

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	6 Ocean View Parade LAKES ENTRANCE VIC 3909 Lot: 3 PS: 610049
The application is for a permit to:	Building and Works (Dwelling) and Removal of Canopy Tree
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2 Design and Development Overlay	Construct a building or construct or carry out works
44.01-2 Erosion Management Overlay	Construct a building or construct or carry out works
44.06-2 Bushfire Management Overlay	Construct a building or construct or carry out works
52.37-2 Canopy Trees	Remove, destroy or lop a canopy tree.
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.292.1

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

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

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

An objection must

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

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

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

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

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Saturday, 29 August 2026 3:46 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21273 BHSA V2.pdf; 6OceanViewParade_TSR.pdf; Shed Plans 20250716.pdf; 21273 Report.pdf; 21273 CoT Vol_11174_Fol_796.pdf; GJ Gardner Plan Set.pdf; Arboricultural Impact Assessment.pdf; Crossco 3208-001-002-A.pdf; 21273 NRZ & SRZ Diagram V6.pdf; 21273 BMP V2.pdf; Planning_Permit_Application_2026-08-29T15-46-06_36677119_0.pdf

Planning Permit Application

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

Applicant name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale 3875

Preferred phone number:

Owner's name:

Owner's postal address:

Street number: 6

Street name: Ocean View Parade

Town: Lakes Entrance

Post code: 3909

Lot number: 3

Plan number: PS610049S

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

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

Existing conditions : Vacant GRZ land

Description of proposal : Proposed Dwelling & Outbuilding

Estimated cost of development: \$1,500,000

Has there been a pre-application meeting: Yes

Officer's name: Lachlan McArthur & Lester Wharfe

Your reference number: 21273

Full copy of Title: [21273 CoT Vol_11174_FoL_796.pdf](#)

Plans: [GJ Gardner Plan Set.pdf](#)

Planning report: [21273 Report.pdf](#)

ExtraFile: 7

1. Supporting information/reports: [Shed Plans 20250716.pdf](#)
2. Supporting information/reports: [6OceanViewParade_TSR.pdf](#)
4. Supporting information/reports: [Crossco 3208-001-002-A.pdf](#)
3. Supporting information/reports: [21273 BHSA V2.pdf](#)
5. Supporting information/reports: [21273 BMP V2.pdf](#)
6. Supporting information /reports: [21273 NRZ & SRZ Diagram V6.pdf](#)
7. Supporting information/reports: [Arboricultural Impact Assessment.pdf](#)

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

VOLUME 11174 FOLIO 796

Security no : 124137504557D
Produced 12/08/2026 09:31 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 610049S.
PARENT TITLE Volume 10813 Folio 644
Created by instrument PS610049S 02/12/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS610049S 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: 6 OCEAN VIEW PARADE LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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PS6100495

26/11/2009 15:16:30 PS



PLAN OF SUBDIVISION				STAGE No. 1 EDITION 1
LOCATION OF LAND PARISH: COLQUHOUN TOWNSHIP: CUNNINGHAME SECTION: — CROWN ALLOTMENT: 53 (PART) TITLE REFERENCES: VOL 10813 FOL 644 LAST PLAN REFERENCE: LOT 1 ON PSS17824U POSTAL ADDRESS: 85 GOLF LINKS ROAD, (At time of subdivision) LAKES ENTRANCE, 3909 MGA 94 CO-ORDINATES: E 589 540 (Of approx. centre of land in plan) N 5808 180 ZONE: 55				COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 62/2007/CRT 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 23/05/2008 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council Delegate Council seat Date / / Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate <i>Michael Joseph Sadler</i> Council seat Date 21/05/2009
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
STAGING This is / is not a staged subdivision Planning Permit No 486/2005/P/A				
DEPTH LIMITATION 15-24 METRES BELOW THE SURFACE				
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s)				
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
LR USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED ☒ DATE 26/11/2009				
Easement Reference	Purpose	Width (Metres)	Origin	
E-1	DRAINAGE	3	PSS17824U	
E-1, E-2	SEWERAGE	3	PSS17824U	
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	
Land Benefited/In Favour Of EAST GIPPSLAND SHIRE COUNCIL & LAND IN PSS17824U EAST GIPPSLAND REGION WATER AUTHORITY & LAND IN PSS17824U EAST GIPPSLAND SHIRE COUNCIL & LAND IN THIS PLAN				
LR USE ONLY PLAN REGISTERED TIME 9:24 AM DATE 02/12/2009 NL Assistant Registrar of Titles				
SHEET 1 OF 2 SHEETS				
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 182 MACLEOD STREET, BAIRNSDALE, VIC., 3875 TELEPHONE (03) 6162 6011		LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>Michael Joseph Sadler</i> DATE 11/5/2009 REF 12657 VERSION 2		
COUNCIL DELEGATE SIGNATURE <i>Michael Joseph Sadler</i> DATE 21/05/2009 COUNCIL DELEGATE SIGNATURE		ORIGINAL FILE SIZE 11/5/2009		

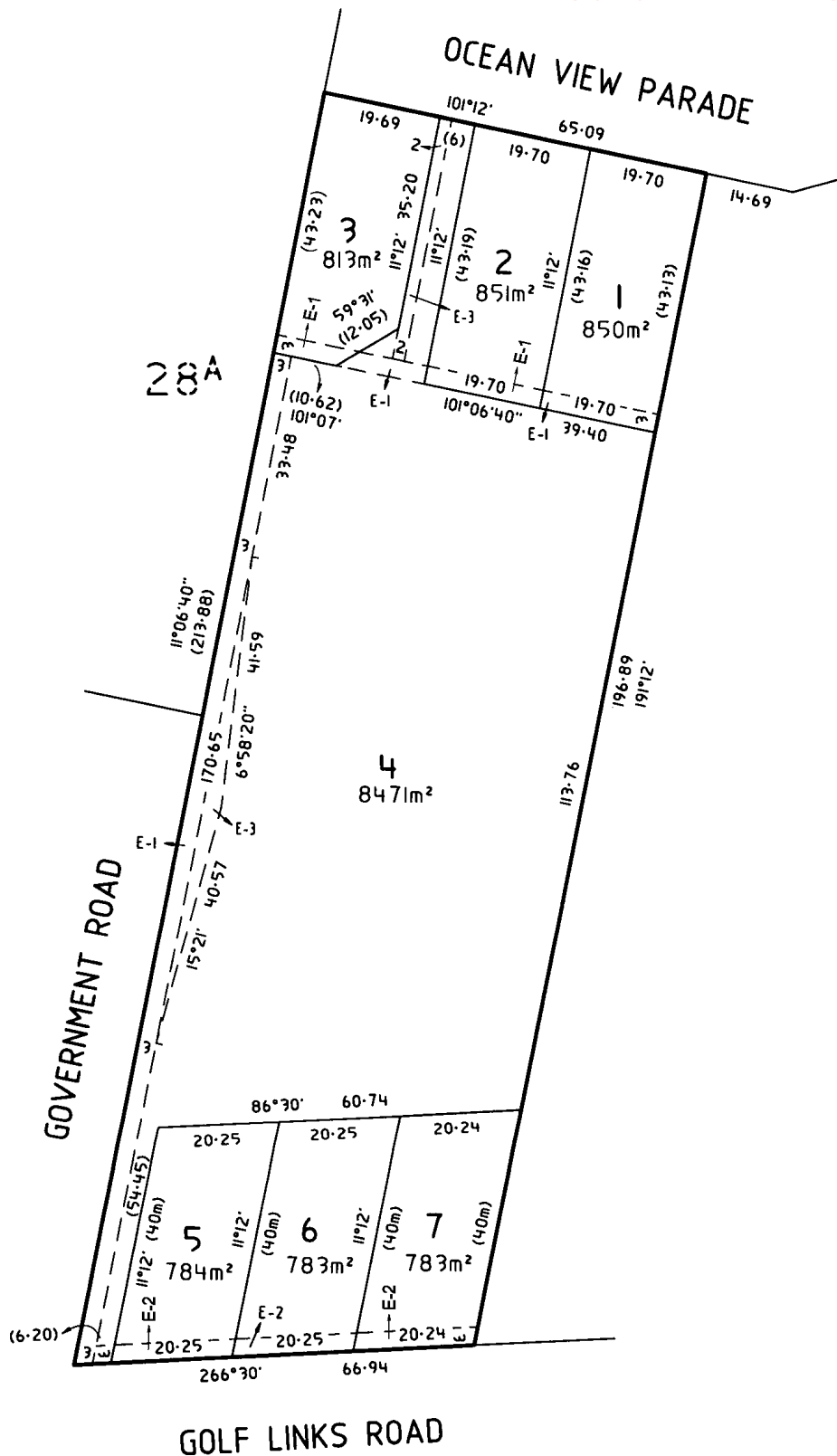
ADVERTISED

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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
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PS 610049S



Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875

TELEPHONE (03) 5162 6011

ORIGINAL

SHEET SIZE	SCALE
A3	1:800

SCALE

8 0 8 16 24 32

LENGTHS ARE IN METRES

LICENSED SURVEYOR

SIGNATURE

REF

MICHAEL JOSEPH SADLER

DATE 11 / 5 / 2009.

VERSION

SHEET 2 OF 2 SHEETS

DATE 21/05/2009

Printed 13

Printed 13/10/2026

Planning Report

Buildings and Works (Dwelling) and Removal of a
Canopy Tree
6 Ocean View Parade, Lakes Entrance

Our reference – 21273

August 2026



FS 520900



Contents

1.	Introduction	3
2.	Subject Land & Surrounding Context	4
3.	The Application & Proposal	10
4.	Cultural Heritage	15
5.	Planning Policy	16
5.1	Planning Policy Framework	16
5.2	Municipal Planning Strategy	17
6.	Planning Elements	18
6.1	General Residential Zone 1	18
6.2	Design and Development Overlay 13	19
6.3	Erosion Management Overlay	21
6.4	Bushfire Management Overlay	23
6.5	Canopy Trees	32
6.6	Roadside vegetation	33
7.	Conclusion	34
8.	Attachments	
	Application Form	
	Proposed Site, Floor and Elevation Plans (<i>G.J. Gardner Homes</i>)	
	Proposed Shed Floor and Elevation Plans (<i>Gippsland Garages & Sheds</i>)	
	Access Plan (<i>Crossco</i>)	
	Tree Summary Report (<i>Roots 2 Leaves Tree Services</i>)	
	Arboricultural Impact Assessment (<i>Roots 2 Leaves Tree Services</i>)	
	Geotechnical Risk Assessment (<i>Simon Anderson Consultants</i>)	
	Bushfire Hazard Site Assessment	
	Bushfire Management Plan	
	TPZ & SRZ Diagram (Version 6)	
	Copy of Title (Lot 3 on PS610049)	

Note: Applicable Planning Application fee is \$1,744.30 – Class 6

1. Introduction

This Planning Report is prepared in support of the development of a proposed and removal of a boundary canopy tree at 6 Ocean View Parade, Lakes Entrance. The Report addresses the provisions of the General Residential Zone, Design and Development Overlay – Schedule 13, Erosion Management Overlay, Bushfire Management Overlay and particular provisions relating to Canopy Trees as contained within the East Gippsland Planning Scheme.



Subject land and surrounds (source: Google Earth)

2. Subject Land & Surrounding Context

Formally known as Lot 3 on PS610049 or otherwise known as 6 Ocean View Parade, Lakes Entrance the subject land has a site area of 813 square metres with a north/south alignment. The landform of the vacant property falls from Ocean View Parade to the rear (south) of the property.

The property is located on a bend in Ocean View Parade, with the road taking a turn in front of the subject land towards the north. The road alignment provides a challenge to access the site, with no formal access provision to the allotment.

The site is located within an elevated part of Lakes Entrance, allowing for expansive views of Bass Strait.



Looking south across Ocean View Parade towards subject land



Looking north along western boundary of subject land

An easement for drainage and sewerage purposes adjoins the full length of the southern boundary, containing gravity sewer infrastructure including a junction pit. A mature eucalypt tree is located within the easement, with the height, trunk circumference and canopy spread of the tree meeting the definition of canopy tree at provided at Clause 52.27-1.



Looking south along western boundary towards canopy tree

The property's frontage to Ocean View Parade is constrained due to the presence of three trees within the road reserve.

The trees are identified as a large Manna Gum (*Eucalyptus viminalis*), a Radiata Pine (*Pinus radiata*) and a Yellow Stringybark (*Eucalyptus muelleriana*).

A Tree summary report prepared by Roots 2 Leaves Tree Services has assessed the form and condition of these street trees.

(R) Existing street trees in Ocean View Parade





Looking east along frontage, constrained by street trees



Looking west along Ocean View Parade

The neighbouring property to the east of the subject land (8 Ocean View Parade) is a large, irregular shaped lot of 8,471m² that adjoins the site's eastern and southern boundaries. The northern part of the land is developed with a double storey dwelling, while the southern part of the land slopes steeply downwards towards Golf Links Road, and contains vegetation which comprises predominantly scrub species (Sweet Pittosporum) with scattered Eucalypts.



8 Ocean View Parade looking south from Ocean View Parade



Vegetation to the south of 8 Ocean View Parade

To the north of the site Ocean View Parade continues in a northerly direction, with land to the north-east developed with an elevated weatherboard dwelling with detached outbuilding.



Ocean View Parade looking north



9 Ocean View Parade looking north from subject land

West of the subject land are residential properties with frontage to New Street in the west. 11 New Street is developed with a single storey detached brick dwelling, while 13 New Street is developed with a single storey detached weatherboard and metal clad dwelling.



Looking west across subject land from Ocean View Parade

Properties that have an outlook to the south towards Bass Strait generally are developed with double storey or elevated dwellings to take advantage of the views, turning their back to Ocean View Parade.



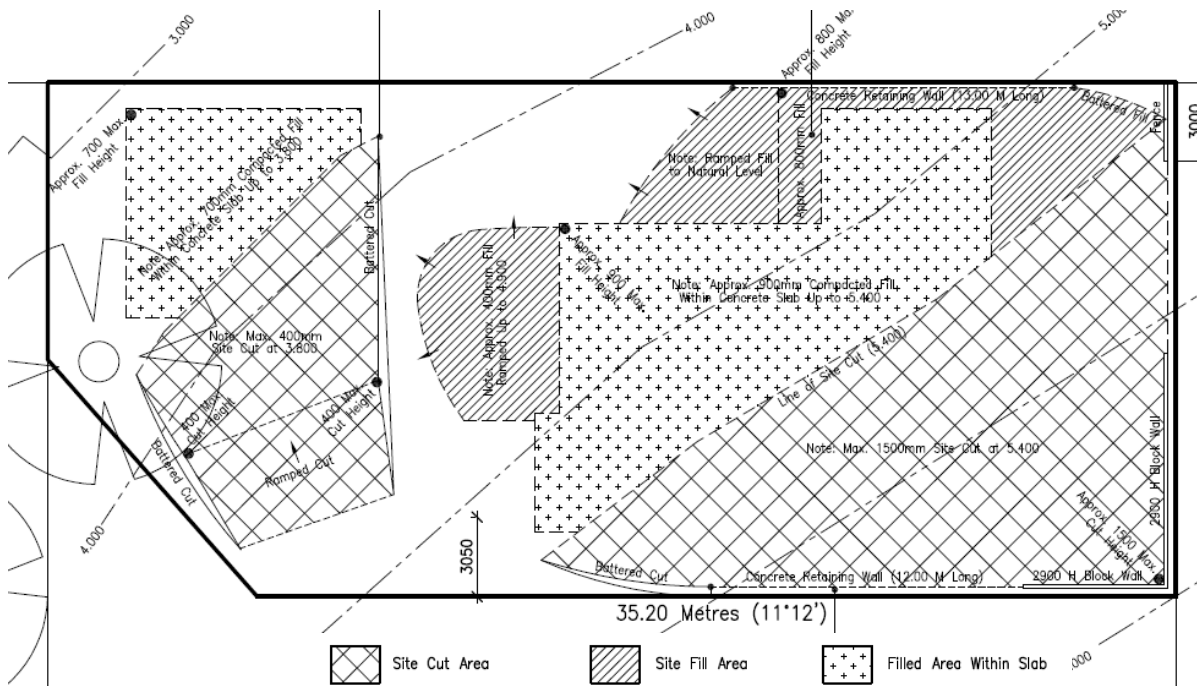
Looking east along Ocean View Parade from the subject land

Located within Lakes Entrance, the subject land is a short drive to the town's retail and entertainment offerings, active and passive recreational areas, educational and community facilities.

3. The Application & Proposal

The subject application proposes the development of a dwelling and associated outbuilding. Plans prepared by GJ Gardner depict a detached double storey dwelling located within the northern part of the land. An associated outbuilding is proposed to the south-west of the site, with plans prepared by Gippsland Garages & Sheds accompanying the application.

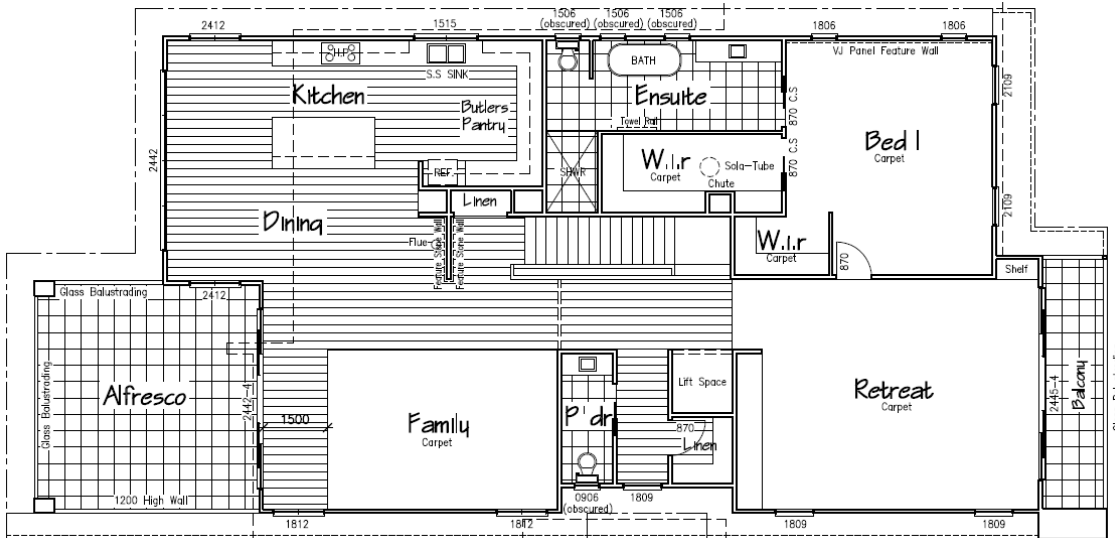
Earthworks are proposed to facilitate the proposed development, with both cut and fill required. Levels in the northern part of the land will be modified with a maximum depth of fill or cut of 1.5 metres. The southern area of the land is to be modified with a maximum fill or cut of 0.4 metres. Retaining walls will manage the proposed earthworks and will be constructed along parts of the north, east and west site boundaries. Proposed finished levels are nominated on the plans as an RL value, with the depth of works also nominated on the accompanying elevations.



Extract of the proposed site works plan (Source: G. J Gardner Homes)

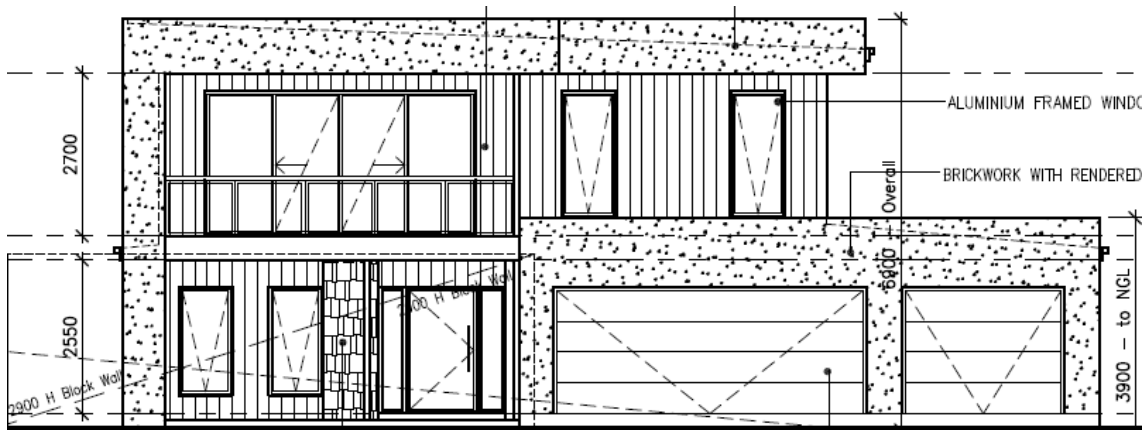
The proposed dwelling will have a setback from the northern boundary that will range from 4.65 metres to 7.09 metres. The integrated garage to the west of the dwelling footprint will be single storey in scale and setback 1.0 metre from the western boundary, with the balance of the dwelling setback 5.39 metres from the western site boundary.

To the east the dwelling will be setback 2.45 metres from the side boundary. The proposed outbuilding will be setback 1.0 metre from the western boundary and 3.0 metres from the southern boundary.



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

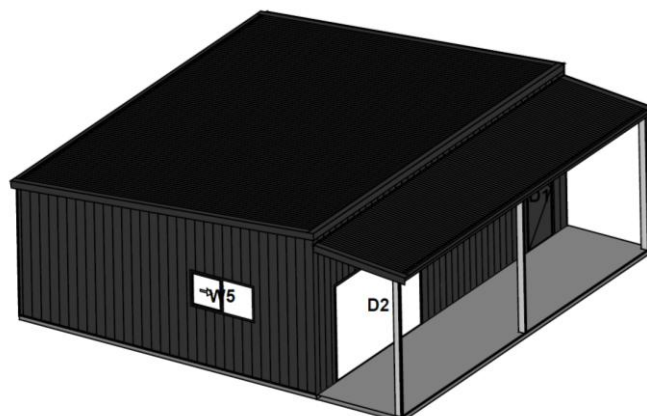
The proposed dwelling will have an overall height of 7.5 metres at its highest point. The proposed ground floor will be constructed from face brickwork (soft grey) with the first floor clad in Axon exterior wall cladding in cream/oatmeal colour. To break up the building form elements of the dwelling will be rendered, with feature stonework in sandstone tones incorporated within the façade and adjoining the deck at ground floor level.



Northern elevation (Source: G.J Gardner Homes)

The proposed outbuilding will have a length of 7.0 metres and a width of 9.0 metres, with an overall area of 63m². The proposed shed will incorporate a verandah of 2.0 metres in width. The maximum height of the shed will be 3.512 metres and will be constructed from Colorbond in Monument.

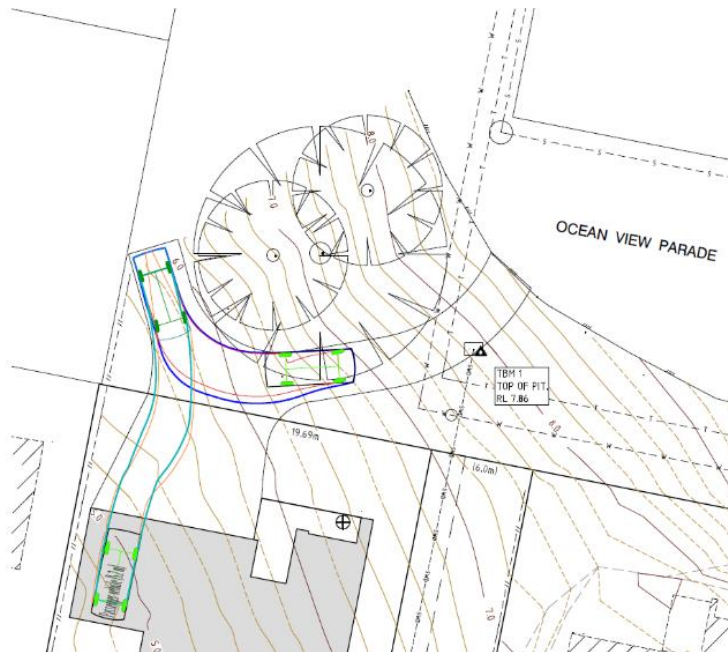
Source: Gippsland Garages & Sheds)



REAR LEFT ELEVATION
SCALE 1:100

Given the alignment of Ocean View Parade and the location of street trees within the road reserve, vehicle access to the proposed dwelling was considered challenging and demanded a non-standard design.

An exploration of alternative access options involved pre-application discussions with Council's Development Engineer and Environmental Planning Officer, where it was determined that for the health of the street trees, a non-standard access design would be entertained including the use of gravel to reduce impacts to roots. This deviation from the standard concrete finish included within the Infrastructure Design Manual was deemed an appropriate response in this instance.



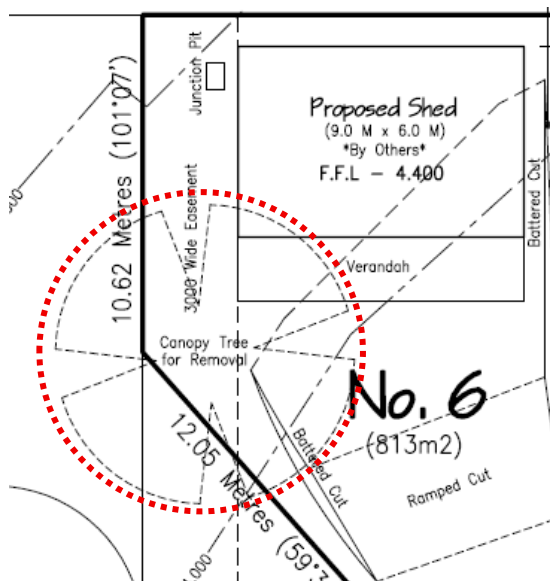
It is proposed to access the land via a sweeping driveway from the north-east with a turning area within the road reserve to the north-west proposed to ensure forward vehicle movements to and from the site. The Access Plan prepared by Crossco Consulting details the proposed access, supported by swept paths for a standard passenger vehicle.

Turning Action (Source: Crossco Consulting)

In designing the proposed access advice was sought from an arborist as to the health of the street trees, notional root zone, acceptable incursion within the root zone and methods to maintain the trees health during and after driveway construction. The proposed non-standard access design will successfully maintain the street tree's health and provide for safe access and egress from the subject land.

It is proposed to remove a mature eucalypt boundary canopy tree located to the south of the subject land within the sewerage and drainage easement. Whilst the tree to be removed is native, approval is not required under the provisions of Clause 52.17 given the subject land benefits from the site area exemption of Clause 52.17-7.

The removal of the tree is a necessary action for bushfire mitigation to avoid limbs overhanging the outbuilding, with the extent cut and fill proposing for the siting of the dwelling and outbuilding likely to undermine the health and integrity of the tree.



The long term compatibility of a large tree in immediate proximity to sewerage and drainage infrastructure is also questionable. On that basis, the application seeks permission to remove the canopy tree.

*Extract from Site Plan, with tree to be removed outlined in red
(Source: GJ Gardner Homes highlighting the tree to be removed)*

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

Planning Scheme Clause	Matter for which a Permit is required
43.02-2 Design and Development Overlay Schedule 13	Buildings and works
44.01-2 Erosion Management Overlay	Buildings and works
44.06-2 Bushfire Management Overlay	Buildings and works
52.37-2 Canopy Trees	Removal of a boundary canopy tree

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

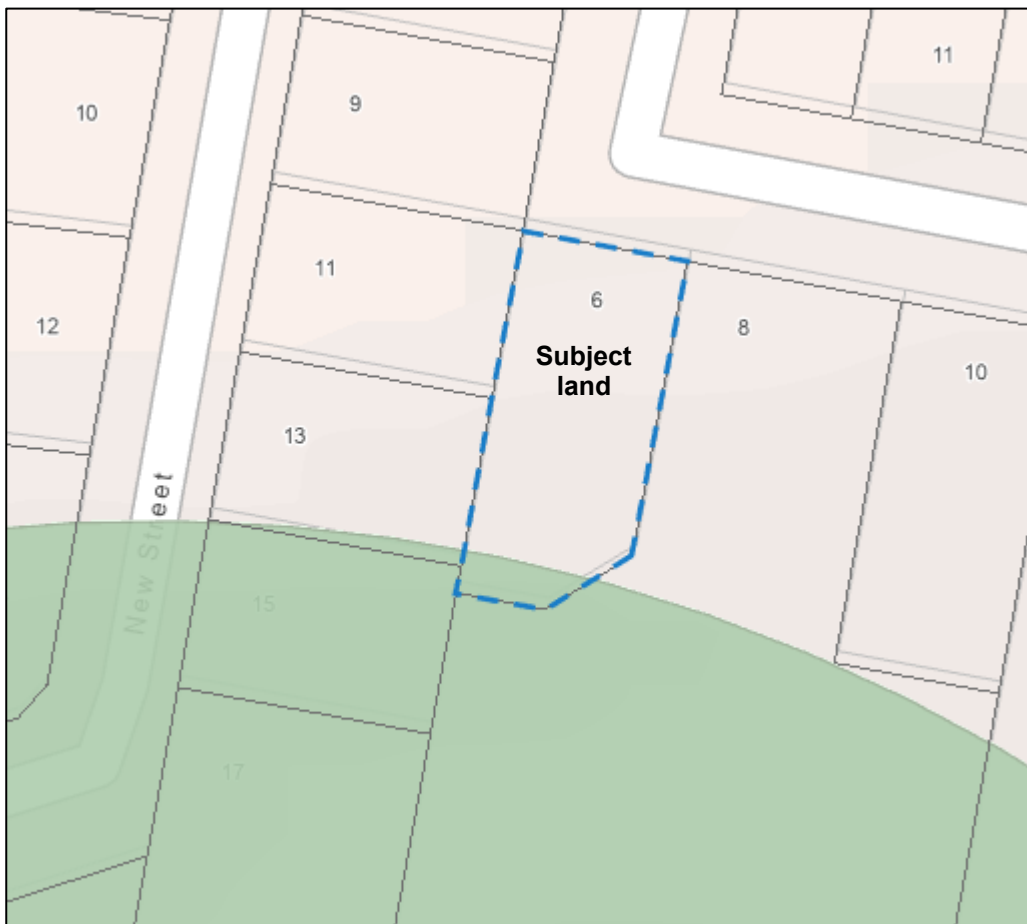
Of the four triggers for a Planning Permit, it is only the consideration of the Design and Development Overlay that is subject to the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning & Environment Act 1987*.

4. Cultural Heritage

The proposal does not trigger any mandatory requirements to provide a Cultural Heritage Management Plan (CHMP) under the *Aboriginal Heritage Act 2006*.

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

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



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

The subject land is partly within an area of cultural heritage sensitivity however, the construction of a single dwelling on a lot is an exempt activity. As such, there is no mandatory requirement to provide a CHMP in support of the application.

5. Planning Policy

5.1 Planning Policy Framework

Developing the subject land which is a vacant residential zoned property within the Lakes Entrance settlement boundary with a dwelling is supported by Clause 11.01-1S Settlement. The proposal will provide for infill development, assists consolidation of the township and allows for population growth.

Council has identified Lakes Entrance as a growth area town and consistent with Clause 11.01-1L-01 East Gippsland settlements the proposal will provide for settlement growth within an existing settlement boundary and provides a development that is consistent with the character of Lakes Entrance.

It is proposed to remove a boundary canopy tree to the south of the subject land as part of the proposed development. The canopy tree is located within a drainage reserve that contains municipal drainage and is considered inappropriate to retain given potential impacts to stormwater drains (Clause 12.06-1S Urban forests).

The proposed dwelling development has been mindful of the need to mitigate the impacts from a bushfire event. The proposed building will be located within the northern part of the lot allowing for the maximum separation from the scrub vegetation to the south of the subject land. Access to Ocean View Parade is convenient for emergency services, provision of water for firefighting purposes will be provided, defensible space will be adopted, and the building will be robustly constructed to a BAL-29 standard as sought within Clause 13.02-1S Bushfire planning.

Being contained within an Erosion Management Overlay Clauses 13.04-2S and 13.04-2L Erosion are relevant to the proposal. The application is supported with a Geotechnical Assessment which advises that erosion risk can be managed reducing the risk to an acceptable level.

Consistent with Clause 15.01-2S Building design, the proposed two storey dwelling is sympathetic with the context of the area. The building will have an articulated façade, uses various materials to break up the building form and incorporates large areas of glazing. The building design allows for a sustainable dwelling able to provide for passive heating through northern exposure, allows for cross ventilation cooling and large glazing elements for natural lighting.

The neighbourhood character within this part of Lakes Entrance sees larger built form, two storey and elevated buildings to take advantage of southern views. Many buildings in Ocean View Parade with a southern outlook turn their back on the street with main habitable rooms designed to allow for views of Bass Strait and the town. The proposed dwelling will replicate this built form outcome and will be sympathetic with the neighbourhood character as encouraged within Clause 15.01-5S Neighbourhood character.

As encouraged within Clause 16.01-1S Housing supply the development of the site for the purposes of a dwelling will increase the proportion of housing in an established urban area reducing the share of new dwellings in greenfield areas. Providing for an infill development will assist to consolidate the urban area of Lakes Entrance and to achieve housing targets.

Clauses 18.02-4S and 18.02-4L Roads has been carefully respected through the provision of a gravel driveway that has been sensitively located to avoid detrimental impacts to roadside vegetation.

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement – managing growth supports the proposed development as it provides for growth within the settlement boundary of Lakes Entrance, provides for the effective and efficient use of existing urban zoned land and avoids an unacceptable risk to human life.

Settlement roles within Clause 02.03-1 Settlement advises that Lakes Entrance is a district town. The proposal will advance the future role of the town by providing population growth and infill development in an established residential area.

Clause 02.03-2 Environmental and landscape values – environmental sustainability principals are positively addressed by the development as passive heating can be achieved through northern glazing into main habitable areas and natural cooling through cross ventilation can be realised.

The loss of one canopy tree will have a minor impact on local biodiversity given the remanent vegetation within the nearby area. The driveway development will avoid impacts to street trees, stormwater can be managed and will be directed to a legal point of discharge and providing an infill development reduces development pressure on areas with significant biodiversity and habitat values.

Clause 02.03-3 Environmental risks and amenity associated with the subject land can be mitigated to an acceptable level to reduce impacts to life and property. The application is supported with a Geotechnical Assessment that advises erosion can be effectively managed. Bushfire risk can be reduced through separation from areas of hazard, provision of defensible space and robust building standards being implemented.

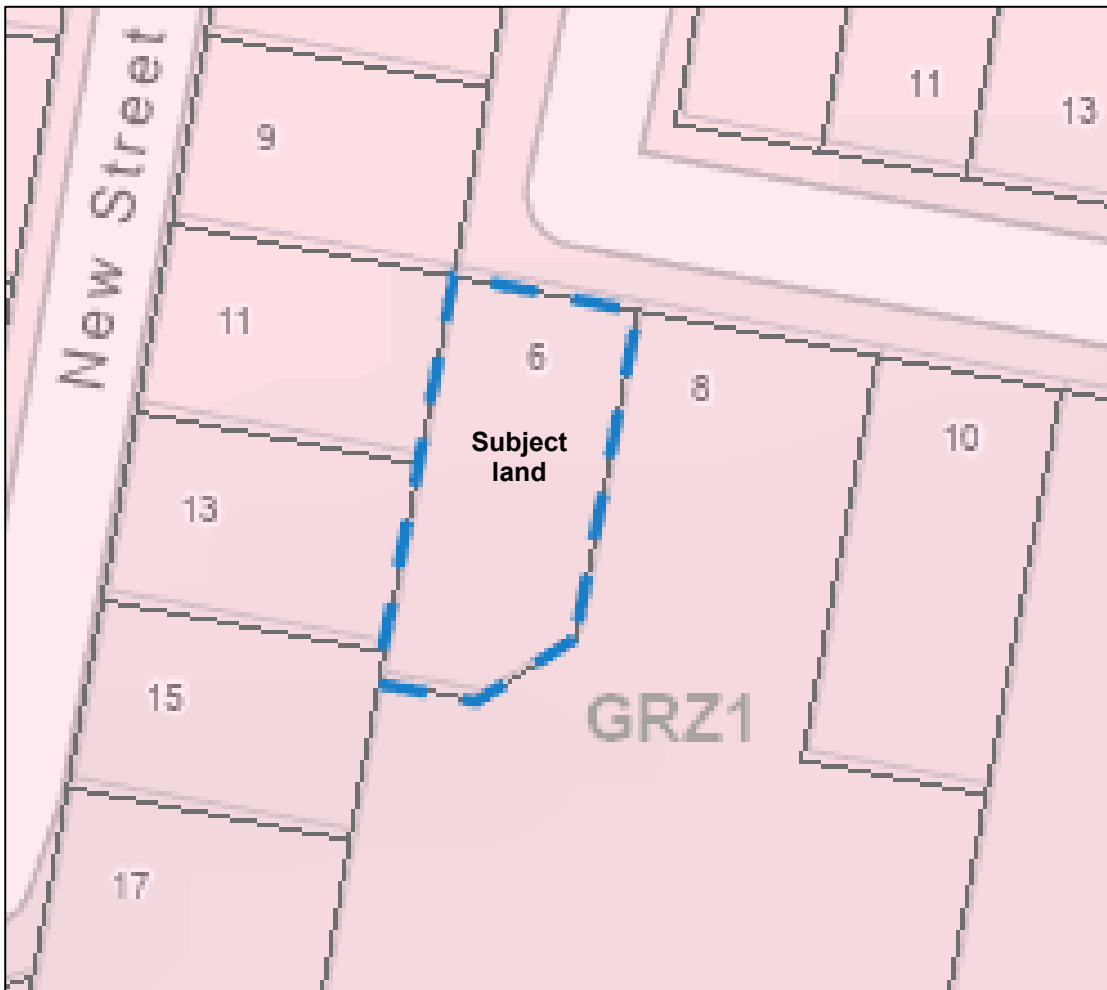
Located within a modified environment the proposed dwelling will provide a positive addition to the streetscape and the character of the area through the development of a contemporary building with a scale and form that continues to allow for the spacing of buildings in accordance with Clause 02.03-5 Built environment and heritage.

Constructing a dwelling on a vacant residential zoned property will assist to accommodate population growth and provides an environmentally sustainable design as sought within Clause 02.03-6 Housing.

6. Planning Elements

6.1 General Residential Zone 1

The subject land is zoned General Residential Zone 1 in accordance with the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

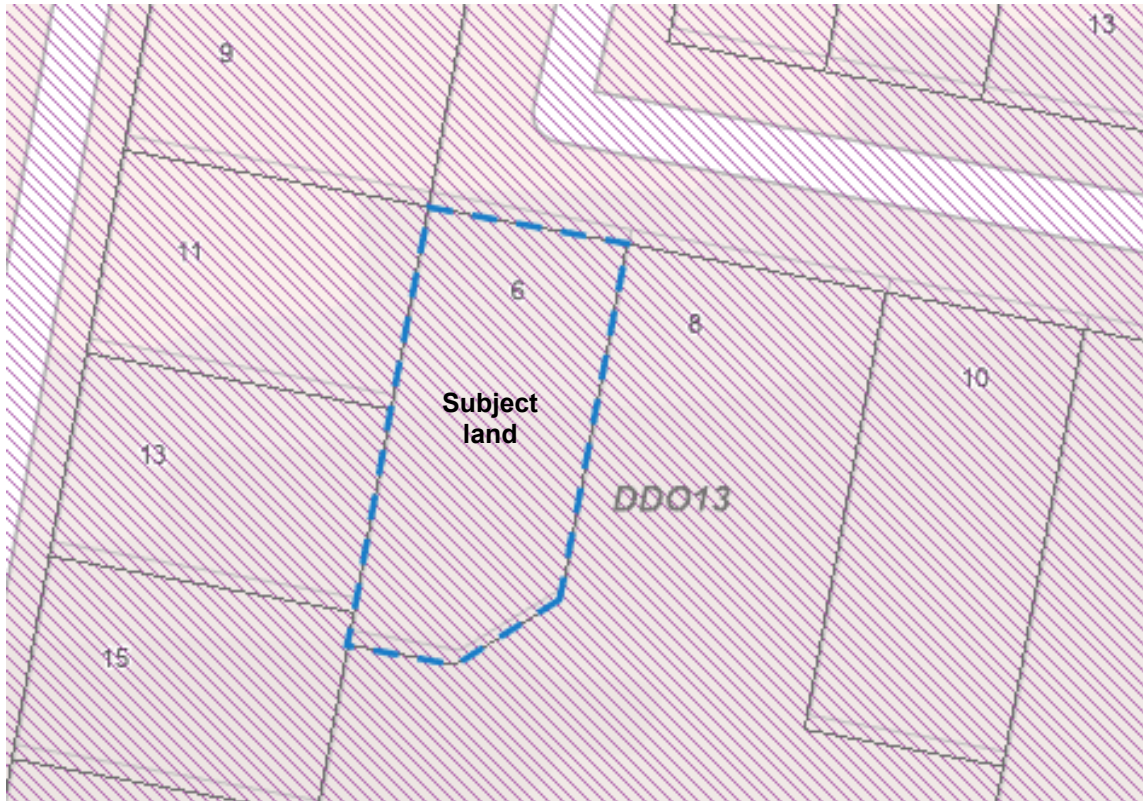
The purposes of the zone are met by the proposed development with strong planning policy support contained within the Municipal Planning Strategy and Planning Policy Framework, it will be responsive to the neighbourhood character of the area and provides for housing growth in a location offering good access to services.

The construction of the proposed dwelling will achieve the minimum garden area of 35% of the site being 462 square metres or 57% of the property as specified in Clause 32.08-4.

Within the General Residential Zone, a dwelling is a Section 1 no permit required use and the construction of a dwelling on a lot exceeding 300 square metres is as of right.

6.2 Design and Development Overlay – Schedule 13

The land is contained within the Design and Development Overlay. Schedule 13 of the Overlay relates to *Residential Development in Coastal Settlements: Lakes Entrance*. The subject land is located within Character Area 11 - Eastern residential.



Planning scheme overlay mapping (Source: VicPlan)

The proposed dwelling development is considered to positively advance the objectives and decision guidelines of the Schedule, and the following comments are provided:

- Sensitively located on the subject land the proposed dwelling provides for setbacks from neighbouring properties and promotes the spacing of buildings in the area consistent with the coastal character of Lakes Entrance.
- The visual appearance of the dwelling is reduced through the use of different materials and colours.
- Use of a porch, deck, balcony and alfresco areas breaks up the form of the building and provides built form relief.
- A flat roof form reduces the height of the dwelling, and the use of site cuts will ensuring the building height is not excessive.
- South of the subject land is a vegetated property that will reduce views of the building from southern areas.

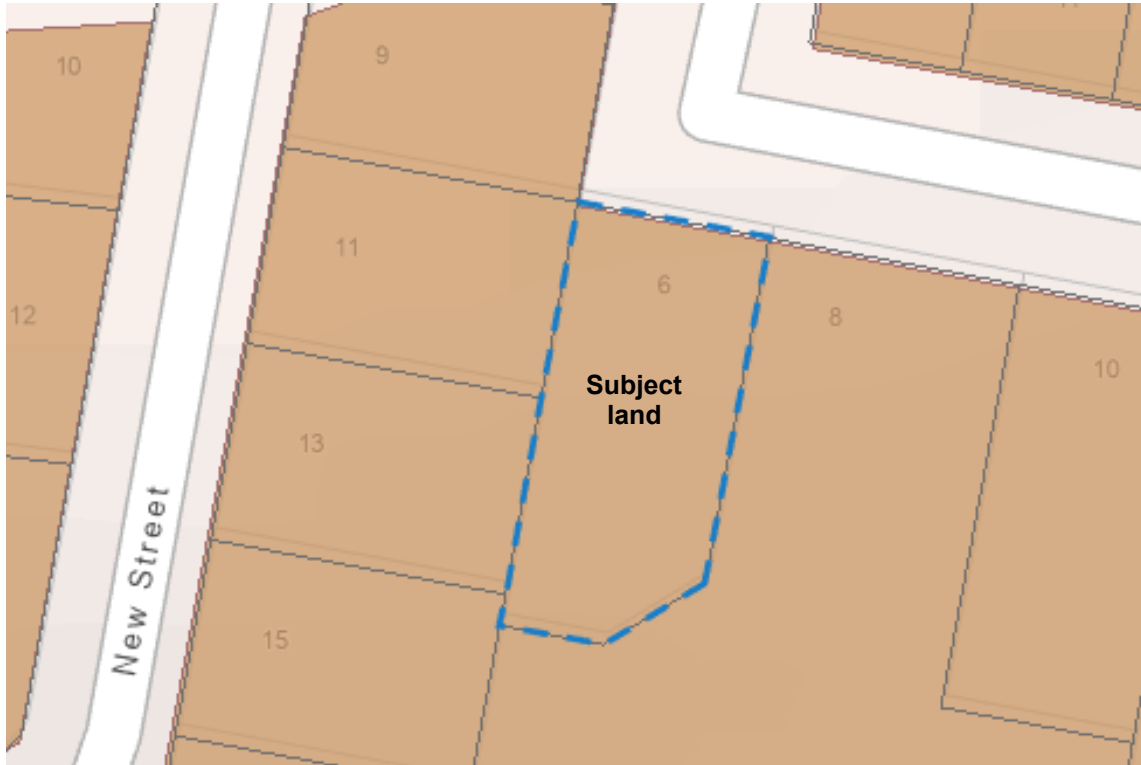
- The property is located within a modified environment which will reduce the visual impact from distant southern viewing areas.
- Care has been taken to maintain the street trees assisting to protect the vegetated character of the area.
- Significant garden area will be provided on the land allowing for landscaping opportunities.
- Building materials and colours are low-reflective and will not contrast with the landscape and distant visibility.
- Use of significant areas of glazing provides for a lighter weight appearance and punctuates the building form.
- Front setbacks from the dwelling façade will provide visual relief from Ocean View Parade.
- Maintaining the street trees will reduce the visual appearance of garage doors.

Consistent with Character Area 11 the proposal meets the design objectives:

- Vegetation clearance is limited to one boundary canopy tree that has a poor structure and adds little to the landscape.
- Site cut and fill have been limited to only that which allows the property to be developed with a dwelling.
- Providing for site cuts reduces the height of the proposed dwelling reducing visual impact of the building.
- The visual impact on the landscape is minimised as the building will sit below the prevailing tree canopies within the street, public and private land.

6.3 Erosion Management Overlay

The site is subject to the Erosion Management Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The Schedule to the Overlay is Areas Susceptible to Landslip. Sub-clause 4.0 of the schedule requires an application to be supported with particular documentation.

The application includes a Site and Surrounds Plan drawn to scale and includes dimensions and shows:

- Details of the property and adjoining land, contours, vegetation and drainage infrastructure. Please note there are no areas of existing erosion on the land.
- All proposed development including details of cut and fill, vegetation removal, driveways and retaining walls.
- Locations of exiting vegetation to be removed

A Geotechnical Risk Assessment has been prepared and is submitted with the planning application. The assessment includes the date and methodology of the assessment used, consideration and investigation of potential geotechnical hazards relevant to the application and measures to be taken to manage geotechnical hazards.

The Geotechnical Risk Assessment reveals that the subject land is located on a rolling hill system and has a moderate grade (10%). Desktop, onsite inspections and testing found that risk from landslide and tunnel erosion is low with sheet/rill erosion being moderate.

The assessment recommends that an Erosion Management Plan is required to be implemented during and after construction due to the slab on ground design with cut/fill batters and retaining walls. The implementation of an Erosion Management Plan will alleviate the risks associated with sheet/rill erosion.

On this basis we would respectfully suggest that Council can determine that a geotechnical assessment is not required.

6.4 Bushfire Management Overlay

The Bushfire Management Overlay applies over the subject land and surrounds which triggers planning approval at Clause 44.06-2 for Buildings & Works associated with an accommodation use (dwelling).

The purpose of the Bushfire Management Overlay is to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire, to identify areas where the bushfire hazard warrants bushfire protection measures to be implemented and to ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The proposed development is considered to respond positively to the purpose of the Bushfire Management Overlay as the risk to life and property can be reduced to an acceptable level through implementation of mitigation measures prescribed in Clause 53.02.

The application is supported by a Bushfire Hazard Site Assessment, Bushfire Management Statement and Bushfire Management Plan in response to the requirements of Clause 44.06-3 and Clause 53.02.

The subject land is located within Lakes Entrance with an easy evacuation route via the Princes Highway to places of no risk. The property is located within close proximity to emergency services facilities.

Within the immediate locality of the subject land, the Bushfire Hazard Site Assessment nominates low threat vegetation to the north, east and west of the subject land. The urban context of the location provides for bushfire protection from the north, east and west reducing the vulnerability of the property in a bushfire event.

There is a small section of scrub vegetation to the north-east of the assessment area and scrub vegetation to the south of the property. Whilst aerial photography may give the impression of forest or woodland vegetation to the south, a close inspection confirms the vegetation in question does not contain the dominance of eucalypt species or the dense understorey that would warrant a higher classification.

Both patches of scrub vegetation are limited in area, meaning they would not support a significant bushfire. The identifies scrub vegetation to the south has low fuel loads at ground level, preventing the risk of fire climbing vertically from the ground up into the tree canopy, avoiding the ladder effect which would otherwise occur with denser surface fuels.



Example of the ground layer of vegetation within the scrub areas

The topography of the area is advantageous with upslopes and flatter landform to the north, east and west of the subject land. To the south of the subject land is downslope along an escarpment however, further to the south of the escarpment is flat and maintained by property owners within a low fuel environment.

Located within the urban area of Lakes Entrance, the subject land benefits from a low bushfire threat at the township level, having significant low threat and modified landscapes. The subject land also benefits from urban infrastructure with the site accessed from a constructed residential road network and access to reticulated water with a fire plug installed directly to the north-east of the property.

Bushfire Management Statement

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 to a public road.
- Access can be provided to the building for emergency service vehicles.

Response:

The proposed dwelling has been sited in the most practical location, being on the north western portion of the property.

The siting ensures that there is maximum separation between the proposed dwelling and vegetation on steep slopes to the south which poses the predominant bushfire hazard. This siting is also practical given its close proximity to Ocean View Parade.

Site specific, the dwelling has been positioned within the northern part of the site, on a level building pad, and a new vehicle crossover and driveway is to be developed to the north of the property. The proposed vehicle crossing and driveway provides occupants and emergency services vehicles easy and convenient access.

AM 1.2

A building is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 in accordance with the corresponding distances.

Response:

Within the surrounding 150 metre assessment area a large proportion of the land is considered to be low-threat having regard for the residential context however, there is an area of vegetation classified as Scrub to the south (downslope) and north east (upslope).

The *Scrub* to the south has a high density of understorey species such as Wattles and Pittosporums which are 3-4 metres in height. There are virtually no overstorey trees present in this area.

On the northern margins of the scrub vegetation, the vegetation transitions to shorter coastal shrubs with limited understorey and some scattered eucalypts, however the higher canopy cover is not sufficient to warrant classification as forest.



Scrub vegetation to the south of the subject land



Looking south towards scrub vegetation



Looking east from within scrub vegetation, demonstrating absence of understorey

Land to the north, west and east comprises low threat vegetation.



Low threat vegetation to the west, viewed from subject land

To the north, east and west of the proposed dwelling aspects is low threat vegetation given the urban context of the property. Consistent with Table 1 to clause 53.02-5, separation distance to the property boundary can be achieved.

South of the proposed dwelling a separation distance of 21m from the building's southern wall is achieved from the bushfire hazard in accordance with Table 1, Column C to clause 53.02-5.

The separation distance to the downslope scrub vegetation will rely on the southern neighbour's property. Between the scrub vegetation and the rear boundary of the subject land is a wide grassland strip of vegetation, which is easily managed given the urban context of the area.

The proposed removal of the boundary canopy tree will remove the risk associated with overhanging limbs in proximity to the proposed dwelling or outbuilding.



Managed grassland to the south of the subject land, with canopy tree to be removed circled

As the southern neighbouring property is residentially developed, reasonable assurance that the separation distance will be maintained.

The surrounding landscape does not contain contiguous vegetation which is otherwise anticipated by the prescribed controls in Table 1 to Clause 53.02-5. The corridor of vegetation extending through the site and along the escarpment is separated from other areas of classifiable vegetation in the wider urban landscape.

The fragmentation of vegetation will result in only a short fire run from a potential point of ignition, most likely at the base of the escarpment, which would not be expected to generate a fire front 100m in length by the time the fire reached the top of the escarpment.

The separation distances prescribed in Table 1 assumes a site would be impacted by an established fire front with a minimum length of 100m. The intensity of a fire impacting a dwelling is therefore not expected to be as intense as the separation distances under Table 1 anticipate.

AM 1.3

The setback between the building and the bushfire hazard is managed as an area of defensible space in accordance with the vegetation management requirements specified at Table 4 to Clause 53.02-5 for the distance that satisfies AM 1.2 and the area is capable of being maintained in accordance with these requirements.

If adjoining land is included in the setback, there is a reasonable assurance that the adjoining land will remain or continue to be managed in accordance with Table 4 to clause 53.02-5.

Response:

A Bushfire Management Plan which has been prepared based on the information provided on the Bushfire Hazard Site Assessment pertaining to vegetation type and slope. The BMP nominates the BAL-29 construction for the proposed dwelling, with defendable space providing appropriate separation from the bushfire hazard. The provision of defendable space to property boundaries, as proposed in the Bushfire Management Plan is considered to provide appropriate protection to the proposed dwelling.

Defendable space within the property can easily be managed given the residential allotment size and occupation of the site in accordance with Table 4 to clause 53.02-5.

There will be a reliance on the southern adjoining property to achieve the required separation distance of 21m in accordance with Table 1, Column C to clause 53.02-5.

The southern property is developed with a dwelling and the grassland vegetation separating the scrub vegetation and grassland is clearly managed in a low fuel condition, easily achieving the requirements of Table 4. It is likely this grassed area forms part of the defendable space for the dwelling at 8 Ocean View Parade, therefore overlapping with the area required to be managed to reduce the hazard to the proposed dwelling. Given the residential occupation and context of the property it provides reasonable assurance that the land will be managed in accordance with Table 4 to clause 53.02-5.

AM 1.4

A building is constructed to the bushfire attack level that corresponds to a setback that satisfies either:

- AM 1.2.
- The next lower bushfire attack level in accordance with Table 1 to clause 53.02-5 where all of the following apply:
 - A private building shelter (a Class 10c building within the meaning of the Building Regulations 2018) is constructed on the same land as the dwelling.
 - A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

Response:

The proposed building will achieved setbacks from classifiable vegetation in accordance with AM 1.2.

The proposed dwelling is a two storey building with a contemporary design incorporating a simple skillion roof. The proposed dwelling will be constructed with a slab footing and has an uncomplicated form minimising opportunities for the re-entry of embers.

The dwelling will be constructed from brickwork, Axon wall cladding and aluminium windows and doors, all robust, fire resilient materials mitigating impacts from a bushfire event.

In accordance with Table 1, the building will be constructed to a BAL-29 standard.

AM 1.5

A building is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 2 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

Response:

Given the site is between 500-1,500m² in area and there are hydrants available within the adjacent road reserve, the accompanying Bushfire Management Plan proposes a static water supply of 5,000 litres within the north-western corner of the property close to the driveway.

A fire plug is located close to the north-east corner of the property. The placement of the dwelling centrally on the site ensures that the hydrant is within 120 metres of the southern side (rear) of the building.



Extract of East Gippsland Water's mapping (fireplug is the red circle)

There are no design and construction requirements for access to the water supply, in accordance with Table 3 to Clause 53.02-5, given the length of access is less than 30m and there is no requirement for fire authority vehicles to gain access to the water supply under Table 2.

6.5 Canopy Trees

The application proposes the removal of the eucalypt located to the south of the subject land. The tree in question is defined as a boundary canopy tree pursuant to Clause 52.37-1.



Image of the proposed canopy tree to be removed

The removal of the tree is considered unavoidable as the property transitions to its intended residential use. The sloping nature of the subject land will require significant earthworks to create a level construction pad, with excavation proposed which will encroach within the structural root zone of the tree.

The boundary canopy tree is located within a drainage easement that contains municipal drainage infrastructure and sewer infrastructure, meaning it is entirely likely that future incompatibility may arise in time. The removal of the tree avoids the risk of future damage to infrastructure.

The canopy tree due to its location adds little to reduce urban heat, noting the tree structure is compromised by the trunk bifurcation and some canopy dieback. The tree is located within the proposed defendable space, in close proximity to the proposed shed. Overhanging limbs would be inconsistent with the vegetation management requirements of Table 4 to Clause 53.02-5.

For these reasons the retention of the boundary canopy tree is considered inappropriate and impractical.

Given the site's inclusion within the Bushfire Management Overlay, with the proposed area of defendable space extending to the property boundaries, additional planting of canopy trees is considered inappropriate, as this would be inconsistent with the provisions of Clause 53.02-5.

6.6 Roadside vegetation

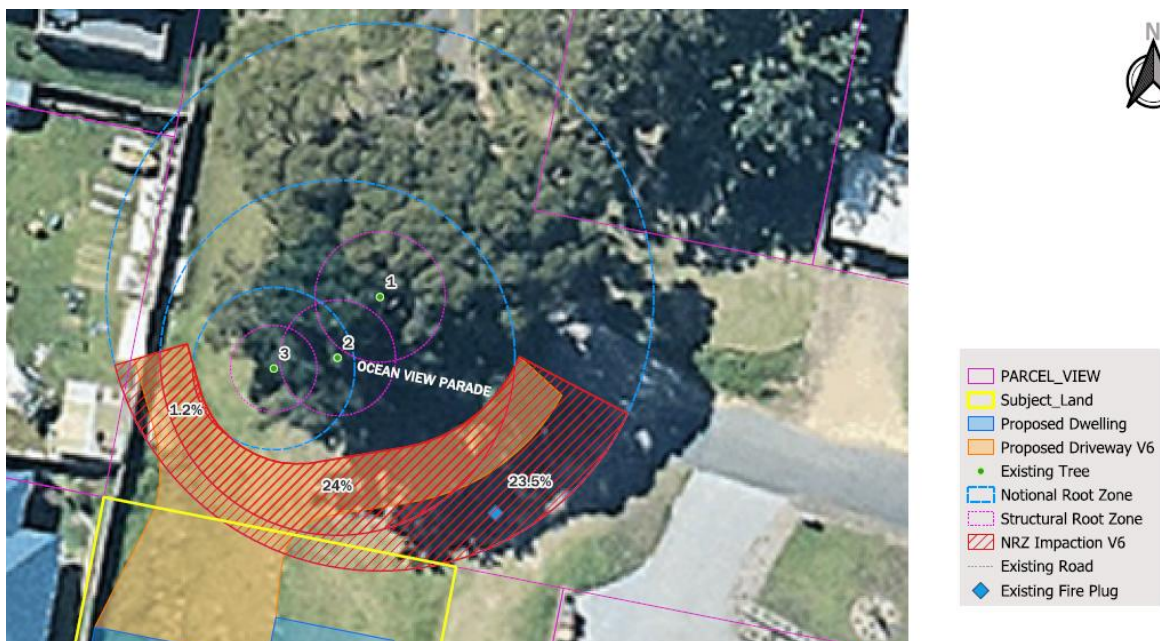
With no established access to the subject land from Ocean View Parade, significant consideration has been given to avoiding impacts to the three trees located within the nature strip adjoining the site. Firstly, a Tree Summary Report was obtained to identify the species and health of the trees, providing direction on tree protection zones and structural root zones for each tree.

- The largest and healthiest street tree was a mature Manna Gum (Tree 1) which has a Tree Protection Zone of 15 metres and a Structural Root Zone of 3.57 metres.
- Tree 2 is a mature Radiata Pine with a Tree Protection Zone of 9.27 metres and a Structural Root Zone of 3.17 metres.
- Tree 3 is a Yellow Stringybark which will only be minimally impacted by the driveway and will have no detrimental impact to the tree's health.

To avoid impacts to these trees it was determined that a non-standard vehicle crossover was necessary. Pre-application meetings with Council officers confirmed this approach including the use of a gravel driveway.

Crossco Consulting were then engaged to design the proposed access, with the attached Access Plan informed by a swept path assessment to ensure the access would provide for a passenger car to enter and exit the site in a forward direction.

A notional root zone desktop assessment determined encroachment within the notional root zone was 23.5% for tree 1 and 24% for tree 2, which is deemed to be significant. The notional root zone impact for tree 3 of 1.2% and is considered minor.



Notional root zone impact desktop assessment

Given the significant impact identified for trees 1 and 2 it was considered necessary to require a specific advice on how to mitigate the potential driveway impacts. An Arboricultural Impact Assessment was then prepared by Roots2Leaves to determine potential impacts to the street trees, with the objective of preservation.

The arboricultural impact assessment confirmed the driveway construction would have no impact within the structural root zone which supports the retention of the trees.

The assessment also concluded that the impact within the notional root zone can be managed to maintain the health of the street trees and provide for their retention.

This conclusion was derived as the root distribution of the trees can vary depending on environmental factors and does not equate to a loss of roots as the desktop assessment would suggest. Further retention of the trees can be achieved as the proposed works within the notional root zone of 150mm is shallow reducing root impacts, on site supervision by an arborist during construction can manage root impacts and post-construction rehabilitation can further ensure the health and retention of the trees.

7. Conclusion

The proposed buildings and works (dwelling) and removal of a boundary canopy tree is considered to accord with all relevant provisions of the General Residential Zone 1, Design and Development Overlay 13, Erosion Management Overlay, Bushfire Management Overlay and Clause 52.37 Canopy Trees of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the coastal setting of the subject land.

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



679 Swan Reach Road, Tambo Upper 3885

ABN: 301 597 457 67

Tree summary Report

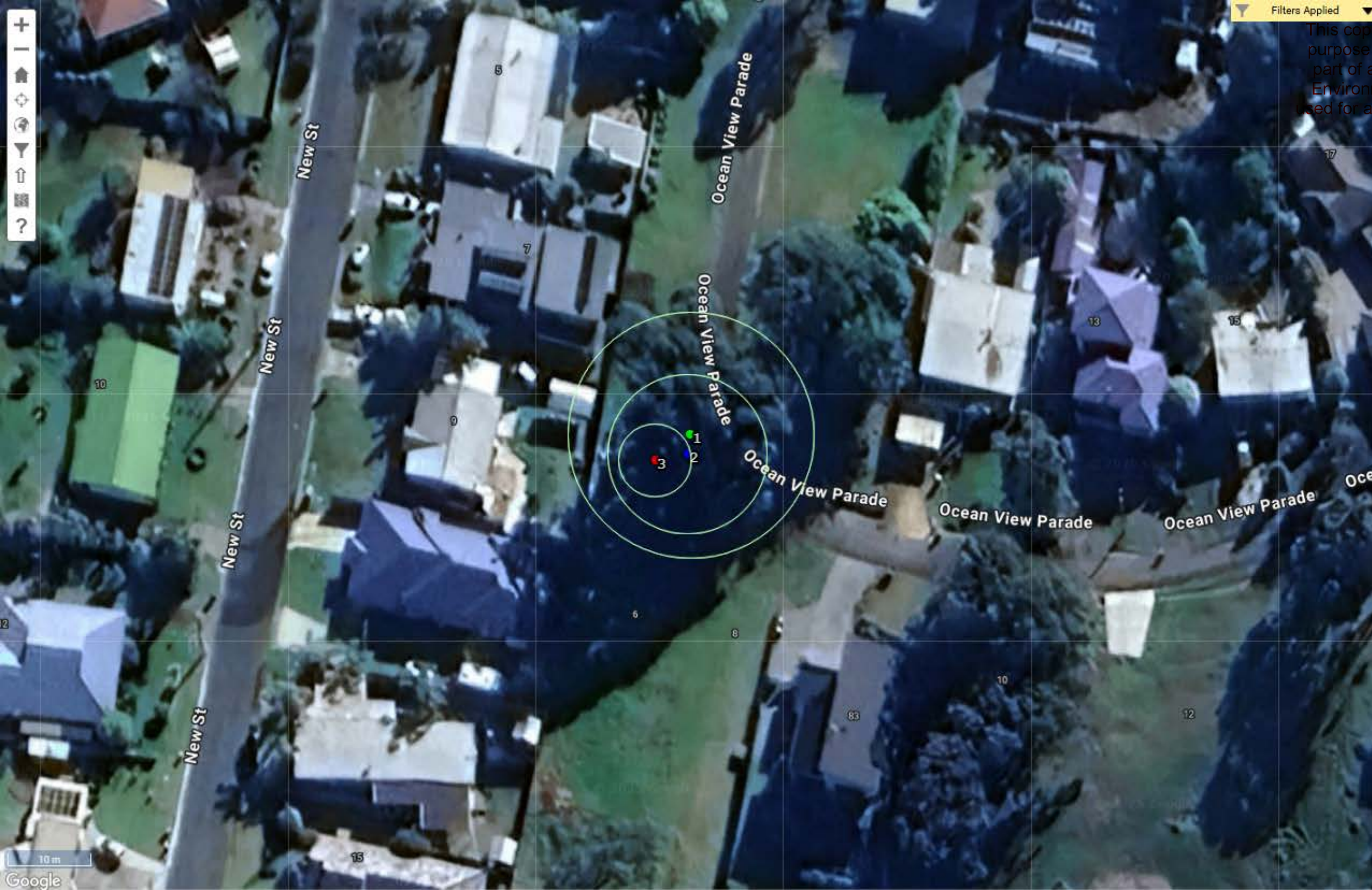
6 Ocean View Parade, Lakes Entrance

Prepared by

Nathan Williamson

Certificate 5 Arborist

ISA TRAQ Qualified



Filters Applied

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Roots 2 Leaves Tree Services

Layer: Trees

Display by: Botanical Name

Symbology: Tree Protection Zone (TPZ) [m]

View Filter: Off

You're viewing the 6 Ocean View parade trees.
Showing 3 of 3 sites.

[SHOW ALL TREES](#) [SHOW ZONES](#)

[BACK TO CLIENT SITES](#)

- ☒ Toggle All ?
- ☒ ● Eucalyptus muelleriana
- ☒ ● Eucalyptus viminalis
- ☒ ● Pinus radiata

Charts

Reference Layers

☐ Lake Narracan [SNAP TO](#) [DELETE](#)

Tree Id	Common Name	Botanical Name	Health	Structure	Tree Age	Canopy Spread [m]	Canopy Spread Range	Tree Height (Estimated) [m]	DBH [cm]	Tree Protection Zone (TPZ) [m]	Structural Root Zone (SRZ) [m]	Risk Rating	Useful Life Expectancy	Observation Comments	Retention Value	Native species to region	Planted species
1	Manna Gum	Eucalyptus viminalis	Good	Fair	Mature	24	>20m	22	142.27	15	3.57		21-40 years	Very large remnant tree. Co dominate stemmed, overall good health and structure with no structural issues observed. Will be impacted by works and further investigation is required.	High	Yes	No
2	Radiata Pine	Pinus radiata	Good	Fair	Mature	10	10-15m	23	81	9.72	3.17		21-40 years	Planted tree. Poor structure but overall good condition tree.	Medium	No	Yes
3	Yellow Stringybark	Eucalyptus muelleriana	Poor	Very Poor	Mature	5	5-10m	8	37	4.44	2.37		6-10 years	Poor condition tree due to rubbing canopies and Competition from other larger trees.	Low	Yes	No

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Manna Gum Tree ID #1

6 Ocean View Parade

Tree Details

Botanical Name:	Eucalyptus viminalis
Common Name:	Manna Gum
Genus:	Myrtaceae
Health:	Good
Structure:	Fair
Status:	Alive
DBH [cm]:	142.27
Tree Height (Estimated) [m]:	22
Canopy Spread [m]:	24
Tree Protection Zone (TPZ) [m]:	15
Structural Root Zone (SRZ) [m]:	3.57
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	28/08/2025
Observation Comments:	Very large remnant tree. Co dominate stemmed, overall good health and structure with no structural issues observed. Will be impacted by works and further investigation is required.
Notes:	

Tree location

Address:	6 Ocean View Parade
City:	Lakes Entrance
Longitude:	148.017983
Latitude:	-37.868394

Photos



image.jpg
28/08/2025

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Page 44 of 83

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Radiata Pine Tree ID #2

6 Ocean View Parade

Tree Details

Botanical Name:	Pinus radiata
Common Name:	Radiata Pine
Genus:	Pinus
Health:	Good
Structure:	Fair
Status:	Alive
DBH [cm]:	81
Tree Height (Estimated) [m]:	23
Canopy Spread [m]:	10
Tree Protection Zone (TPZ) [m]:	9.72
Structural Root Zone (SRZ) [m]:	3.17
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	28/08/2025
Observation Comments:	Planted tree. Poor structure but overall good condition tree.
Notes:	

Tree location

Address:	6 Ocean View Parade
City:	Lakes Entrance
Longitude:	148.017978
Latitude:	-37.868416

Photos



image.jpg
28/08/2025

Printed 13/10/2026

Page 45 of 83

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Yellow Stringybark Tree ID #3

6 Ocean View Parade

Tree Details

Botanical Name:	Eucalyptus muelleriana
Common Name:	Yellow Stringybark
Genus:	
Health:	Poor
Structure:	Very Poor
Status:	Alive
DBH [cm]:	37
Tree Height (Estimated) [m]:	8
Canopy Spread [m]:	5
Tree Protection Zone (TPZ) [m]:	4.44
Structural Root Zone (SRZ) [m]:	2.37
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	28/08/2025
Observation Comments:	Poor condition tree due to rubbing canopies and Competition from other larger trees.
Notes:	

Tree location

Address:	6 Ocean View Parade
City:	Lakes Entrance
Longitude:	148.017934
Latitude:	-37.868423

Photos



image.jpg
28/08/2025

Printed 13/10/2026

Page 46 of 83

Roots 2 Leaves

TREE SERVICES

679 Swan Reach Road, Tambo Upper 3885

ABN: 301 597 457 67

Arboricultural Impact Assessment

6 Ocean View Parade, Lakes Entrance.

Prepared by

Nathan Williamson

Certificate 5 Arborist

ISA TRAQ Qualified

1. Document Control -----	4
Document Revision History -----	4
Purpose of Report -----	4
Limitation of Assessment -----	4
Distribution -----	4
2. Executive Summary -----	5
3. Introduction -----	6
3.1 Background -----	6
3.2 Purpose of Assessment -----	6
4. Scope -----	6
5. Methodology -----	6
5.1 General -----	6
5.2 Original Visual Tree Assessment -----	7
5.3 Assessment of Construction Impacts -----	7
5.4 Arboricultural Assessment Philosophy -----	7
6. Site Description -----	7
6.1 Site Overview -----	7
6.2 Development Interface -----	7
6.3 Existing Site Constraints and Opportunities -----	7
7. Existing Tree Assessment -----	8
7.1 Tree 1 - Manna Gum (<i>Eucalyptus viminalis</i>) -----	8
7.2 Tree 2 - Radiata Pine (<i>Pinus radiata</i>) -----	8
7.3 Tree 3 - Yellow Stringybark (<i>Eucalyptus muelleriana</i>) -----	9
8. Proposed Development and Design Response -----	9
8.1 Access Arrangement -----	9
8.2 Vehicle Functionality -----	9
8.3 Pavement Profile -----	9
9. Tree Impact Assessment -----	9
9.1 Tree 1 Impact - 23.5% -----	9
9.2 Tree 2 Impact - 24.0% -----	10
9.3 Tree 3 Impact - 1.2% -----	10
10. Arboricultural Interpretation and Discussion -----	10
10.1 Calculated Encroachment versus Actual Root Loss -----	10
10.2 Structural Root Zone -----	10
10.3 Shallow Excavation and Root Distribution -----	10
10.4 Construction Methodology -----	11
10.5 Concrete, Permeable Concrete and Crushed Rock -----	11
10.6 Root Barrier -----	11
10.7 Tree Health and Root Recovery -----	11

10.8 Mulching and Landscape Conversion-----	11
10.9 Canopy Management-----	12
11. Construction Hold Point and Root Management Protocol -----	12
11.1 Excavation Sequence -----	12
11.2 Root Recording -----	12
12. Tree Protection and Construction Controls-----	12
13. Arboricultural Opinion -----	13
14. Conclusions-----	13
15. Recommendations -----	14
16. Monitoring Programme -----	15
17. References-----	15
18. Appendices -----	16
Appendix A - Original Tree Assessment and Tree Data -----	16
Appendix B - Tree Impact Plan -----	16
Appendix C - Crossco Access and Turning Plans-----	17

1. Document Control

Project	Arboricultural Impact Assessment, 6 Ocean View Parade, Lakes Entrance
Client / Project Team	Crowther and Sadler
Site Address	6 Ocean View Parade, Lakes Entrance VIC 3909
Subject Trees	Three mature trees identified as Trees 1-3 within the proposed access interface
Report Title	Arboricultural Impact Assessment
Prepared By	Nathan Williamson
Qualifications	AQF Level 5 Arboriculture (Diploma of Arboriculture) • ISA Tree Risk Assessment Qualification (TRAQ)
Company	Roots 2 Leaves Tree Services
Report Reference	R2L-AIA-2026-6OCEANVIEW
Original Tree Inspection	28 August 2025
Report Date	11 August 2026
Revision	Rev A - Final
Document Status	Final
Approved By	Nathan Williamson

Document Revision History

Revision	Date	Description	Prepared By
Rev A	11/08/2026	Initial Issue	Nathan Williamson

Purpose of Report

This report has been prepared to assess the potential arboricultural impacts associated with the proposed residential development and vehicle access works at 6 Ocean View Parade, Lakes Entrance. Particular consideration is given to the retention of three existing trees located immediately adjacent to the proposed driveway alignment, with Trees 1 and 2 subject to calculated major encroachments into their notional root protection areas.

The assessment incorporates the original tree data collected by Roots 2 Leaves Tree Services in August 2025, the current tree impact overlay, design information supplied by Duane Cox, and the Crossco access and vehicle turning plans. These documents have been considered together to determine whether the proposed works can proceed while maintaining the long-term retention of the assessed trees and to identify practical construction and post-construction mitigation measures.

Limitation of Assessment

This report relates to the trees, site conditions and development documentation available at the time of assessment. Root systems have not been physically mapped by excavation, Ground Penetrating Radar or other subsurface investigation. The calculated encroachment percentages therefore represent plan-area interaction with the notional root protection zones and should not be interpreted as direct measurements of actual root loss.

Tree condition and root environments are dynamic and may change over time. Recommendations should be reviewed if the driveway alignment, excavation depth, finished levels, pavement construction, drainage or other material components of the development are altered.

Distribution

Organisation	Issue
Crowther and Sadler	DOCX / PDF
Project Design Team	PDF
Roots 2 Leaves Tree Services	Master Copy

2. Executive Summary

The purpose of this Arboricultural Impact Assessment is to evaluate the likely effects of the proposed driveway and access works at 6 Ocean View Parade, Lakes Entrance, with particular regard to the successful retention of Trees 1 and 2. The project has progressed from the original tree assessment through design refinement and impact calculation, allowing the current proposal to be considered against known tree dimensions, calculated protection zones and the proposed construction footprint.

Tree 1 is a mature Manna Gum (*Eucalyptus viminalis*) and is the principal arboricultural asset within the group. It was recorded in good physiological health and fair structural condition, with a DBH of 142.27 cm, estimated height of 22 m, canopy spread of approximately 24 m, 15.0 m TPZ, 3.57 m SRZ, 21-40 year ULE and High retention value. Tree 2 is a mature Radiata Pine (*Pinus radiata*), recorded in good health and fair structural condition, with a DBH of 81 cm, 23 m estimated height, 9.72 m TPZ, 3.17 m SRZ, 21-40 year ULE and Medium retention value. Tree 3 is a Yellow Stringybark (*Eucalyptus muelleriana*) in poor health and very poor structural condition, with a shorter 6-10 year ULE and Low retention value.

The current impact overlay calculates an encroachment of approximately 23.5% for Tree 1 and 24.0% for Tree 2. These percentages constitute major plan-area encroachments and require specific arboricultural consideration. Tree 3 is affected by approximately 1.2%, which is considered a minor impact. Importantly, the current driveway alignment does not extend into the calculated SRZ of Trees 1 or 2.

The distinction between calculated encroachment and actual root loss is central to this assessment. A 23.5% or 24.0% intersection with a notional protection area does not establish that an equivalent proportion of the functioning root system will be removed. Root distribution is influenced by soil, moisture, slope, historical disturbance, competition and existing infrastructure. The proposed works are also shallow, with an approximately 150 mm pavement/base profile discussed through the tree-sensitive area. Consequently, the actual root impact may be materially lower than the geometric encroachment.

Design measures have already reduced the potential impact. The access has been narrowed to approximately 3.0 m through the tree area and aligned around the existing trees, while the Crossco swept-path plan demonstrates that the reduced arrangement remains functional for a 5.2 m passenger vehicle. This design response, together with the absence of SRZ encroachment, supports retention rather than removal.

From an arboricultural perspective, either a crushed-rock/permeable treatment or a conventional concrete driveway may be achievable. Permeable concrete would provide additional water infiltration and gaseous exchange benefits and is therefore preferred where practical; however, it is not considered essential to successful retention. More important is minimising excavation depth, avoiding unnecessary widening, protecting retained soil and requiring Project Arborist inspection of the exposed driveway profile before pavement construction proceeds.

Following excavation, roots encountered should be inspected, photographed and recorded. Significant roots should be assessed for function and condition, with clean pruning undertaken where removal is unavoidable. If the exposed root population is greater than anticipated, localised construction modification should be considered before works continue.

A structured post-construction rehabilitation programme is recommended for Trees 1 and 2. This should include subsurface soil injection/inoculation following construction, a second treatment at approximately six months, and conversion of suitable turf areas to an 80-100 mm organic mulch layer where compatible with the final landscape design. These measures are intended to improve soil moisture, biological activity and the functional capacity of the retained root system.

Overall, removal of Trees 1 and 2 is not considered necessary on the basis of the current design. The proposed development can proceed while retaining all three assessed trees, provided the construction controls, Project Arborist hold points and post-construction management measures contained within this report are implemented.

3. Introduction

3.1 Background

Roots 2 Leaves Tree Services previously undertook a tree assessment at 6 Ocean View Parade, Lakes Entrance in August 2025. That assessment identified three trees requiring consideration as the residential design and access arrangements progressed.

Following the original assessment, the project team progressed the access design and an impact plan was prepared showing the interaction between the proposed driveway and the calculated root protection areas. Additional access and turning documentation has also been prepared by Crossco. Roots 2 Leaves Tree Services has subsequently been requested to provide an Arboricultural Impact Assessment considering the current design and the long-term retention potential of the trees.

3.2 Purpose of Assessment

The specific objectives of this assessment are to:

- review the condition and retention value of Trees 1-3 using the original assessment data;
- review the current driveway/access footprint against the calculated TPZ/NRZ and SRZ dimensions;
- assess the significance of the 23.5% and 24.0% encroachments affecting Trees 1 and 2;
- distinguish theoretical plan-area encroachment from likely actual root disturbance;
- consider the suitability of conventional concrete, permeable concrete and shallow crushed-rock construction from an arboricultural perspective;
- identify practical construction controls and Project Arborist hold points;
- recommend post-construction soil and root rehabilitation measures; and
- provide an independent arboricultural opinion regarding retention of the assessed trees.

4. Scope

The scope of this AIA included:

- review of the original Roots 2 Leaves Tree Summary Report and individual tree data;
- review of the current tree impact overlay and calculated encroachment percentages;
- review of design information supplied by Duane Cox;
- review of Crossco Drawing 3208/001-A - Callahan Access Plan;
- review of Crossco Drawing 3208/002-A - 5.2 m Passenger Vehicle Turning Movements;
- assessment of the proposed driveway footprint in relation to the calculated TPZ/NRZ and SRZ;
- consideration of likely root impacts arising from shallow excavation;
- development of practical tree protection, excavation, root management and rehabilitation measures; and
- formation of an arboricultural opinion regarding the compatibility of the proposed development with tree retention.

5. Methodology

5.1 General

The assessment methodology combines the previously completed Visual Tree Assessment with desktop review of the current development documentation and geometric assessment of the proposed works against the calculated tree protection areas. The assessment has been developed with reference to AS 4970:2025 - Protection of Trees on Development Sites and accepted arboricultural practice.

5.2 Original Visual Tree Assessment

The original assessment considered:

- tree species and maturity;
- physiological health and canopy condition;
- structural condition;
- DBH and tree dimensions;
- TPZ and SRZ dimensions;
- Useful Life Expectancy;
- retention value;
- visible site constraints and likely development interaction.

5.3 Assessment of Construction Impacts

The proposed construction impacts were assessed by overlaying the development footprint against the calculated root protection areas. The resulting percentages represent the proportion of the plan-area protection zone occupied by the proposed works. These figures are useful for identifying the level of design interaction but do not directly quantify root biomass or root function.

The assessment therefore also considers:

- depth of proposed excavation;
- whether the SRZ is affected;
- the amount of retained rooting area remaining outside the driveway;
- tree health and retention value;
- the modified driveway width and alignment;
- likely opportunities for root avoidance during construction;
- the ability to inspect actual roots during excavation;
- post-construction rehabilitation potential.

5.4 Arboricultural Assessment Philosophy

A major encroachment should trigger investigation and informed management rather than automatic removal. Where the central structural root zone is retained, excavation is shallow and substantial rooting area remains available, a mature tree may remain viable despite a plan-area encroachment exceeding conventional minor thresholds. The purpose of this AIA is therefore to determine whether the specific trees and specific construction methodology can be made compatible, rather than relying upon percentage calculations in isolation.

6. Site Description

6.1 Site Overview

The subject property is located at 6 Ocean View Parade, Lakes Entrance, within an established residential setting. The three assessed trees occur near the Ocean View Parade frontage and occupy the same general area through which the proposed vehicle access is required to pass.

6.2 Development Interface

The principal arboricultural constraint is the need to provide functional vehicle access between the existing trees and the proposed residence/garage. The access design curves through the frontage and has been reduced to approximately 3.0 m width in the tree-sensitive area. The proposed alignment therefore occupies portions of the calculated protection areas of all three trees, although the majority of the interaction relates to Trees 1 and 2.

6.3 Existing Site Constraints and Opportunities

- Three mature trees are concentrated within the access interface, limiting opportunities to completely avoid calculated protection areas.
- Tree 1 is a large remnant native tree with High retention value and warrants a strong retention focus.

- Tree 2 is a mature planted pine with Medium retention value and a substantial calculated root protection area.
- Tree 3 has Low retention value and poor existing condition, although the proposed encroachment to this tree is minimal.
- The design has already been narrowed and adjusted around the trees, demonstrating avoidance and minimisation.
- The proposed shallow construction profile creates an opportunity to verify actual root conditions before committing to deeper or more disruptive works.

7. Existing Tree Assessment

Tree	Species	Health	Structure	DBH	Height	TPZ	SRZ	ULE	Retention
1	Eucalyptus viminalis Manna Gum	Good	Fair	142.27 cm	22 m	15.0 m	3.57 m	21-40 yrs	High
2	Pinus radiata Radiata Pine	Good	Fair	81 cm	23 m	9.72 m	3.17 m	21-40 yrs	Medium
3	Eucalyptus muelleriana Yellow Stringybark	Poor	Very Poor	37 cm	8 m	4.44 m	2.37 m	6-10 yrs	Low

7.1 Tree 1 - Manna Gum (*Eucalyptus viminalis*)

Tree 1 is a very large mature remnant Manna Gum and is the dominant arboricultural feature within the assessed group. The original inspection recorded a 24 m canopy spread and described the tree as co-dominant stemmed, in overall good health and fair structural condition, with no significant structural issues observed at the time.

Key considerations include:

- High retention value;
- very large mature remnant specimen;
- good physiological condition at the original inspection;
- 21-40 year ULE;
- 15.0 m calculated TPZ/NRZ;
- 3.57 m SRZ;
- substantial unaffected rooting area retained around the remainder of the tree.

7.2 Tree 2 - Radiata Pine (*Pinus radiata*)

Tree 2 is a mature planted Radiata Pine. It was recorded in good physiological condition and fair structural condition, with the original notes identifying comparatively poorer form while describing the tree as being in overall good condition. The tree retains a 21-40 year ULE and Medium retention value.

Key considerations include:

- Medium retention value;
- good physiological condition;
- mature established tree;
- 9.72 m calculated TPZ/NRZ;
- 3.17 m SRZ;
- substantial retained rooting area outside the driveway footprint.

7.3 Tree 3 - Yellow Stringybark (*Eucalyptus muelleriana*)

Tree 3 is a smaller mature Yellow Stringybark located between the larger trees. It was recorded in poor health and very poor structural condition, with canopy rubbing and competition from surrounding larger trees noted during the original inspection. Its ULE was assessed at 6-10 years and retention value as Low.

Although its existing condition is comparatively poor, the current development does not materially increase the arboricultural concern because the calculated encroachment is only approximately 1.2%.

8. Proposed Development and Design Response

8.1 Access Arrangement

The Crossco access plan shows the driveway entering from Ocean View Parade and curving through the tree group before continuing to the proposed concrete driveway, garage and residence. Within the immediate tree area the access is shown at approximately 3.0 m wide. The plan therefore demonstrates a deliberate narrowing of the access where it passes through the calculated root protection areas.

8.2 Vehicle Functionality

The associated Crossco turning plan demonstrates the swept path for a 5.2 m passenger vehicle. This is relevant arboriculturally because it demonstrates that the reduced driveway arrangement remains operational and that additional widening solely for routine passenger vehicle manoeuvring is not presently indicated by the supplied plan.

8.3 Pavement Profile

Discussion associated with the design has considered an approximately 150 mm Class 3 fine crushed-rock profile through the tree area, together with the possibility of permeable concrete. Conventional concrete has also been considered.

From an arboricultural perspective, pavement material is only one component of the impact. The more significant factors are the depth of excavation required, the extent of soil stripping, whether significant roots are encountered, compaction beyond the approved footprint, changes to drainage and the amount of functional rooting environment retained after construction.

9. Tree Impact Assessment

Tree	TPZ/NRZ	SRZ	Calculated Encroachment	Impact Interpretation	Outcome
1	15.0 m	3.57 m	23.5%	Major plan-area encroachment; further management required	Retain
2	9.72 m	3.17 m	24.0%	Major plan-area encroachment; further management required	Retain
3	4.44 m	2.37 m	1.2%	Minor / acceptable encroachment	Retain

9.1 Tree 1 Impact - 23.5%

The driveway occupies approximately 23.5% of Tree 1's calculated root protection area. This is a major encroachment and cannot be treated as insignificant. However, several site-specific factors reduce the likelihood that the geometric percentage will translate directly into unacceptable root loss.

- The proposed works remain outside the 3.57 m SRZ.

- The proposed construction profile is shallow relative to many conventional driveway excavations.
- The driveway has been narrowed and positioned to reduce the footprint through the tree area.
- A substantial proportion of the calculated root protection area remains completely unaffected.
- The actual number, diameter and function of roots within the 150 mm excavation profile are presently unknown and can be verified during construction.
- Tree 1 was previously assessed in good health with High retention value, supporting a retention-focused construction approach.

9.2 Tree 2 Impact - 24.0%

Tree 2 is subject to an approximately 24.0% calculated encroachment. As with Tree 1, this represents a major plan-area encroachment and requires active management. The proposal nevertheless remains outside the 3.17 m SRZ and retains a substantial rooting environment around the remaining sides of the tree.

- No SRZ encroachment is shown.
- The tree was recorded in good physiological condition and retains a 21-40 year ULE.
- The proposed access is shallow and narrow through the affected area.
- Actual root disturbance can be quantified during excavation rather than assumed from the geometric overlay alone.
- Post-construction soil improvement can be targeted to the retained root environment.

9.3 Tree 3 Impact - 1.2%

The approximately 1.2% encroachment affecting Tree 3 is minor and is not considered to represent a material development impact. No special design response is required beyond normal tree protection and avoidance of unnecessary disturbance.

10. Arboricultural Interpretation and Discussion

10.1 Calculated Encroachment versus Actual Root Loss

One of the most important principles in interpreting this proposal is that a calculated plan-area encroachment does not represent a direct measurement of root loss. Root protection zones are intentionally conservative planning tools. They identify the soil area that should ordinarily be protected, but roots are not distributed uniformly throughout that area.

Root density may vary considerably according to soil depth, moisture, compaction, oxygen availability, slope, previous excavation, existing infrastructure and competition between neighbouring trees. Accordingly, a driveway occupying 23.5% of a calculated protection area does not demonstrate that 23.5% of the tree's roots will be removed.

10.2 Structural Root Zone

The absence of encroachment into the calculated SRZ of Trees 1 and 2 is a significant positive consideration. The SRZ represents the area immediately surrounding the trunk where the principal structural root system is expected to provide critical mechanical support. Keeping the proposed driveway outside these calculated zones reduces concern regarding direct disturbance to the central structural root plate.

10.3 Shallow Excavation and Root Distribution

The proposed approximately 150 mm excavation profile provides an opportunity to retain a significant proportion of roots that may occur beneath the finished pavement. Depending on local soil conditions, larger structural roots may occur below the proposed excavation depth. This cannot be assumed in advance, but it can be verified by careful excavation and Project Arborist inspection.

10.4 Construction Methodology

Construction methodology is likely to influence the long-term outcome as much as the calculated percentage encroachment. Uncontrolled excavation, repeated machinery trafficking, root tearing, stockpiling and compaction could convert an otherwise manageable encroachment into a significant physiological impact.

Conversely, limiting excavation to the approved profile, working progressively, inspecting exposed roots and protecting retained soil can materially reduce the actual disturbance. For this reason, the controls contained within this report should be treated as part of the development methodology rather than optional arboricultural enhancements.

10.5 Concrete, Permeable Concrete and Crushed Rock

Permeable concrete or another permeable pavement system would provide a beneficial opportunity for rainfall infiltration and gaseous exchange through portions of the driveway. For that reason, a permeable system is preferred where it can be practically and structurally accommodated.

However, conventional concrete is not considered arboriculturally unacceptable solely because the calculated encroachment exceeds 20%. The majority of the rooting environment remains outside the driveway footprint, the SRZs remain unaffected, and the success of the proposal is more closely linked to excavation depth and root management than to pavement permeability alone.

Similarly, a crushed-rock treatment may be suitable where accepted by the project engineer and Council. The final pavement selection should balance engineering performance, access requirements, maintenance and arboricultural outcomes.

10.6 Root Barrier

A root barrier approximately 300 mm deep has been considered as a possible means of reducing future interaction between shallow roots and the driveway edge. While this may offer pavement-protection benefits, the barrier itself would require excavation deeper than the nominal 150 mm construction profile.

Accordingly, a root barrier should not be installed automatically. The more appropriate approach is to expose the initial driveway profile, assess actual root occurrence and then determine whether the additional excavation required for a barrier is justified. If no significant shallow roots are present, deeper trenching solely to install a barrier may create a greater arboricultural impact than the driveway itself.

10.7 Tree Health and Root Recovery

Where root disturbance occurs, the long-term response of Trees 1 and 2 will depend upon the condition of the retained soil and the ability of the trees to produce new fine absorbing roots. Improving the retained rooting environment provides an opportunity to compensate for construction stress by increasing moisture availability, biological activity and soil function.

A post-construction soil injection/inoculation programme is therefore recommended. Depending on accessible treatment area and site conditions, approximately 1,000-2,000 litres of water-based treatment may be distributed through the retained rooting areas using a suitable soil injection probe. A programme may incorporate a seaweed/Seasol-type soil conditioner, fish and kelp based biological stimulant and an appropriate nutrient/soil-conditioning blend, with products and application rates selected at the time of treatment in accordance with label directions.

The first treatment should be completed following construction disturbance, with a second treatment at approximately six months. These treatments should not be described as replacing lost roots; rather, they are intended to improve the environment available to the retained root system and encourage fine-root recovery.

10.8 Mulching and Landscape Conversion

Conversion of suitable grassed areas beneath Trees 1 and 2 to mulched landscape beds would provide a meaningful long-term improvement. Turf competes with tree roots for water and nutrients and requires ongoing mowing and traffic. Replacing suitable turf with an 80-100 mm layer of coarse organic mulch would improve moisture retention, moderate soil temperature and contribute organic matter as the mulch decomposes.

- Mulch should remain clear of the trunk flare and should not be piled against stems.
- Existing soil levels should not be raised substantially.
- Jute matting may be used beneath mulch where establishment or erosion control requires it.
- Low-impact native or compatible landscape planting may be incorporated provided planting holes do not require unnecessary root disturbance.

10.9 Canopy Management

Unnecessary canopy reduction should not be undertaken simply because root disturbance has occurred. Retained foliage is important for carbohydrate production and recovery. Pruning should therefore be limited to dead, damaged, defective or directly conflicting branches and should otherwise be undertaken in accordance with accepted arboricultural practice.

11. Construction Hold Point and Root Management Protocol

A mandatory Project Arborist hold point is recommended during excavation within the calculated root protection areas of Trees 1 and 2. The objective is to replace uncertainty with direct observation before the pavement structure is completed.

11.1 Excavation Sequence

1. Set out the approved driveway footprint and prevent widening beyond the approved alignment.
2. Undertake initial excavation only to the approved shallow construction profile within the root protection areas.
3. Use controlled excavation methods that avoid tearing or dragging roots through the soil profile.
4. Once the profile is exposed, pause works within the affected area and contact the Project Arborist.
5. The Project Arborist is to inspect, photograph and record roots exposed within the driveway footprint.
6. Where roots require removal, undertake clean pruning using sharp arboricultural equipment at an appropriate location.
7. If significant or unexpected root concentrations are identified, review local construction details before further excavation or pavement installation.
8. Proceed with base and pavement construction only after the Project Arborist hold point has been released.

11.2 Root Recording

Where roots are encountered, records should include where practical:

- tree association where reasonably identifiable;
- approximate root diameter;
- root depth;
- orientation and location;
- whether the root is retained, pruned or avoided;
- photographic record;
- any localised design response required.

Where the quantity of exposed roots warrants it, the observed root population can be used to prepare a more refined estimate of actual root disturbance. This provides a substantially more meaningful assessment than assuming the plan-area encroachment percentage is equivalent to root loss.

12. Tree Protection and Construction Controls

Tree protection measures should remain practical and proportionate to the constrained frontage. Where conventional fencing cannot be installed because the approved driveway occupies the area, the construction footprint itself should be clearly delineated and all remaining root-zone areas treated as no-go zones.

- No storage of soil, spoil, building materials, waste, fuels or chemicals within retained rooting areas.
- No concrete washout or slurry discharge within retained rooting areas.
- No unnecessary machinery trafficking outside the approved driveway footprint.

- Where access over retained soil is unavoidable, install suitable ground protection before trafficking.
- Do not alter soil levels within retained root zones unless specifically reviewed.
- Maintain natural drainage to retained rooting areas and avoid prolonged ponding or drying.
- Protect exposed roots from desiccation and complete approved pruning promptly.
- Any material change to excavation depth or driveway alignment is to be referred to the Project Arborist.

13. Arboricultural Opinion

Having considered the original condition of Trees 1-3, their calculated TPZ/NRZ and SRZ dimensions, the current impact overlay, the revised access geometry and the proposed shallow construction profile, it is the professional opinion of Roots 2 Leaves Tree Services that the proposed development can proceed while retaining the assessed trees.

Trees 1 and 2 are subject to major calculated plan-area encroachments; however, the proposal avoids their calculated SRZs and retains substantial unaffected rooting environments. The current percentages therefore warrant management and verification, but do not in themselves justify tree removal.

Tree 1 in particular is a High retention value remnant Manna Gum with a substantial remaining ULE. The design response and construction methodology should consequently prioritise its retention. Tree 2 is also considered retainable under the proposed methodology. Tree 3 experiences only minor development interaction.

Successful retention is dependent upon the driveway remaining generally consistent with the assessed design, excavation being limited to the approved shallow profile, actual roots being inspected during construction, and the post-construction rehabilitation measures being implemented.

14. Conclusions

The current proposal has been assessed against three existing trees at 6 Ocean View Parade, Lakes Entrance. Tree 1 is a mature *Eucalyptus viminalis* of High retention value, Tree 2 is a mature *Pinus radiata* of Medium retention value, and Tree 3 is an *Eucalyptus muelleriana* of Low retention value.

The proposed driveway results in calculated encroachments of approximately 23.5% to Tree 1, 24.0% to Tree 2 and 1.2% to Tree 3. The impacts to Trees 1 and 2 are major in plan-area terms and require arboricultural management. The impact to Tree 3 is minor.

Several factors provide confidence that Trees 1 and 2 can be retained. The proposed works remain outside their calculated SRZs; the driveway has been narrowed and aligned around the tree group; the proposed construction profile is shallow; substantial rooting areas remain unaffected; and actual root conditions can be inspected before the driveway is completed.

Permeable concrete is preferred where practical but is not considered essential. Conventional concrete may be used where the approved excavation depth and tree protection controls are maintained. A deeper root barrier should only be considered following inspection of actual root conditions, because installation may create additional disturbance.

Accordingly, removal of Trees 1 and 2 is not considered necessary on the basis of the current information. Subject to implementation of the recommendations contained within this report, the proposed development and long-term retention of the assessed trees are considered arboriculturally compatible.

15. Recommendations

The following recommendations form an integrated management strategy. Successful tree retention depends upon the combined implementation of the design, construction, root-management and rehabilitation measures rather than any individual recommendation in isolation.

Recommendation	Priority	Timing
Retain Trees 1, 2 and 3 under the current design.	High	Design / Construction
Maintain the driveway alignment and approximately 3.0 m width through the tree-sensitive area unless further arboricultural review is completed.	High	Design
Limit excavation within the root protection areas of Trees 1 and 2 to the minimum approved pavement profile, nominally approximately 150 mm where consistent with final engineering requirements.	High	Construction
Establish a mandatory Project Arborist hold point after initial excavation within the root protection areas of Trees 1 and 2 and before pavement materials are placed.	High	Construction
Inspect, photograph and record roots exposed by the driveway excavation.	High	Construction
Where roots require removal, undertake clean pruning using sharp arboricultural equipment; mechanical tearing or ripping of roots is not permitted.	High	Construction
If unexpected concentrations of significant roots are identified, cease local excavation and review opportunities for localised construction modification before proceeding.	High	Construction
Keep machinery, spoil, stockpiles, chemicals, concrete washout and unnecessary traffic out of retained rooting areas.	High	Construction
Use suitable ground protection where temporary access over retained soil cannot be avoided.	High	Construction
Prefer permeable concrete or another permeable pavement where practical, but conventional concrete is acceptable subject to the controls contained within this report.	Medium	Design
Do not install a deeper root barrier automatically. Review the need for any approximately 300 mm barrier following exposure of actual root conditions.	Medium	Construction
Undertake post-construction soil injection/inoculation throughout suitable retained rooting areas of Trees 1 and 2.	Medium	Immediately post-construction
Repeat the soil treatment at approximately six months.	Medium	6 months
Where compatible with the landscape	Medium	Post-construction

design, convert suitable turf beneath Trees 1 and 2 to an 80-100 mm organic mulch layer.		
Avoid unnecessary canopy reduction following root disturbance; prune only where required for deadwood, defects or direct development conflict.	Medium	Ongoing
Undertake post-construction arboricultural monitoring to verify tree response.	High	Post-construction

16. Monitoring Programme

Tree retention should be monitored beyond the completion of construction so that any delayed physiological response can be identified early. The following programme is recommended for Trees 1 and 2.

Timeframe	Recommended Action
During driveway excavation	Project Arborist inspection and root recording hold point.
Immediately following construction	Final compliance inspection; initial soil injection/inoculation; establish mulch where approved.
Approximately 6 months	Second soil treatment and review of canopy condition.
12 months	Arboricultural inspection assessing canopy density, foliage condition, extension growth and visible construction response.
24 months	Repeat health assessment with photographic comparison.
36 months	Final annual post-construction review, unless earlier observations warrant continued monitoring.
Approximately 5 years	Comprehensive structural and physiological assessment to confirm long-term adaptation.

Photographs should be taken from consistent reference locations during monitoring inspections to assist comparison of canopy density and overall condition over time.

17. References

- Australian Standard AS 4970:2025 - Protection of Trees on Development Sites.
- Australian Standard AS 4373 - Pruning of Amenity Trees.
- Roots 2 Leaves Tree Services - Tree Summary Report, 6 Ocean View Parade, Lakes Entrance, original inspection 28 August 2025.
- Crossco Drawing 3208/001-A - Callahan Access Plan, 6 Ocean View Parade, Lakes Entrance.
- Crossco Drawing 3208/002-A - 5.2 m Passenger Vehicle Turning Movements.
- Current Tree Impact Plan / overlay supplied for assessment.

18. Appendices

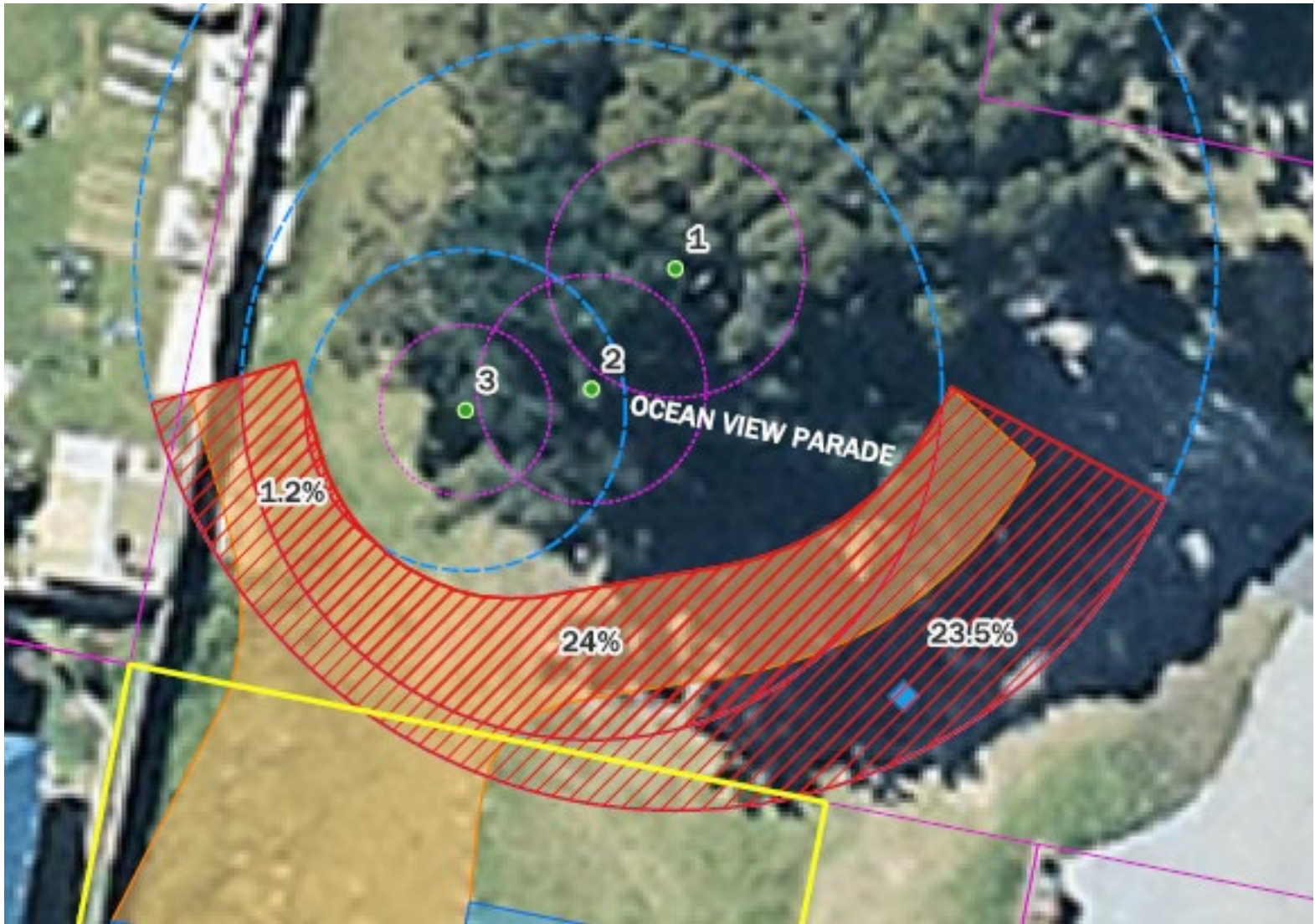
Appendix A - Original Tree Assessment and Tree Data

Roots 2 Leaves Tree Services Tree Summary Report for 6 Ocean View Parade, Lakes Entrance, including site mapping, tree schedule, individual tree records and photographs.

[Already supplied, attached separately.]

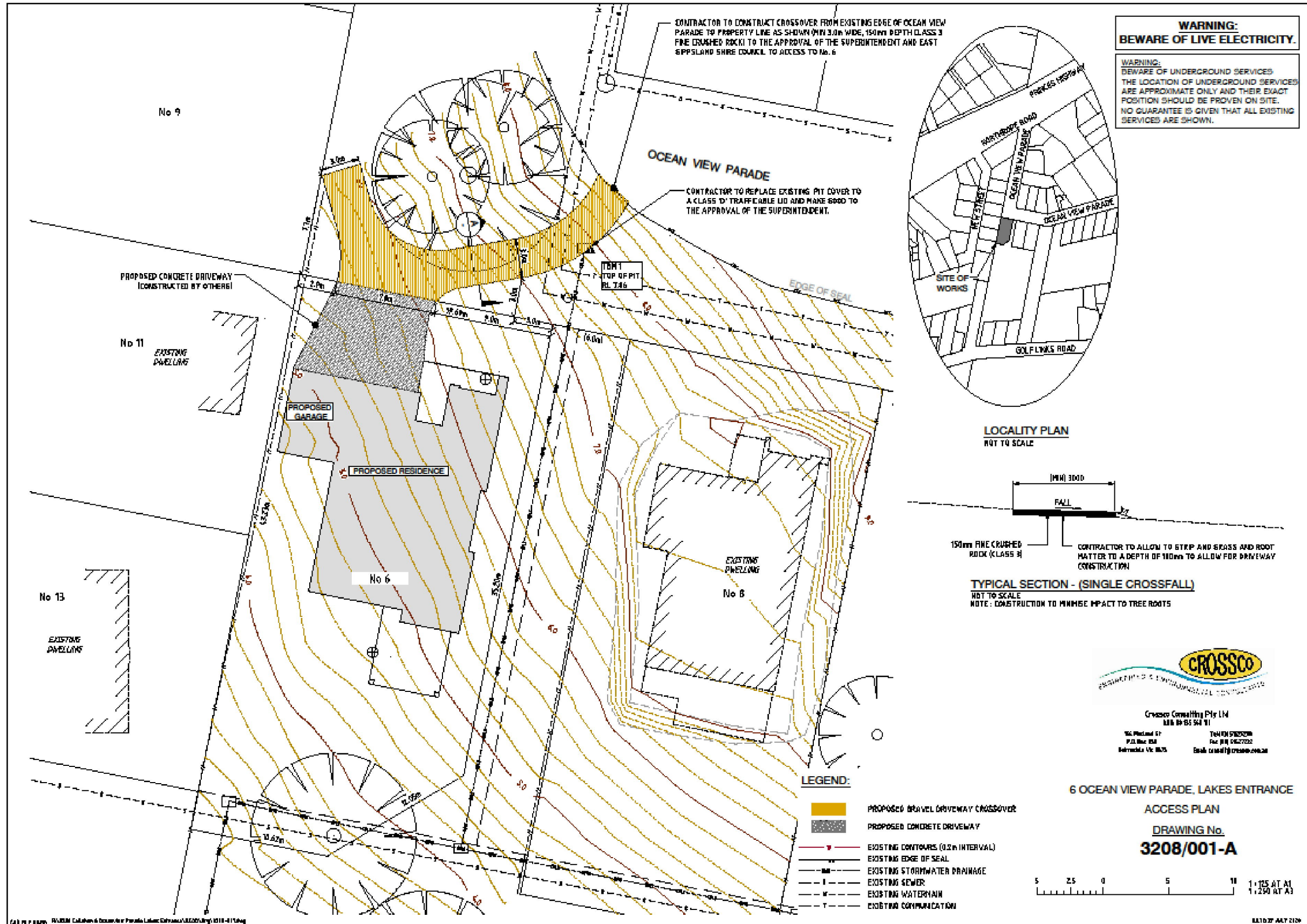
Appendix B - Tree Impact Plan

Current impact overlay identifying Trees 1-3 and calculated driveway encroachments of 23.5%, 24.0% and 1.2%.

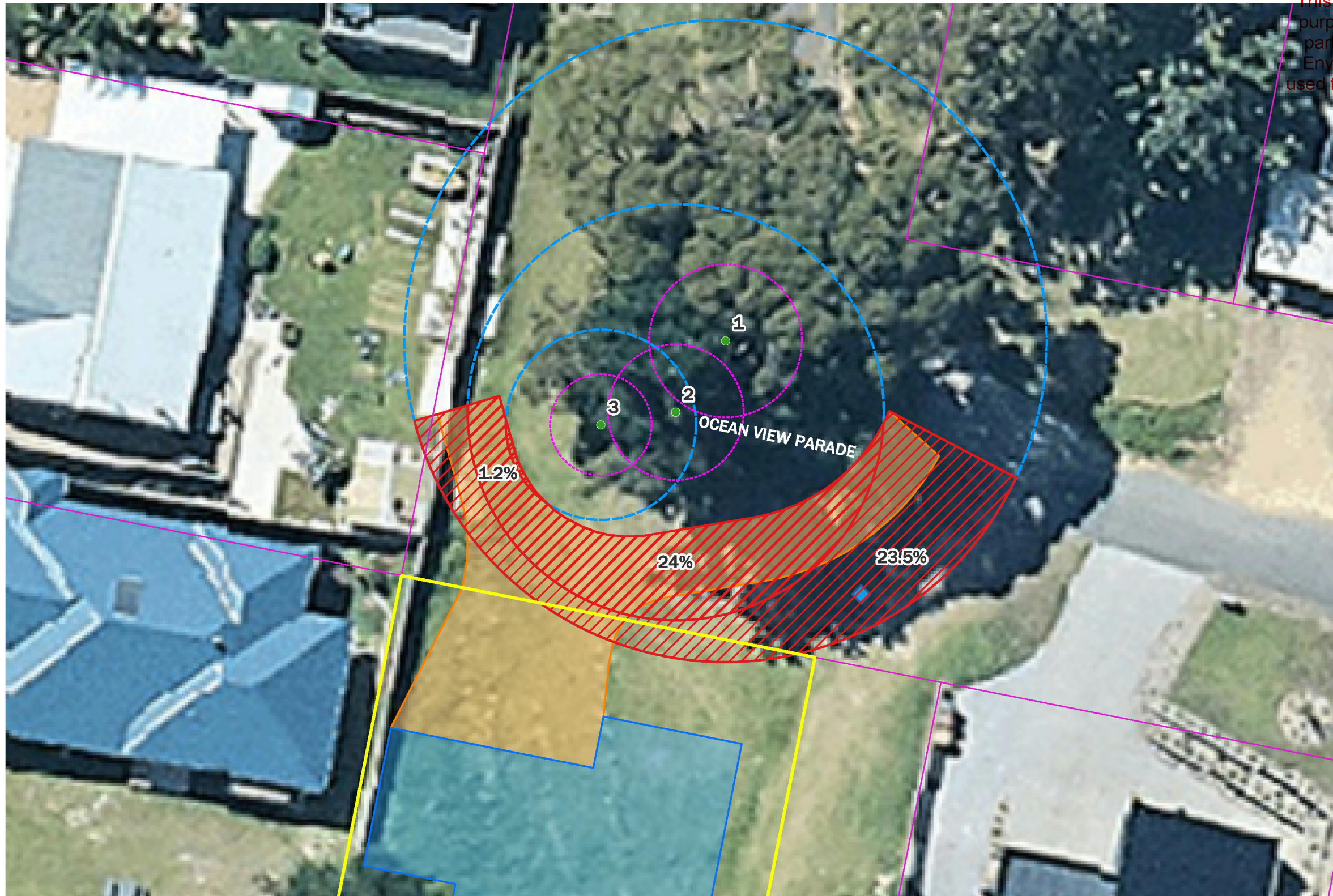


Appendix C - Crossco Access and Turning Plans

Crossco Drawing 3208/001-A - Callahan Access Plan and Drawing 3208/002-A - 5.2 m Passenger Vehicle Turning Movements.



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- PARCEL_VIEW
- Subject_Land
- Proposed Dwelling
- Proposed Driveway V6
- Existing Tree
- Notional Root Zone
- Structural Root Zone
- NRZ Impaction V6
- Existing Road
- ◆ Existing Fire Plug

6 OCEAN VIEW PARADE, LAKES ENTRANCE

Crowther & Sadler Pty, Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

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

Tree_ID	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Impact Area (m ²)	Percentage (%)
1	3.57	15	707.17	180.96	25.6
2	3.17	9.72	296.94	106.38	35.8
3	2.37	4.44	61.96	17.76	28.7

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:200	21273 VERSION 6 - DRAWN 31/07/2026

NRZ & SRZ DIAGRAM

PARISH OF COLQUHOUN
TOWNSHIP OF CUNNINGHAME
CROWN ALLOTMENT 53 (PART)

LOT 3 ON PS610049S

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: 6 Ocean View Pde Lakes Entrance	Date: 26 July 2025
	Client: Crowther & Sadler	Designed: SJA
	Checked:	Job No.: 448354
	Page No.: 1 of 5	

GEOTECHNICAL RISK ASSESSMENT



INTRODUCTION

This report is designed to demonstrate the level of geotechnical risk involved in relation to the proposed dwelling at 6 Ocean View Pde, Lakes Entrance, during and after construction of associated works.

Note that in accordance with “Guidelines for Landslide Susceptibility” Section 5: Landslide Zoning; the subject site would not be considered in a landslide hazard zone.

SITE DESCRIPTION

This General Residential zoned allotment (813m²) is located at the west end of Ocean View Parade. The subject site is infill development with existing access off the bitumen sealed road, with gravel shoulders grassed swale drains.

The subject site is situated mid slope (linear divergent) on a rolling low hill system comprised of Tertiary sediments and sands. The site displays excellent grass cover with a moderate grade (10% slope) towards the southwest corner of the block. Several large trees are located in the front road reserve and at the rear of the property.

The majority of the properties throughout the area two storey dwellings to take advantage of ocean views to the south, and of light framed construction with concrete stumps and timber floors to minimise disturbance of the existing surface soils and retain natural drainage of the sites. The property adjacent to the subject sites east boundary is a modern 2 storey dwelling, with concrete slab-on-ground construction, cut/fill batters, concrete driveway, garden retaining walls and landscaped gardens.

PROJECT DETAILS

A two-storey residential dwelling is proposed for the site. The construction details are as follows;

- Waffle Pod, Concrete Slab on ground construction, with cut/fill batters and boundary retaining walls.
- The construction of the dwelling will result in the diversion of large amount of rainfall from the site. Roof catchment water will be collected by a system of gutters/downpipes and directed either to LPOD or on-site rainwater storage tanks.
- It is anticipated that all building and drainage works will be completed within 12 months from their commencement. A further 12 months may be required for completion of the landscaping works.
- A stabilised vehicle access point is to be provided during and after construction.
- Any cut/fill batters (no steeper than 1 in 2) to be re-sod and sown with local grasses.

448354 GRA (C&S)

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	Client: Crowther & Sadler	Job No.: 448354
	Checked:	Page No.: 2 of 5

METHODOLOGY

1.DESKTOP INVESTIGATION

A desktop investigation of the subject site was carried out using DSE and GeoVIC mapping of published soil survey information and noted watercourse locations.

Soils of the site have been mapped and described in Sustainable Soil Management “*A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions*” and are described as belonging to the Stockdale (Sd) map unit with Munro (Mu). This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land is cleared and used for grazing. The soils of the Stockdale map unit are texture contrast soils, with a variable depth of sand or sandy loam overlying clay subsoil. Whereas the Munro map unit (*as found throughout the subject site*) is defined when the depth of sand exceeds 1m. If the sand is sufficiently deep, “coffee rock” occurs in the subsoil, at the base of the A2 horizon.



REF: VANDENBERG, A.H.M., 1997. BAIRNSDALE SJ 55-7 Edition 2, 1:250 000 Geological Map (Series 1:250,000 geological maps. Geological Survey of Victoria.)

Geological Unit	Geological Description	Mapping Unit
NI (<i>Tm-p</i>)	Tertiary Marine, non-marine deposits consisting of gravel, sand, silt.	Stockdale with Munro (Sd/Mu)

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	Client: Crowther & Sadler	Job No.: 448354
	Checked:	Page No.: 3 of 5

METHODOLOGY cont'd...

2. FIELD INVESTIGATION

A site visit was carried out with an inspection of the area of the proposed dwelling and of nearby landforms, features and developments.

Typical Soil profiles of the site are detailed below.

Soil profile – Munro (Mu) Map Unit

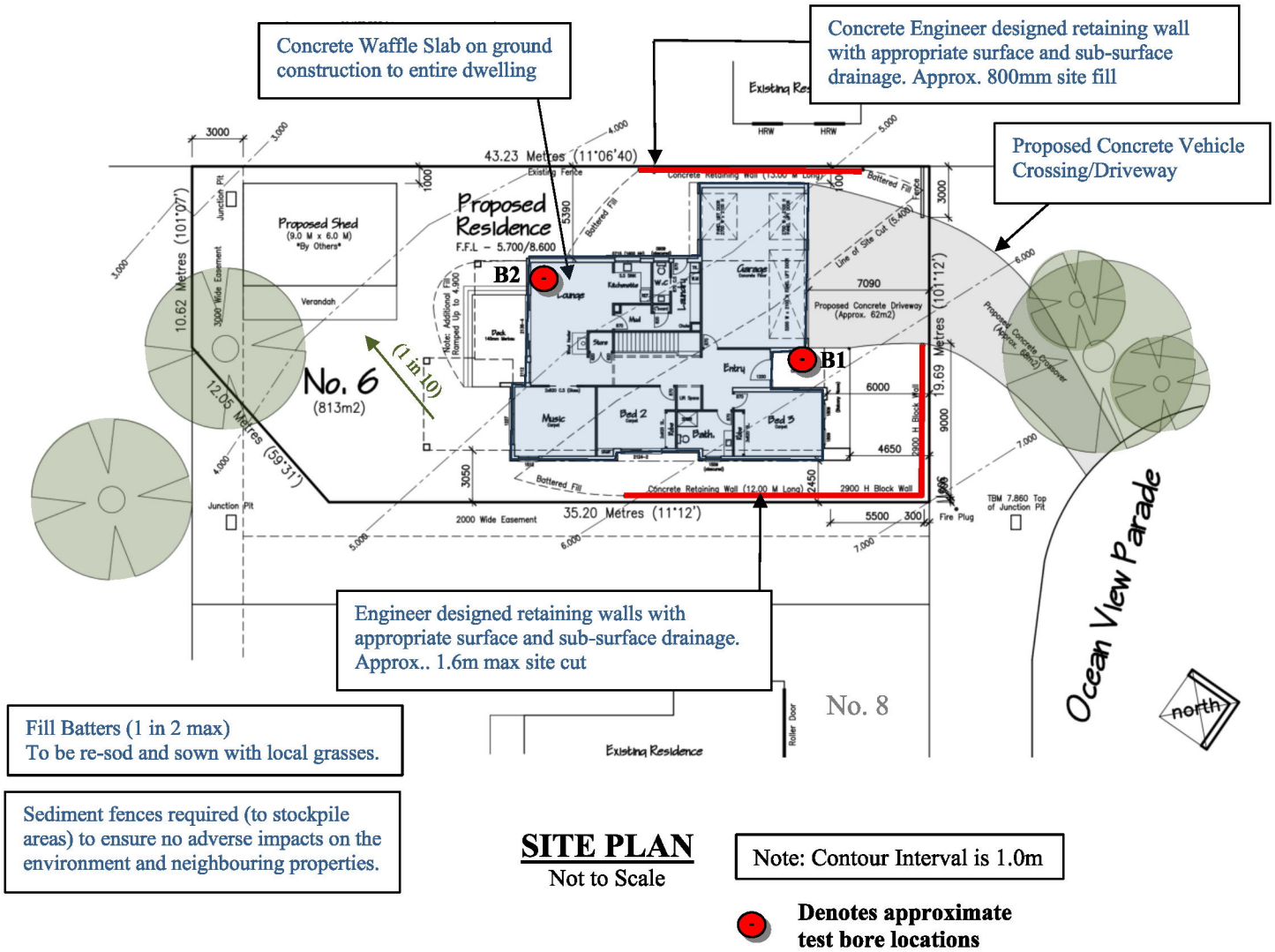
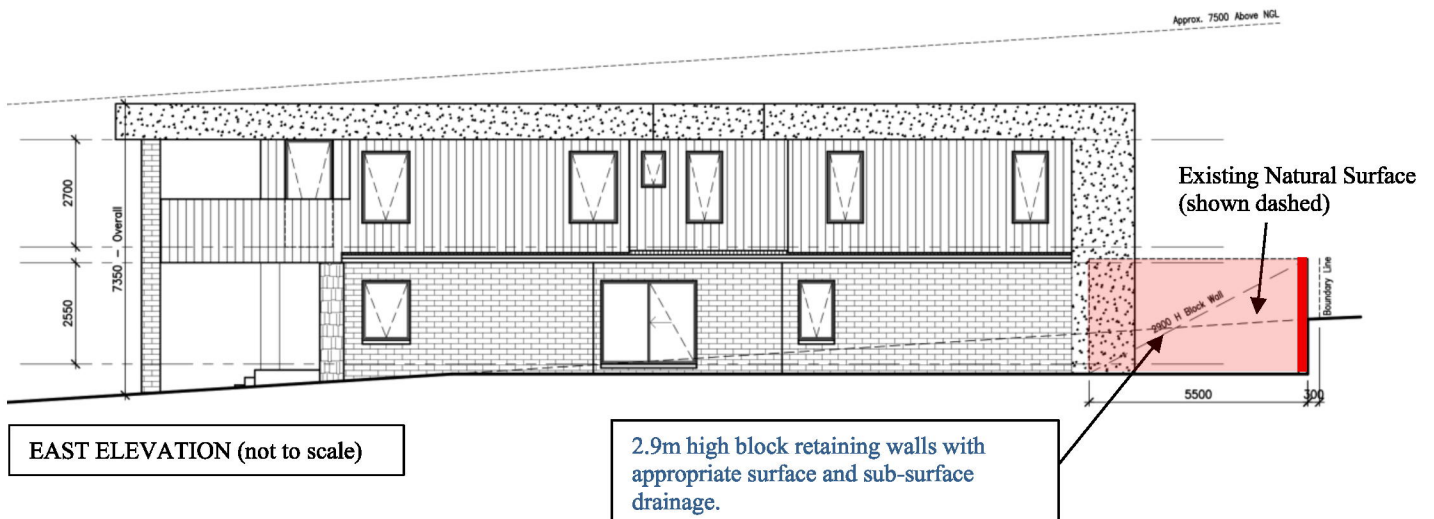
Surface soil

A1	0 – 250	Very dark grey (10YR3/1); sand; apedal, single grain structure; diffuse change to:
A2	250-600	Dark grey (10YR4/1); sand; apedal, single grain structure; clear change to:
A3	600–750	Greyish brown (10YR5/2); sand; apedal, single grain structure; diffuse change to:
Subsoil		
B	750–950	Greyish brown (10YR5/2); sand; apedal, single grain structure; with pockets of a mainly very dark brown (10YR3/2) weakly cemented organic pan; clear change to:
C	950+	Light brownish grey (10YR6/2); sand; apedal, single grain structure



BORE LOG B2	00	Grey/Brown Moist Sandy Loam	TOPSOIL	
	100			
	200			
	300	Brown Wet Dense Silty	SAND	
	400	Paler with depth		
	500	Pale Brown Wet Dense Gravelly	SAND	
	600			
	700			
	800			
	900	Coffee Rock layer – Auger refusal		
	1000			
	1100	<i>Note: Bore 1 same soil profile as B2</i>		
	1200			

Note: Depths noted may vary if the site is cut and/or filled.



 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: 6 Ocean View Pde Lakes Entrance	Date: 26 July 2025 Designed: SJA
	Client: Crowther & Sadler	Job No.: 448354
	Checked:	Page No.: 5 of 5

SUMMARY OF RISK

LANDSLIDE	LOW
SHEET/RILL EROSION	MODERATE[#]
TUNNEL EROSION	LOW

- Moderate grades over the proposed house site, approximately 1 in 10.
- Well contoured landscape (Linear Divergent) provides excellent surface water drainage.
- Excellent grass coverage over the site, preventing topsoils from being washed away (even in the heaviest torrential downpours).
- The subject site currently shows no signs of soil erosion or landslip.
- There is no evidence of soil erosion or landslip on the well-established adjoining residential properties.
- Natural soils of the site (dense, natural sands) will have adequate strength and stability for residential slabs, footings and retaining walls.
- Engineer designed retaining walls with surface and subsurface drainage to be constructed before the dwelling.
- An Erosion Management Plan would need to be implemented during and after construction of the single storey dwelling, due to the slab on ground design with cut/fill batters and retaining walls. For example;
 - The form, bulk, scale and location of cut and fill is to be controlled to ensure that there are no adverse impacts on the subject site or neighbouring properties. (i.e. diversion banks and spoon drains)
 - Appropriate sub-soil drainage to be provided to effectively divert groundwater away from any foundation work.
 - A stabilized vehicle access point to be provided during and after construction
 - Identify a suitable storage area for stockpiles, with appropriate erosion control measures (i.e. diversion banks and sediment fences)
 - Where vegetation (natural grass cover) needs to be removed, leave it in place as long as possible.
 - All erosion and sediment control measures to be inspected and maintained daily by site manager.
 - Fill batters (1 in 2 max) to be stabilised with grass at end of construction works.
 - The condition of any retaining walls should be inspected annually to ensure their continued structural and drainage/erosion management adequacy. Any defective components should be removed and replaced immediately
- All construction works associated with the dwelling will be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements and normal construction practice.

Based on findings from both the Desktop and Site investigations the site is suitable for development as proposed and further intensive investigation would not be necessary to confirm the above findings.

VERIFICATION

I, the author of this document, declare that I am suitably qualified and experienced to carry out this site assessment.

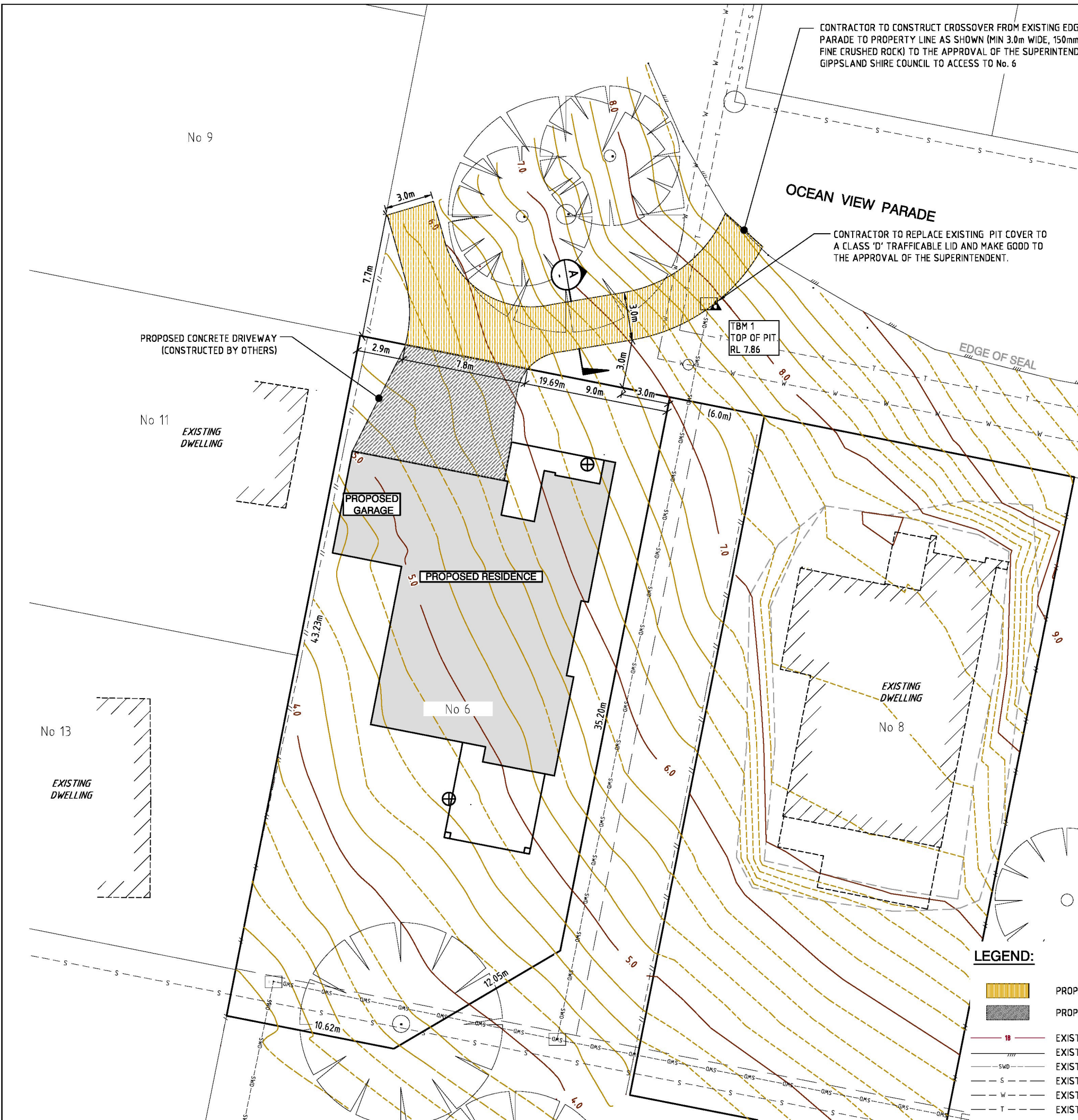
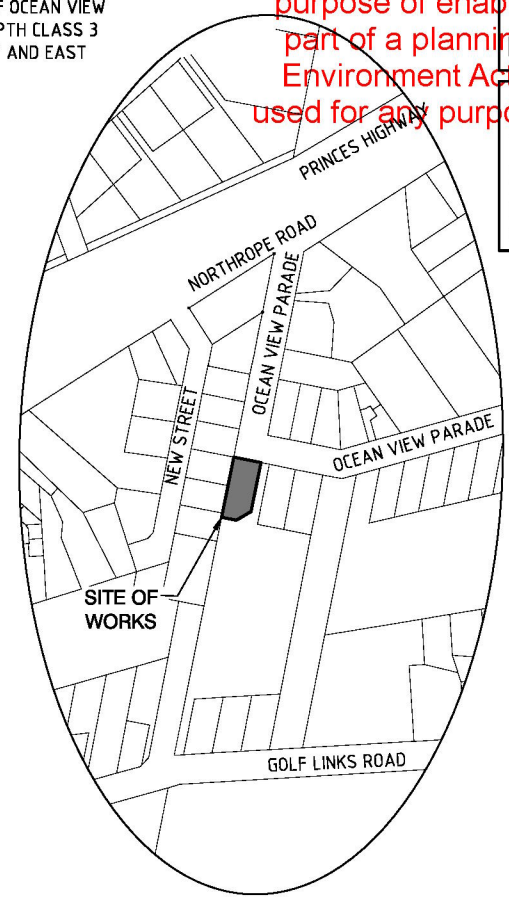


Simon Anderson BE (Civil)CPEng MIEAust No 930355
BCC Registration No EC-1711
Date 26 July 2025

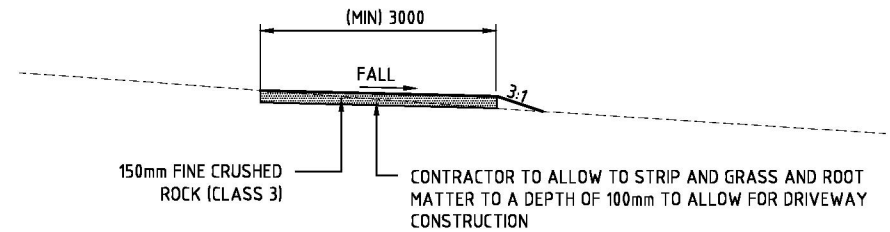
[#] Sheet/Rill erosion risks can be alleviated with an appropriate Erosion Management Plan implemented (as noted above).

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WARNING:
BEWARE OF LIVE ELECTRICITY.
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



LOCALITY PLAN
NOT TO SCALE



TYPICAL SECTION - (SINGLE CROSSFALL)
NOT TO SCALE
NOTE: CONSTRUCTION TO MINIMISE IMPACT TO TREE ROOTS

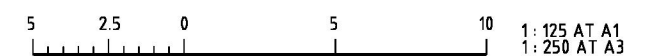


Crossco Consulting Pty Ltd
ABN: 88 135 548 110
154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel: (03) 51526298
Fax: (03) 51527222
Email: consult@crossco.com.au

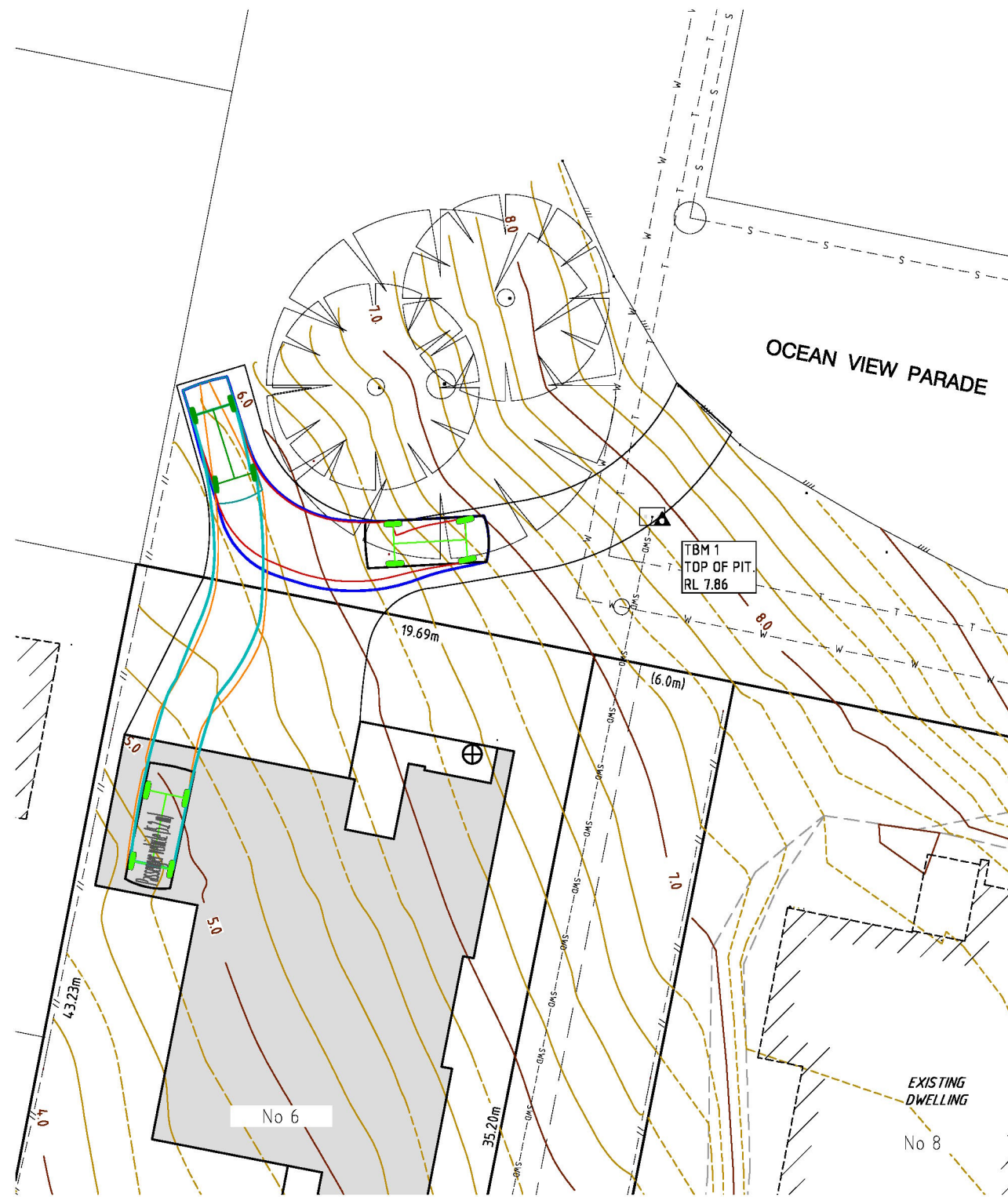
6 OCEAN VIEW PARADE, LAKES ENTRANCE

ACCESS PLAN

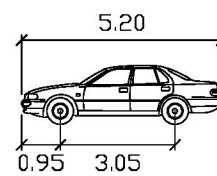
DRAWING No.
3208/001-A



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TURNING ACTION 1

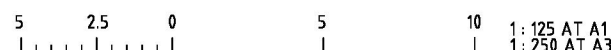
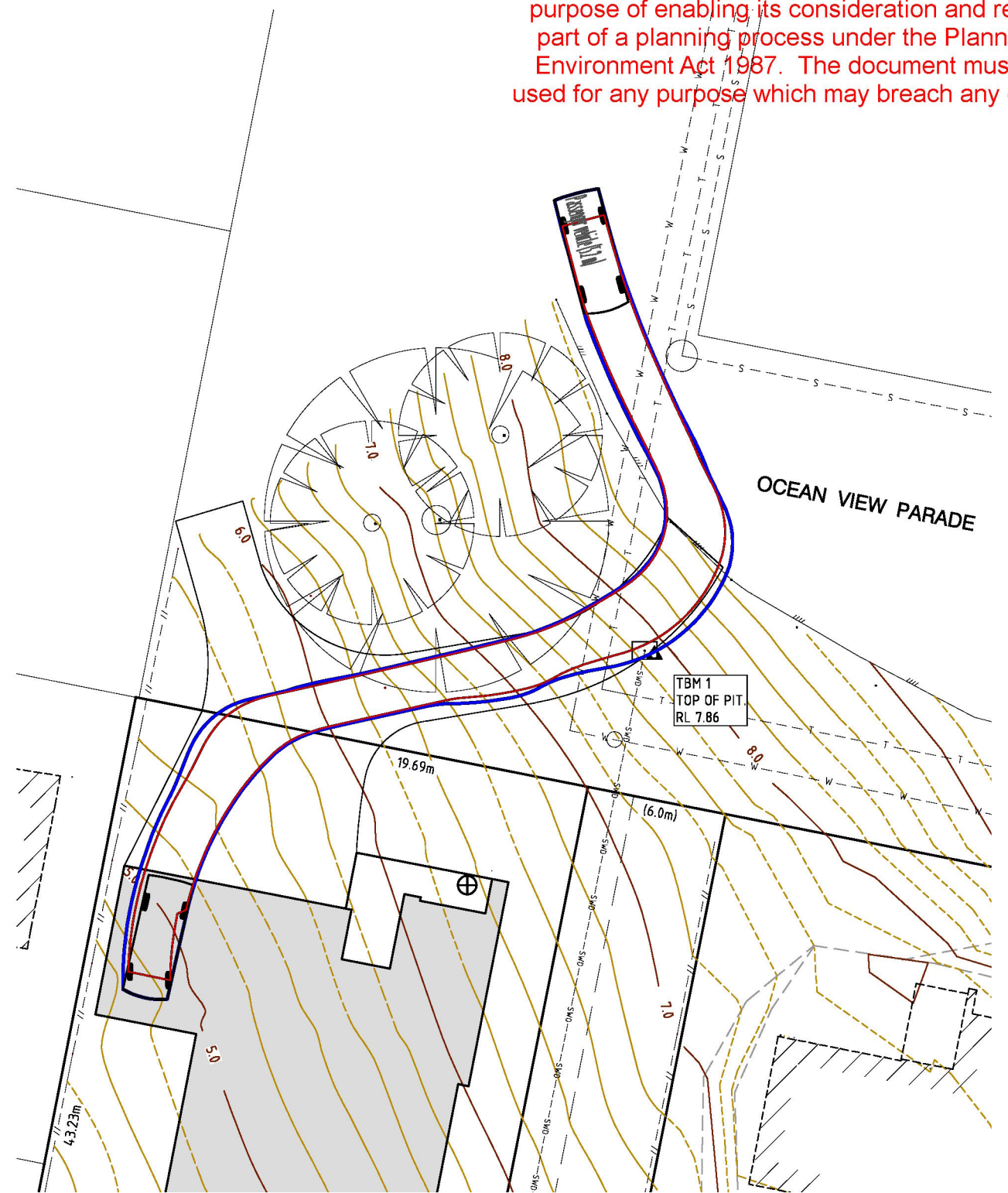


PASSENGER-CAR

Width : 1.94 meters
Track : 1.84
Lock to Lock Time : 6.0
Steering Angle : 33.6

LEGEND

- VEHICLE BODY
- FRONT TYRES
- VEHICLE BODY (REVERSE)
- FRONT TYRES (REVERSE)



TURNING ACTION 2



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P.O. Box 858 Fax: (03) 51527222
Bairnsdale Vic 3875 Email: consult@crossco.com.au

6 OCEAN VIEW PARADE, LAKES ENTRANCE

5.2m PASSAGE VEHICLE
TURNING MOVEMENTS

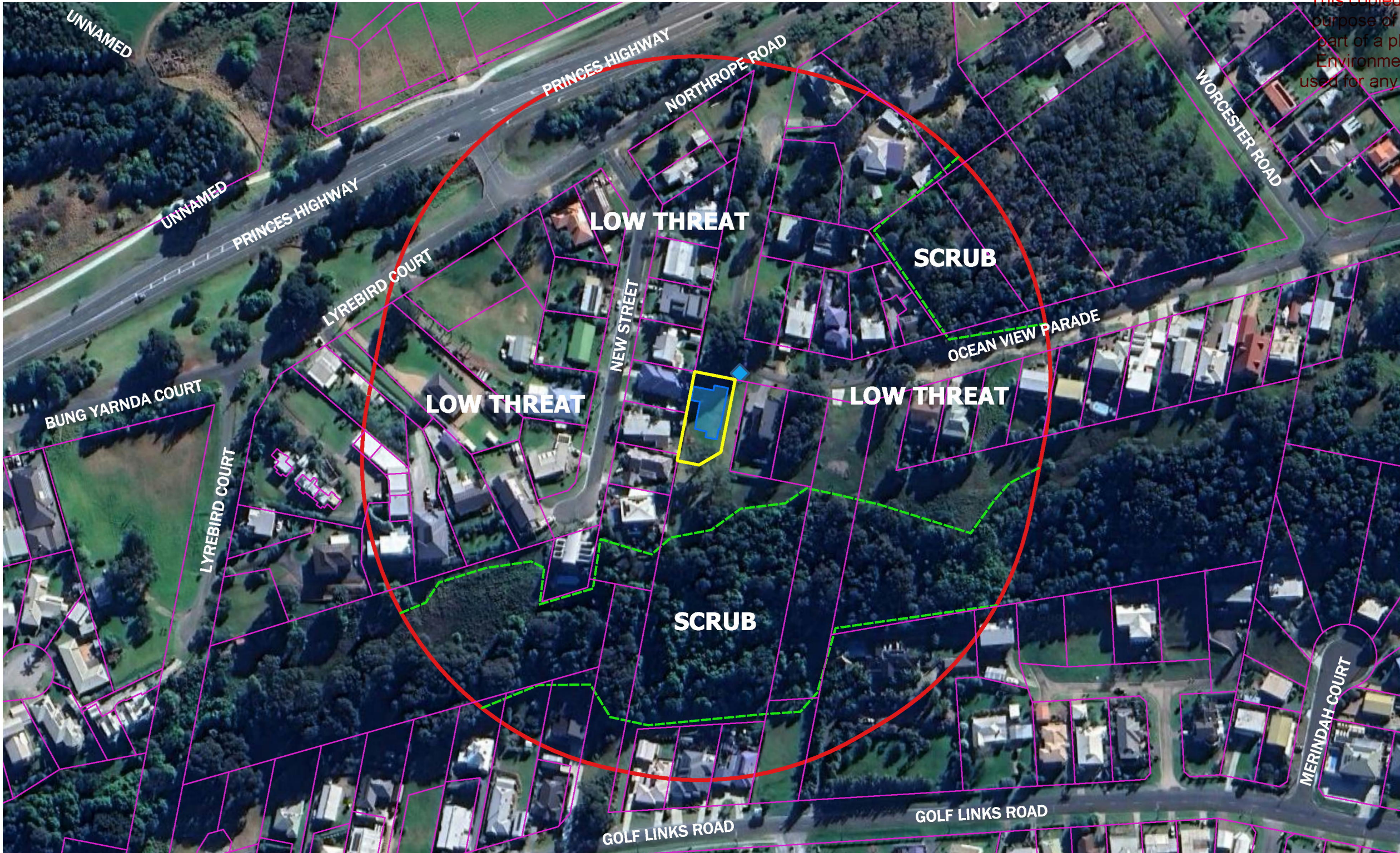
DRAWING No.

3208/002-A

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Subject_Land

PARCEL_VIEW

Vegetation Outline

Proposed Dwelling

150m Assessment Area

Existing Fire Plug

Google Satellite

6 OCEAN VIEW PARADE, LAKES ENTRANCE

Crowther & Sadler

pty, Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

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

	North	East	South	West
Slope	N/A	N/A	Downslope >15°- 20°	N/A
Veg Type	Low Threat	Low Threat	Scrub	Low Threat
Separation Distances	50m/PB	50m/PB	21m	50m/PB

*SEPARATION DISTANCES DERIVED FROM TABLE 1, COLUMN C.

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:2,000	21273 VERSION 2 - DRAWN 04/08/2026

BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF COLQUHOUN
TOWNSHIP OF CUNNINGHAME
CROWN ALLOTMENT 53 (PART)

LOT 3 ON PS610049S

Printed 13/10/2026
Page 72 of 83

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BUSHFIRE PROTECTION MEASURES

MANDATORY CONDITION

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

DEFENDABLE SPACE

- Defendable space is provided for a distance of 50 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:
- Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

CONSTRUCTION STANDARD

The building must comply to a minimum Bushfire Attack Level of BAL – 29

WATER SUPPLY

- Unless otherwise agreed in writing by the relevant fire authority, the water supply must:
- An effective capacity of 5,000 litres.
 - Be stored in an above ground water tank constructed of concrete or metal.
 - Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
 - Include a separate outlet for occupant use.

ACCESS

- The following design and construction requirements apply:
- All-weather construction.
 - A load limit of at least 15 tonnes.
 - Provide a minimum trafficable width of 3.5 metres.
 - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
 - Curves must have a minimum inner radius of 10 metres.
 - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.



- PARCEL_VIEW
-
- Subject_Land

Google Satellite



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P. (03) 5152 5011 E. contact@crowthersadler.com.au

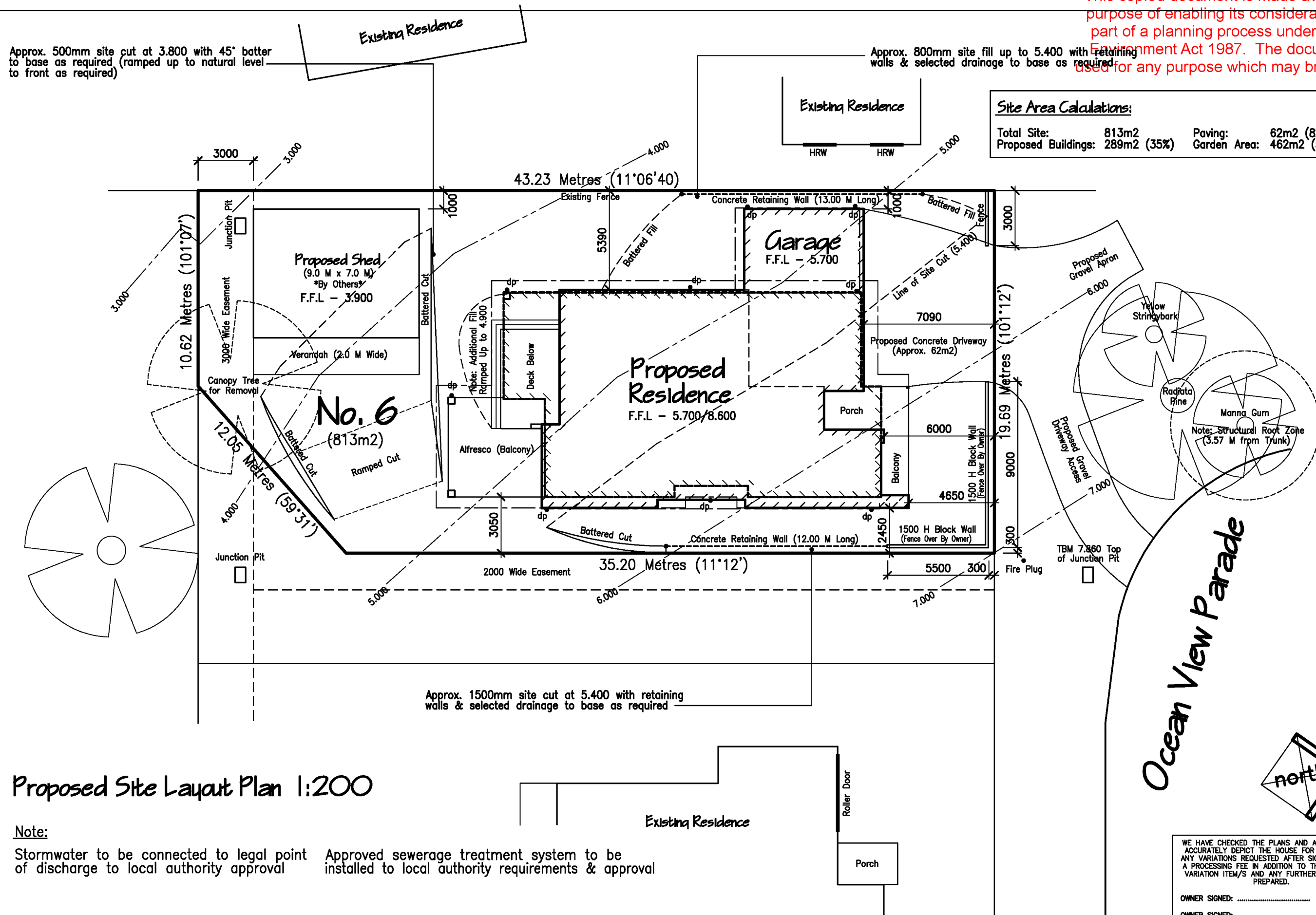
BUSHFIRE MANAGEMENT PLAN	
6 OCEAN VIEW PARADE, LAKES ENTRANCE	
SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:400	21273
VERSION 1 - DRAWN 04/08/2026	

Approx. 500mm site cut at 3.800 with 45° batter to base as required (ramped up to natural level to front as required)

Approx. 800mm site fill up to 5.400 with retaining walls & selected drainage to base as required

Site Area Calculations:

Total Site: 813m² Paving: 62m² (8%)
Proposed Buildings: 289m² (35%) Garden Area: 462m² (57%)



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Office: (03) 5153 1330
CDB-U 53249 www.gjgardner.com.au

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Craig Wight
Design & Drafting
Registered Building Practitioner
DP AD 36750

CLIENT:

DRAWING TITLE:
SITE PLAN – SCALE 1:200

PROJECT: PROPOSED NEW RESIDENCE
No. 6
Oceanview Parade,
Lakes Entrance

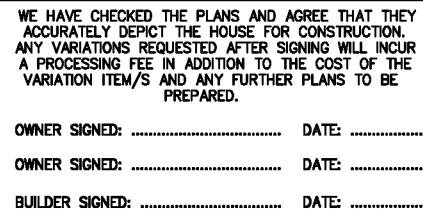
PAGES: 13 of 13
SHEET SIZE: A3
JOB NO: 250202
DRAWN: CRAIG WIGHT
DATE: 30/9/26

GROUND FLOOR: 165.33m²
GARAGE: 61.72m²
DECK: 16.99m²
PORCH: 6.71m²
FIRST FLOOR: 208.85m²
ALFRESCO: 28.15m²
BALCONY: 8.83m²
TOTAL: 496.58m²

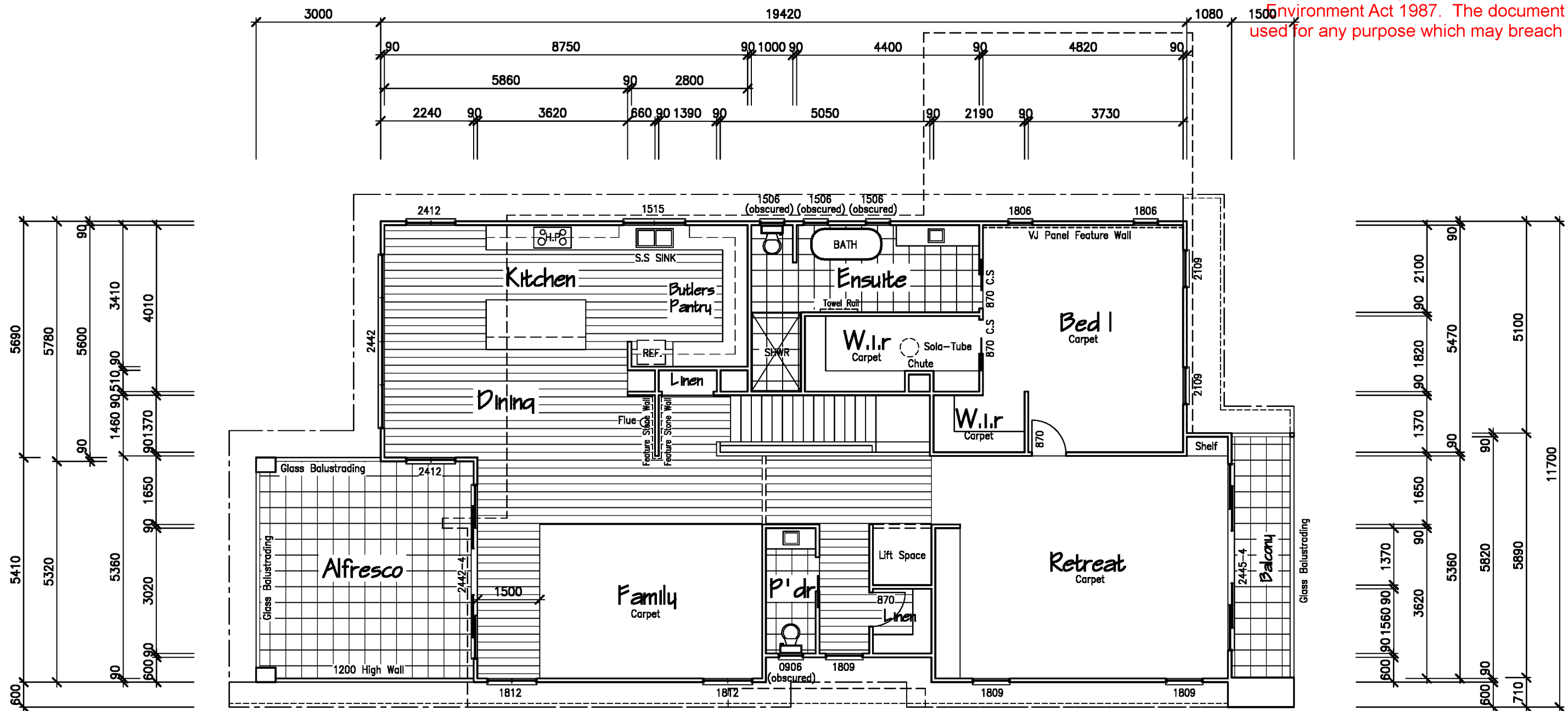
REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	22/7/25
B	WORKING DRAWINGS	30/9/26

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

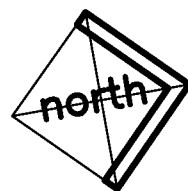
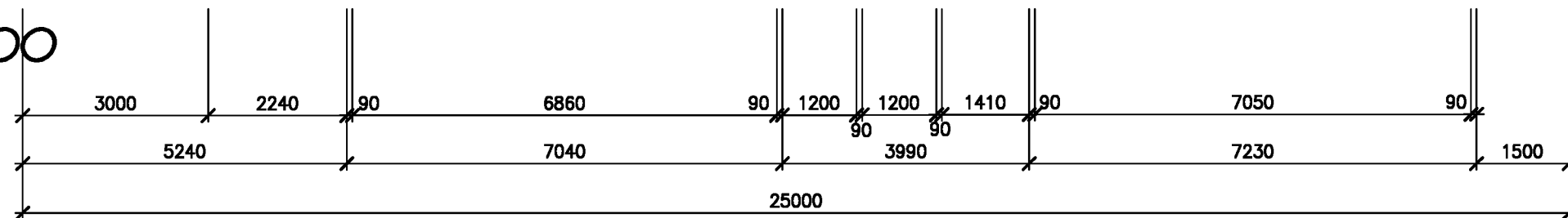
OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____



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First Floor Plan 1:100



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

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OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____

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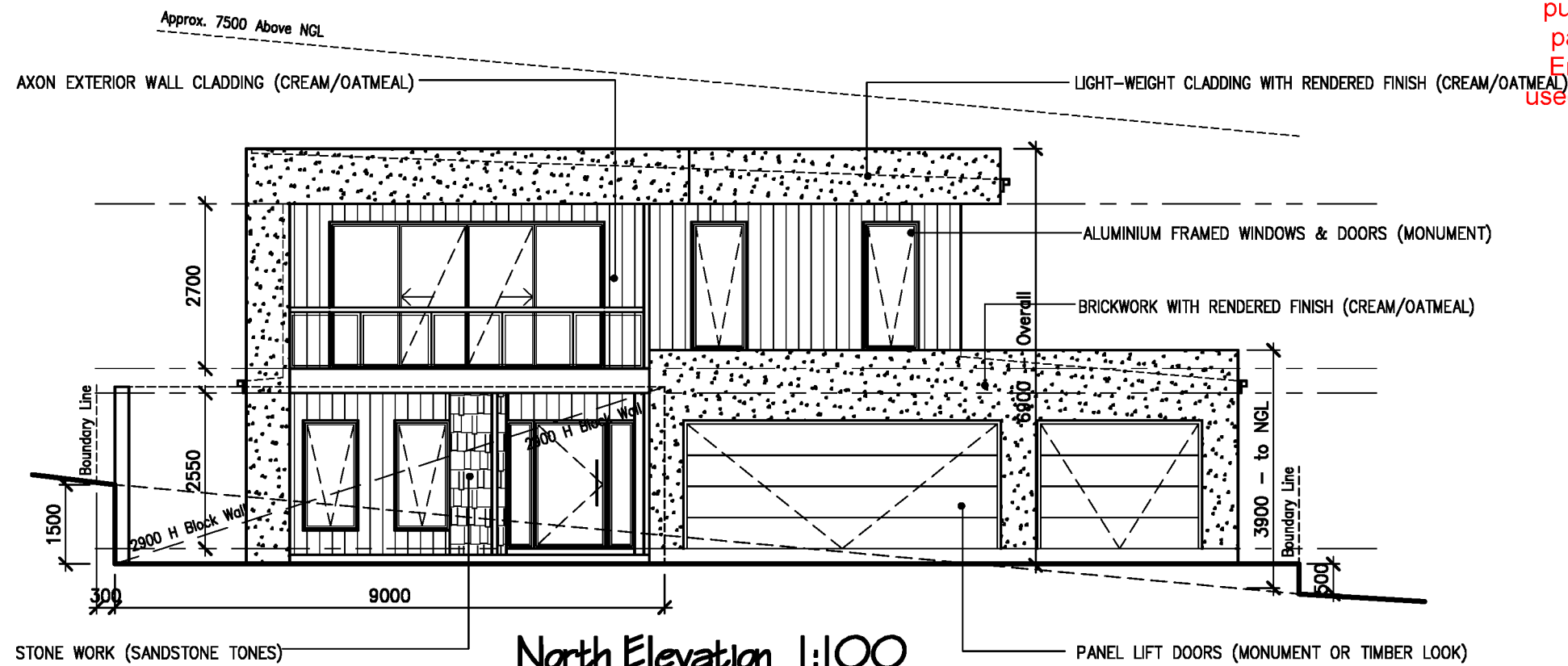
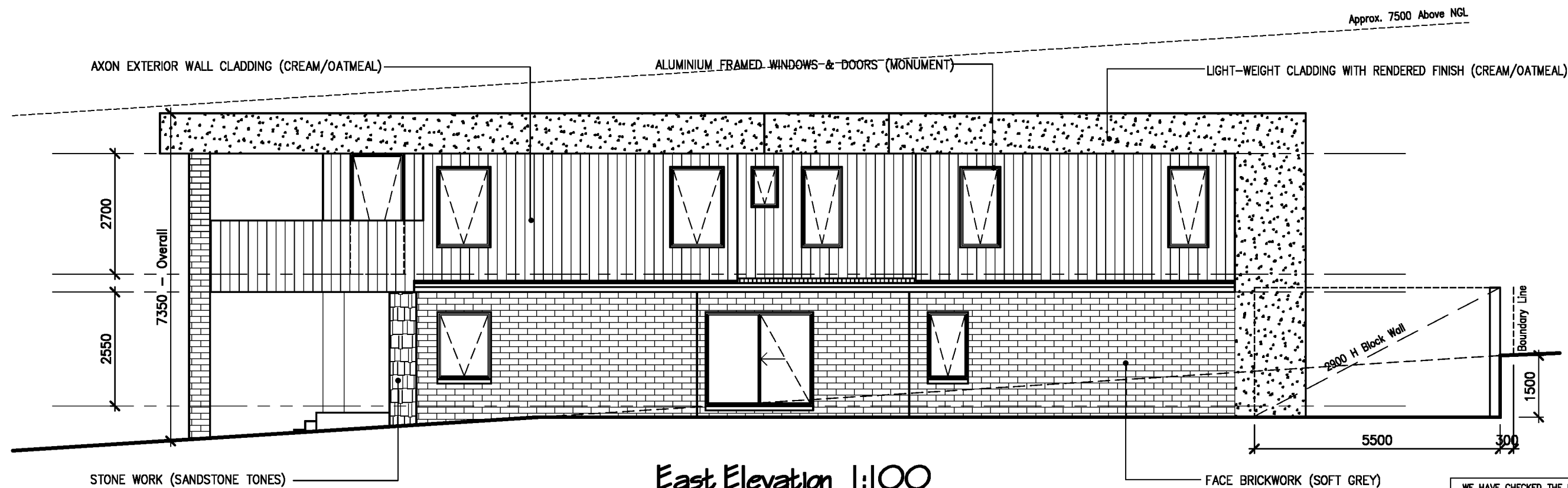
CLIENT:
DRAWING TITLE:
FLOOR PLAN – SCALE 1:100

PROJECT: PROPOSED NEW RESIDENCE
No. 6
Oceanview Parade,
Lakes Entrance

PAGES: 2 OF 5
SHEET SIZE: A3
JOB NO: 250202
DRAWN: CRAIG WIGHT
DATE: 22/7/25

GROUND FLOOR: 165.33m2
GARAGE: 61.72m2
DECK: 16.99m2
PORCH: 6.71m2
FIRST FLOOR: 208.85m2
ALFRESCO: 28.15m2
BALCONY: 8.83m2
TOTAL: 496.58m2

REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	22/7/25
B	WORKING DRAWINGS	*



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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

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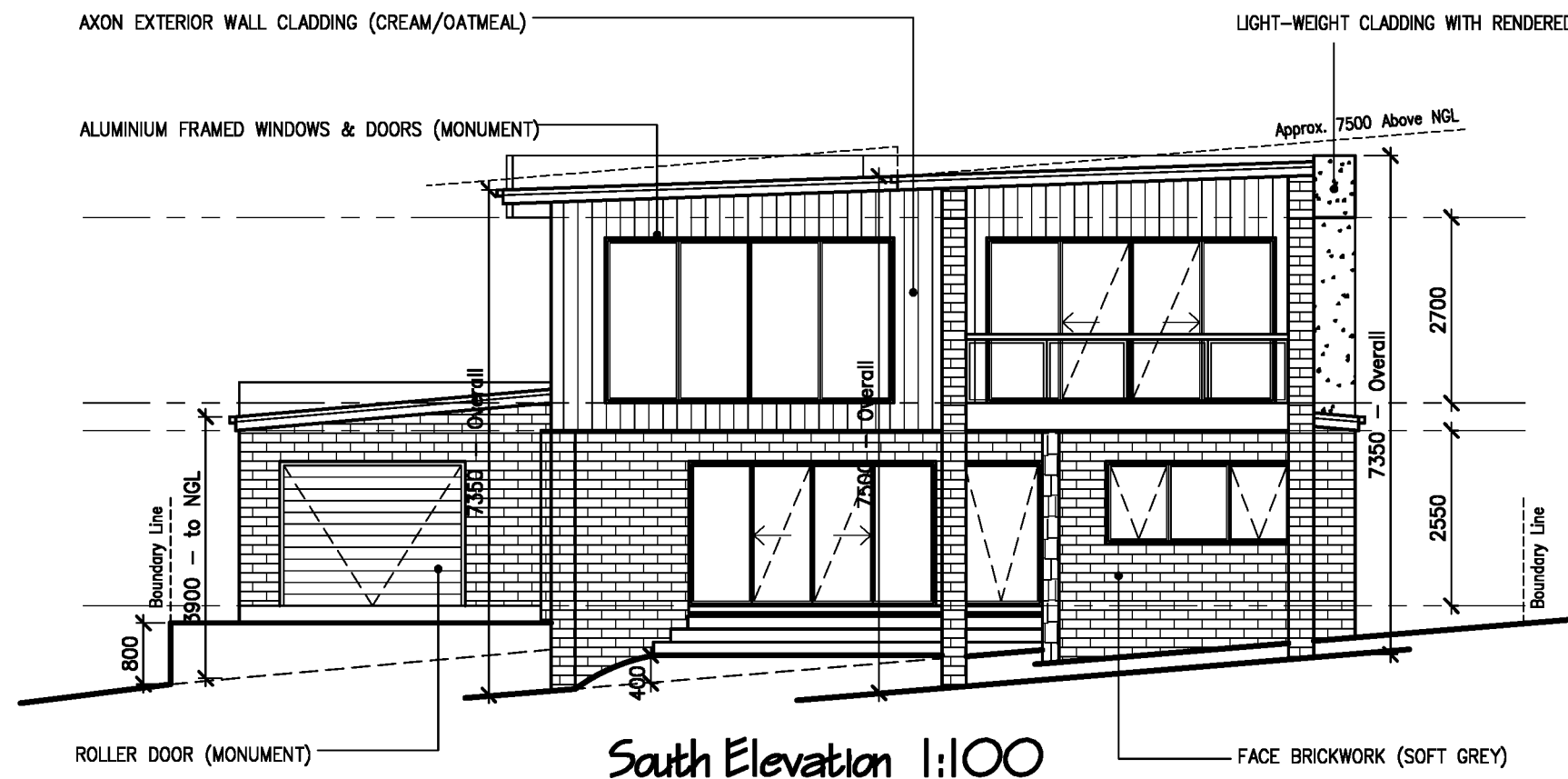
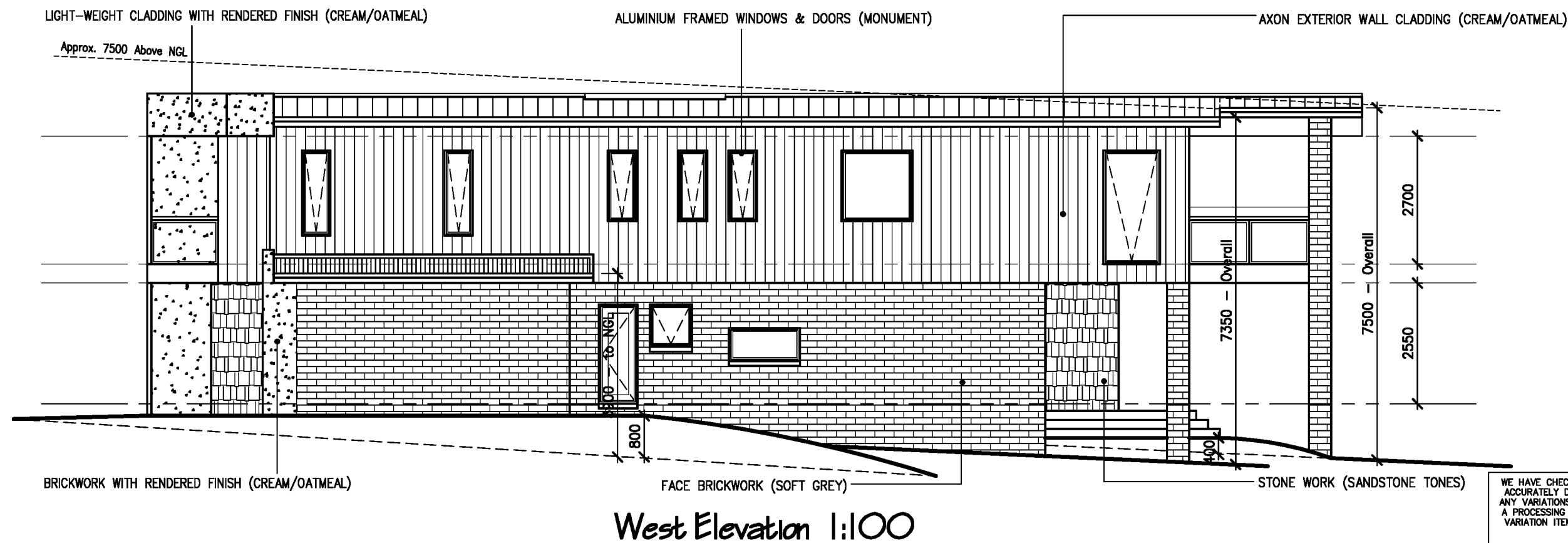
DRAWING TITLE:
ELEVATIONS – SCALE 1:100

PROJECT: PROPOSED NEW RESIDENCE
No. 6
Oceanview Parade,
Lakes Entrance

PAGES: 3 OF 5
SHEET SIZE: **A3**
JOB NO: 250202
DRAWN: CRAIG WIGHT
DATE: 22/7/25

GROUND FLOOR: 165.33m²
GARAGE: 61.72m²
DECK: 16.99m²
PORCH: 6.71m²
FIRST FLOOR: 208.85m²
ALFRESCO: 28.15m²
BALCONY: 8.83m²
TOTAL: 496.58m²

REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	22/7/25
B	WORKING DRAWINGS	*



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

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

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DP AD 36750

CLIENT:

DRAWING TITLE:
ELEVATIONS - SCALE 1:100

PROJECT: PROPOSED NEW RESIDENCE
No. 6
Oceanview Parade,
Lakes Entrance

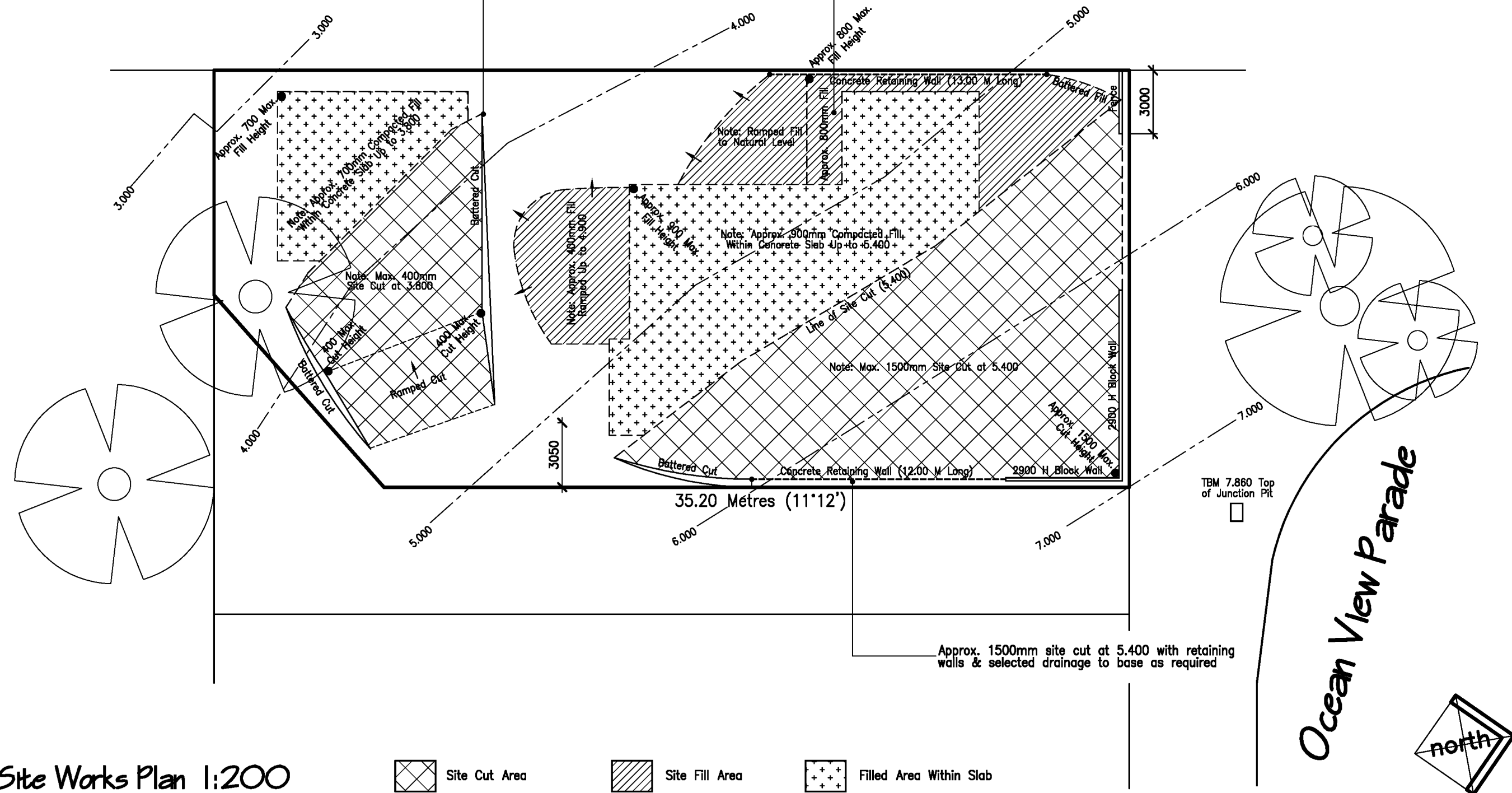
PAGES: 4 OF 5
SHEET SIZE: A3
JOB NO: 250202
DRAWN: CRAIG WIGHT
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GROUND FLOOR: 165.33m2
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PORCH: 6.71m2
FIRST FLOOR: 208.85m2
ALFRESCO: 28.15m2
BALCONY: 8.83m2
TOTAL: 496.58m2

REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	22/7/25
B	WORKING DRAWINGS	*

Approx. 400mm site cut at 3.800 with 45° batter to base as required (ramped up to natural level to front as required)

Approx. 800mm site fill up to 5.400 with retaining walls & selected drainage to base as required



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

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

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DP AD 36750

CLIENT:

DRAWING TITLE:

SITE WORKS – SCALE 1:200

PROJECT: PROPOSED NEW RESIDENCE

No. 6

**Oceanview Parade,
Lakes Entrance**

PAGES: SHEET SIZE:
5a OF 5 **A3**

JOB NO: 250202

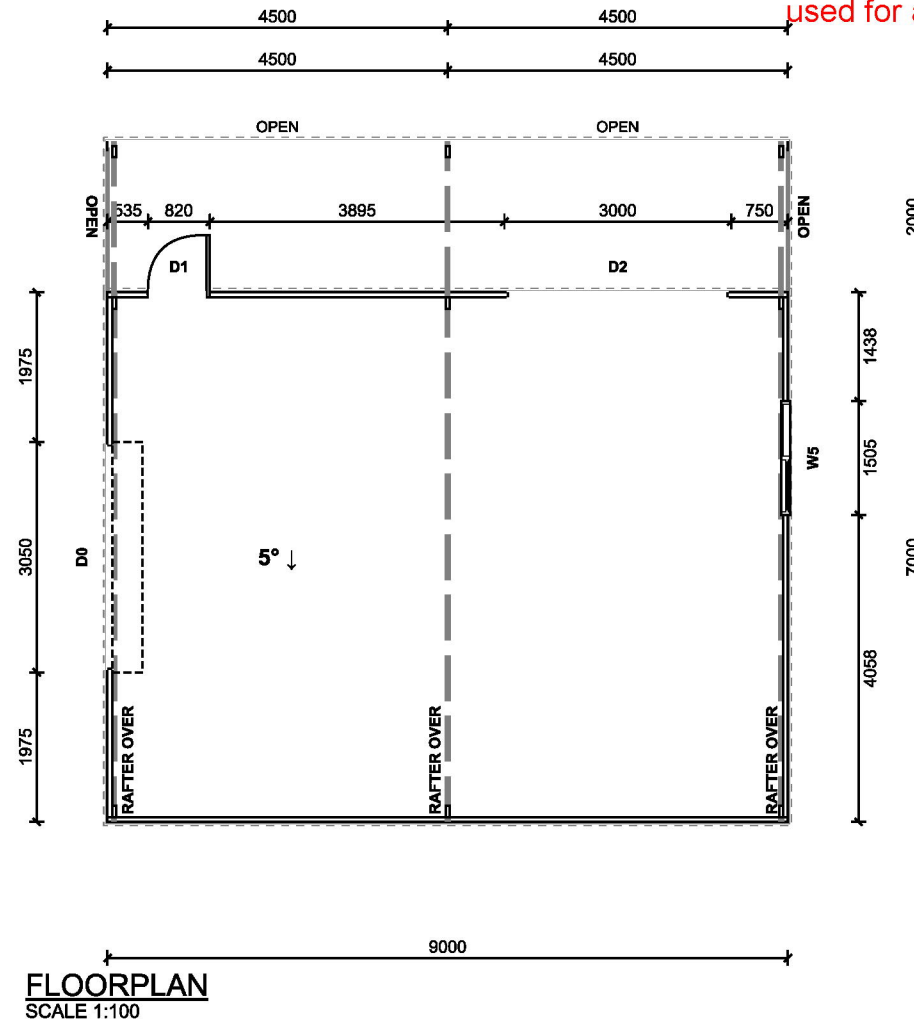
DRAWN: CRAIG WIGHT

DATE: 22/7/25

GROUND FLOOR: 165.33m²
GARAGE: 61.72m²
DECK: 16.99m²
PORCH: 6.71m²
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REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	22/7/25
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REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	2500	3050	COLORBOND® MONUMENT STRAMIT RAD A - ROLLER DOOR
D1	PA DOOR	2040	820	COLORBOND® MONUMENT PERSONAL ACCESS DOOR
D2	OPENING ONLY	2050	3000	COLORBOND® MONUMENT OPENING ONLY
W5	WINDOW	790	1505	COLORBOND® MONUMENT WINDOW

Gippsland Garages & Sheds

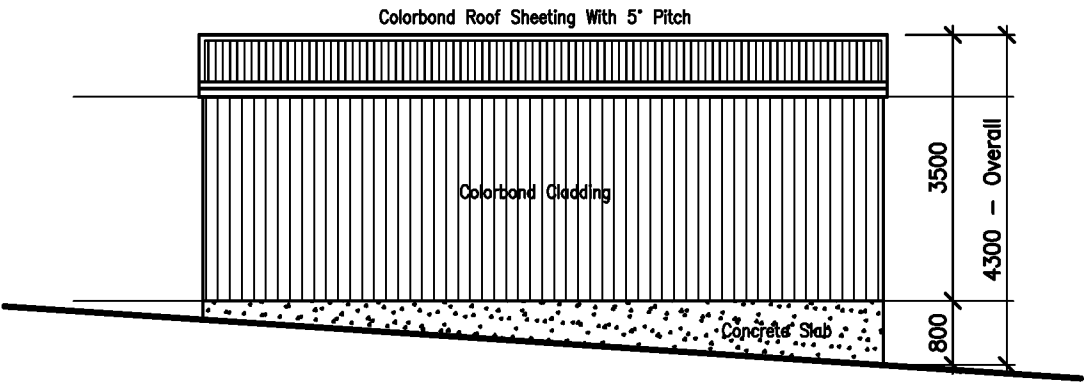
455 Freestone Creek Road
Briarolong, 3860
P: 0433 902 969
F:



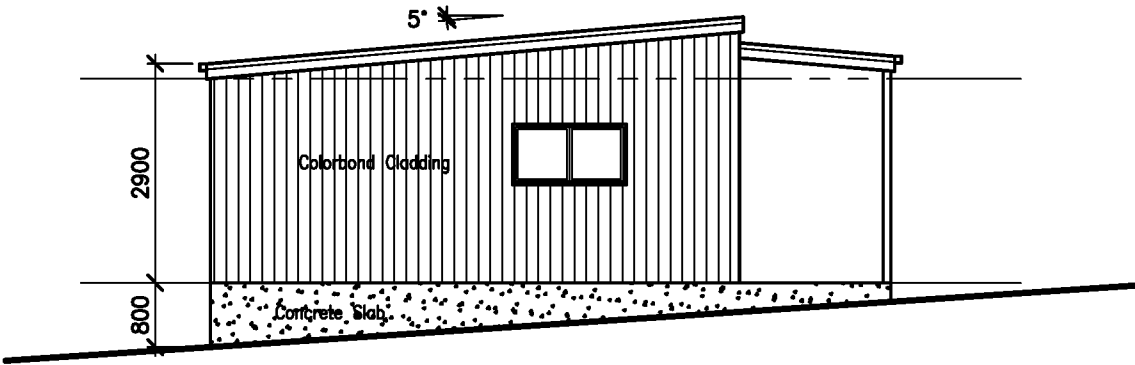
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Client		Project	
Proposed Garage: Enduro		6 Ocean View Parade	
Lakes Entrance, VIC		Drawing Name: Floor Plan	
Drawing Number: GLGS - 11742C - 2		Date: 25/06/2025	
Scale: 1:100		All Dimensions in Millimetres	
Sheet: 8Lx7Wx2.9H 5° 2bays		A4	

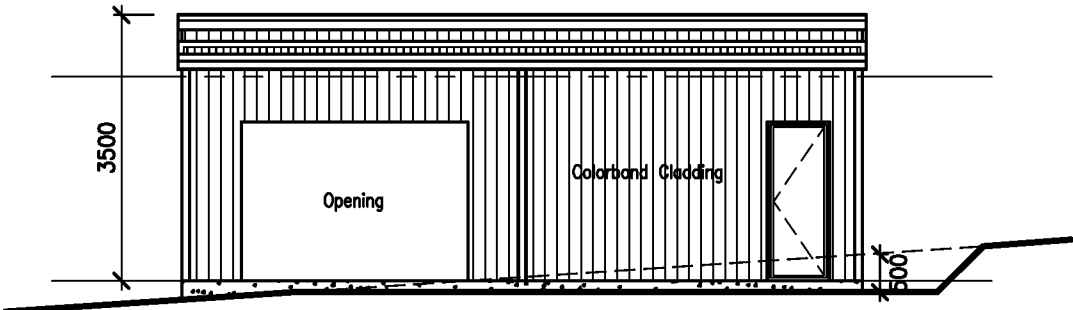
Printed 13/10/2026



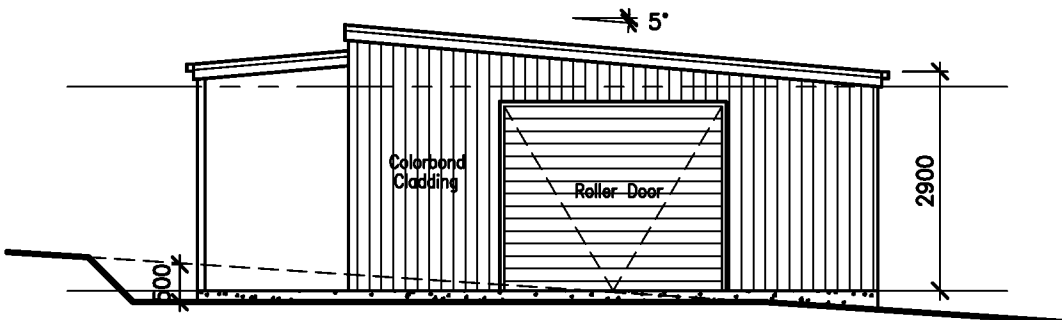
West Elevation 1:100



South Elevation 1:100



East Elevation 1:100



North Elevation 1:100

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

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

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G.J Gardner. HOMES
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CDB-U 53249 www.gjgardner.com.au

Altered Castaway 471
Alpine Facade
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To G.J Gardner Homes

Craig Wight
Design & Drafting
Registered Building Practitioner
DP AD 36750

CLIENT:

DRAWING TITLE:
SHED – SCALE 1:100

PROJECT: PROPOSED NEW RESIDENCE
No. 6
Oceanview Parade,
Lakes Entrance

PAGES: 13 of 13
SHEET SIZE: **A3**
JOB NO: 250202
DRAWN: CRAIG WIGHT
DATE: 30/9/26

GROUND FLOOR: 165.33m²
GARAGE: 61.72m²
DECK: 16.99m²
PORCH: 6.71m²
FIRST FLOOR: 208.85m²
ALFRESCO: 28.15m²
BALCONY: 8.83m²
TOTAL: 496.58m²

REV.	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	22/7/25
B	WORKING DRAWINGS	30/9/26

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FRONT RIGHT ELEVATION
SCALE 1:100

- COLORBOND® MONUMENT 0.47 TCT CORRUGATED ROOF CLADDING
- COLORBOND® MONUMENT GARAGE BARGE FLASHING
- COLORBOND® MONUMENT QUAD 115 EAVE GUTTER
- COLORBOND® MONUMENT 100X50 DOWNPIPE
- COLORBOND® MONUMENT 0.47 TCT KPANEL WALL CLADDING
- COLORBOND® MONUMENT CORNER FLASHING

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	2500	3050	COLORBOND® MONUMENT STRAMIT RAD A - ROLLER DOOR
D1	PA DOOR	2040	820	COLORBOND® MONUMENT PERSONAL ACCESS DOOR
D2	OPENING ONLY	2050	3000	COLORBOND® MONUMENT OPENING ONLY
W5	WINDOW	790	1505	COLORBOND® MONUMENT WINDOW

Gippsland Garages & Sheds

455 Freestone Creek Road
Briagolong, 3860
P: 0433 902 969
F:

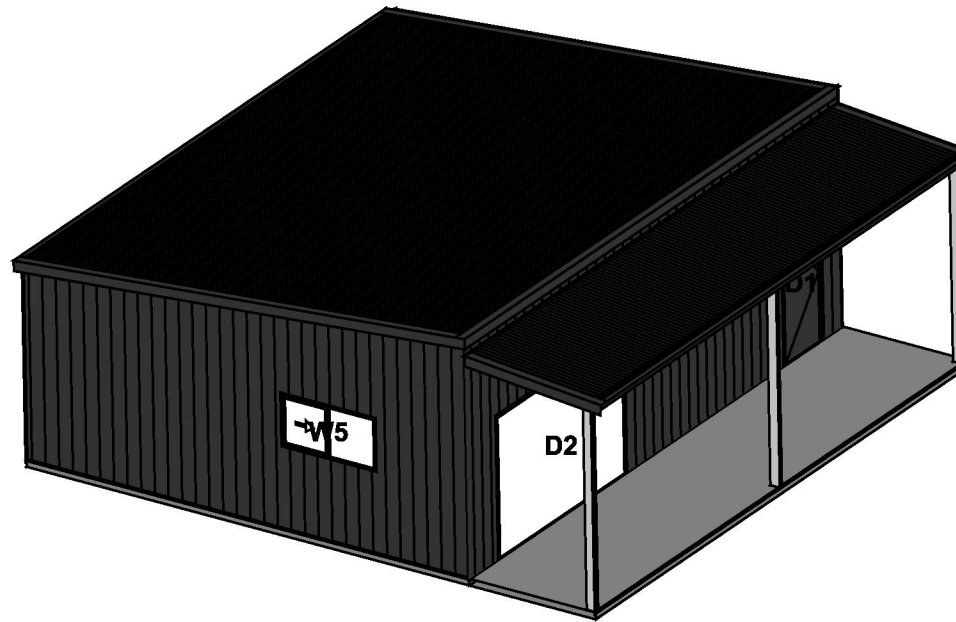


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client			
project	Proposed Garage: Enduro 6 Ocean View Parade Lakes Entrance, VIC		
Drawing Name	ISO		
Issued Number	GLGS - 11742C - 2	Drawing Number	Rev.
Drawn		Date	25/06/2025
All Dimensions In Millimetres		Scale	1:100
		Sheet	8Lx7Wx2.9H 5x12bays
		Size	A4

Printed 13/10/2026

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REAR LEFT ELEVATION
SCALE 1:100

- COLORBOND® MONUMENT 0.47 TCT CORRUGATED ROOF CLADDING
- COLORBOND® MONUMENT GARAGE BARGE FLASHING
- COLORBOND® MONUMENT QUAD 115 EAVE GUTTER
- COLORBOND® MONUMENT 100X50 DOWNPIPE
- COLORBOND® MONUMENT 0.47 TCT KPANEL WALL CLADDING
- COLORBOND® MONUMENT CORNER FLASHING

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	2500	3050	COLORBOND® MONUMENT STRAMIT RAD A - ROLLER DOOR
D1	PA DOOR	2040	820	COLORBOND® MONUMENT PERSONAL ACCESS DOOR
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client		project	
Proposed Garage: Enduro		6 Ocean View Parade	
Lakes Entrance, VIC		Drawing Name: ISO	
Drawing Number: GLGS - 11742C - 2		Date: 25/06/2025	
Scale: 1:100		All Dimensions In Millimetres	
8Lx7Wx2.9H(5'12bays)		A4	

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT