burden on emergency services.

As Part of the referral response the Authority provided a plan as to the depth of a 1% Annual Exceedance Probability flood.



Designated Waterways and 1% AEP flood extent (Source: EGCMA)



The plan illustrates a very minor extent of the property would be subject to flooding with a depth of less than 0.5 metres at the peak of a 1 in 100 year flood event.

It is clear that occupants of the proposed lots have the opportunity to shelter in place should this be determined as the best course of action.

The subdivision is reflective of existing lots in the area and achieves Council's planning policy of providing for expansion within the urban area rather than further urban sprawl.

## **7. Conclusion**

The proposed two lot subdivision & development of a second dwelling at 34-36 Eighth Avenue, Raymond Island is considered to accord with all relevant provisions of the General Residential Zone, Design and Development Overlay 11, Bushfire Management Overlay 1 and Land Subject to Inundation Overlay of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

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



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

# BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF BAIRNSDALE  
TOWNSHIP OF RAYMOND ISLAND  
SECTION 13  
CROWN ALLOTMENT 3 (PART)  
  
LOT 15 ON LP18507

BAL 12.5

NORTH

EAST

SOUTH

WEST

SLOPE

FLAT

FLAT

FLAT

FLAT

VEG TYPE

LOW  
THREAT

LOW  
THREAT

LOW  
THREAT

LOW  
THREAT

SEPARATION  
DISTANCES\*

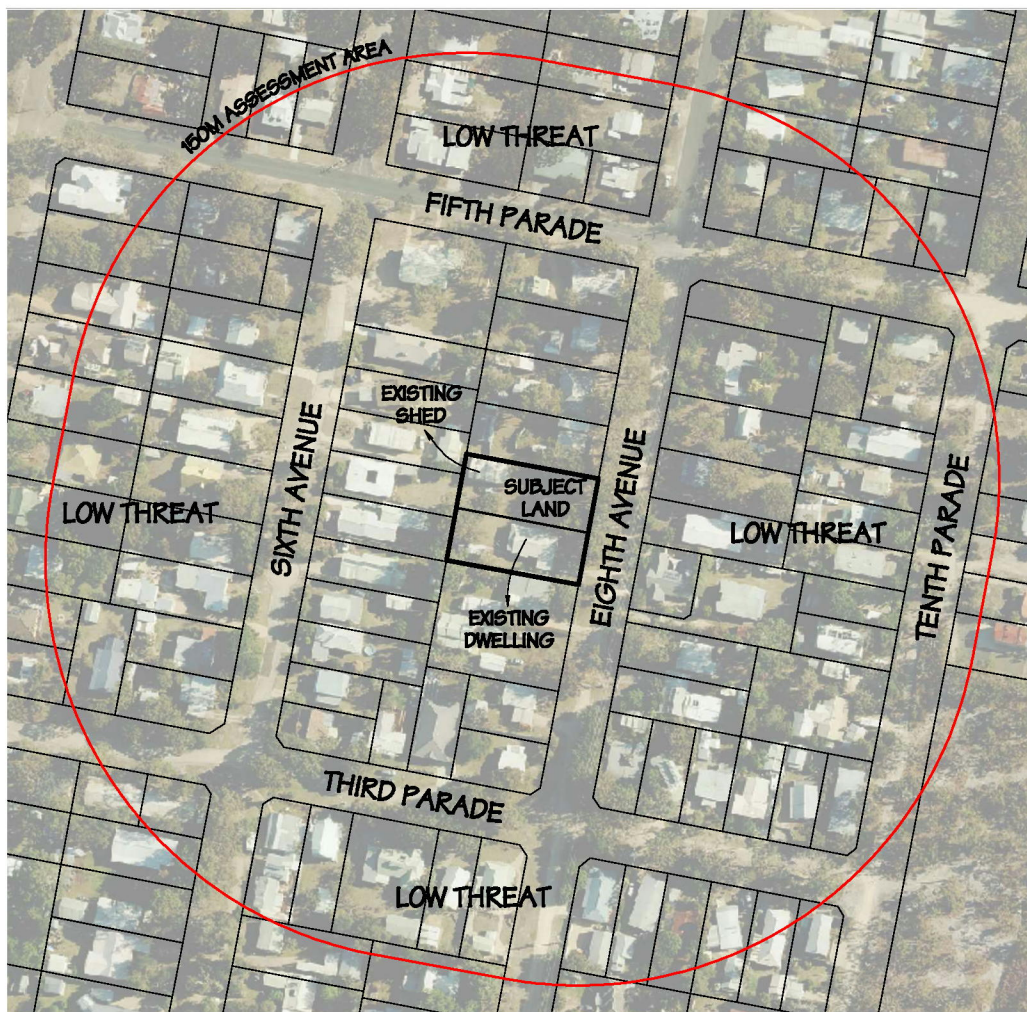
50m/PB

50m/PB

50m/PB

50m/PB

\*SEPARATION DISTANCES DERIVED FROM  
TABLE 2 COLUMN A CLAUSE 53.02-5



**Crowthier & Sadler** Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS  
182 MACLEOD STREET, BAIRNSDALE, VIC., 3875  
P. (03) 5182 6011 E. [contact@crowthiersadler.com.au](mailto:contact@crowthiersadler.com.au)

FILENAME: Y:\21000-21999\21100-21199\21146 Mason-Jefferies\21146 BHSA V1.pro

34-36 EIGHTH AVENUE, RAYMOND ISLAND

SCALE (SHEET SIZE A3)

SURVEYORS REF.

1 : 2000

21146

VERSION 1 - 17/01/2023

Printed 8/05/2025



MANAGEMENT OF VEGETATION WITHIN THE AREA OF DEFENDABLE SPACE - SHOWN

VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS;

- GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
- WITHIN 10m OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 3m OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
- INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5m<sup>2</sup> IN AREA AND MUST BE SEPARATED BY AT LEAST 5m.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5m.
- THERE MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

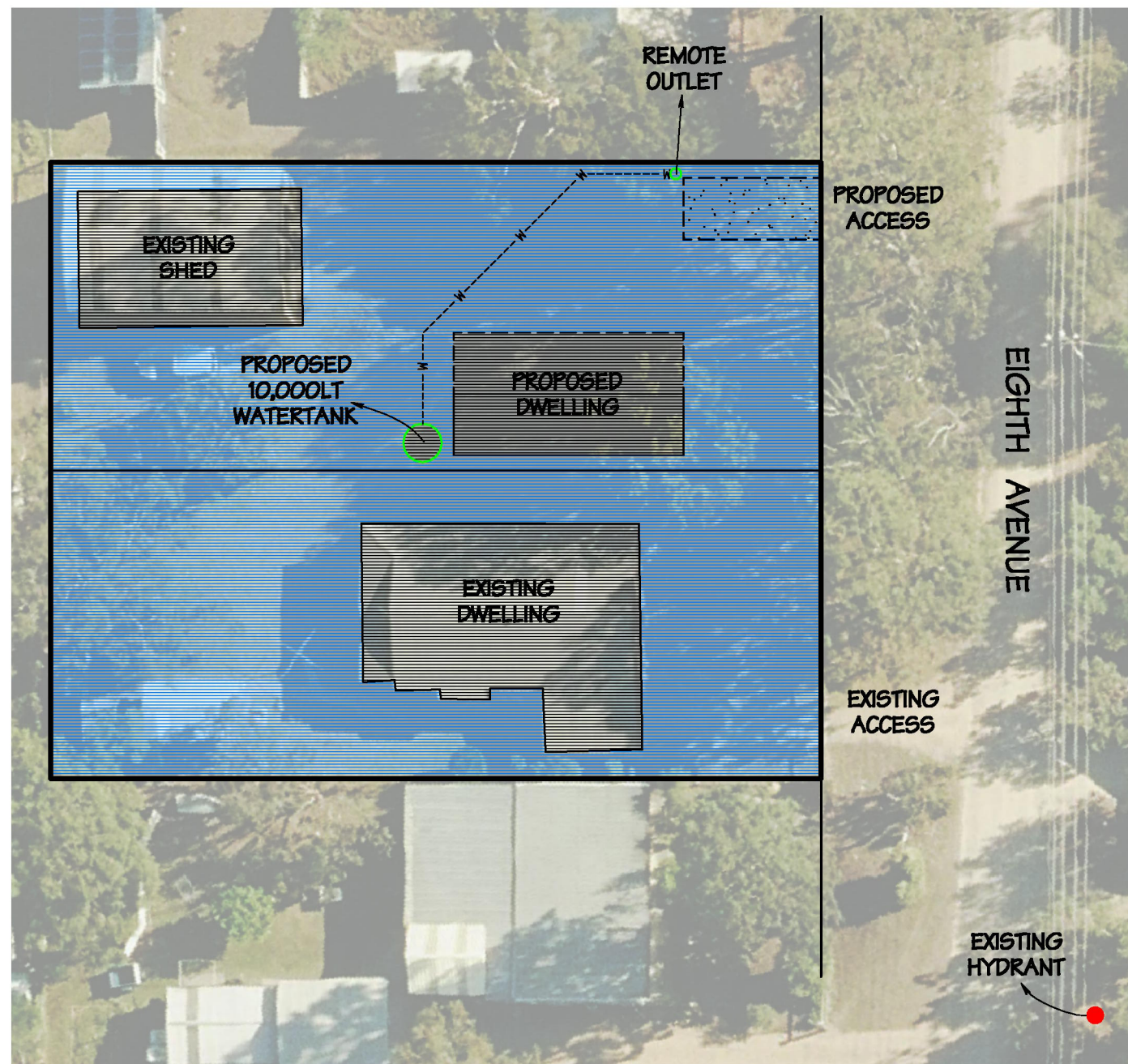
VEHICLE ACCESS

VEHICLE ACCESS TO THE DWELLING MUST BE PROVIDED FOR FIRE FIGHTING PURPOSES WHICH MEETS THE FOLLOWING REQUIREMENTS;

- MUST BE CONSTRUCTED SO THAT THEY ARE ACCESSIBLE IN ALL WEATHER CONDITIONS AND CAPABLE OF ACCOMMODATING A VEHICLE OF 15 TONNES FOR THE TRAFFICABLE WIDTH.
- HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5 METRES OF ALL-WEATHER CONSTRUCTION.
- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m.
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4%) (8.1°) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20%) (11.3°) FOR NO MORE THAN 50m.
- BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5m ON EACH SIDE AND 4m ABOVE THE ACCESSWAY.
- DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5%) (7.1°) ENTRY AND EXIT ANGLE.

CONSTRUCTION

THE CONSTRUCTION OF A DWELLING MUST BE DESIGNED & CONSTRUCTED TO A MINIMUM BUSHFIRE ATTACK LEVEL BAL-12.5 IN ACCORDANCE WITH AS 3959-2018



|                                                                                                                                                                                                                  |                                                                                                                       |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------|
| 34-36 EIGHTH AVENUE, RAYMOND ISLAND                                                                                                                                                                              | BUSHFIRE MANAGEMENT PLAN                                                                                              | SHEET 1 OF 2                 |
| <div>Crowther &amp; Sadler Pty. Ltd.</div> <div>LICENSED SURVEYORS &amp; TOWN PLANNERS</div> <div>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875</div> <div>P. (03) 5152 5011 E. contact@crowthersadler.com.au</div> |                                                                                                                       | PLAN REF.                    |
|                                                                                                                                                                                                                  |                                                                                                                       | 21146-BMP                    |
|                                                                                                                                                                                                                  |                                                                                                                       | VERSION 1 - DRAWN 26/03/2025 |
|                                                                                                                                                                                                                  |                                                                                                                       | SCALE (SHEET SIZE A3)        |
| FILENAME: Y:\21000-21999\21100-21199\21146 Mason-Jefferies\21146 BMP V1.pro                                                                                                                                      | PARISH OF BAIRNSDALE<br>TOWNSHIP OF RAYMOND ISLAND<br>SECTION 13<br>CROWN ALLOTMENT 3 (PART)<br><br>LOT 15 ON LPI8507 | 1 : 400                      |



WATER SUPPLY (WITH REMOTE OUTLET)

10,000 LITRES OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES MUST BE PROVIDED WHICH MEETS THE FOLLOWING REQUIREMENTS:

- THE LOCATION OF THE REMOTE OUTLET MUST BE WITHIN 4m OF THE DRIVEWAY (OR OTHER SUITABLE "HARDSTAND").
- THE STATIC WATER SUPPLY MUST BE STORED IN AN ABOVE GROUND TANK CONSTRUCTED OF CONCRETE OR METAL.
- THE STATIC WATER SUPPLY MUST INCLUDE A SEPARATE OUTLET FOR THE PRIVATE USE OF THE OWNER/OCCUPIER OF THE LAND THAT INCORPORATES A BALL OR GATE VALVE.
- THE TANK MUST BE LOCATED TO ACHIEVE GRAVITY FEED FROM THE WATER TANK SUPPLY TO THE REMOTE OUTLET.
- ALL WATER PIPES AND FITTINGS INCLUDING THE TANK OUTLET TO THE REMOTE OUTLET STAND PIPE MUST BE A MINIMUM PIPE SIZE OF 100mm (CLASS A COPPER OR CLASS 12 PVC) OR 125mm PN 12.5 HDPE.
- THE STATIC WATER SUPPLY MUST BE PROVIDED WITH A SEPARATE OUTLET FOR THE CFA (CFA OUTLET) THAT INCLUDES A 64mm CFA 3 THREAD PER INCH MALE COUPLING.
- A 65mm BRITISH STANDARD PIPE (BSP) BALL OR GATE VALVE MUST BE PROVIDED AT THE CFA OUTLET TO CONTROL THE FLOW OF WATER TO THE CFA COUPLING. ANY OTHER VALVES BETWEEN THE CFA OUTLET AND THE TANK MUST BE LOCKED IN THE OPEN POSITION.

THE CFA OUTLET MUST BE:

- EASILY ACCESSIBLE BY A FIRE-FIGHTER IN THE EVENT OF A BUSHFIRE.
- CLEAR OF ALL VEGETATION FOR A DISTANCE OF 1.5 METRES.
- SETBACK FROM FLAMMABLE OBJECTS (INCLUDING TIMBER FENCES AND TIMBER RETAINING WALLS) FOR A MINIMUM DISTANCE OF 1.5 METRES.
- ORIENTED HORIZONTALLY.

THE CENTRELINE OF THE CFA OUTLET MUST BE:

- A MINIMUM OF 300mm AND MAXIMUM 600mm IN HEIGHT ABOVE THE FINISHED GROUND LEVEL.
- LOCATED BELOW THE LEVEL OF THE OUTLET ON THE TANK.
- THE RISER FOR THE CFA OUTLET MUST BE SUPPORTED BY A GALVANISED STEEL POST AT LEAST 50mm X 50mm OR EQUIVALENT WHICH IS CONCRETED IN THE GROUND TO A DEPTH OF AT LEAST 450mm.

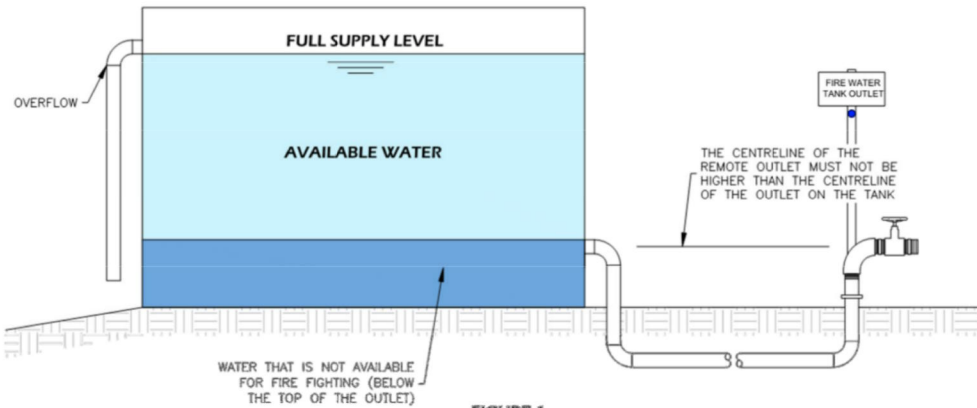
THE CFA OUTLET MUST BE EASILY IDENTIFIABLE FROM DWELLING OR SIGNAGE MUST BE PROVIDED THAT MEETS THE FOLLOWING REQUIREMENTS:

- HAS AN ARROW POINTING TO THE LOCATION OF THE FIRE AUTHORITY OUTLET.

- HAS DIMENSIONS OF NOT LESS THAN 310mm HIGH AND 400MM LONG.
  - IS RED IN COLOUR, WITH A BLUE REFLECTIVE MARKER ATTACHED.
  - IS LABELLED WITH A "W" THAT IS NOT LESS THAN 15cm HIGH AND 3cm THICK.
- THE CFA OUTLET MUST INCLUDE A FADE-RESISTANT OR ENGRAVED SIGN THAT:
- IS TO BE FIXED TO THE POST SUPPORTING THE FIRE AUTHORITY OUTLET RISER.
  - HAS A MINIMUM HEIGHT OF AT LEAST 1m FROM THE GROUND SURFACE LEVEL.
  - INCLUDES THE WORDS "FIRE WATER TANK OUTLET" IN LETTERING THAT IS A MINIMUM OF 50mm IN HEIGHT AND WRITTEN IN A COLOUR CONTRASTING WITH THAT OF THE BACKGROUND.
  - A BLUE REFLECTIVE DISC AT LEAST 50mm IN DIAMETER MUST BE ATTACHED TO THE POST HOLDING THE SIGN. THE BLUE REFLECTIVE DISK MUST BE LOCATED IMMEDIATELY BELOW THE SIGN.
  - ALL BELOW-GROUND WATER PIPES MUST BE INSTALLED TO PROVIDE AT LEAST THE FOLLOWING COVER BELOW THE FINISHED SURFACE; 300mm FOR PIPES SUBJECT TO VEHICLE TRAFFIC; 75mm FOR PIPES UNDER DWELLINGS OR CONCRETE SLABS; AND 225mm FOR ALL OTHER LOCATIONS.



EXAMPLE OF CFA ONLY REMOTE OUTLET



BUSHFIRE MANAGEMENT PLAN

34-36 EIGHTH AVENUE, RAYMOND ISLAND

Crowther & Sadler Pty. Ltd.

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

FILENAME: Y:\21000-21999\21100-21199\21146 Mason-Jefferies\21146 BMP V1.pro

PARISH OF BAIRNSDALE  
TOWNSHIP OF RAYMOND ISLAND  
SECTION 13  
CROWN ALLOTMENT 3 (PART)  
  
LOT 15 ON LPI8507

PLAN REF.

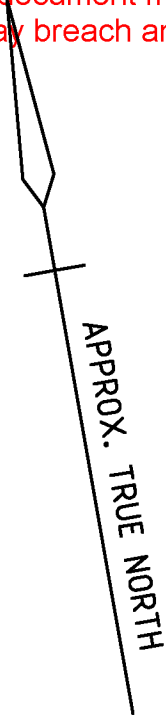
21146-BMP  
VERSION 1 - DRAWN 26/03/2025

SCALE (SHEET SIZE A3)

1 : 400

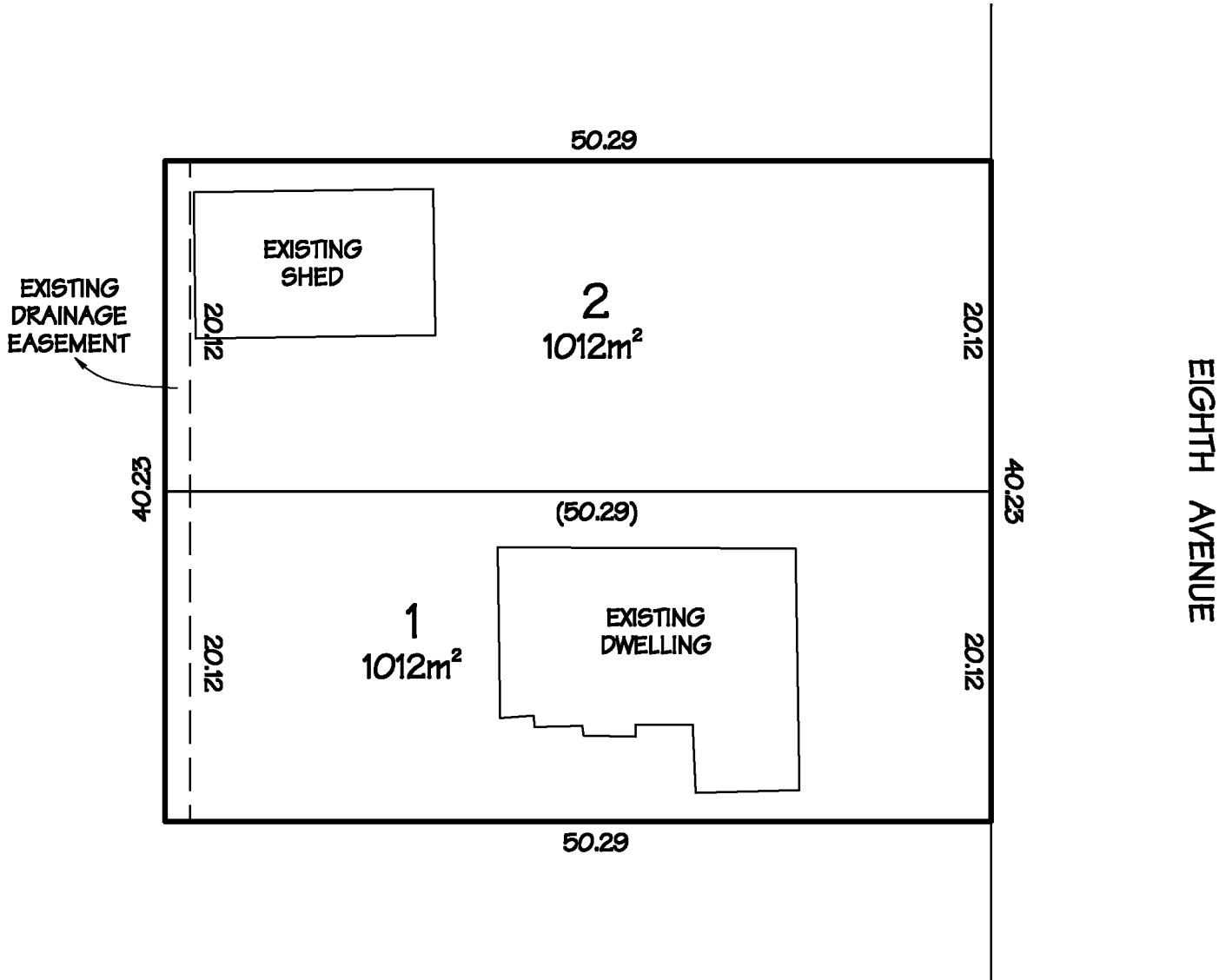
SHEET 2 OF 2



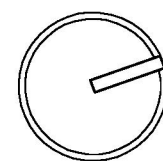
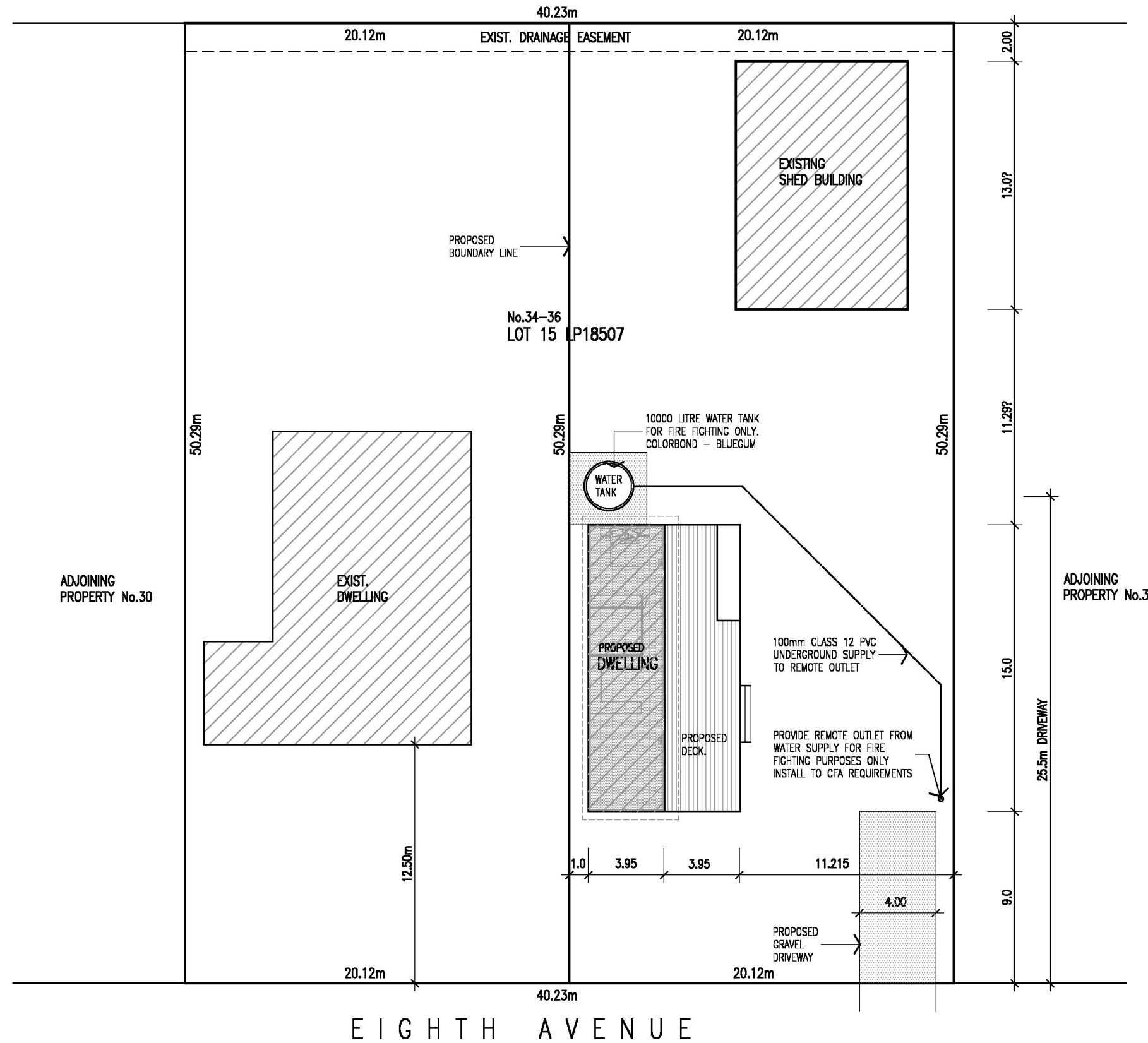


PROPOSED SUBDIVISION

PARISH OF BAIRNSDALE  
TOWNSHIP OF RAYMOND ISLAND  
SECTION 13  
CROWN ALLOTMENT 3 (PART)  
  
LOT 15 ON LP18507



|                                                                                                                                                                        |                                                                |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------|
| 34-36 EIGHTH AVENUE, RAYMOND ISLAND                                                                                                                                    | NOTATIONS                                                      |                              |
|                                                                                                                                                                        | AREAS ARE APPROXIMATE ONLY<br>DIMENSIONS ARE SUBJECT TO SURVEY |                              |
|                                                                                                                                                                        | SCALE (SHEET SIZE A3)                                          | SURVEYORS REF.               |
|                                                                                                                                                                        | 1 : 400                                                        | 21146                        |
| Crownther & Sadler Pty. Ltd.<br>LICENSED SURVEYORS & TOWN PLANNERS<br>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875<br>P. (03) 5162 5011 E. contact@crowthersadler.com.au |                                                                | VERSION 1 - DRAWN 26/03/2025 |



**SITE PLAN**  
SCALE 1:250

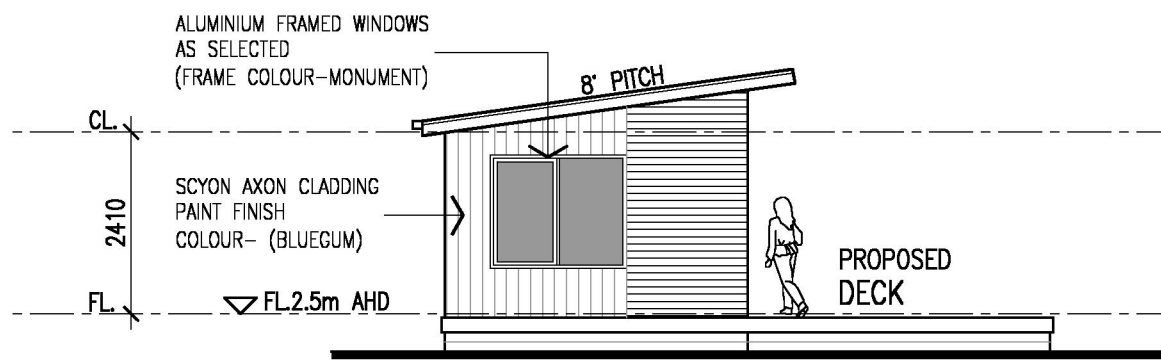
**IAN NEVILLE BUILDING DESIGN**

383 Eastwood Rd  
Bairnsdale, 3875  
M. 0418 523 757  
P. (03) 5152 2332  
E. ian.neville@inbd.com.au

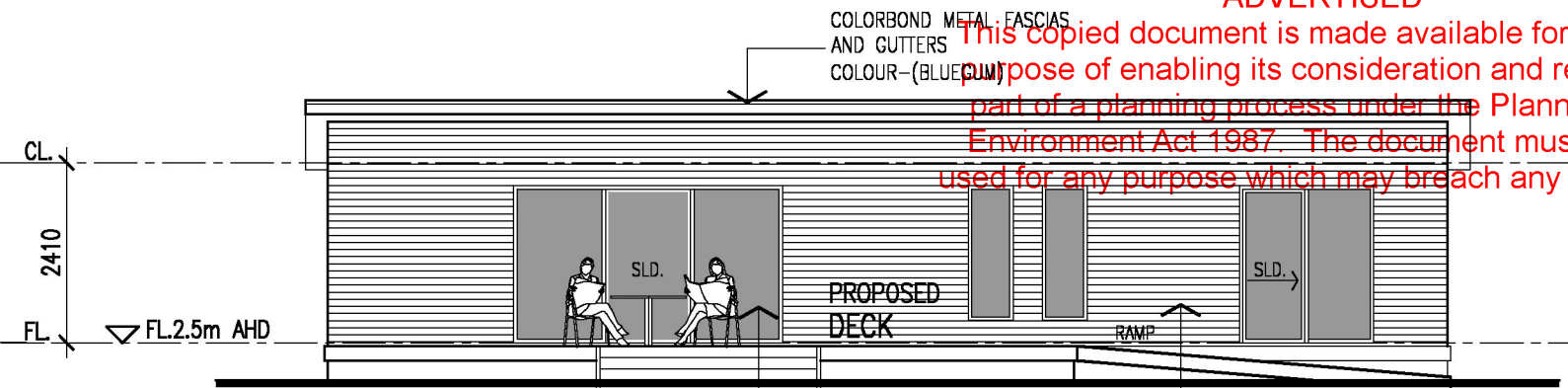
|                                                                                          |                 |           |
|------------------------------------------------------------------------------------------|-----------------|-----------|
| PROJECT:<br>PROPOSED DWELLING TO BE ERCTED AT<br>No. 34-36 EIGHTH AVENUE, RAYMOND ISLAND |                 |           |
| CLIENT: . . . . .                                                                        |                 |           |
| DESIGN: IJN.                                                                             | DRAWN: CAV.     | DWG.No:   |
| CHECKED:                                                                                 | DATE: SEPT.' 23 | 23012- 1. |
| DP-AD 1075                                                                               |                 | A3-SIZE   |

PLANNING.

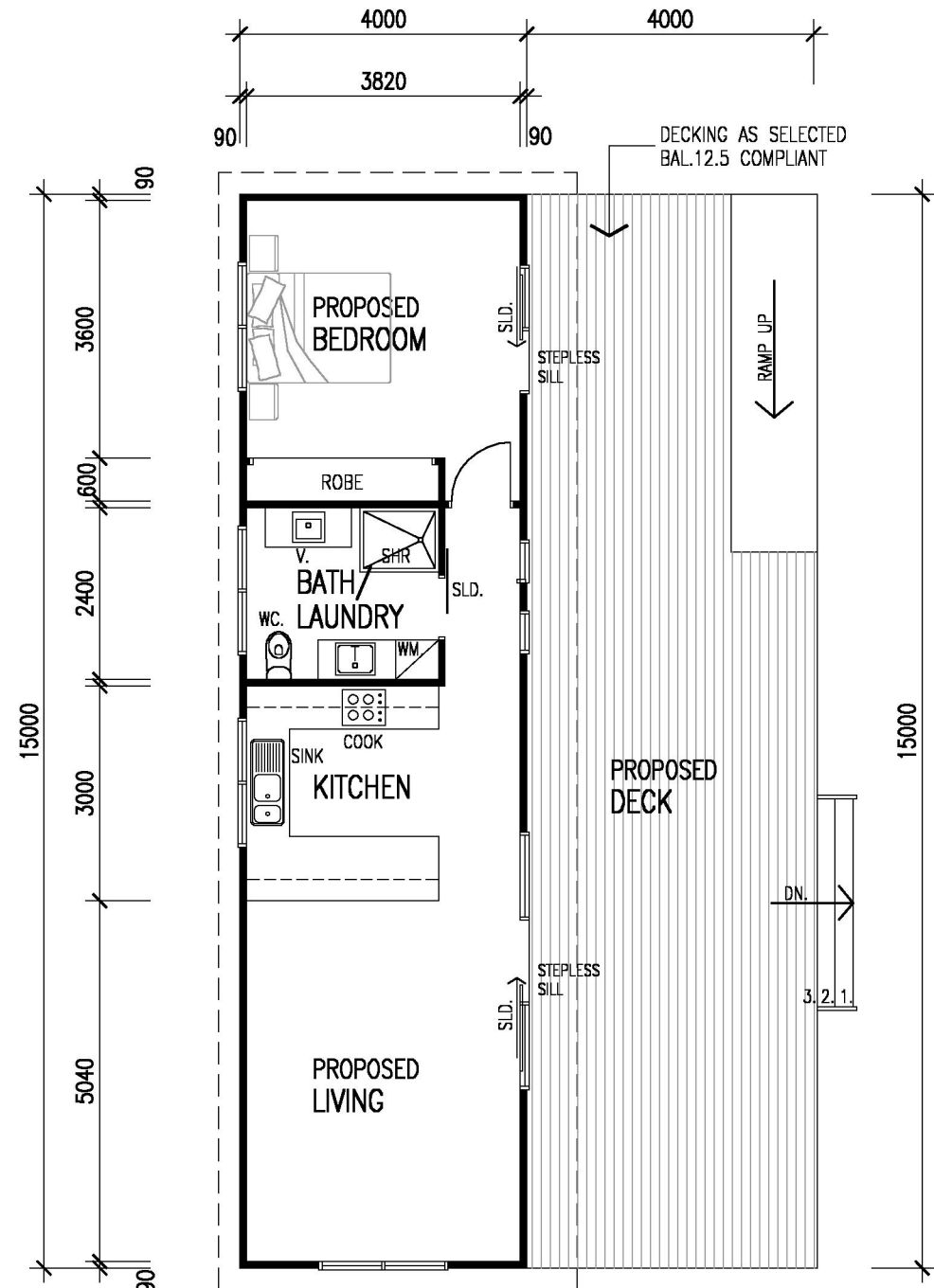
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



**EAST ELEVATION**  
SCALE 1:100

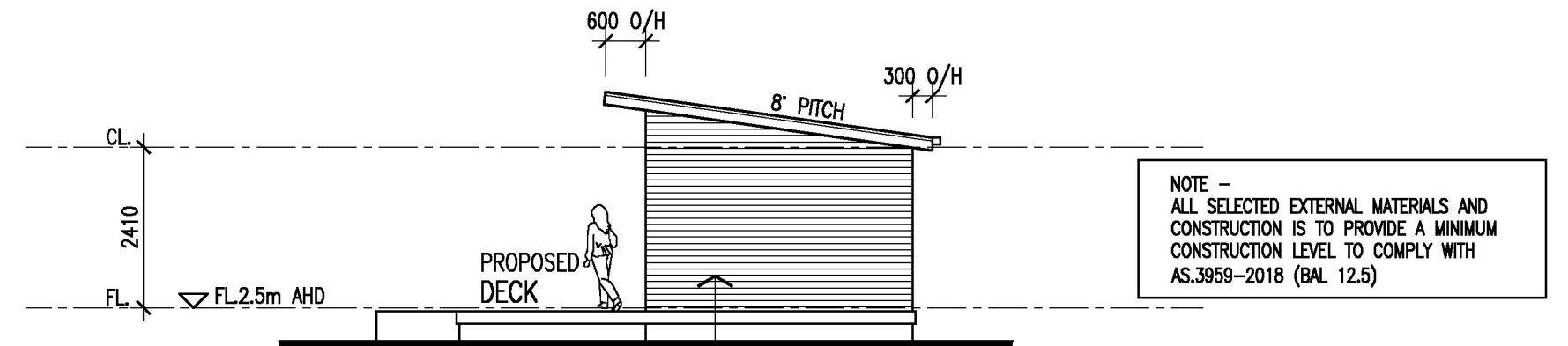


**NORTH ELEVATION**  
SCALE 1:100

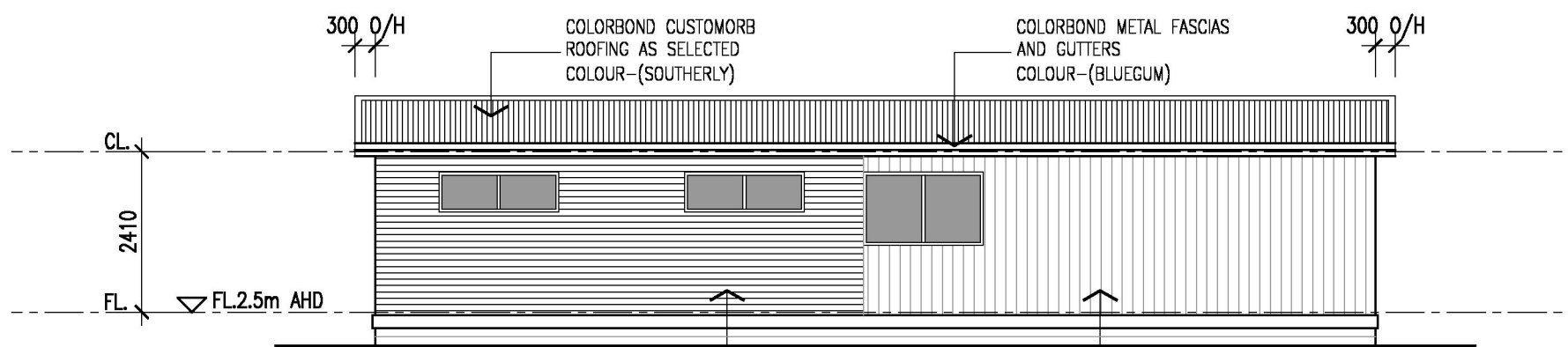


**FLOOR PLAN**  
SCALE 1:100

|                               |                     |
|-------------------------------|---------------------|
| AREA OF PROPOSED LIVING ..... | 60.00m <sup>2</sup> |
| AREA OF DECK .....            | 60.00m <sup>2</sup> |



**WEST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100

**IAN NEVILLE BUILDING DESIGN**

383 Eastwood Rd  
Bairnsdale, 3875  
M. 0418 523 757  
P. (03) 5152 2332  
E. ian.neville@inbd.com.au

|                                                                                          |                 |                   |
|------------------------------------------------------------------------------------------|-----------------|-------------------|
| PROJECT:<br>PROPOSED DWELLING TO BE ERCTED AT<br>No. 34-36 EIGHTH AVENUE, RAYMOND ISLAND |                 |                   |
| CLIENT:                                                                                  |                 |                   |
| DESIGN: IJN.                                                                             | DRAWN: CAV.     | DWG.No: 23012- 2. |
| CHECKED: DP-AD 1075                                                                      | DATE: SEPT.' 23 | A3-SIZE           |