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NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Form 2

The land affected by the application is located at:	**21 Sandbar Drive LAKES ENTRANCE VIC 3909** **Lot: 1 PS: 524626**
The application is for a permit to:	**Buildings and Works (Dwelling)**
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 (DDO)	Buildings and works (dwelling).
44.01-2 (EMO)	Buildings and works (dwelling).
44.06-2 (BMO	Buildings and works (accommodation - dwelling).
The applicant for the permit is:	**Crowther & Sadler Pty Ltd**
The application reference number is:	**5.2026.324.1**

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.

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April McDonald

From: Planning Unit Administration
Sent: Thursday, 17 September 2026 9:25 AM
To: Andrew Bates
Subject: 16/09 ALLO - 21 Sandbar Drive LAKES ENTRANCE
Attachments: GRA waiver request - COB 20260817.pdf; Tree Summary Report - Roots 2 Leaves 20260311.pdf; Dwelling Plan Set - Carubia Designs Rev 2.pdf; 21643 Bushfire Hazard Site Assessment V1.pdf; 21643 Bushfire Management Plan V1.pdf; COT Vol10933 Fol486.pdf; Planning_Permit_Application_2026-09-16T12-48-51_37094183_0.pdf; attachment_errors.txt; 21643Planning Report Sept 2026.pdf

---

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Wednesday, 16 September 2026 12:49 PM
To: Planning Unit Administration <Planning@egipps.vic.gov.au>
Subject: Planning Permit application

Planning Permit Application

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

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale Vic 3875

Preferred phone number: 0351525011

Owner's name:

Owner's postal address:

Street number: 21

Street name: Sandbar Drive

Town: Lakes Entrance

Post code: 3909

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Lot number: 1

Plan number: PS524626

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 residential land

Description of proposal : Buildings & Works (Dwelling)

Estimated cost of development: $700,000

Has there been a pre-application meeting: No

Your reference number: 21643

Full copy of Title: COT Vol10933 Fol486.pdf

Plans: Dwelling Plan Set - Carubia Designs Rev 2.pdf

Planning report: 21643Planning Report Sept 2026.pdf

ExtraFile: 4

1. Supporting information/reports: 21643 Bushfire Hazard Site Assessment V1.pdf

2. Supporting information/reports: 21643 Bushfire Management Plan V1.pdf

4. Supporting information/reports: GRA waiver request - COB 20260817.pdf

3. Supporting information/reports: Tree Summary Report - Roots 2 Leaves 20260311.pdf

Invoice Payer:

Address for Invoice:

Invoice Email:

Primary Phone Invoice: (

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10933 FOLIO 486 Security no : 124137752673M
Produced 20/08/2026 09:47 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 524626J.
PARENT TITLE Volume 10667 Folio 483
Created by instrument PS524626J 27/03/2006

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 PS524626J 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: 21 SANDBAR DRIVE LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 02/09/2022

DOCUMENT END

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Delivered by LANDATA®, timestamp 03/03/2020 10:46 Page 1 of 2

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PLAN OF SUBDIVISION

STAGE No.	LTO USE ONLY	PLAN NUMBER
/	EDITION 1	PS 524626J

LOCATION OF LAND

PARISH: COLQUHOUN
TOWNSHIP: ———
SECTION: ———
CROWN ALLOTMENT: 10 (PART)
CROWN PORTION: ———

TITLE REFERENCES: VOL 10667 FOL 483

LAST PLAN REFERENCE: LOT 3 ON PS 400527D

POSTAL ADDRESS: (At time of subdivision) 28 BEVERIDGES ROAD, LAKES ENTRANCE, 3909

AMG CO-ORDINATES: (Of approx. centre of land in plan) E 590 300 N 5808 210 **ZONE:** 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL **REF:** 46/2004/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 / /~~
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 seal~~

Date 15 / 9 / 04

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~

~~Date / /~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This ~~is~~ / is not a staged subdivision
Planning Permit No 539/2003/P

DEPTH LIMITATION DOES NOT APPLY

THE AREA OF LOT 2 IS BY DEDUCTION FROM TITLE

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)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY	SEE DIAG.	PS400527D	LOT 2 ON PS400527D
E-2	DRAINAGE & SEWERAGE	SEE DIAG.	PS400527D	LAND IN PS400527D

LTO USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ✓
DATE 24/ 3 /06

LTO USE ONLY
PLAN REGISTERED
TIME 90·30 AM
DATE 27/ 3 /06
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

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

LICENSED SURVEYOR MICHAEL JOSEPH SADLER
SIGNATURE ..... DATE / /
REF 10825 VERSION 1

DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A2

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PLAN NUMBER PS 524626J

STAGE No. /

PLAN OF SUBDIVISION

SHEET 2 OF 2 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR MICHAEL JOSEPH SADLER

SIGNATURE DATE / /

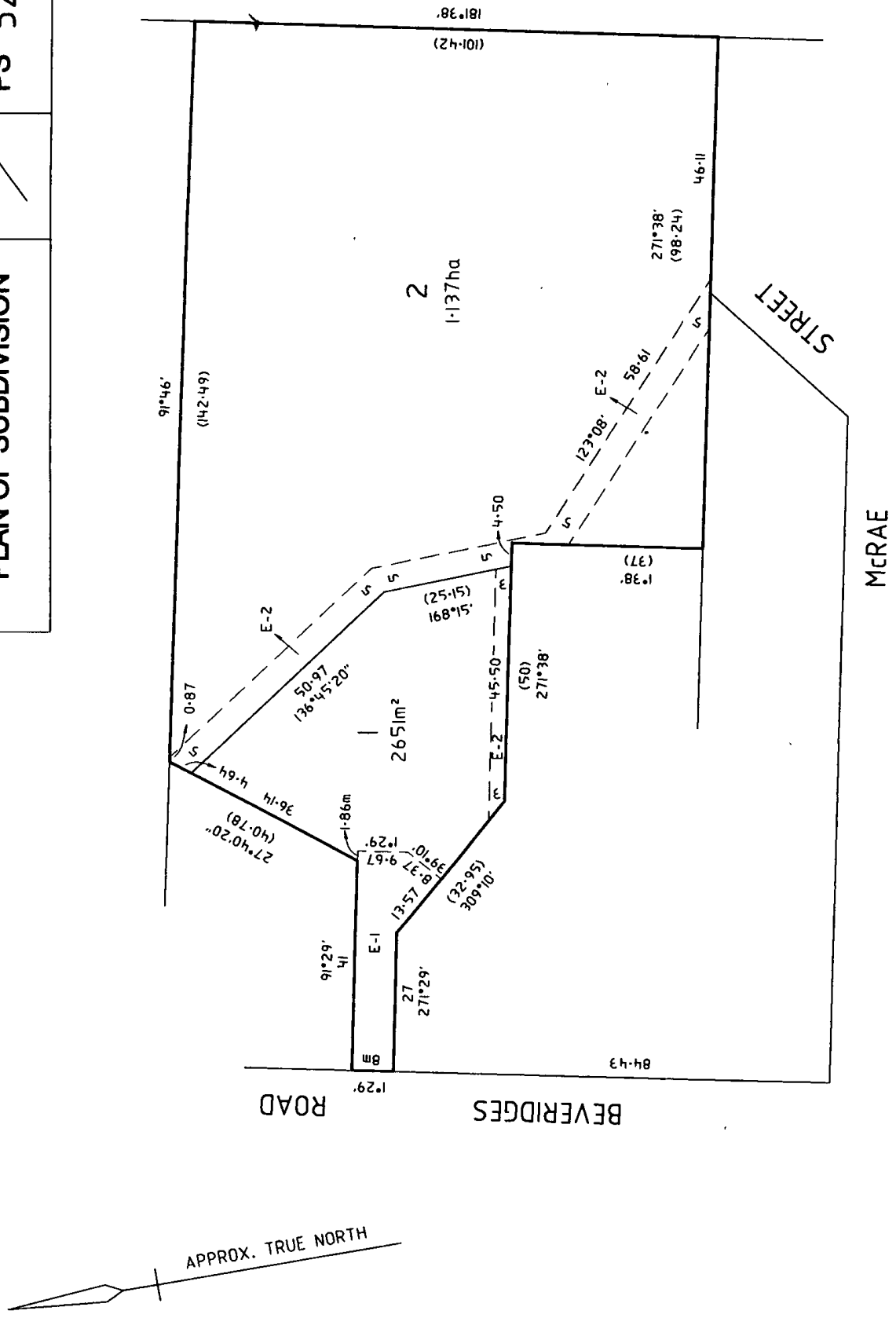
REF 10825 VERSION 1

ORIGINAL SHEET SIZE A3

SCALE 1:800

SCALE 8 0 8 16 24 32 40 LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm



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

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Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
A.B.N. 81 660 442 982

Planning Report

Buildings & Works (Dwelling)
21 Sandbar Drive, Lakes Entrance

Our reference – 21643

September 2026

FS 520900

152 Macleod Street
Bairnsdale VIC 3875

PO Box 722
Bairnsdale VIC 3875

Ph. 03 5152 5011
E: contact@crowthersadler.com.au

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Application Form (via planning portal)
Bushfire Hazard Site Assessment (Version 1)
Bushfire Management Plan (Version 1)
Dwelling Plan Set – Carubia Designs
Tree Summary Report – Roots 2 Leaves Tree Services (11/03/2026)
GRA Waiver request – Chris O'Brien & Company Pty Ltd (17/08/2026)
Copy of Title (Lot 1 on PS524626)

Note: Applicable Planning Application fee is $1,623.40 (Class 5)
Estimated Cost of Development: $700,000.00

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1. Introduction

This Planning Report is prepared in support of proposed dwelling at 21 Sandbar Drive, Lakes Entrance. The Report addresses the provisions of the General Residential Zone, Bushire Management Overlay, Design & Development Overlay – Schedule 13 and Erosion Management Overlay as contained within the *East Gippsland Planning Scheme*.



Aerial view of site and surrounds



Aerial and zone mapping

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2. Neighbourhood and Site Description

The subject land is formally described as Lot 1 on PS524626 and is commonly known as 21 Sandbar Drive, Lakes Entrance being approximately 2,651m² in area.



Aerial view of subject land – Source: VicPlan



Looking east across subject land

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The property has frontage and takes access from Sandbar Drive to the west which is a bitumen sealed all-weather road which services numerous residential properties.

The site has an irregular configuration with an 8.0 metre road frontage and driveway. E-1 is nominated over the driveway which provides rights of carriageway to adjoining land described as Lot 2 on PS524620. There is also a drainage and sewerage easement (E-2) along the southern boundary.



Looking west along driveway access from Sandbar Drive



Looking south from driveway toward existing access into Lot 2 on PS524620 (#18 Sandbar Drive)

The site forms part of an established residential precinct which is characterised by a sloping and vegetated landform, with dwellings generally designed and sited to enjoy the natural setting and ocean views.

The western portion of the land comprises a cleared area, however there are a number of established trees scattered throughout the property, with the vegetation becoming progressively thicker as the land slopes away to the east. Tree species present on site include Sweet Pittosporum, Manna Gum, Blue Box, Yellow Stringybark, Black Wattle and Yellow Gum.

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Despite the natural setting the precinct is quite well developed with a mixture of single storey and double storey homes which are connected to a full range of reticulated services. Development within the surrounding area varies with both older and more contemporary dwellings present. There is no single dominant architectural style or material, with dwellings making use of a mixture of materials and finishes including masonry and light-weight materials.



Looking in a south westerly direction along Sandbar Drive





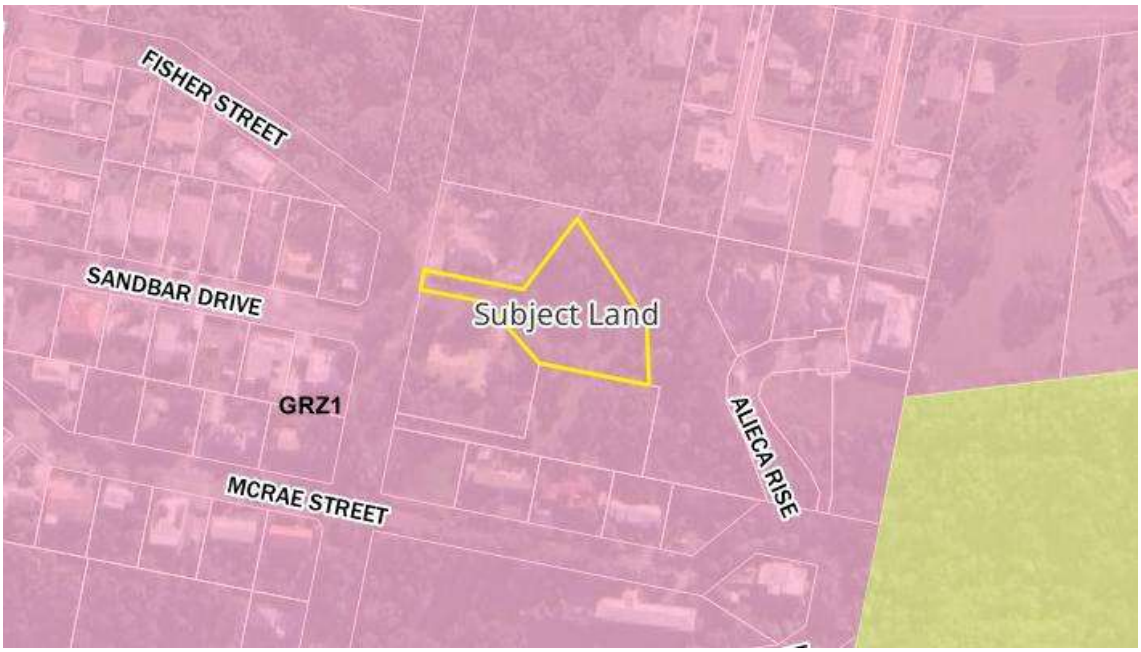
Existing dwelling immediately to the north and opposite the subject land

Dwellings in proximity to the site typically respond to the sloping landform and make use of views where possible. Vegetation also assists in softening the appearance of these buildings when viewed from surrounding areas.

The subject land is contained within the General Residential Zone, Bushfire Management Overlay, Design & Development Overlay – Schedule 13 and Erosion Management Overlay of the *East Gippsland Planning Scheme.*

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Zone Mapping

Site History

Planning Permit 90/2020/P issued on 29 October 2020 approving the development of a dwelling and assocaited earthworks in accordance with endorsed plans on the subject land. This prior approval wasn't acted upon within the specified timeframe and as a consequnce the permit expired.

During the application phase for the prior approval, discussions were held with Fire Rescue Victoria and the supporting documentation ultimately nominated a minimum construction standard of BAL-40, having regard to the surrounding classifiable vegetation and associated bushfire risk.

The design and siting of the dwelling proposed herein differs from the previously approved development; however, the surrounding vegetation classifications remain consistent and a minimum BAL-40 construction standard continues to be adopted. The current application is also more responsive to the natural environment, with specific trees nominated for retention, unlike the previous approval.

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3. The Application & Proposal

The Application seeks approval for buildings and works associated with the development of a dwelling as shown on the accompanying Plans prepared by *Carubia Designs.*

The proposed dwelling will be located on the western portion of the property where vegetation is sparse and good access is provided from nearby Sandbar Drive.

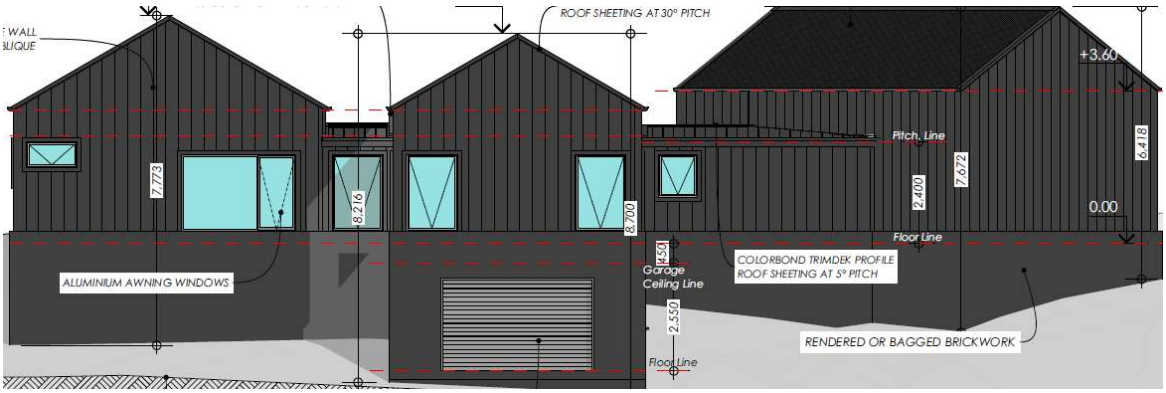
The proposed dwelling will comprise four bedrooms, open plan kitchen, dining and living areas, kids play area and attached double garage. Externally, the dwelling will be clad with non-combustible Eurowood wall cladding in 'Golden Oak' to the front face of the building, together with James Hardie wall cladding throughout the remainder. The dwelling will be finished with Colorbond Custom Orb roof sheeting.



Western Elevation – Carubia Designs

The dwelling has been designed to respond to the slope, with the main floor level accessible from the western elevation. The dwelling will present as a single storey building from the west, however will extend over the slope as the land falls away to the east.

The fall of the land accommodates a secondary garage (storage) area beneath the main floor line, with the lower section of the building will be finished in rendered or bagged brickwork.



Eastern Elevation – Carubia Designs

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The proposed dwelling will be constructed to BAL-40 specifications with associated defendable space designed to accommodate separation distances at Table 1, Column D (BAL-40) to Clause 53.02-5.

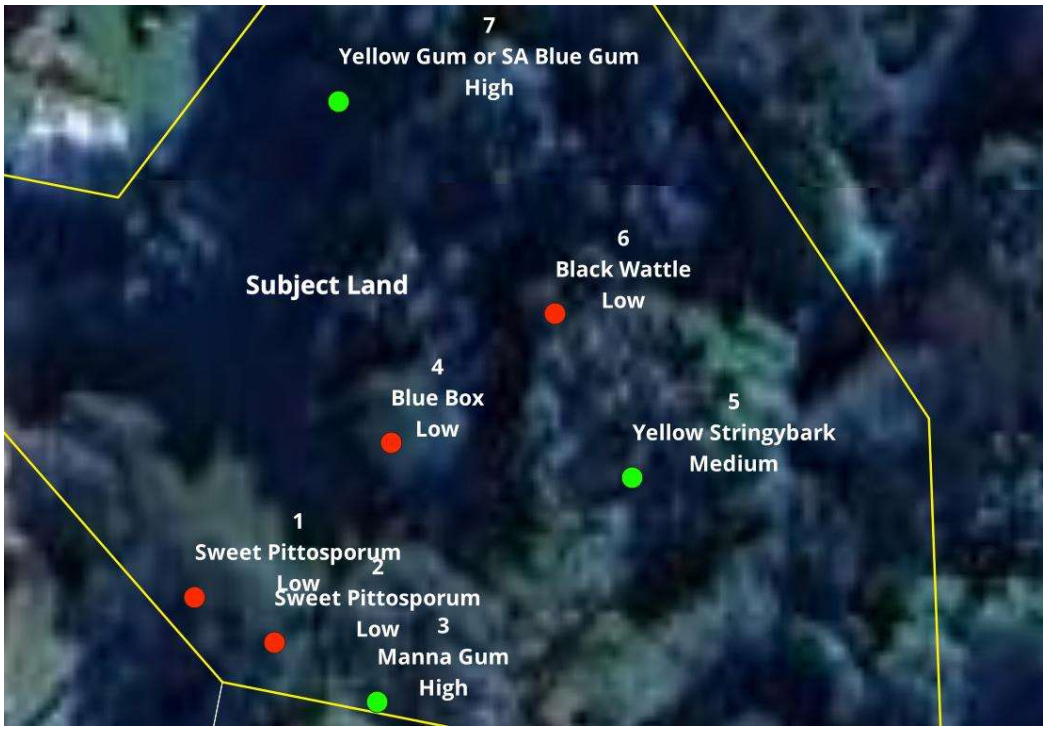
It is anticipated that the mandatory Condition prescribed at Clause 44.06-5 relating to buildings and works will be imposed on Permit to ensure the bushfire mitigations as prescribed on the Bushfire Management Plan are implemented on an ongoing basis.

The subject land is less than 4000m² in area and the exemption for vegetation removal to create defendable space for a dwelling prescribed at Clause 52.12-5 applies due to the site's inclusion within the Bushfire Management Overlay.

Notwithstanding this, careful consideration has been given to avoid and minimise impacts on native vegetation which has been achieved through nomination of the larger and more significant site trees for retention on the Bushfire Management Plan.

The Tree Summary Report prepared by *Roots 2 Leaves Tree Services* has been used to ensure the more significant trees are retained whilst achieving the defendable space vegetation management requirements prescribed at Table 4 to Clause 53.02-5.

The Tree Summary Report identifies Tree #3 (Manna Gum) & Tree #7 (Yellow Gum or SA Blue Gum) as having high retention value and Tree #5 (Yellow Stringybark) as having medium retention value, so preference has been given to the retention of these trees over other less significant trees with poorer health and structure.



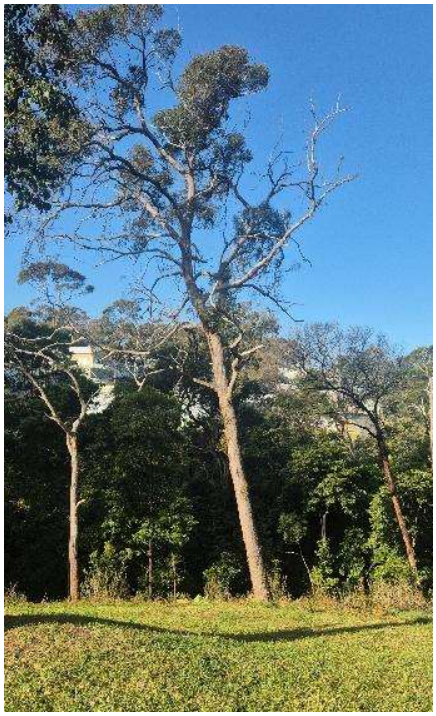
Tree Id, Common Name and Tree Retention Value
Green = Retain & Red = Remove

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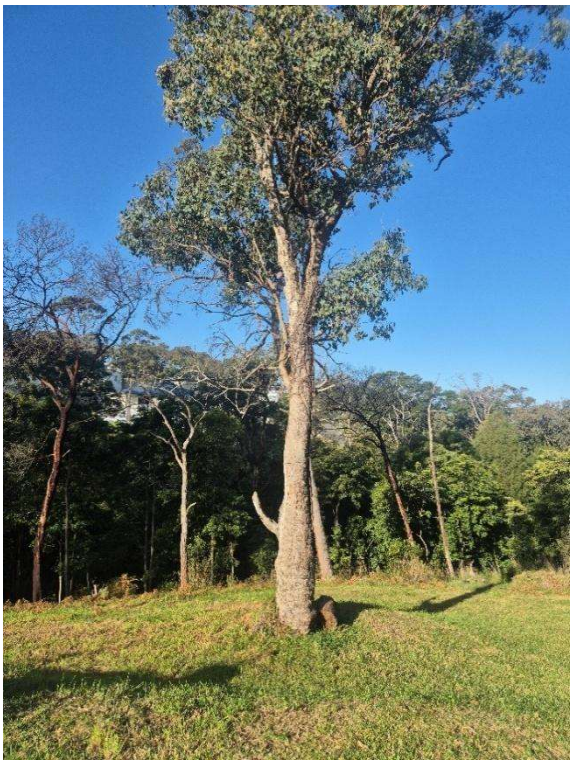
Looking south from subject land at Tree #1, #2 & #3


Tree #5 To Be Retained


Tree #7 To Be Retained

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Tree #4 is a Blue Box which will require removal to accommodate the proposed dwelling however its health and structure are very poor and it is as a useful life expectancy of 0 years.



Tree #4 To Be Removed (Low retention value)

The proposed dwelling is *'as of right'* under the provisions of the General Residential Zone as pursuant to Clause 32.08-2 it is a Section 1 use.

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 (DDO)	Buildings & Works (Dwelling)
44.01-2 (EMO)*	Buildings & Works (Dwelling)
44.06-2 (BMO)*	Buildings & Works (Dwelling)

Notice & Review Exemptions

- *Always exempt matters are marked with an asterisk (*).*

Pursuant to Clause 66.03 the Application will trigger referral to the Country Fire Authority (Recommending referral authority) for buildings and works associated with the establishment of a dwelling within the Bushfire Management Overlay.

Pursuant to Clause 44.067 Notice and Review of the Bushfire Management Overlay the proposal is exempt from public notification requirements under Section 52 of the *Planning & Environment Act 1987.*

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4. Design Response

The proposed dwelling has been designed having regard to the existing residential character of the surrounding area and the sloping and vegetated context. Whilst the dwelling incorporates an undercroft garage, it will present predominantly as a single storey building when viewed from the street. This is a logical response to the sloping landform and is consistent with other development within the surrounding area.

The dwelling has also been designed to limit the appearance of height and visual bulk. The dwelling makes use of the fall of the land, with the lower secondary garage level contained beneath the main floor area. The principal residential level maintains a perceived lower profile as it will sit below the prevailing tree canopy and won't be easily identifiable from waterways or view corridors.

Tree #3 to be retained is estimated by the Arborist to be 17 metres in height and is located within proximity to the 96.9 metre contour. The lower portion of the dwelling will sit at a slightly lower elevation however as the dwelling will have a maximum building height of 8.7 metres, it's very evident it will sit below prevailing tree canopy.

A mixture of external materials are proposed which will aid in ensuring the dwelling doesn't appear bulky. Lighter-weight wall cladding will be used across the more prominent elevations, while rendered or bagged brickwork will generally be confined to the lower portions (sub-floor) of the building which will be less visible from the public relm. The use of glazing, variation in materials and articulation across the elevations provides rhythm to the building and assists in reducing its perceived mass.

A muted and natural colour palette is proposed which will assist the dwelling in blending into its vegetated setting and reduce its visibility. Together with the retention of selected trees, the dwelling will sit comfortably within the surrounding landscape and will not be visually prominent above or through the existing tree canopy when viewed from public areas.

The establishment of a dwelling on the land will result in vegetation removal, to establish defendable space consistent with Table 4 to Clause 53.02-5. However, consideration has been given to retaining the higher-quality and more significant trees and not all site vegetation will be impacted to establish defendable space.

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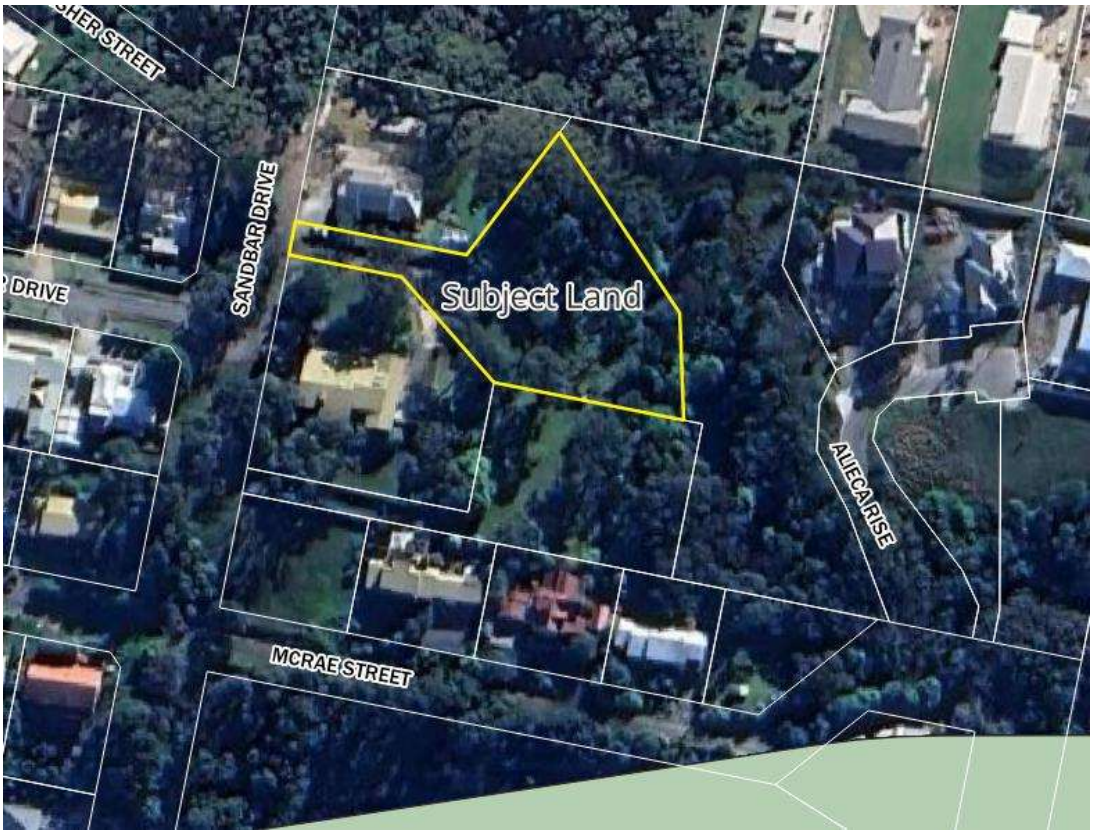
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5. Cultural Heritage

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

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

(b) all or part of the activity is a high impact activity



Cultural Heritage Sensitivity Mapping

The subejct land is not within an area of cultural heritage sensitivity and a single dwelling on a lot is not a high impact activity (Regulation 48). A CHMP is therefore not required for the proposed development.

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6. Planning Policy

The following comments respond to State and Local Planning Policy as relevant to the proposal.

6.1 Municipal Planning Strategy

Clause 02.03-2 *Environmental and landscape values* seek to ensure development responds appropriately to biodiversity and landscape values. Whilst the property contains vegetation, careful consideration has been given to ensure the retention of higher quality trees when establishing defendable space.

Clause 02.03-3 *Environmental risks and amenity* seek to ensure development appropriately considers natural hazards such as sea level rise, bushfire, flooding and erosion.

- As the site is contained within the Bushfire Management Overlay the dwelling has been designed to achieve appropriate separation from forested areas and adopts a minimum construction standard of BAL-40 for enhanced resilience.
- The application is also accompanied by correspondence prepared by *Chris O'Brien & Company Pty Ltd* which provide commentary on the suitability of the site for a dwelling having regard to the site's inclusion within the Erosion Management Overlay.

Clause 02.03-5 *Building environment and heritage* seeks to ensure that development responds positively to the character and landscape values of its location. The proposed dwelling is consistent with the established character of the area which includes a mixture of single and double storey development with differing external finishes. It is reasonable to expect the development of the land for a single dwelling, consistent with the surrounding context and it has been designed and sited to ensure the retention of the more significant site trees.

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6.2 Planning Policy Framework

Clause 12.01-1S *Protection of Biodiversity* includes strategies which seek to ensure impacts of land use and development on important biodiversity areas are avoided and minimised. The proposal responds positively with the proposed dwelling and associated defendable space having been designed to minimise impacts to native vegetation.

Clause 12.01-1L *Protection of Biodiversity* seeks to identify and protect biodiversity and significant habitat areas whilst managing the impacts to flora and fauna values. The proposal responds appropriately by nominating specific higher quality trees for retention on the Bushfire Management Plan.

Clause 13.02-1S *Bushfire Planning* applies as the subject land is Bushfire Prone and contained within the Bushfire Management Overlay. The proposal has prioritised human life by providing separation from classifiable vegetation and nominating a minimum construction standard of BAL-40 in response to the surrounding landscape risk.

Clause 13.04-2L *Erosion* applies to all land contained within the Erosion Management Overlay. Whilst the subject land is within the Erosion Management Overlay, the accompanying correspondence prepared by *Chirs O'Brien & Company Pty Ltd* confirms the site is capable of accommodating the proposed development.

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7. Planning Elements

7.1 Design & Development Overlay

A permit is required under Clause 43.02-2 for Buildings & Works associated with the development of a dwelling unless a Schedule to the Overlay specifically states that a permit is not required.



Design & Development Overlay Mapping

The subject land is contained within Schedule 13 to the DDO that prescribes design and planning requirements relating to *Residential Development In Coastal Settlements: Lakes Entrance*.

Clause 2.0 Buildings & Works	
A permit is not required to construct a building or carry out works other than for:	
A building with a height of more 7.5 metres from natural ground level measured within the building footprint.	**Trigger** The building will have a maximum building height of 8.7 metres.
A development where the total building area proposed on a site is greater than 300 square metres, except within an approved building envelope.	**No Trigger** The proposed development will not exceed 300m² in area. It is approximately 266m² in area.
A development where the slope of land where the building or works are to be carried out is greater than 15 percent.	**Trigger** The dwelling site is sloping in nature being approximately 9° which is the equivalent to approximately 15.8% slope.

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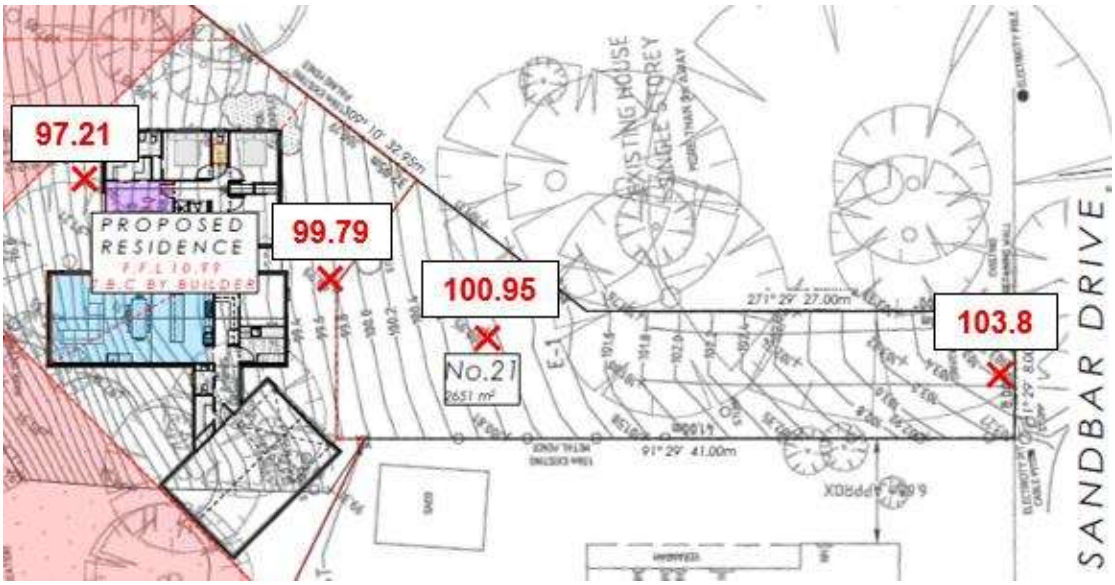
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Clause 43.02-5 specifies that an application must be accompanied by any information specified in a Schedule to the Overlay.

Clause 5.0 Application Requirements	
An application for buildings and works must include the following information:	
The location of any proposed buildings clearly dimensioned on its allotment	The application is accompanied by a full set of Plans and Elevations prepared by Carubia Designs.
Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.	Earlier sections of this Report include a Neighbourhood & Site Description and a Design Response.
The location, type and size of any vegetation to be removed.	Establishment of a dwelling on the land will result in some impact to site vegetation to ensure the defendable space vegetation management requirements of Table 4 are met. However, there is no trigger for the removal of the vegetation in question under the provisions of the Design & Development Overlay. The application however is accompanied by a Tree Summary Report which provides details of the site trees and the Bushfire Management Plan identifies specific trees to be retained.
Sufficient spot heights to enable the slope of the site and the slope of the works area(s) to be determined.	The Site Plan includes contour detail and spot heights demonstrating the highest section of the site as being within proximity to Sandbar Drive.

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Site Plan highlighting spot heights

Clause 5.0 Application Requirements	
The location, dimensions and depth of any proposed earthworks involving excavations or fill.	The accompanying Plan Set includes designed detail and demonstrates the limited extent of earthworks proposed.
The colour, finishes and materials to be used on all external surfaces, including the roof.	The accompanying Plan Set includes an external material and colour schedule.
Proposed new planting or site landscaping works.	No formal landscaping is proposed having regard to the existing vegetated character of the site and the need to establish and maintain defendable space in accordance with the vegetation management requirements of Table 4 to Clause 53.02-5. There is limited opportunity for any substantial new planting, particularly as the proposal seeks to retain the larger and more significant trees.
An application for subdivision must include the location, type and size of trees to be removed.	N/A – the application isn't for subdivision.

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Clause 43.02-6 Decision Guidelines	
The Municipal Planning Strategy and the Planning Policy Framework.	See Section 5 of this report.
The design objectives of the relevant schedule to this overlay.	See following table.
The provisions of any relevant policies and urban design guidelines.	The dwelling responds appropriately to the sloping and vegetated coastal setting through its siting, design, use of recessive materials and colours and retention of the more significant site vegetation.
Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	Due to the sloping landform, together with the configuration of the allotment, the proposed dwelling will present as a single storey development when viewed from Sandbar Drive to the west. The dwelling is contemporary in design incorporating materials which are more natural in appearance and will sit comfortably within the surrounding landscape. This will ensure that it does not appear bulky or prominent when viewed from nearby vantage points.
Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.	There are no identified heritage places within close proximity to the subject land.
Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	Whilst vegetation management will be required to establish defendable space, the expectation is that the larger and more significant trees will remain on site. It is common within the surrounding precinct for dwellings to sit amongst established trees, whilst otherwise having a more modified and managed understorey.
The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking	Due to the configuration of the allotment, the landform and treed environment, parking areas will be largely obscured when viewed from offsite.

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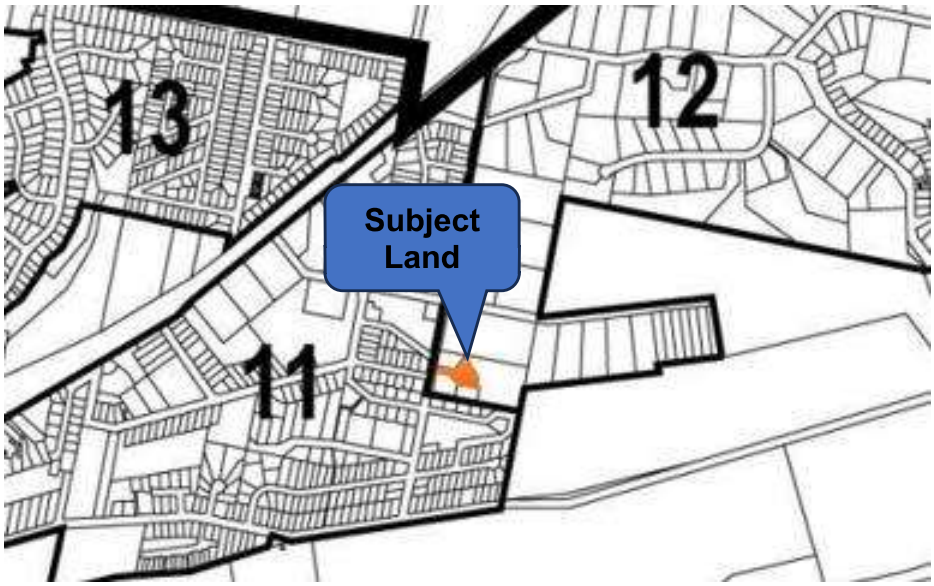
Clause 43.02-6 Decision Guidelines	
Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	The proposal doesn't include subdivision.
Any other matters specified in a schedule to this overlay.	See following tables.

Clause 1.0 Design Objectives	
All areas	
To protect and manage the township character of coastal settlements	The proposal protects the established township character by providing a single dwelling that responds appropriately to the sloping, vegetated coastal setting.
To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.	The proposal will be integrated easily into the setting as it will present as a single storey development from the west. There are numerous multi storey dwellings within the precinct which take advantage of views which use a mix of external materials. The proposed dwelling adopts a contemporary design and with the use of Eurowood wall cladding will integrate into the natural surrounds.
To ensure that new development is designed to minimise visual impacts on the natural landscape.	The proposed development will nestle into the treed slope similar to other residential properties within the precinct. The retention of the more significant site trees will aid in blending the development into the environment.
To ensure that new development is visually and physically integrated with the site and surrounding landscape.	The proposed dwelling has been sited on the western clearer portion of the property and despite the slope has been designed with minimal earthworks.

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Clause 1.0 Design Objectives	
All areas	
To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from the public realm, lakes, coastal areas, or other distant viewpoints.	The site sits on a vegetated slope that is already developed for residential purposes. The addition of the proposed dwelling will not result in any visual dominance from any vantage points. Given the orientation of the slope and existing vegetation there are actually very few locations the development could be readily seen from. The retention of the site vegetation only aids in ensuring visibility is not intrusive or dominate.
To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.	The area is characterised by its vegetated nature wherein residential development coincides with native vegetation. The proposal seeks to strike a balance between the need for defendable space is achieved whilst otherwise retaining the more significant site vegetation.
To maintain the generally small mass of buildings in the landscape.	The proposal is for a single dwelling on the land which is contemporary in design and incorporates the use of appropriate materials and colours which blend with the natural surrounds.



Character Area Mapping

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Clause 1.0 Design Objectives	
Eastern low density residential (area 12)	
To protect and retain the existing rural residential character of the area and large lot sizes.	The proposal is for Buildings & Works associated with the development of a single dwelling and there is no subdivision proposed.
To ensure that new buildings are recessive in the landscape.	The dwelling will not be visually dominant having regard to the retention of the taller and more significant trees across the site, together with the configuration of the allotment. The aspect of the slope and existing vegetated character also mean there are limited vantage points from which the site and proposed dwelling can be readily identified.
To encourage further revegetation of the precinct along drainage lines, on steep slopes and around buildings in order to unify the area	No formal landscaping is proposed having regard to the need to establish and maintain defendable space around the dwelling in accordance with Table 4 to Clause 53.02-5. The site already contains vegetation, and the proposal seeks to retain the larger and more significant trees, leaving limited opportunity or need for additional planting within the defendable space.

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Clause 6.0 Decision Guidelines	
All areas	
The design objectives of this schedule.	See preceding table.
The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal).	Clause 21.06-2 no longer forms part of the *East Gippsland Planning Scheme*, however the proposal responds well to the applicable policy at Clause 11.01-1L-04 *Lakes Entrance*, as outlined in Section 5 of this report.
Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.	The dwelling has been sensitively sited and designed having regard to the existing landform, vegetation and broader landscape character, with the use of recessive materials and colours assisting the development to sit comfortably within its coastal setting.
Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.	There are no Covenants or Agreements under Section 173 of the *Panning & Environment Act 1987* registered on the title.
The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality	Whilst the proposal will result in removal of vegetation for the purposes of establishing defendable space the expectation is that the larger established and higher quality trees will be retained. The establishment of defendable space will provide benefit to adjoining properties which are managed and maintained to similar standards.
The need for and purpose of proposed vegetation removal.	The exemption afforded at Clause 52.12-5 enables the removal of the vegetation for the creation of defendable space, without planning approval, given the sites is contained within the Bushfire Management Overlay.
Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.	The proposed dwelling has been sited on the clearest and most practical portion of the site.

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Clause 6.0 Decision Guidelines	
All areas	
Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.	It is not necessary or desirable to undertake extensive landscaping due to the need to create defendable space.
Whether the form, design and details of the building are compatible with the landscape setting, and the character of nearby or adjacent buildings.	Whilst there is a mixture in dwelling age, style and design within the wider precinct, the proposed dwelling is very compatible having regard to its scale, contemporary design and use of materials and colours which respond well to the established vegetated and residential character of the area.
Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.	The building design is contemporary and makes use of a mix of external materials and colours such as Eurowood (Golden Oak) and James Hardy (Night Sky) wall cladding and colourbond (Night Sky) roof which will blend easily into the landscape.
The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.	With the orientation of the slope the subject land won't be easily identifiable when viewed from vantage points such as the beach or waterway system. It is significantly setback from these areas and will have a vegetated backdrop.
Whether the roof form of the building sits generally below the prevailing tree canopy.	The proposed dwelling will present a single storey development when viewed from the west. Given the significant height of the trees earmarked for retention it will easily sit beneath the prevailing tree canopy similarly to development on adjoining properties.
Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.	The proposed building is not considered to be visually obtrusive as it will retain all living areas on the one level and won't result in extensive earthworks.

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Clause 6.0 Decision Guidelines	
All areas	
Whether, in locations adjacent to the coast or the coastal reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas	Whilst rendered or bagged brickwork will be utilised on the lower sections of the dwelling, the main elevated portion makes use of James Hardie and Eurowood wall cladding, both of which are lighter weight materials that assist in reducing the overall bulk and visual prominence of the building. The presence of the slope and vegetation will obscure views of the lower sections of the build.
The impact of any new development on adjoining public land.	Access to the site will continue to be provided direct from Sandbar Drive however the site is otherwise surrounded by freehold land on all other aspects.
Eastern low density residential (area 12)	
Whether the proposal protects and retains the existing rural residential character of the area.	The proposal will result in a single dwelling on a lot, similarly to most properties in the surrounding area.
Whether any proposed buildings are recessive in the landscape.	The proposed dwelling will remain relatively recessive in the landscape due to its siting, the sloping landform and retention of larger site trees. The use of natural, muted colours and lightweight cladding materials will further assist the dwelling to blend comfortably with its vegetated setting.
Whether the proposal includes further revegetation of the precinct along drainage lines, on steep slopes and around buildings.	No further revegetation is proposed given the presence of existing vegetation and the need to establish and maintain defendable space around the dwelling.

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7.2 Erosion Management Overlay

Pursuant to Clause 44.01-2 a permit is required to construct a building or carry out works unless a Schedule to the Erosion Management Overlay specifically states that a permit is not required.



Erosion Management Overlay Mapping

Whilst there was an exemption for the construction of a dwelling, Amendment C159egip removed this exemption thereby triggering approval for the proposed dwelling under the provisions of the Erosion Management Overlay.

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Application Requirements (Clause 44.01-6)	
The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.	The subject land is sloping in nature being more elevated within proximity to Sandbar Drive to the west and falling away to the east towards a gully on the adjoining property. The grade is as steep as 1 in 8 (>5-10°) however visual inspections of the site haven't identified the presence of any erosion, landslip or other land degradation.
The extent of any proposed earthworks.	Whilst the landform is sloping, the design of the dwelling avoids the need for any extensive earthworks. Some minor earthworks will be required to establish the building area, defendable space, vehicle access and connections to services. However, entry to the dwelling from the western side will essentially be at grade, with the main floor level projecting out over the slope as the land falls away to the east. The accompanying plans demonstrate the proposed floor levels in relation to the natural surface level and the manner in which the dwelling responds to the slope of the land. Some limited earthworks will be required to establish a level building area for the secondary garage beneath the main floor level, however the building will otherwise sit comfortably with the natural landform, limiting the extent of cut and fill required. Some vegetation removal will also be necessary to establish defendable space consistent with Table 4 D*efendable space vegetation management requirements* however careful consideration has been given to the retention of the more significant site trees.

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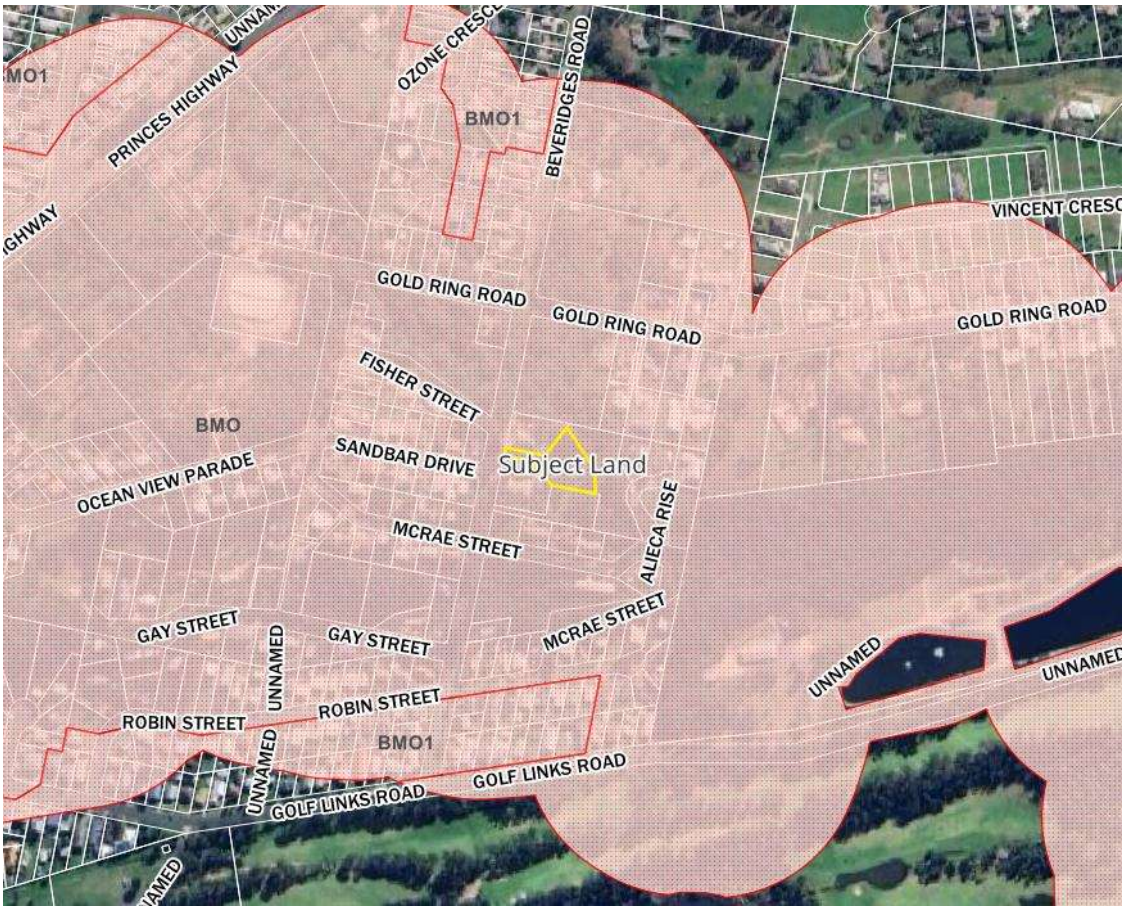
Application Requirements (Clause 44.01-6)	
The means proposed to stabilise disturbed areas.	It is anticipated that the standard suite of conditions regarding sediment and erosion control during the construction period will be placed on permit. It is also expected that appropriate protection measures, such as silt fencing, will be installed downslope of all proposed works to protect downstream areas and assets from sediment runoff. Any cut batters created as part of the works will be no steeper than 1 in 2, while fill batters will not exceed 1 in 3. All disturbed batters will be appropriately stabilised following construction, including re-topsoiling and grassing, to minimise the potential for erosion.
Any other application requirements specified in a schedule to this overlay.	The application is supported by plans and elevations of the proposed dwelling prepared by *Carubuia Designs* which provide detail on the extent of earthworks to be undertaken. The Application Requirements also trigger the need for a geotechnical assessment, to the satisfaction of the responsible authority. This requirement however is not necessary on the written advice from a suitably qualified and experienced geotechnical consultant and to the satisfaction of the responsible authority. It is considered appropriate that Council exercise its discretion to waive the requirement for a geotechnical assessment having regard to the nature of the proposed development and the site characteristics and the assessment prepared by *Chris O'Brein & Company Pty Ltd*. Accompanying the Application is correspondence prepared by *Chris O'Brein & Company Pty Ltd* (dated 17 August 2026) which seeks a waiver from the requirement for a full geotechnical assessment.

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7.3 Bushfire Management Overlay

The subject land is contained within the Bushfire Management Overlay which triggers planning approval at Clause 44.06-2 for buildings and works associated with an accommodation use.



Bushfire Management Overlay Mapping

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 dwelling is considered to provide an appropriate response to the purpose of the Bushfire Management Overlay with the risk to life and property able be reduced to an acceptable level through implementation of mitigation measures prescribed at Clause 53.02.

The proposed dwelling will be constructed to BAL-40 and provided with separation distances which meet Table 1, Column D (BAL-40) to Clause 53.02-5 offering a higher level of resilience from the bushfire hazard.

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Application Requirements Clause 44.06-3	
Bushfire Hazard Site Assessment	A Bushfire Hazard Site Assessment Plan has been prepared in support of the Application which provides detail of the site and immediate surrounds. The landform and vegetation classifications within the surrounding 150 metre assessment area has been considered in the calculations for separation distances and associated Bushfire Attack Level (BAL-40).
Bushfire Hazard Landscape Assessment	As the proposal is for a dwelling that includes all of the Approved Measures specified in Clause 53.02-3 there is no requirement to provide a Bushfire Hazard Landscape Assessment.
Bushfire Management Statement	A Bushfire Management Statement has been provided at section 6.4 of this Report which includes a detailed response to each of the Approved Measures at Clause 53.02-3 *Dwellings in Existing Settlements – Bushfire protection objective.*
Bushfire Management Plan	The Application is supported by a Bushfire Management Plan for endorsement which includes details of construction level (minimum BAL-40), defendable space, water supply and access consistent with the requirements of Clause 53.02-5.

Mandatory Condition (Clause 44.06-5)

As the proposal seeks approval for Buildings and works a permit must include the mandatory Condition prescribed at Clause 44.06-5 of the Bushfire Management Overlay.

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7.4 Clause 53.02 Bushfire Planning

The proposal responds positively to the purpose of Clause 53.02 *Bushfire Planning* as it prioritises the protection of human life and appropriately responds to the bushfire hazard by ensuring future development will be constructed to minimum BAL-40 and can achieve appropriate defendable space, access, water supply.

Clause 53.02-1 Application		
This Clause applies to the following types of applications:		
Bushfire Management Overlay *An application under Clause 44.06 (Bushfire Management Overlay), other than an application that meets all of the applicable requirements specified in a schedule to that Clause.*		**Applicable**
Bushfire Prone - Subdivision *An application under any provision of this planning scheme to subdivide land in a Bushfire Prone area that is not in a Bushfire Management Overlay.*		
Bushfire Prone – Buildings & Works *An application under any provision of this planning scheme to construct a building or construct or carry out works associated with the use of land for accommodation, education centre, hospital, indoor recreation facility, major sprot and recreation facility or place of assembly in a bushfire prone area that is not in a Bushfire Management Overlay.*		
Type of application	**Applicable provisions**	
Single Dwelling – Residential Zone *An application under clause 44.06 to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met: The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone. There is only one dwelling on the lot. The application meets all of the approved measures contained in clause 53.02-3.*	Clause 53.02-3	**Applicable**
Non-habitable Outbuilding *An application under clause 44.06 to construct a non-habitable outbuilding ancillary to a dwelling that meets all of the requirements specified in Table 5. Note: The objectives or measures specified for other kinds of applications under clause 53.02 do not apply to this kind of application.*	Clause 53.02-5 - Table 5	
Buildings & Works *All other applications under clause 44.06 to construct a building or construct or carry out works.*	Clause 53.02-4.1 Clause 53.02-4.2 Clause 53.02-4.3 Clause 53.02-4.5 Clause 53.02-4.6	
Subdivision *An application under clause 44.06 to subdivide land.*	Clause 53.02-4.4 Clause 53.02-4.6	
Bushfire Prone *An application to subdivide land, or to construct a building or construct or carry out works associated with the use of land for accommodation, education centre, hospital, indoor recreation facility, major sports and recreation facility or a place of assembly, in a bushfire prone area that is not in a Bushfire Management Overlay.*	Clause 53.02-6	

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Dwellings in existing settlements – Bushfire protection objective	
Measure	**Requirement**
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 close to a public road. • Access can be provided to the building for emergency service vehicles.

Response:

The proposed dwelling has been sited within the western portion of the property in proximity to Sandbar Drive. This is considered a practical location given its proximity to the existing road network and the generally clearer nature of this portion of the land, which provides separation from the denser vegetation associated with the gully system to the east.

Whilst the site forms part of an established residential area, the broader landscape is also characterised by steeper and vegetated landforms. Existing residential development provides some disruption to canopy coverage; however, the vegetated gully to the east represents the main bushfire threat to the site.

Given the established and developed nature of the wider area, there is limited opportunity for long and uninterrupted fire runs to establish. Notwithstanding this, the vegetated character of the surrounding landscape provides a bushfire threat.

The proposed siting is also practical from an access perspective, being located in close proximity to Sandbar Drive and the surrounding road network. The road network is sealed, services numerous existing residential properties and is capable of accommodating emergency vehicles under all-weather conditions.



Looking north along Sandbar Drive

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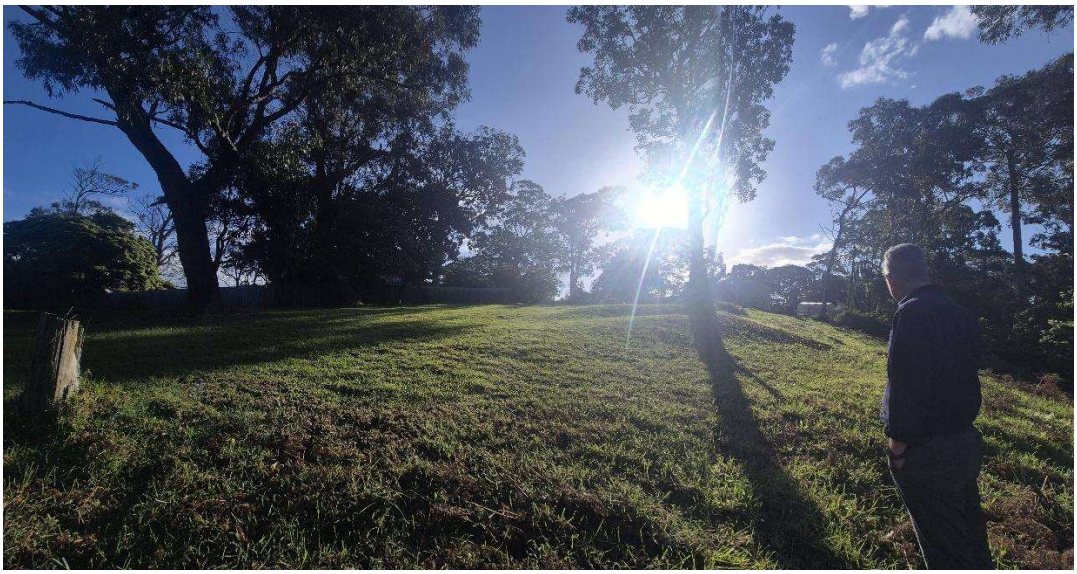
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AM 1.2	A building is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 in accordance with the corresponding distances.

Response:

The subject land sits within a residential context which benefits from a vegetated character. The 150-metre assessment area surrounding the proposed dwelling is dissected by a gully which is heavily vegetated with vegetation classified as 'forest'. More elevated land within the assessment area, however, is generally developed for residential purposes and represents a low threat environment.

Vegetation to the north, east and south has been classified as forest on a downslope of >0-5° whilst vegetation to the west is on an upslope and classified as being low threat.



Looking in a westerly direction across the subject land



Looking in a southerly direction from the subject land

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Looking in a easterly direction towards existing gully to the east



Looking north from subject land towards neighbouring property

With residential development established on the adjoining properties to the north, south and west, the main bushfire threat is presented from the forested area within the gully to the east. The proposed dwelling has been sited on the western portion of the site which maximizes separation from this vegetation ensuring a separation distance of 24 metres consistent with Table 1, Column D to Clause 53.02-5 is easily achieved.

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AM 1.3	The setback between the building and the bushfire hazard is managed as an area of defendable 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:

The siting of the proposed dwelling provides good separation from the bushfire hazard and allows the establishment of defendable space which can be contained wholly within the property boundaries.

The Bushfire Management Plan prescribes defendable space and vegetation management requirements consistent with Table 4 to Clause 53.02-5. This plan nominates the retention of specific trees which have the ability to be retained whilst meeting defendable space and achieving 24 metres separation distance consistent with Table 1, Column D to Clause 53.02-5.

Whilst there are areas of forest to the north and south of the proposed dwelling within the surrounding assessment area, they are interrupted by the presence of existing dwellings on the immediately adjoining properties. Given the established nature of these neighboring dwellings and General Residential Zoning it is reasonable to expect that these properties will continue to be managed and maintained on an ongoing basis.

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 bushfire 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 BAL12.5 is provided in all circumstances.

Response:

The proposed dwelling has been setback from classifiable vegetation to achieve separation distances consistent with Table 1, Column D to Clause 53.02-5.

The proposed dwelling has therefore been designed to achieve minimum construction standard of BAL-40 as specified on the accompanying Bushfire Management Plan.

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Building Element	Comment
Subfloor & Floor	The sub-floor space will be enclosed with non-combustible material in the form of rendered or bagged brickwork to limit the potential for embers to lodge beneath the building.
External Walls	The front face of the dwelling will be clad with Eurowood, whilst the James Hadrdie fiber-cement wall cladding will be used elsewhere, both of which are non-combustible. The lower level of the dwelling will be finished in rendered or bagged brickwork, which is also non-combustible.
External Windows	Aluminium framed windows with 6mm toughened glass and compliant metal screening (Steel or bronze mesh).
External Doors	Aluminium framed glazed door with 6mm toughened glass and compliant metal screening (Steel or bronze mesh). Weather strips and seals shall be manufactured from materials with a flammability index not exceeding 5.
Roof	Non-combustible Colourbond Custom Orb metal roof sheeting. Roof to be fully sarked or otherwise have any gaps at the fascia or wall line, hips and ridges sealed with non-combustible material to prevent ember entry.
General	Eaves, fascia, gutters, downpipes and other external building elements to be non-combustible or otherwise constructed in accordance with BAL-40. Vents and other openings to be protected with compliant corrosion resistant metal mesh or perforated sheet and gaps and joins to be sealed or screened to prevent ember entry.

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 3 to clause 53.02-5.

Response:

There is a hydrant located in front of the subject land within Sandbar Drive however as the site is 2,651m² in area which has the impact of requiring a static water supply of 10,000 litres with fire authority fittings and access provided.

The water supply has been nominated along the southern boundary to ensure it is within close proximity to the driveway access whilst otherwise not obstructing the carriageway easement.

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The length of driveway access is greater than 30 metres, yet less than 100 metres in length. The applicable access requirements specified at Table 3 to Clause 53.02-5 have been nominated on the accompanying Bushfire Management Plan along with the water supply requirements consistent with Table 2 to Clause 53.02-5 applicable for 10,000 litre static water supply.

8. Conclusion

The proposed Buildings & Works (Dwelling) at 21 Sandbar Drive, Lakes Entrance is considered to accord with all relevant provisions of the Bushfire Management Overlay, Design & Development Overlay – Schedule 13 and Erosion Management Overlay of the *East Gippsland Planning Scheme.* The proposal is consistent with Planning Policy Framework and Local Policy and has been designed to complement the adjoining properties.

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

Crowther & Sadler Pty Ltd
September 2026

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CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
ABN: 69 006 752 656

Reference No: B26191

Project No: 90826

17/08/2026

Crowther & Sadler Pty Ltd
P.O. Box 722
BAIRNSDALE Vic 3875

Attn: Richard Hoxley

Email:

Dear Richard,

RE: GRA Waiver for Proposed New Dwelling
21 (Lot 1) Sandbar Drive, Lakes Entrance

INTRODUCTION

Chris O'Brien & Company Pty Ltd have been engaged by Richard Hoxley of Crowther & Sadler Pty Ltd to determine whether or not a full Geotechnical risk assessment report is required for the proposed new dwelling at 21 (Lot 1) Sandbar Drive, Lakes Entrance Vic 3909. An erosion management overlay exists over the property.

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

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

The site was inspected by Andrew Powell on the 14th August 2026.

INSPECTION

21 (Lot 1) Sandbar Drive is located in the Merrangbaur Hill area east of the Lakes Entrance township south of the Princes Highway. Inspection of the site revealed a battle axe block on the east side of Sandbar Drive with a shared access with neighbour to north. A partly formed driveway is the access to the main section of the allotment which opens out to reveal an area which is well grassed and contains some significant vegetation. Falls in this area were up to a maximum of 1 in 8 and visual inspection showed no signs of any erosion currently occurring. Beyond this clearer area the land fall away steeply down to an existing natural water course which runs from north to south through the property. This area is very densely vegetated and falls are up to 1 in 2 down to the base of the gully. Services in the area are all available to the allotment either from Sandbar Drive or in easements which service the allotment. Photos taken during our site inspection are attached to this report.

All correspondence to:
13A Church Street
Traralgon Vic. 3844

Telephone (03) 5174 9911
Email: reception@chrisobrien.com.au

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RECOMMENDATIONS

It is proposed to construct a new dwelling on-site with driveway access to be provided. Work required to complete the project will involve earthworks greater than 1m in depth, provision of some services and the removal of some vegetation with the following conditions to be strictly adhered to.

1. The provision of protection barriers such as silt fences must be placed on the down slope side of all proposed works to protect all downstream assets in particular the existing water course running north south through the eastern section of the property with these protection barriers to remain in place until all works have been completed onsite.
2. It is expected some vegetation removal will be required for the proposed development with this to be kept to a minimum. Care must be taken not to damage any other vegetation during the removal process with an exclusion zone to be created around all significant vegetation to protect tree roots during any earthworks required.
3. All cut batters created must not be steeper than 1 in 2 and fill batters must not exceed 1 in 3. With batters to be stabilised by re-topsoiling and grassing. Where batters exceed these limitations they must either be landscaped or retained by a wall structure.
4. No excavated material is to be stockpiled on-site and must be directly loaded into trucks and taken off-site. Only topsoil which is to be used for the batters can be stockpiled on-site.
5. All stormwater must be collected and directed to the legal point of discharge via an underground stormwater system on site. We recommend a site detention tank is used to collect roof stormwater with this then connected to the site stormwater system prior to the legal point of discharge.
6. Any disturb areas not being retained by structures must be rehabilitated as soon as possible to minimise silt run-off. Batters and disturbed areas are to be rehabilitated using an erosion control matting and a fast growing grass species.

CONCLUSION

Provided the above are strictly adhered to we believe that a full geotechnical risk assessment will not be required. Site inspection showed no signs of any erosion naturally occurring. The above recommendations will minimise the risk of environmental issues with the development proposal.

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

Yours faithfully,

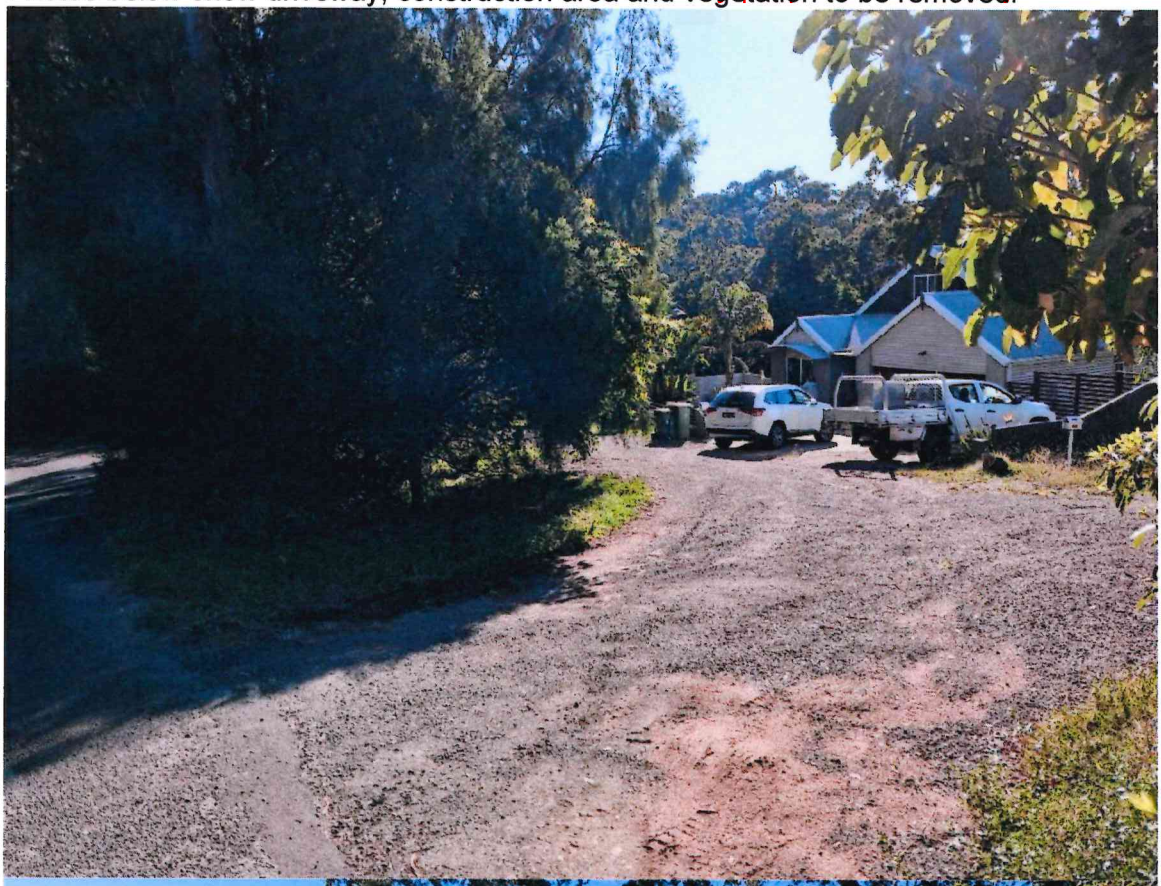
Andrew Powell Assoc.Dip (Civil)
for CHRIS O'BRIEN & COMPANY PTY LTD

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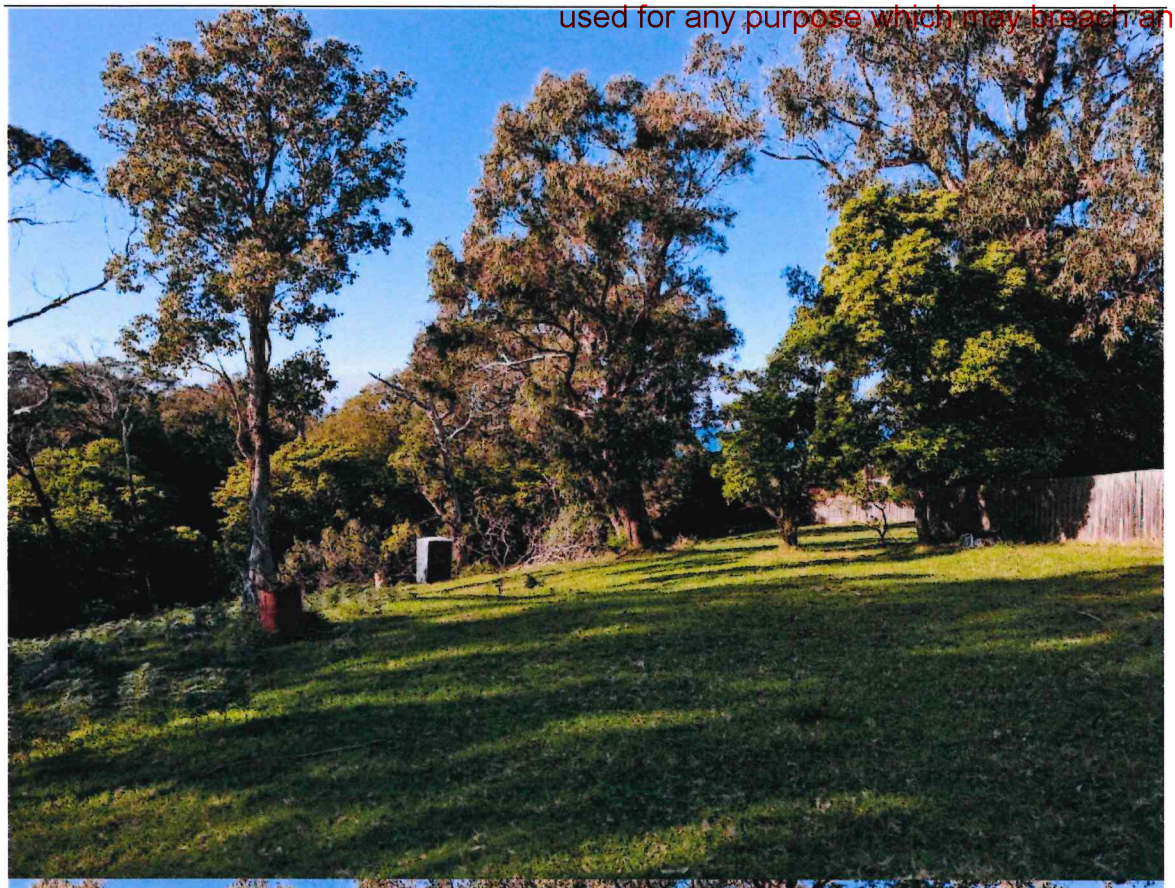
Photos below show driveway, construction area and vegetation to be removed.

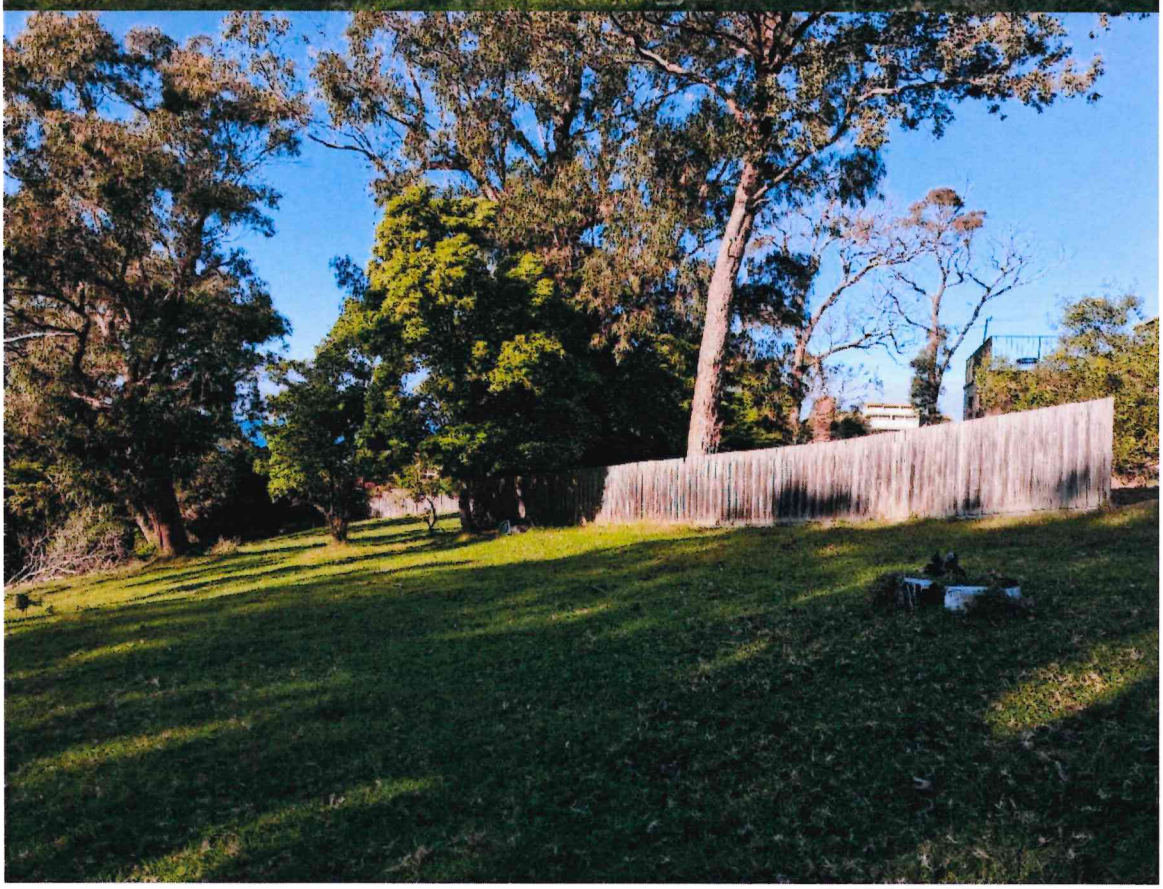




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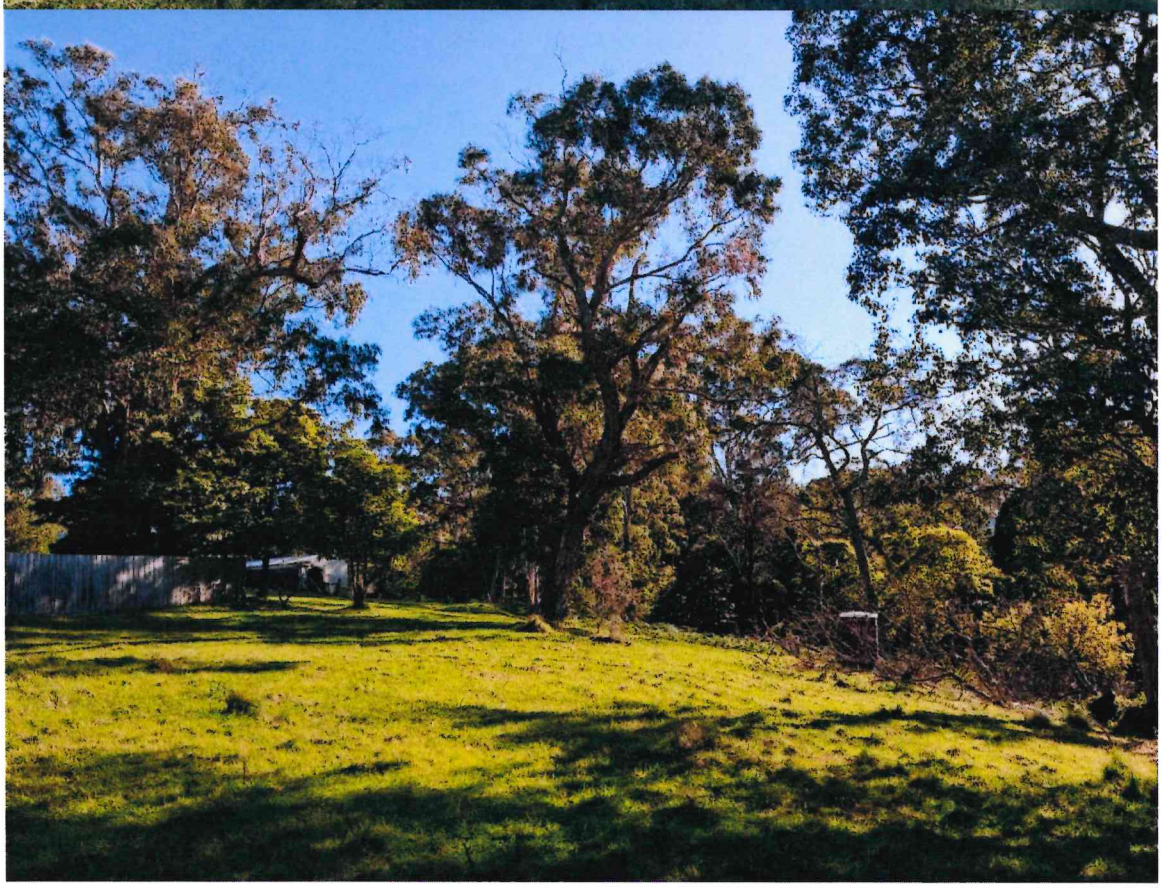
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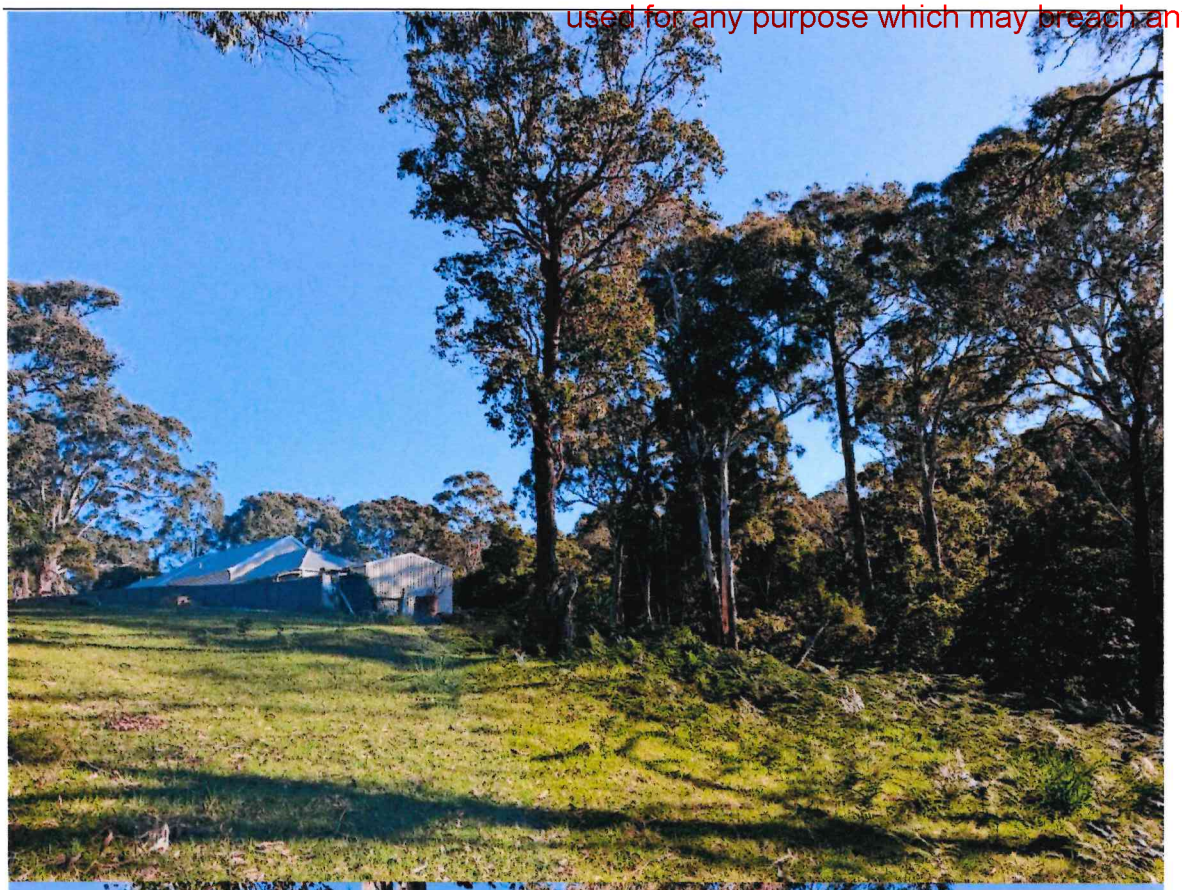
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Pictures below show drainage gully.



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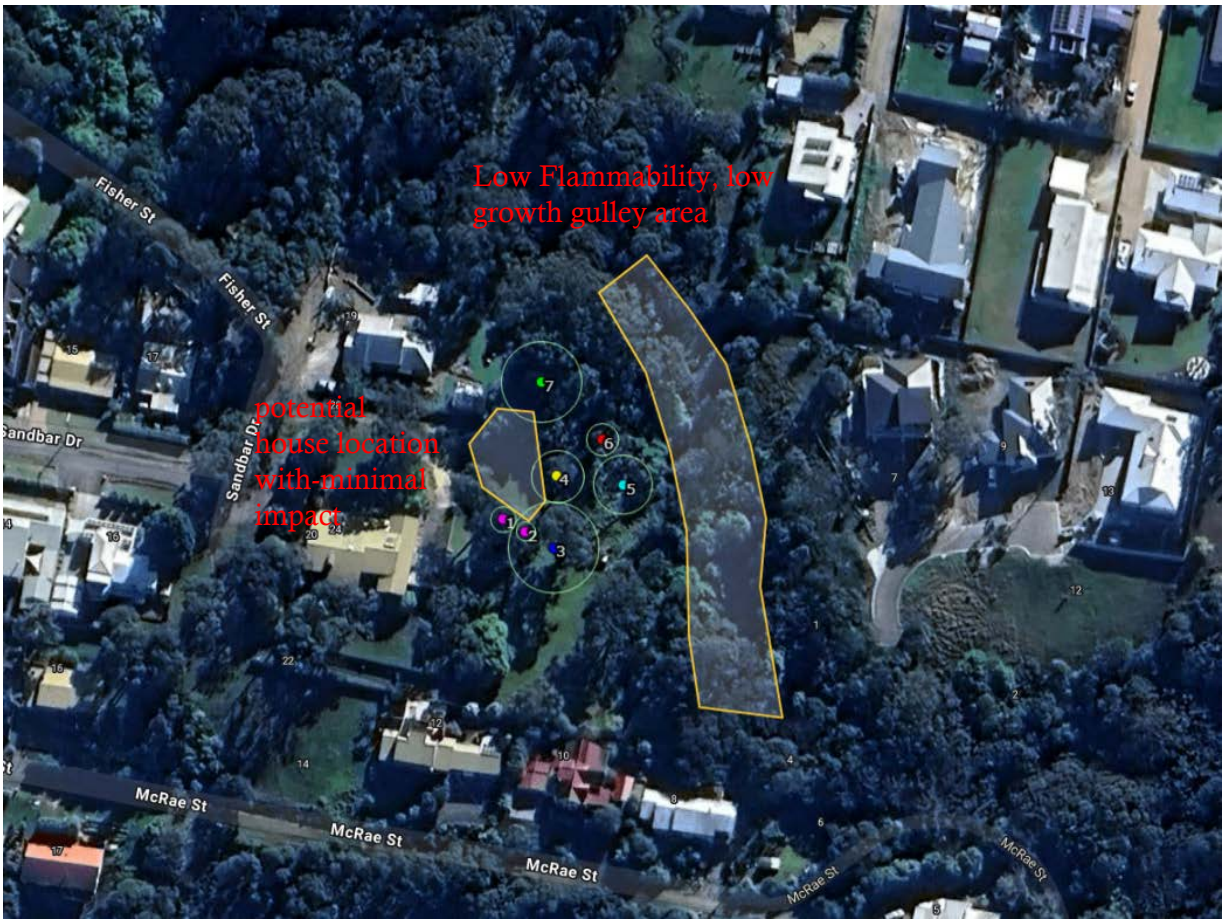
TREEPLOTTER™ INVENTORY

Tree Summary Report

Roots 2 Leaves Tree Services

March 11, 2025 |
Total Tree Count: 7

21 sandbar drive



Tree Id	Common Name	Botanical Name	Health	Structure	Tree Age	Canopy Spread [m]	DBH [cm]	Tree Height (Estimated) [m]	Tree Protection Zone (TPZ) [m]	Structural Root Zone (SRZ) [m]	Recommended Works	Useful Life Expectancy	Observation Comments	Retention Value
1	Sweet Pittosporum	Pittosporum undulatum	Fair	Poor	Semi Mature	3	24	6	2.88	1.94	Retain if possible	11-20 years	Young pittosporum- common species	Low
2	Sweet Pittosporum	Pittosporum undulatum	Fair	Poor	Semi Mature	3	18	4	2.16	1.61	Remove Tree	6-10 years	Young pittosporum- common species - under 10 years of age	Low
3	Manna Gum	Eucalyptus viminalis	Fair	Poor	Mature	12	85	17	10.2	3.17	Retain if possible	6-10 years	Minor deadwood, minor offset lean, encroachment at minimum is acceptable at 15%	High
4	Blue Box	Eucalyptus baueriana	Very Poor	Very Poor	Mature	4	49	12	5.88	2.57	Remove Tree	0 years	Tree has large defect and is advised to be removed, tree will likely fail within the next few years.	Low
5	Yellow Stringybark	Eucalyptus muelleriana	Very Poor	Very Poor	Mature	14	55	20	6.6	2.67	Retain if possible	6-10 years	Trees has multiple issues, deadwood, lean, dieback	Medium
6	Black Wattle	Acacia mearnsii	Very Poor	Very Poor	Mature	3	30	8	3.6	2.05	remove Tree	0 years	Tree is full of borers and in a death spiral, tree will be dead in a year or 2 at most	Low
7	Yellow Gum or SA Blue Gum	Eucalyptus leucoxylon subsp. leucoxylon	Good	Fair	Mature	10	75.5	18	9.06	3.01	Retain	40+ years	Healthy tree, worth retaining as it is signicant to the landscape and [illegible]	High

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Sweet Pittosporum Tree ID #1

24 Beveridges Road

Tree Details

Botanical Name:	Pittosporum undulatum
Common Name:	Sweet Pittosporum
Genus:	Pittosporum
Health:	Fair
Structure:	Poor
Status:	Alive
DBH [cm]:	24
Tree Height (Estimated) [m]:	6
Canopy Spread [m]:	3
Tree Protection Zone (TPZ) [m]:	2.88
Structural Root Zone (SRZ) [m]:	1.94
Useful Life Expectancy:	11-20 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	10/03/2025
Observation Comments:	Young pittosporum- common species
Notes:	

Tree Location

Address:	24 Beveridges Road
City:	Lakes Entrance
Longitude:	148.027389
Latitude:	-37.867496

Photos



image.jpg
10/03/2025

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Sweet Pittosporum Tree ID #2

24 Beveridges Road

Tree Details

Botanical Name:	Pittosporum undulatum
Common Name:	Sweet Pittosporum
Genus:	Pittosporum
Health:	Fair
Structure:	Poor
Status:	Alive
DBH [cm]:	18
Tree Height (Estimated) [m]:	4
Canopy Spread [m]:	3
Tree Protection Zone (TPZ) [m]:	2.16
Structural Root Zone (SRZ) [m]:	1.61
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	10/03/2025
Observation Comments:	Young pittosporum- common species - under 10 years of age
Notes:	

Tree Location

Address:	24 Beveridges Road
City:	Lakes Entrance
Longitude:	148.027445
Latitude:	-37.867521

Photos



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10/03/2025

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Manna Gum Tree ID #3

24 Beveridges Road

Tree Details

Botanical Name:	Eucalyptus viminalis
Common Name:	Manna Gum
Genus:	Myrtaceae
Health:	Fair
Structure:	Poor
Status:	Alive
DBH [cm]:	85
Tree Height (Estimated) [m]:	17
Canopy Spread [m]:	12
Tree Protection Zone (TPZ) [m]:	10.2
Structural Root Zone (SRZ) [m]:	3.17
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	10/03/2025
Observation Comments:	Minor deadwood, minor offset lean, encroachment at minimum is acceptable at 15%
Notes:	

Tree Location

Address:	24 Beveridges Road
City:	Lakes Entrance
Longitude:	148.027518
Latitude:	-37.867553

Photos



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10/03/2025

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Blue Box Tree ID #4

24 Beveridges Road

Tree Details

Botanical Name:	Eucalyptus baueriana
Common Name:	Blue Box
Genus:	
Health:	Very Poor
Structure:	Very Poor
Status:	Alive
DBH [cm]:	49
Tree Height (Estimated) [m]:	12
Canopy Spread [m]:	4
Tree Protection Zone (TPZ) [m]:	5.88
Structural Root Zone (SRZ) [m]:	2.57
Useful Life Expectancy:	0 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	10/03/2025
Observation Comments:	Tree has large defect and is advised to be removed, tree will likely fail within the next few years.
Notes:	

Tree Location

Address:	24 Beveridges Road
City:	Lakes Entrance
Longitude:	148.027526
Latitude:	-37.867409

Photos



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10/03/2025

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Yellow Stringybark Tree ID #5

1 Alieca Rise

Tree Details

Botanical Name:	Eucalyptus muelleriana
Common Name:	Yellow Stringybark
Genus:	
Health:	Very Poor
Structure:	Very Poor
Status:	Alive
DBH [cm]:	55
Tree Height (Estimated) [m]:	20
Canopy Spread [m]:	14
Tree Protection Zone (TPZ) [m]:	6.6
Structural Root Zone (SRZ) [m]:	2.67
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	10/03/2025
Observation Comments:	Trees has multiple issues, deadwood, lean, dieback
Notes:	

Tree Location

Address:	1 Alieca Rise
City:	Lakes Entrance
Longitude:	148.027696
Latitude:	-37.867427

Photos



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Black Wattle Tree ID #6

30 Beveridges Road

Tree Details

Botanical Name:	Acacia mearnsii
Common Name:	Black Wattle
Genus:	Acacia
Health:	Very Poor
Structure:	Very Poor
Status:	Alive
DBH [cm]:	30
Tree Height (Estimated) [m]:	8
Canopy Spread [m]:	3
Tree Protection Zone (TPZ) [m]:	3.6
Structural Root Zone (SRZ) [m]:	2.05
Useful Life Expectancy:	0 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	10/03/2025
Observation Comments:	Tree is full of borers and in a death spiral, tree will be dead in a year or 2 at most
Notes:	

Tree Location

Address:	30 Beveridges Road
City:	Lakes Entrance
Longitude:	148.027640
Latitude:	-37.867336

Photos



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10/03/2025

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Yellow Gum or SA Blue Gum Tree ID #7

30 Beveridges Road

Tree Details

Botanical Name:	Eucalyptus leucoxylon subsp. leucoxylon
Common Name:	Yellow Gum or SA Blue Gum
Genus:	
Health:	Good
Structure:	Fair
Status:	Alive
DBH [cm]:	75.5
Tree Height (Estimated) [m]:	18
Canopy Spread [m]:	10
Tree Protection Zone (TPZ) [m]:	9.06
Structural Root Zone (SRZ) [m]:	3.01
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	10/03/2025
Observation Comments:	Healthy tree, worth retaining as it's signicant to the landscape and environment.
Notes:	

Tree Location

Address:	30 Beveridges Road
City:	Lakes Entrance
Longitude:	148.027486
Latitude:	-37.867219

Photos



image.jpg
10/03/2025

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CARUBIA
DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION

043 449 8832

DP-AD 71537

PROPOSED NEW RESIDENCE

For

At

No.21 (LOT.1) SANDBAR DRIVE, LAKES ENTRANCE 3909.

PRELMINARY WORKING DRAWINGS

' REVISION 2 '

Design Matters National
The peak body for the building design profession
Member

25024

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N

271° 38' 45.50m
45.50m
3.0m WIDE EASEMENT
168°15' 25.15m
309° 10' 32.95m
32.95m
PROPOSED RESIDENCE
F.F.L 10.??
T.B.C BY BUILDER
No.21
2651 m²
LOT 1 No 28
2651m²
271° 29' 27.00m
27.00m
91° 29' 41.00m
41.00m
271°29'00"
271° 29' 8.00m
8.00m
6.68m APPROX
7.25m APPROX
136°45'20" 50.97m
50.97m
EASEMENT 5.0m
27°40'20" 36.14m
36.14m
SANDBAR DRIVE
192m TO NEAREST STREET INTERSECTION (OCEAN VIEW PARADE)
EXISTING HOUSE SINGLE STOREY
MORE THAN 9m AWAY
ELECTRICITY POLE
EXISTING RETAINING WALL
DRIVEWAY
STUMP
METAL FENCE
1.56m EXISTING
PALING FENCE
1.50m EXISTING
SHED
VERANDAH
PORCH
NH
D/NH
H
ELECTRICITY PIT
CABLE PIT
GROUP OF TREES (APPROX.LOCATION)
TBM NAIL IN FENCE POST
RL 100.00m
EXISTING HOUSE SINGLE STOREY
EAVES HT 104.39
RIDGE HT 107.93

NOTE:
LOCATION OF TITLE BOUNDARY IS BASED ON ASSUMPTION THAT EXISTING FENCES REPRESENT TRUE BOUNDARY. A RE-ESTABLISHMENT SURVEY MAY BE REQUIRED.

NOTE:
FOR DIMENSIONS OF EASEMENT E-1, PLEASE REFER TO THE FULL TITLE DOCUMENTATION OR PLAN OF SUBDIVISION.

A SITE PLAN
1:300

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION
DP-AD 71537

PROJECT: PROPOSED NEW RESIDENCE
CLIENT:
No.21 (LOT.1) SANDBAR DRIVE LAKES ENTRANCE VIC 3909
REVISION NUMBER: ' REVISION 2 '
DRAWING TITLE: SITE PLAN

DESIGNATED BUSHFIRE PRONE AREA 40
CONSTRUCTION REQUIRMENTS TO A MIN BAL 40 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

CLIENT SIGNITURE:	BUILDERS SIGNITURE	PROJECT NUMBER: 25024	DRAWING NUMBER: A-1

CARUBIA HOME DESIGNS
Luke Carubia
ABN: 86 698 023 013
184 Cunninghame Street,
Sale VIC 3850
Mobile: 043 449 8832
Email: luke@saledrafting.com

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DRAWN BY: LUKE CARUBIA
DATE: 12/08/2026
SCALE: AS NOTED @ A3

Design Matters National
The peak body for the building design profession
Member

Printed 23/10/2026

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N

NCC 2022 UPDATED LHD 5.1 AT LEAST ONE SHOWER MUST COMPLY CLAUSE 5.2 HOBLESS AND STEP FREE ENTRY, RECESS NEEDS TO BE LOCATED AT THE CORNER OF ROOM PROVISION OF ADDITIONAL STRUCTURAL WALL MEMBERS FOR FUTURE GRABRAILS FIXING LOCATION. AS PER BATH ADDITIONAL STRUCTURAL WALL MEMBER TO AT LEAST TWO WALLS AROUND THE BATH AREA AS PER DIAGRAM 7(a),(b) LHD.

NCC 2022 UPDATED LHD CIRCULATION SPACE FOR A TOILET OF 1200mm AND 900mm MIN. AROUND TOILET PAN (WC) ONLY AT GF OR ENTRY LEVEL.

ENERGY RATING REQUIREMENTS

REFER TO FIRSTRATE ENERGY RATING FOR FURTHER DETAILS

GENERAL
ALL EXTERNAL DOORS TO BE SEALED
ALL DOORS TO UNCONDITIONED ROOMS TO BE WEATHER STRIPED
ALL EXHAUST FANS TO BE SEALED
ALL DOWNLIGHTS TO BE SEALED
ALL CONSTRUCTION GAPS & CRACKS TO BE SEALED

ROOF / CEILING
SHEET ROOF, FOIL SARKING OVER RAFTERS
R5.0 BULK INSULATION BETWEEN CEILING JOISTS

WINDOWS
ALUMINIUM FRAME,
REFER TO WINDOWS & DOOR SCHEDULE

EXTERNAL WALLS
DOUBLE SIDED VAPOUR PERMEABLE REFLECTIVE FOIL FIXED TO EXTERNAL FACE OF STUDS,
R2.0 BATTS BETWEEN STUDS, LINED INTERNALLY

INTERNAL WALLS
NO INTERNAL WALL INSULATION

FLOOR
RAFT SLAB TO ENGINEERS DESIGN

ENSUITE TILES
W.I.R CARPET
BED 4 CARPET
W/C TILES
BED 3 CARPET
MASTER BEDROOM CARPET
BATH TILES
BED 2 CARPET
OFFICE CARPET
ATRIUM 3.32 m²
ENTRY VINYL
PORCH CONCRETE 2.04 m²
LIVING VINYL
DINING VINYL 200.09 m²
KITCHEN VINYL
W.I.P VINYL
KIDS PLAY VINYL
LAUNDRY TILES
P'DR TILES
W.I.S VINYL
STORE
DOUBLE GARAGE CONCRETE 63.84 m²

RAKED CEILING
CATHEDRAL CEILING
5.0m HIGH FROM HOUSE F.F.L
HEAD HT 3.3m FROM HOUSE F.F.L

PROPOSED FLOOR PLAN
1:100

Area Summary		
Zone	**m2**	**Sqr**
Upper Floor Living Area	200.09	21.54
Lower Floor Area	39.58	4.26
Total Living	**239.67**	**25.80**
Garage Area	63.84	6.87
Porch/ Atrium Area	5.36	0.58
Total Area	**308.87**	**33.25**

CARUBIA DESIGNS
DP-AD 71537

PROJECT: PROPOSED NEW RESIDENCE
CLIENT:
No.21 (LOT.1) SANDBAR DRIVE LAKES ENTRANCE VIC 3909
REVISION NUMBER: ' REVISION 2 '
DRAWING TITLE: PROPOSED FLOOR PLAN

CLIENT SIGNITURE: | BUILDERS SIGNITURE
PROJECT NUMBER: 25024
DRAWING NUMBER: A-2

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DRAWN BY: LUKE CARUBIA
DATE: 12/08/2026
SCALE: AS NOTED @ A3

DESIGNATED BUSHFIRE PRONE AREA 40
CONSTRUCTION REQUIRMENTS TO A MIN BAL 40 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

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W

N

ENERGY RATING REQUIREMENTS

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FIXED TO EXTERNAL FACE OF STUDS,
R2.0 BATTS BETWEEN STUDS, LINED INTERNALLY

INTERNAL WALLS
NO INTERNAL WALL INSULATION

FLOOR
RAFT SLAB TO ENGINEERS DESIGN

1080 BULKHEAD

270
5,530
270

A A-14

E

250 x 200 x 9 T-BAR GALINTEL
3.6m WIDE ROLLER DOOR
HEAD FIT 2.27m FROM HOUSE F.F.L

GARAGE
CONCRETE
39.58 m²

920
250
6,000
270

A A-14

A PROPOSED LOWER FLOOR PLAN
1:100

DESIGNATED BUSHFIRE PRONE AREA 40
CONSTRUCTION REQUIRMENTS TO A MIN BAL 40 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

Area Summary

Zone	m2	Sqr
Upper Floor Living Area	200.09	21.54
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Total Living	**239.67**	**25.80**
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CARUBIA DESIGNS
DP-AD 71537

PROJECT: PROPOSED NEW RESIDENCE
CLIENT:
No.21 (LOT.1) SANDBAR DRIVE LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2 '
DRAWING TITLE: PROPOSED LOWER FLOOR PLAN

CLIENT SIGNITURE: | BUILDERS SIGNITURE

PROJECT NUMBER: 25024
DRAWING NUMBER: A-3

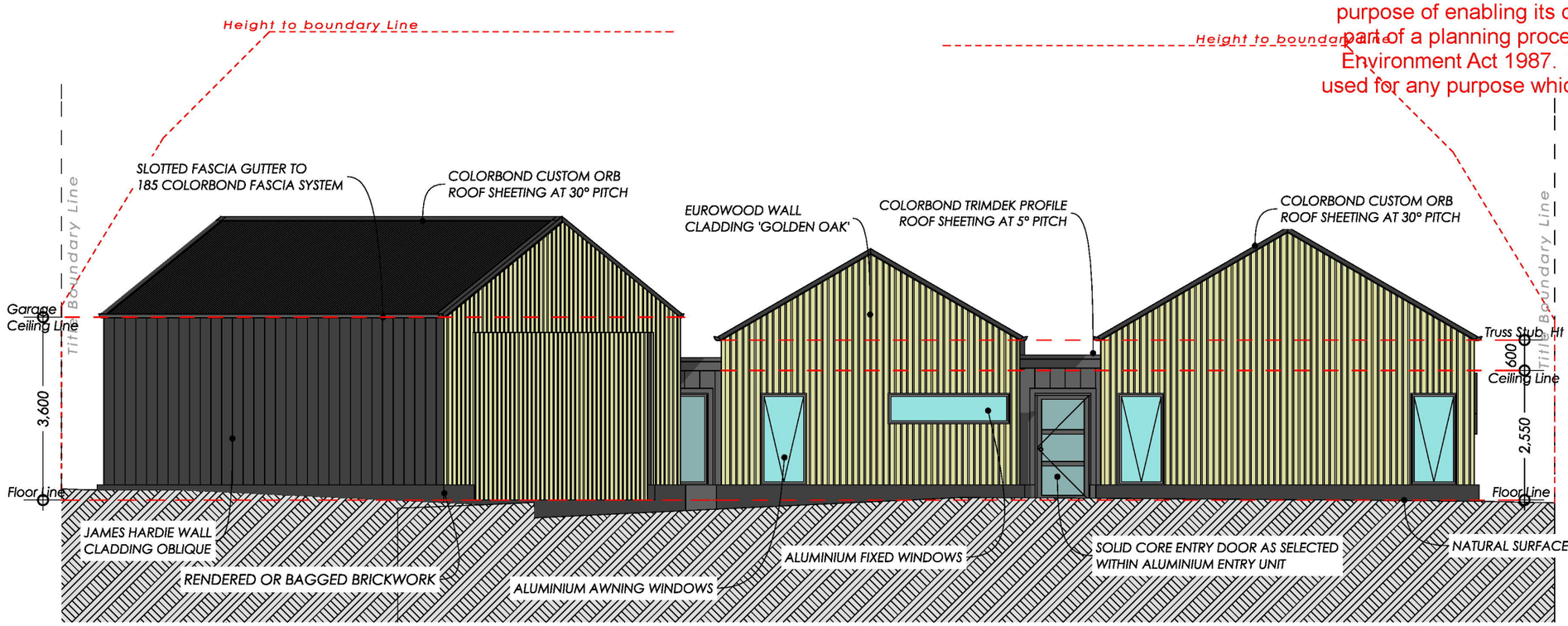
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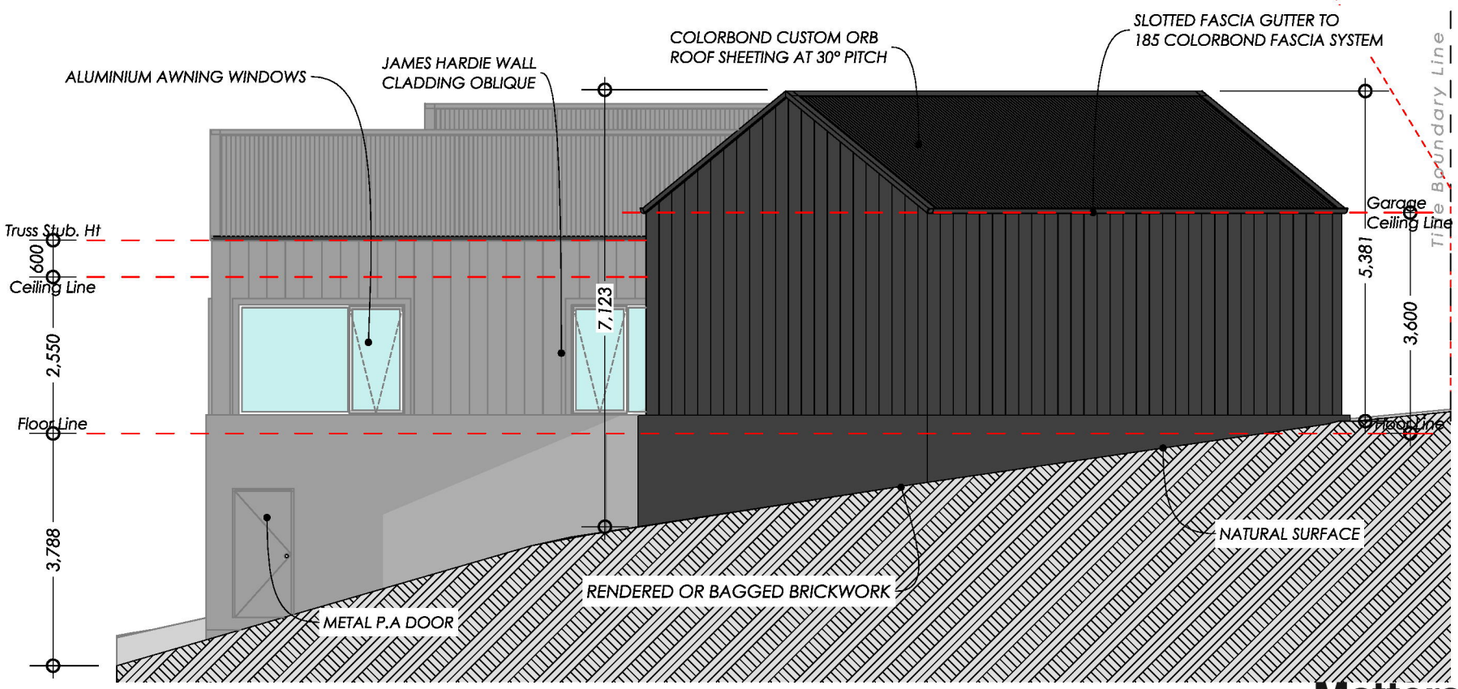


W

WEST ELEVATION
1:100

MATERIAL SCHEDULE

- COLORBOND ROOF
  NIGHT SKY
- COLORBOND GUTTERS & FASCIA
  NIGHT SKY
- ALUMINIUM WINDOWS
  DOWELL-WOODLAND GREY, SATIN
- RENDERED OR BAGGED BRICKWORK
  NIGHT SKY
- JAMES HARDIE WALL
  CLADDING OBLIQUE
  NIGHT SKY
- EUROWOOD WALL
  CLADDING
  GOLDEN OAK



N

NORTH ELEVATION
1:100

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION
DP-AD 71537

PROJECT: PROPOSED NEW RESIDENCE
CLIENT:
No.21 (LOT.1) SANDBAR DRIVE LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2 '
DRAWING TITLE: ELEVATIONS - SHEET 1

DESIGNATED BUSHFIRE PRONE AREA 40
CONSTRUCTION REQUIRMENTS TO A MIN BAL 40 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

CLIENT SIGNITURE:	BUILDERS SIGNITURE	PROJECT NUMBER: 25024	DRAWING NUMBER: A-4

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SCALE: AS NOTED @ A3

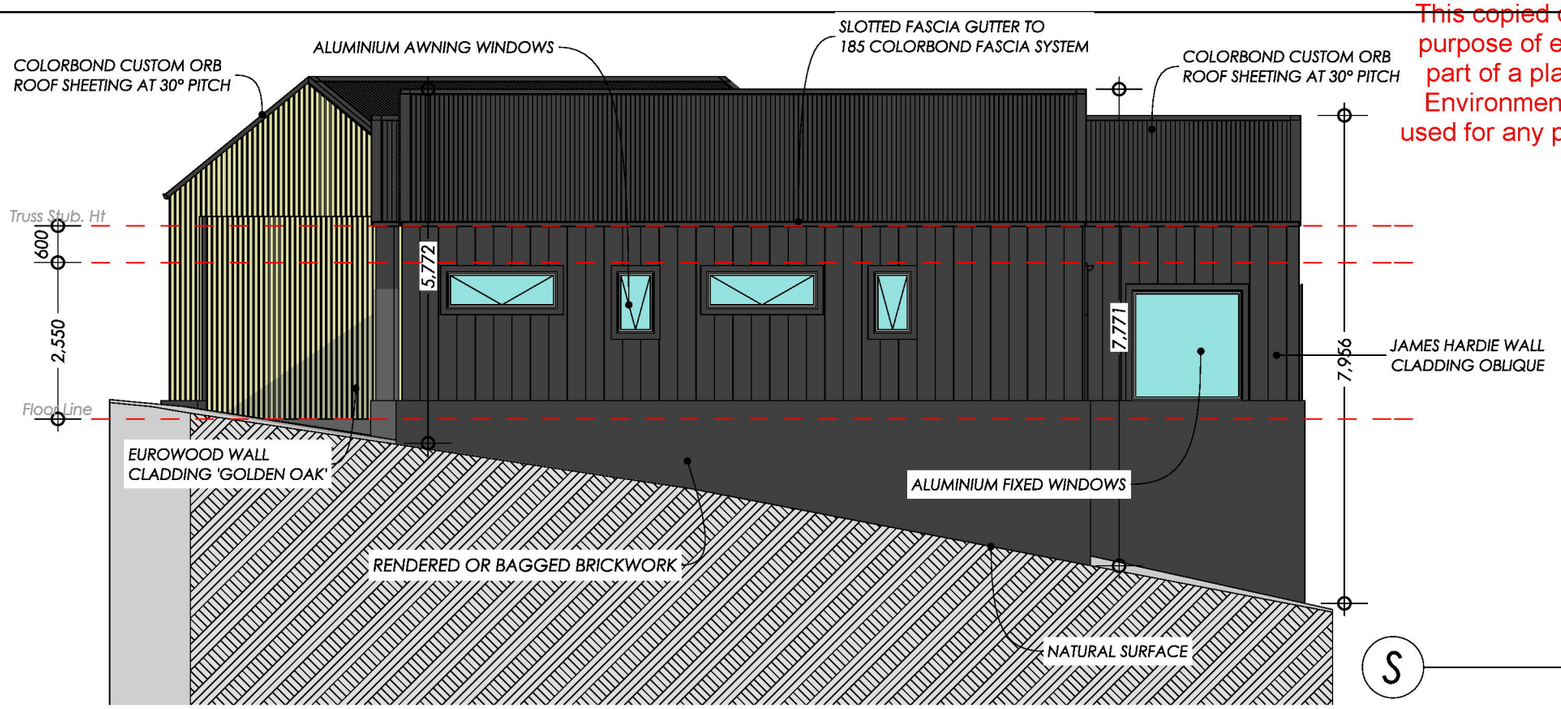
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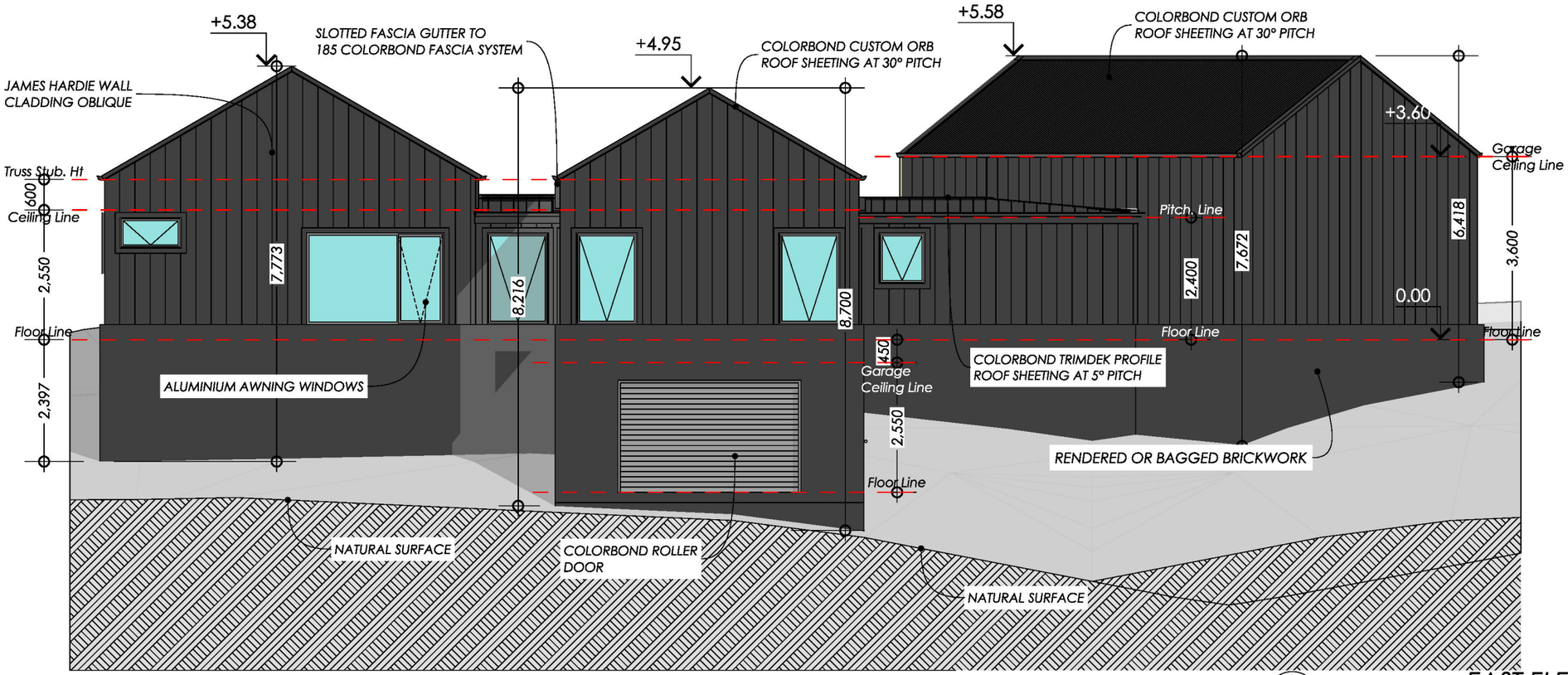
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MATERIAL SCHEDULE

- COLORBOND ROOF
  NIGHT SKY
- COLORBOND GUTTERS & FASCIA
  NIGHT SKY
- ALUMINIUM WINDOWS
  DOWELL-WOODLAND GREY, SATIN
- RENDERED OR BAGGED BRICKWORK
  NIGHT SKY
- JAMES HARDIE WALL CLADDING OBLIQUE
  NIGHT SKY
- EUROWOOD WALL CLADDING
  GOLDEN OAK



S — SOUTH ELEVATION
1:100



E — EAST ELEVATION
1:100

CARUBIA DESIGNS
BUILDING DESIGN | DRAFTING | DOCUMENTATION
DP-AD 71537

PROJECT: PROPOSED NEW RESIDENCE
CLIENT:
No.21 (LOT.1) SANDBAR DRIVE LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2 '
DRAWING TITLE: ELEVATIONS - SHEET 2

DESIGNATED BUSHFIRE PRONE AREA 40
CONSTRUCTION REQUIRMENTS TO A MIN BAL 40 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PROME AREAS

CLIENT SIGNITURE:	BUILDERS SIGNITURE	PROJECT NUMBER: 25024	DRAWING NUMBER: A-5

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BUILDING DESIGN | DRAFTING | DOCUMENTATION
DP-AD 71537

PROJECT: PROPOSED NEW RESIDENCE
CLIENT:
No.21 (LOT.1) SANDBAR DRIVE LAKES ENTRANCE VIC 3909

REVISION NUMBER: ' REVISION 2 '
DRAWING TITLE: 3D PERPECTIVE VIEWS - SHEET 1

CLIENT SIGNITURE:
BUILDERS SIGNITURE
PROJECT NUMBER: 25024
DRAWING NUMBER: A-6

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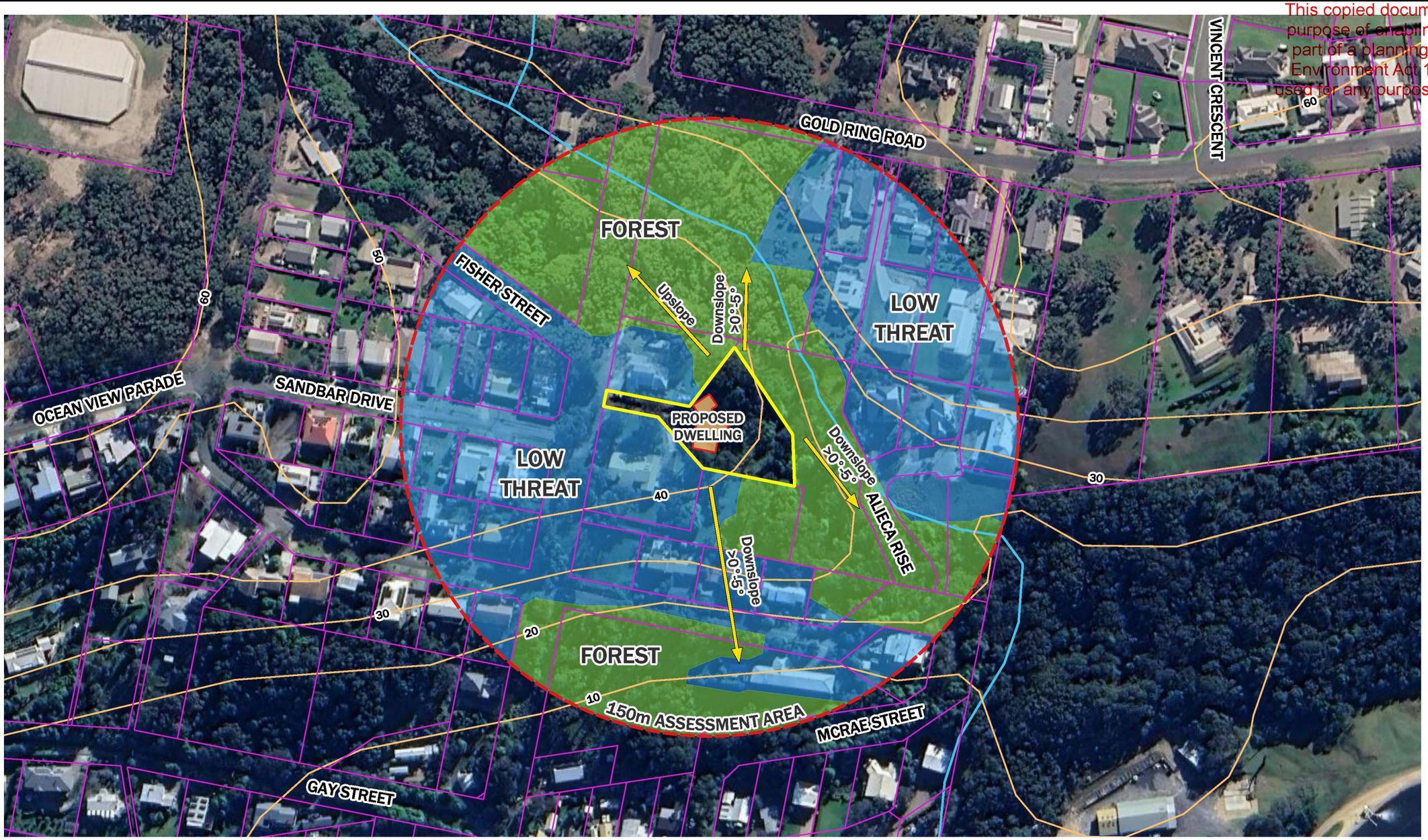
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PARCEL_VIEW
Subject Land
Proposed Dwelling
150m Assessment Area
Slope
Forest
Low Threat
EL_CONTOUR
HY_WATERCOURSE
Google Satellite

	North	East	South	West
Slope	Downslope >0°-5°	Downslope >0°-5°	Downslope >0°-5°	N/A
Veg Type	Forest	Forest	Forest	Low Threat
Separation Distances*	24m	24m	24m	50/PB

*SEPARATION DISTANCES DERIVED FROM TABLE 1, COLUMN D

21 SANDBAR DRIVE, 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

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:2,000	21643 VERSION 1 - DRAWN 26/08/2026

BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF COLQUHOUN
TOWNSHIP OF CUNNINGHAME
CROWN ALLOTMENT 10 (PART)

LOT 1 ON PS524626

Printed 23/10/2026

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PARCEL_VIEW
Subject Land
Easement
Proposed Dwelling
Existing Driveway (to be Upgraded)
Tree Canopy
Trees to be Retained
10,000lt Watertank
Defendable Space

N

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 – 40

WATER SUPPLY

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:
- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:
- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre Country Fire Authority (CFA) 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

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.

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BUSHFIRE MANAGEMENT PLAN

21 SANDBAR DRIVE, LAKES ENTRANCE

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:500	21643
	VERSION 1 - DRAWN 26/08/2026