

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	3065 Gembrook-Launching Place Road, Gembrook VIC 3783 L1 TP83292
The application is for a permit to:	Use and Development of the Land for a Dependent Person's Unit
The applicant for the permit is:	Belgraphik Building Design
The application reference number is:	T230252
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809 This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: https://www.cardinia.vic.gov.au/advertisedplanningapplications

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 sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at mail@cardinia.vic.gov.au.
 - * include the name and address of the objector/ submitter.
 - * include the application number and site address.
 - * include the reasons for the objection, and
 - * state how the objector would be affected.

The Responsible Authority will not decide on the application before:	26 April 2024
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If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au.

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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T230252 PA

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[View map online](#)

Application Summary

Portal Reference A22345SE

Basic Information

Proposed Use DPU
 Current Use Existing Residence
 Cost of Works \$200,000
 Site Address 3065 Gembrook-Launching Place Road Gembrook 3783

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	Belgraphik Building Design	1680, Burwood Highway/1680 Burwood Highway, Belgrave VIC 3160	W: 9757-7464 E: info@belgraphik.com
Preferred Contact	Belgraphik Building Design	1680, Burwood Highway/1680 Burwood Highway, Belgrave VIC 3160	W: 9757-7464 E: info@belgraphik.com

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12 More than \$100,000 but not more than \$1,000,000	\$1,597.80	100%	\$1,597.80
Total			\$1,597.80

Meetings

Meeting Type	Officer Name	Date of Meeting
Enforcement		20 Oct 2022

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Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria



Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au



Monday to Friday 8.30am-5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
23-05-2023	A Copy of Title	Tittle Plan.pdf
23-05-2023	Additional Document	23322 BMO 3065 GEMBROOK_LAUNCHING PLACE ROAD GEMBROOK V1.0.pdf
23-05-2023	Additional Document	Bushfire Management Statement.pdf
23-05-2023	Additional Document	[REDACTED]
23-05-2023	A Copy of Title	Tittle Register Search Statement.pdf
23-05-2023	Site plans	PARTIAL SITE PLAN.pdf
23-05-2023	Site plans	SITE PLAN.pdf
23-05-2023	A proposed floor plan	FLOOR PLAN.pdf
23-05-2023	Proposed elevation plan	ELEVATIONS 1.pdf
23-05-2023	Proposed elevation plan	ELEVATIONS 2.pdf
23-05-2023	Additional Document	SECTION.pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	Belgraphik Building Design	Burwood Highway, Belgrave VIC 3160	W: 9757-7464 E: info@belgraphik.com
Submission Date	23 May 2023 - 04:41:PM		

Declaration

By ticking this checkbox, I, , declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T230252 PA
Address of the Land:	3065 Gembrook-Launching Place Road, Gembrook

APPLICANT DETAILS

Name:	
Organisation:	Belgraphik Building Design
Address:	1680 Burwood Hwy, Belgrave 3160
Phone:	9754 7464
Email:	info@belgraphik.com

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

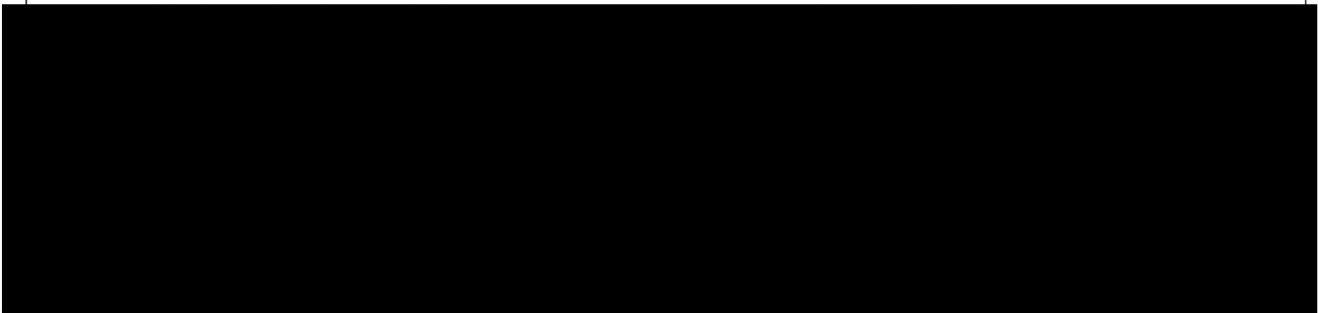
AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
'Use' trigger Pursuant to Clause 35.04-1		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION



LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

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Shire of Cardinia Town Planning Department

May 23, 2023

To accompany Town Planning Application

Our ref: B23-004
Address: 3065 Gembrook-Launching Place Rd, Gembrook

Appl: Belgraphik Building Design

Please find attached:

- 1x copy of Belgraphik plans including site plan, floor plans, elevations and section.
 - 1x Bushfire Management Plan by Keystone Alliance, ref #3655/1.0
 - 1x Bushfire Management Statement by Keystone Alliance dated May 2023, ref #23322/1.0
 - 1x Current copy of title (less than 100 days old) for Lot 1, Volume 09523/Folio 441
- Plus some photos of existing site conditions

The proposed unit is built on a steel subfloor. Colours will be in dark grey tones with timber and stone accents. The homeowner understands that the structure is not permanent and that it must be removed when the need no longer exists.

Please refer to the enclosed Bushfire Management Statement which has assessed this site at Bal 29.

The Bushfire Plan indicates a suggested location for a 10,000 ltr tank. It will be placed along the existing driveway. The dpu will connect to the existing B&B water supply and the dpu downpipes will connect to the existing B&B septic tank and effluent discharge area.

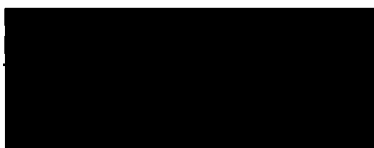
The site is a large rural site (184,797.63m² Approx.) located approximately one kilometre from Cockatoo township and backs onto the Shepherd Creek East Branch. The dpu will be located approximately 350m from the closest neighbour and will pose no issues regarding overlooking or overshadowing.

The site is considered a gently sloping site and there are no trees located in the vicinity of the proposed location of the dpu. There is a proposed driveway extension to connect the dpu with the existing driveway.

In summary, we consider the justification for a dependant person's unit on this site as logical and essential and should be supported. We hope that a decision can be promptly made to assist the homeowner and his family in caring for him. We observe that by the time someone realises they need to change their accommodation requirements to include a dpu they are already under duress. We trust you will do everything possible to expedite your approval.

Please let me know if anything further is required.

Yours sincerely,



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The south elevation of the proposed dpu.



The north elevation of the proposed dpu.

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

VOLUME 09523 FOLIO 441

Security no : 124106129397N

Produced 16/05/2023 03:34 PM

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LAND DESCRIPTION

Lot 1 on Title Plan 083292D.
PARENT TITLE Volume 08536 Folio 049
Created by instrument K396678 31/05/1983

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP083292D 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: 3065 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK VIC 3783

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP083292D
Number of Pages (excluding this cover sheet)	1
Document Assembled	16/05/2023 15:38

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TITLE PLAN		EDITION 1	TP 83292D
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Location of Land Parish: GEMBROOK Township: Section: Crown Allotment: A10(PT) Crown Portion: Last Plan Reference: LP 4229 Derived From: VOL 9523 FOL 441 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information

all that piece-

of land in the Parish of Gembrook County of Evelyn being part of - - - - -
 Lot 20 on Plan of Subdivision No.4229 and being part of Crown Allotment A¹⁰-
 which land is shown enclosed by continuous lines on the map
 TOGETHER WITH the easement of way created by - - - - -
 Instrument K396678 - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 26/07/1999
 VERIFIED: PJ

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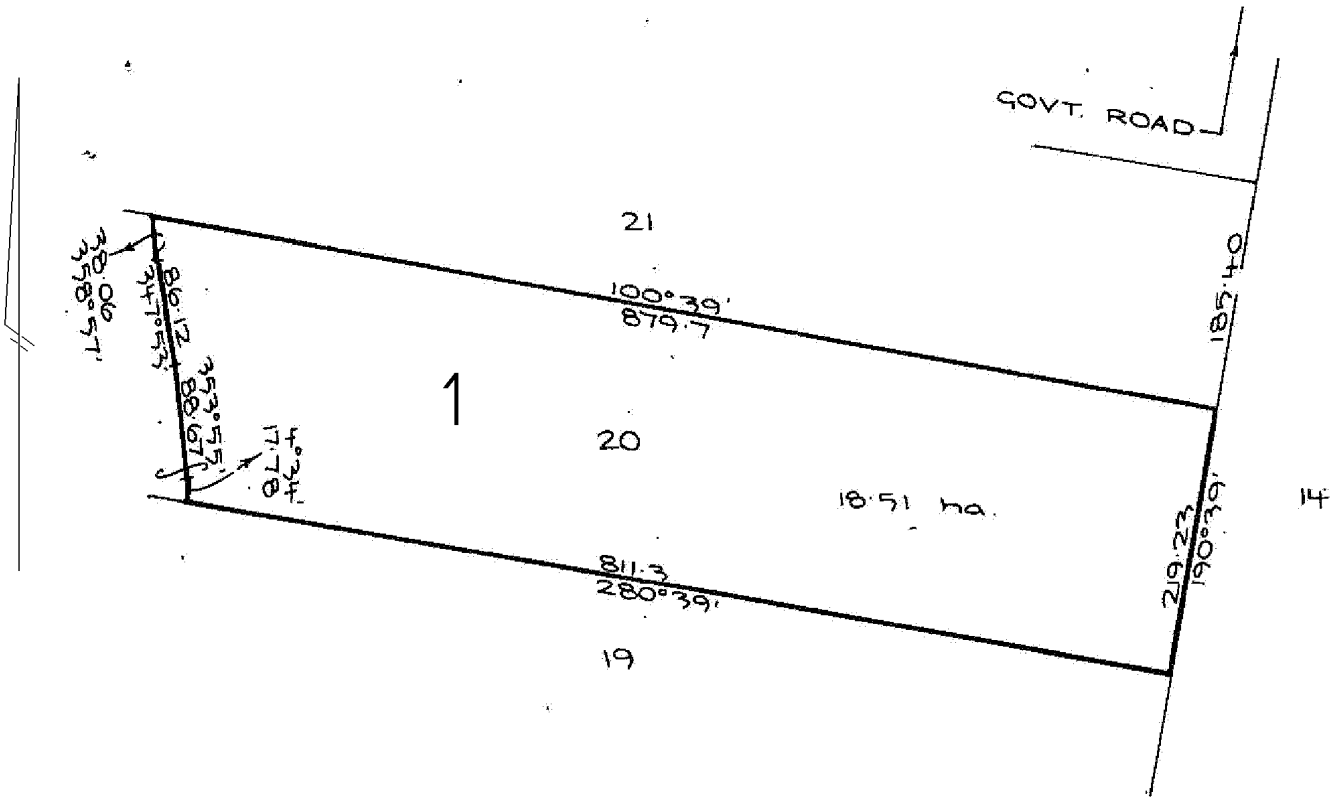


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 20 (PT) ON LP 4229



Bushfire Protection Measures

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

a) Defendable Space
Defendable space is provided for a distance around the building of **21m or to the property boundary, whichever is lesser** and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard
Building designed and constructed to a minimum Bushfire Attack Level of BAL 29

c) Water Supply
The following requirements apply:

- An effective capacity of **10,000 litres**
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access
Access Required: Yes
The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of nom 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%) (7.10) entry and exit angle.

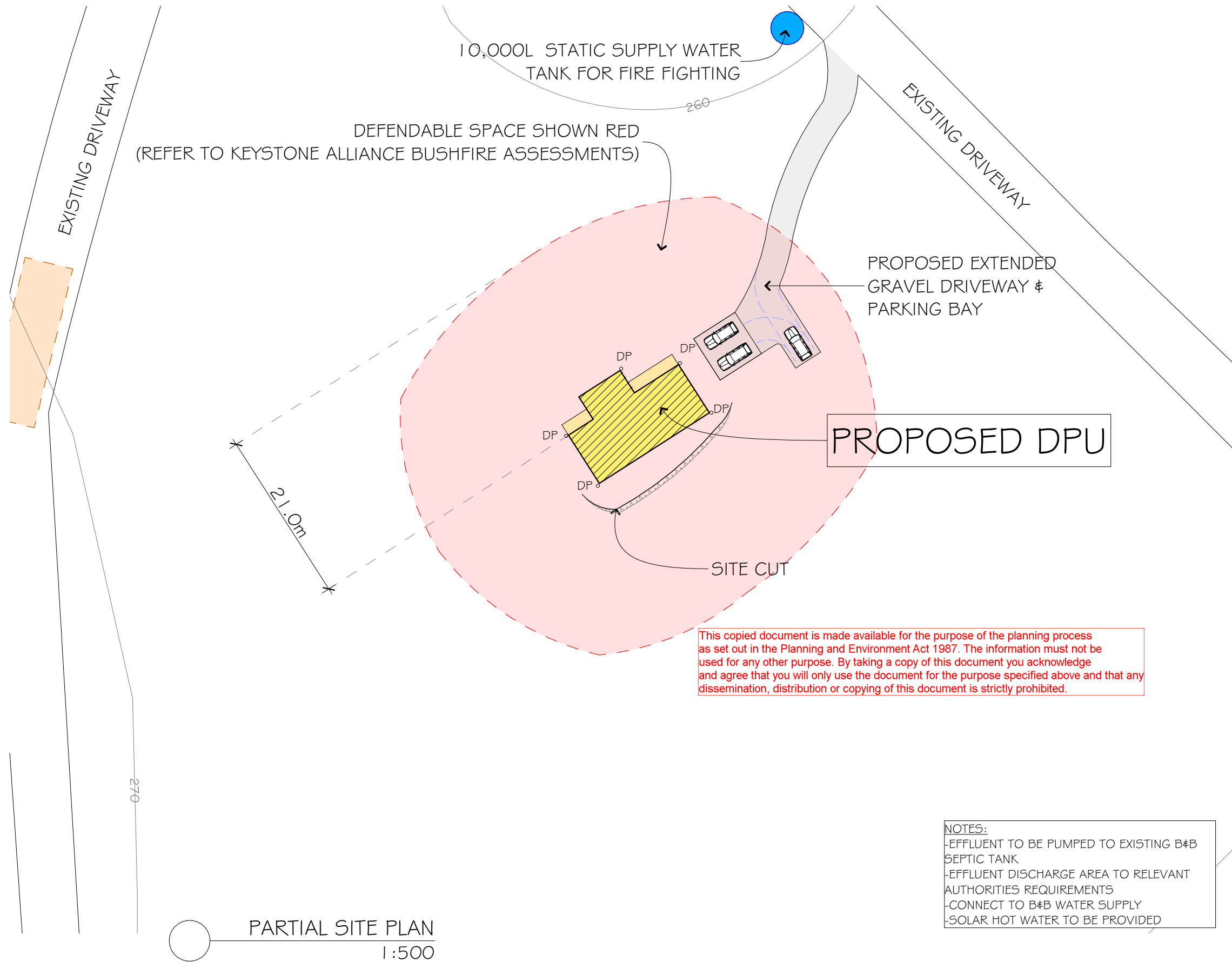
Length of access is greater 100 metres: Yes

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head-which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Length of driveway is greater than 200 metres: Yes
Where length of access is greater than 100 metres the following design and construction requirements apply:

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

Site Notes - NEW DPU	
Council: Cardinia	
Zone: Greenwedge - Schedule 2(GWZ2)	
Overlay(s): BMO,ES01	
Client: Brian Petrie	
Adress: 3065 Gembrook-Launching Place Rd	
Our Ref: B23-004 Date printedd : 16/05/2023	
Site Area : 184,797.63 m2	
Floor Area of DPU: 131.53 m2	
<input type="checkbox"/>	All stormwater drainage to be connected to L.P.D. to relevant authority req's
<input type="checkbox"/>	Provide 90mm agy pipe to base of any cut & connect to s.w. via silt pit.
<input type="checkbox"/>	Earthworks as shown on Site Plan.
<input type="checkbox"/>	Retaining walls over 1.0m to Eng. Design
<input type="checkbox"/>	No trees affected.
<input type="checkbox"/>	Building height does not exceed 9.0m
<input type="checkbox"/>	No overshadowing issues
<input type="checkbox"/>	No overlooking issues
(A.)	More than 9.0m from neighbour.
<input type="checkbox"/>	The site area covered by buildings should not exceed 30%.
<input type="checkbox"/>	The site area covered by impervious surfaces shoulds not exceed 60%.

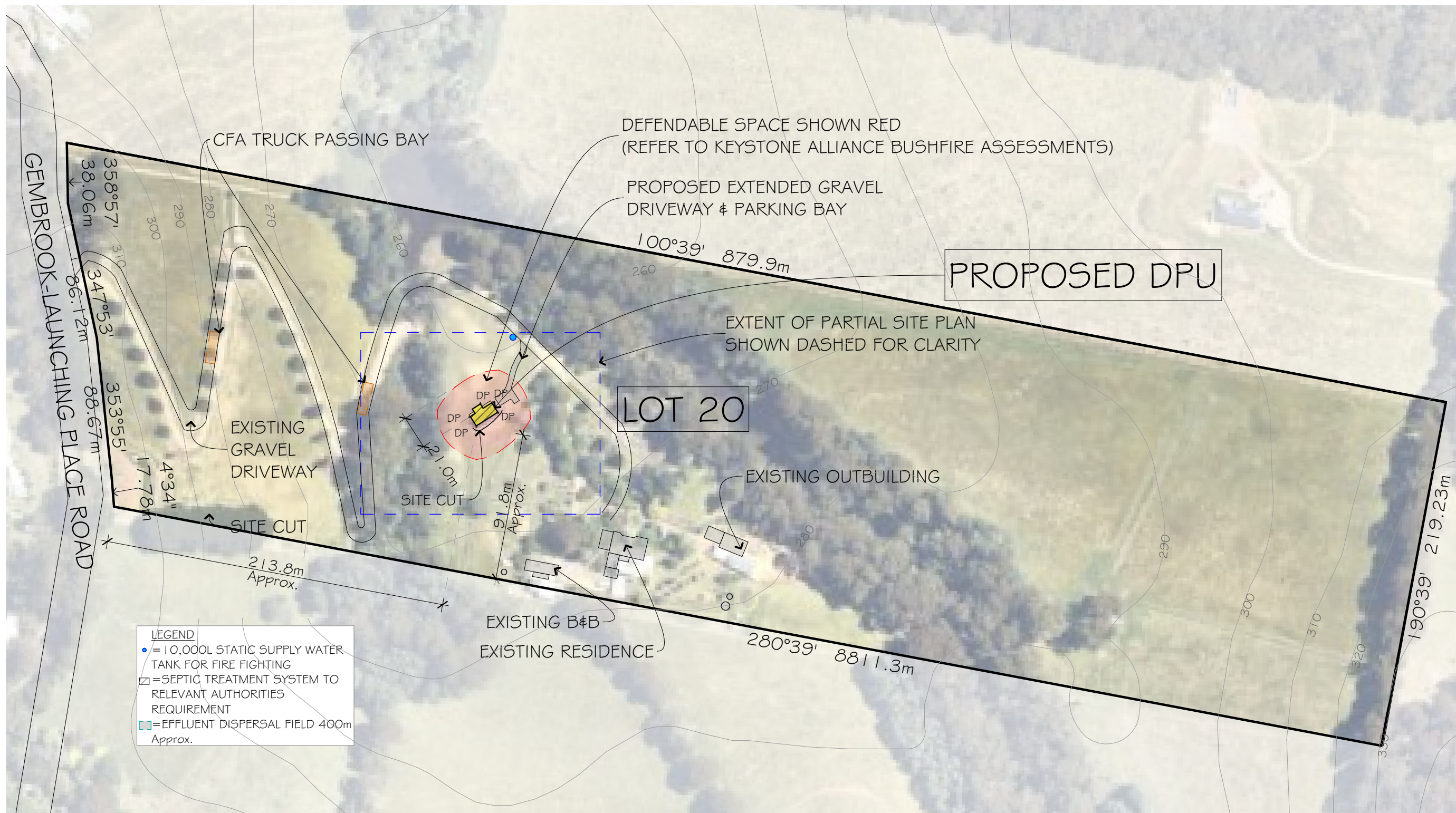


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NOTES:
 -EFFLUENT TO BE PUMPED TO EXISTING B#B SEPTIC TANK
 -EFFLUENT DISCHARGE AREA TO RELEVANT AUTHORITIES REQUIREMENTS
 -CONNECT TO B#B WATER SUPPLY
 -SOLAR HOT WATER TO BE PROVIDED

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 1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933	 Building Designers Association Victoria 	Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	No.	Revisions	Date	 NORTH	PROJECT DPU SITE ADDRESS 3065 GEMBROOK-LAUNCHING PLACE RD GEMBROOK 3783 CLIENT 	Title PARTIAL SITE PLAN	
			B	TP RFI	10/08/23			Scale	1:500
	C	TP RFI (DEMOUNTABILITY)	19/12/23	Original paper size.	A3	Revn	A	Drawn	MARILENA
				Drawn	MARILENA	Dwg No.	TP1	of 08	
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SITE PLAN
1:2500

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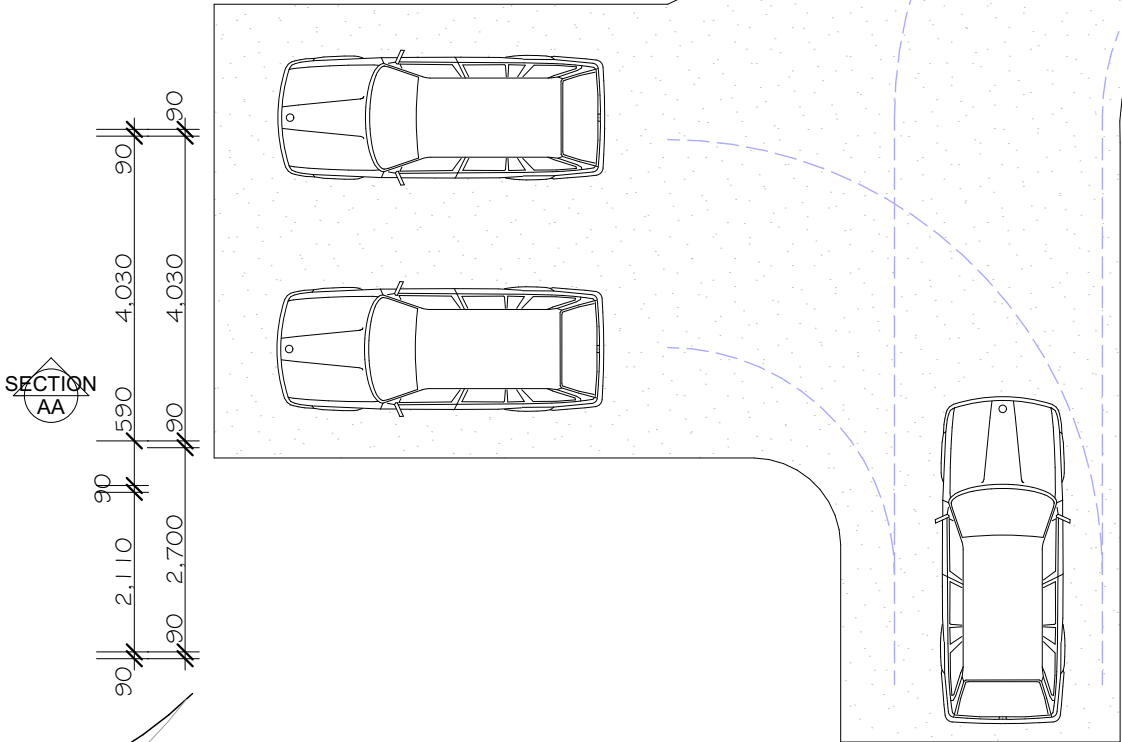
<p>1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933</p>	<p>REGISTERED Building Practitioner</p>	<p>Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.</p>	No.	Revisions	Date	<p>NORTH</p>	<p>PROJECT DPU SITE ADDRESS 3065 GEMBROOK-LAUNCHING PLACE RD GEMBROOK 3783 CLIENT [REDACTED]</p>	Title SITE PLAN	
			B	TP RFI	10/08/23			Scale	1:2500
	C	TP RFI (DEMOUNTABILITY)	19/12/23	Original paper size.	A3	Revn	A	Drawn	MARILENA
						Dwg No.	TP2	of 08	
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PROPOSED AREA SUMMARY	
DPU	112.00m ²
VERANDAH	19.53m ²
DECK 1 (UNROOFED)	5.40m ²
DECK 2 (UNROOFED)	9.60m ²
DECK 3 (UNROOFED)	2.40m ²
TOTAL (ROOOFED)	131.53m ²

LEGEND	
⊕	=SMOKE DETECTOR (TO BE INTERCONNECTED TO COMPLY WITH AS 3786)
⊗	=EXHAUST FAN VENTED EXTERNALLY

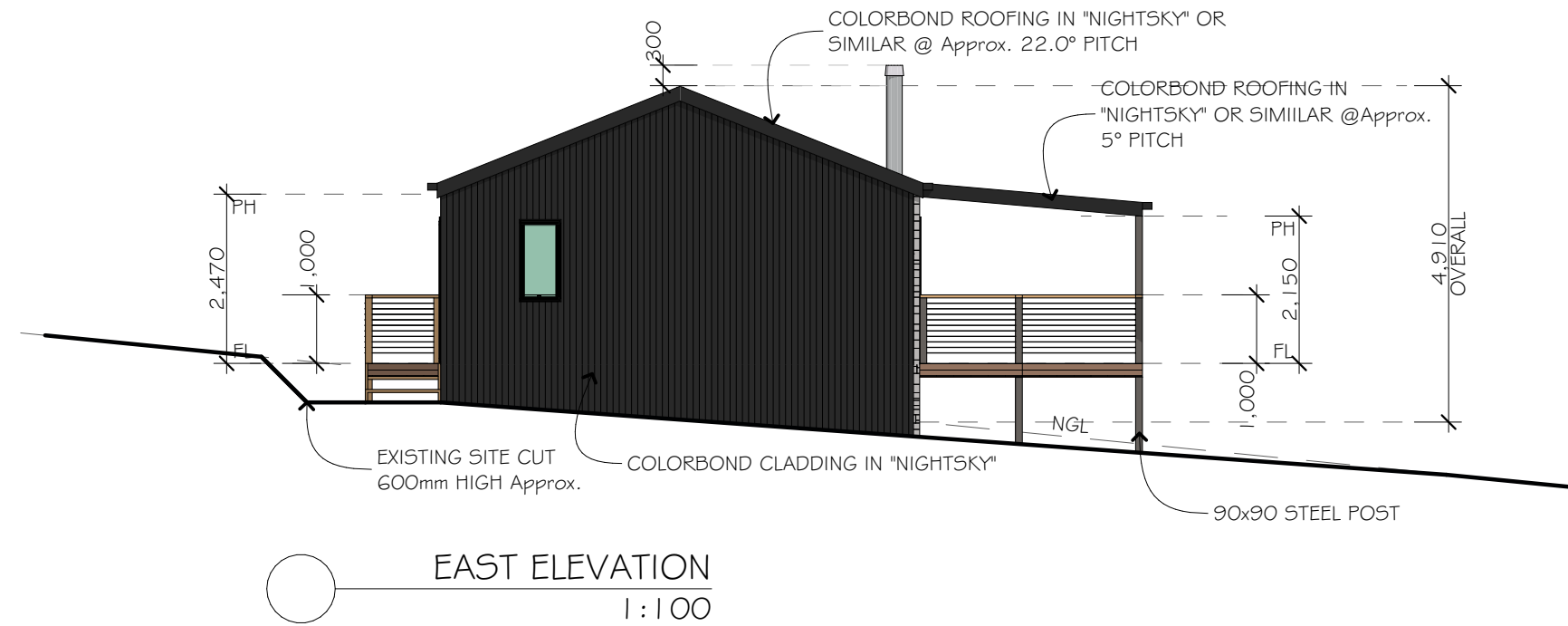
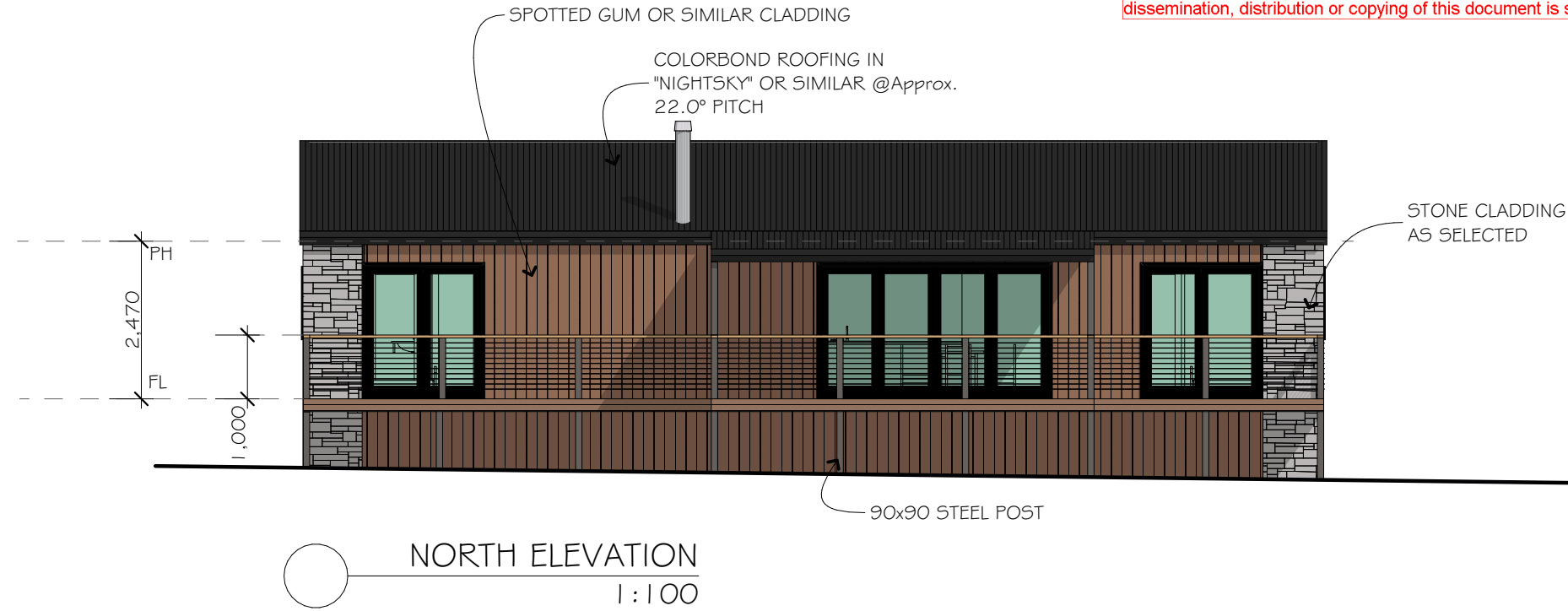


GROUND FLOOR PLAN
1:100



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			B	TP RFI	10/08/23			Scale 1:100	UNO	Date MARCH 2023
			C	TP RFI (DEMOUNTABILITY)	19/12/23			Original paper size A3	Rev A	
								Drawn MARILENA	Dwg No. TP3	of 08
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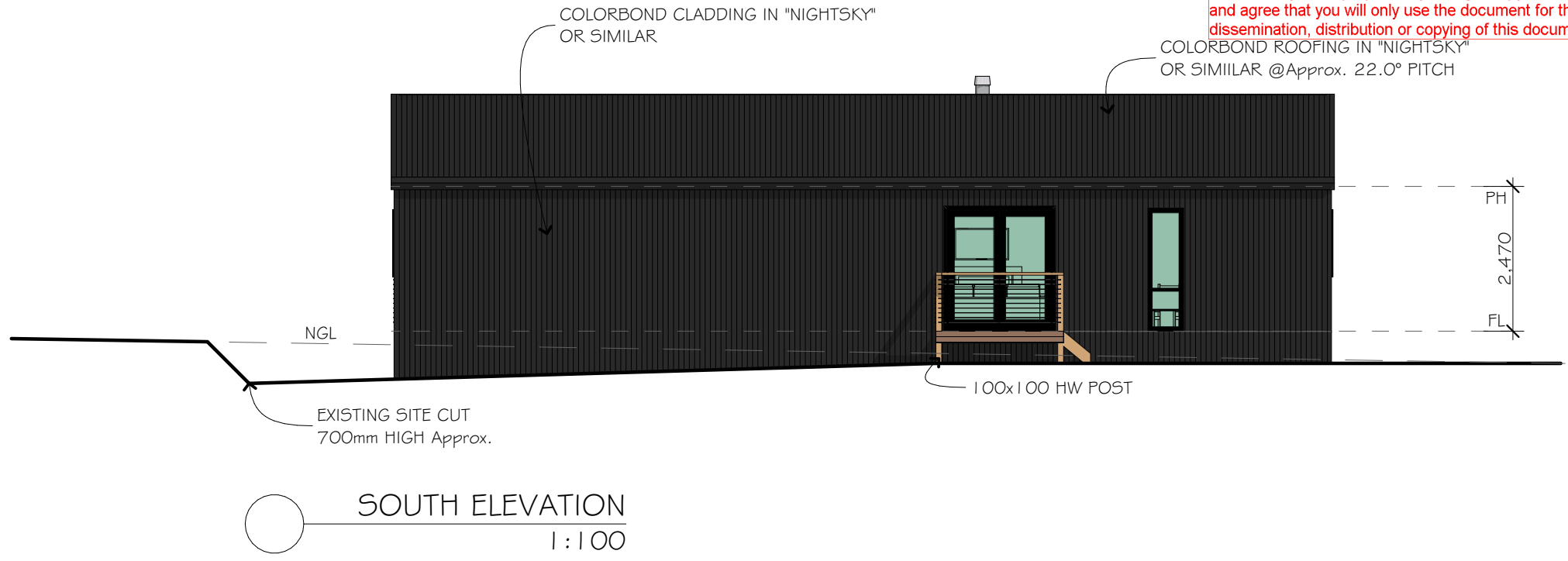
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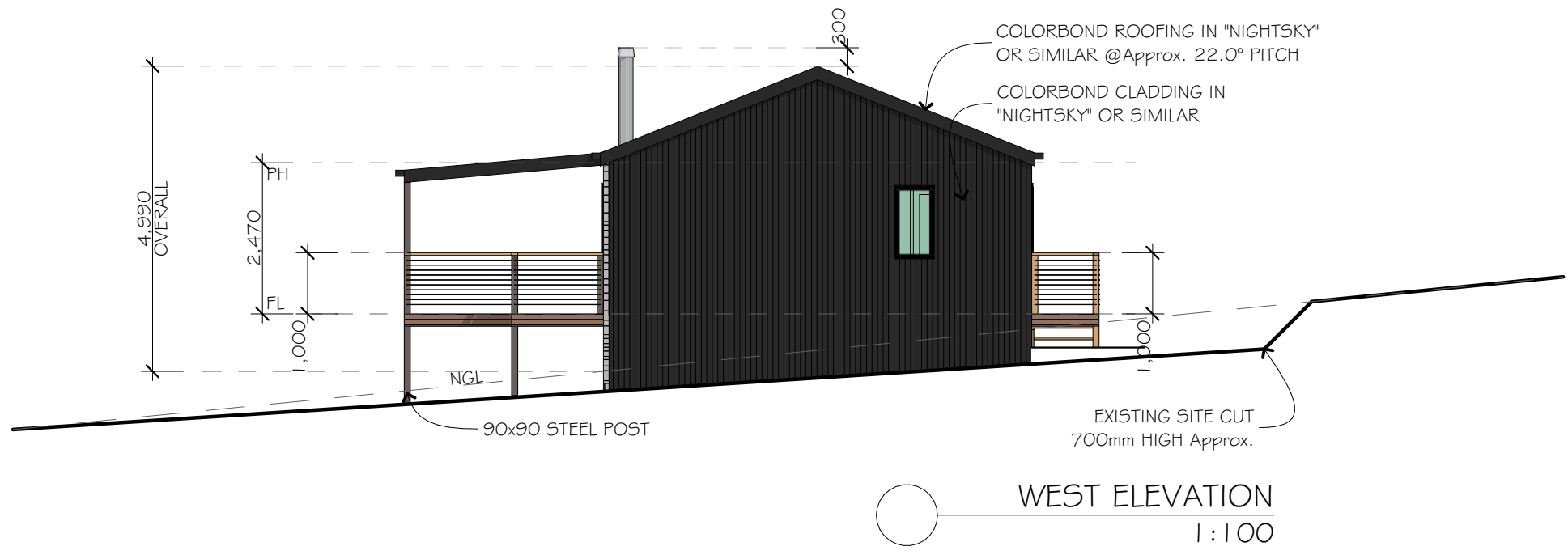
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SOUTH ELEVATION
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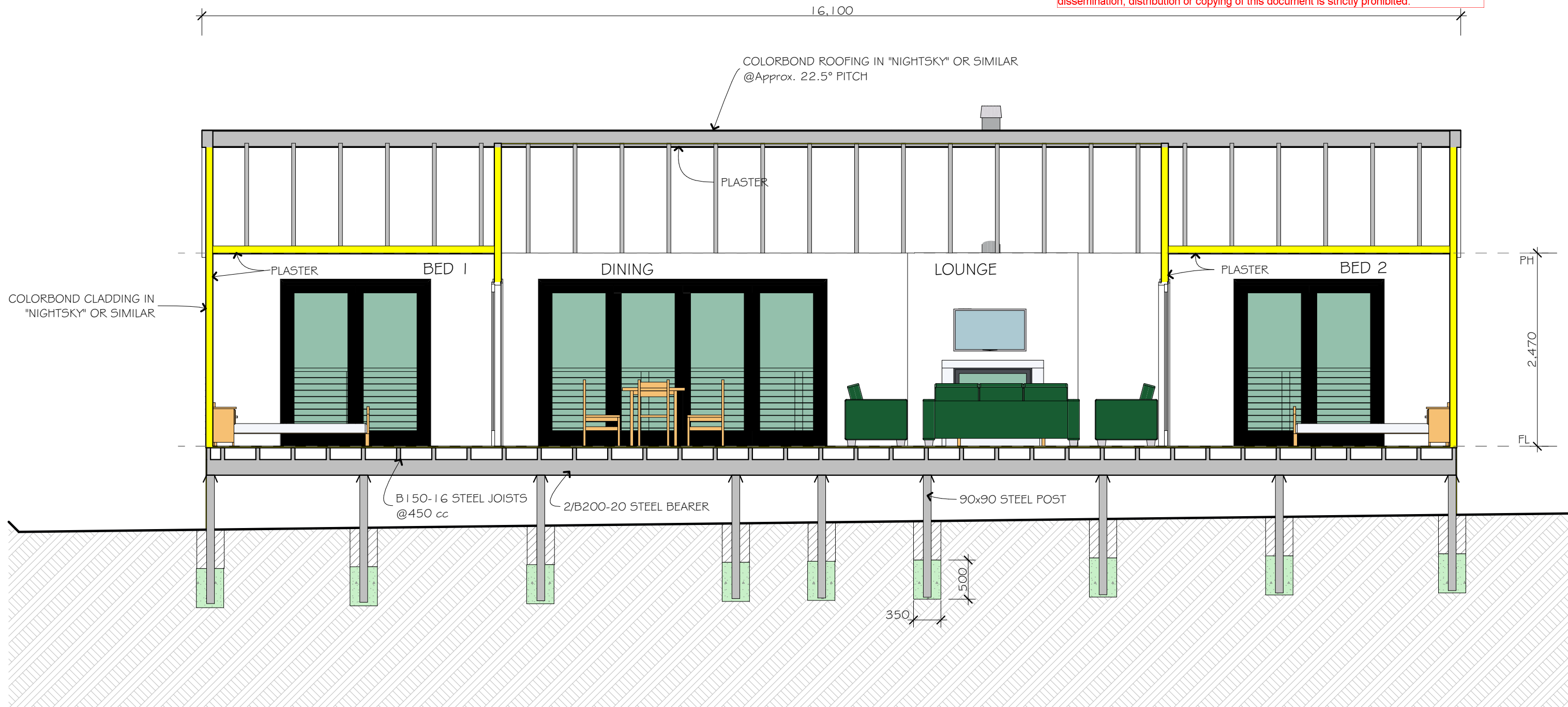


WEST ELEVATION
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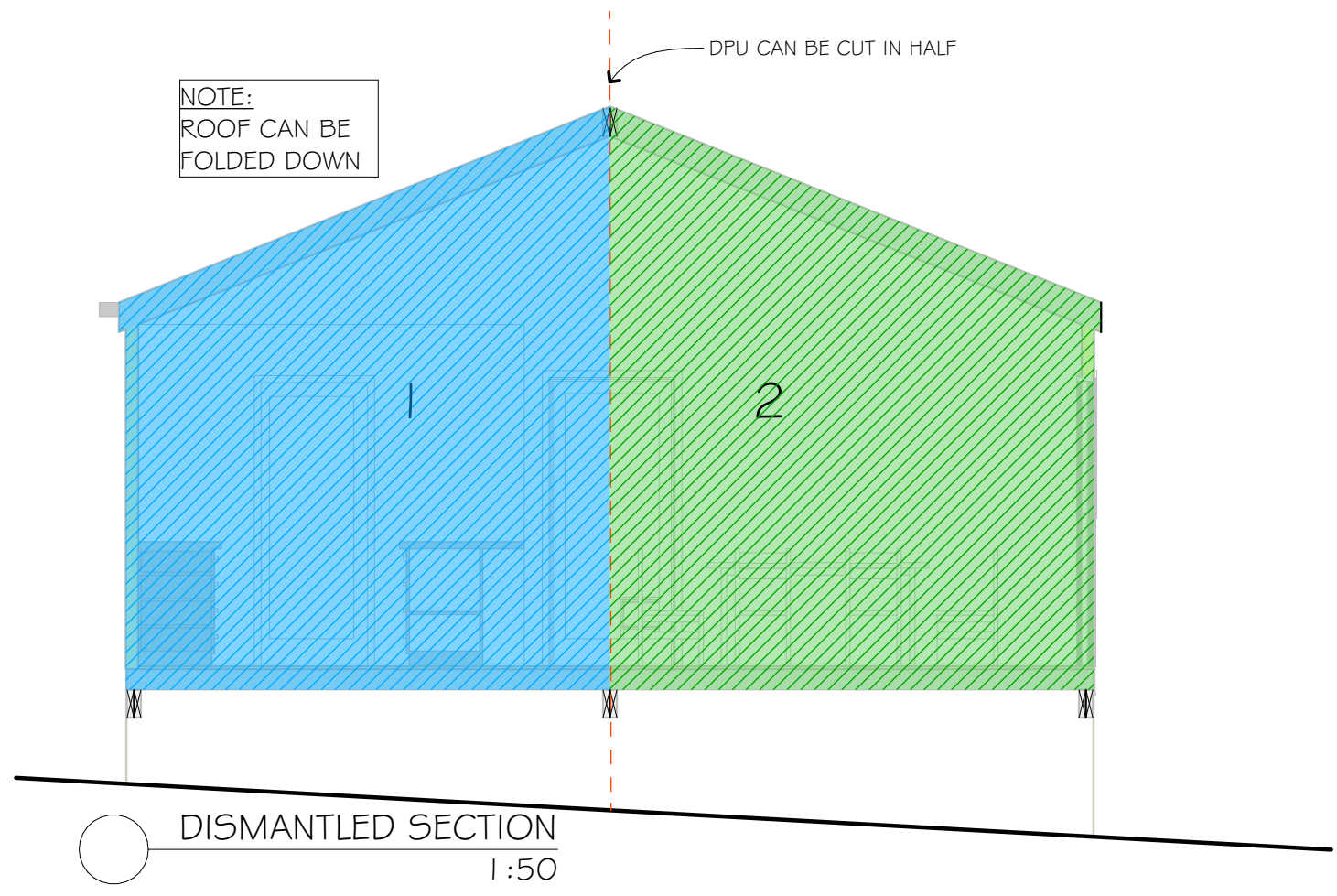
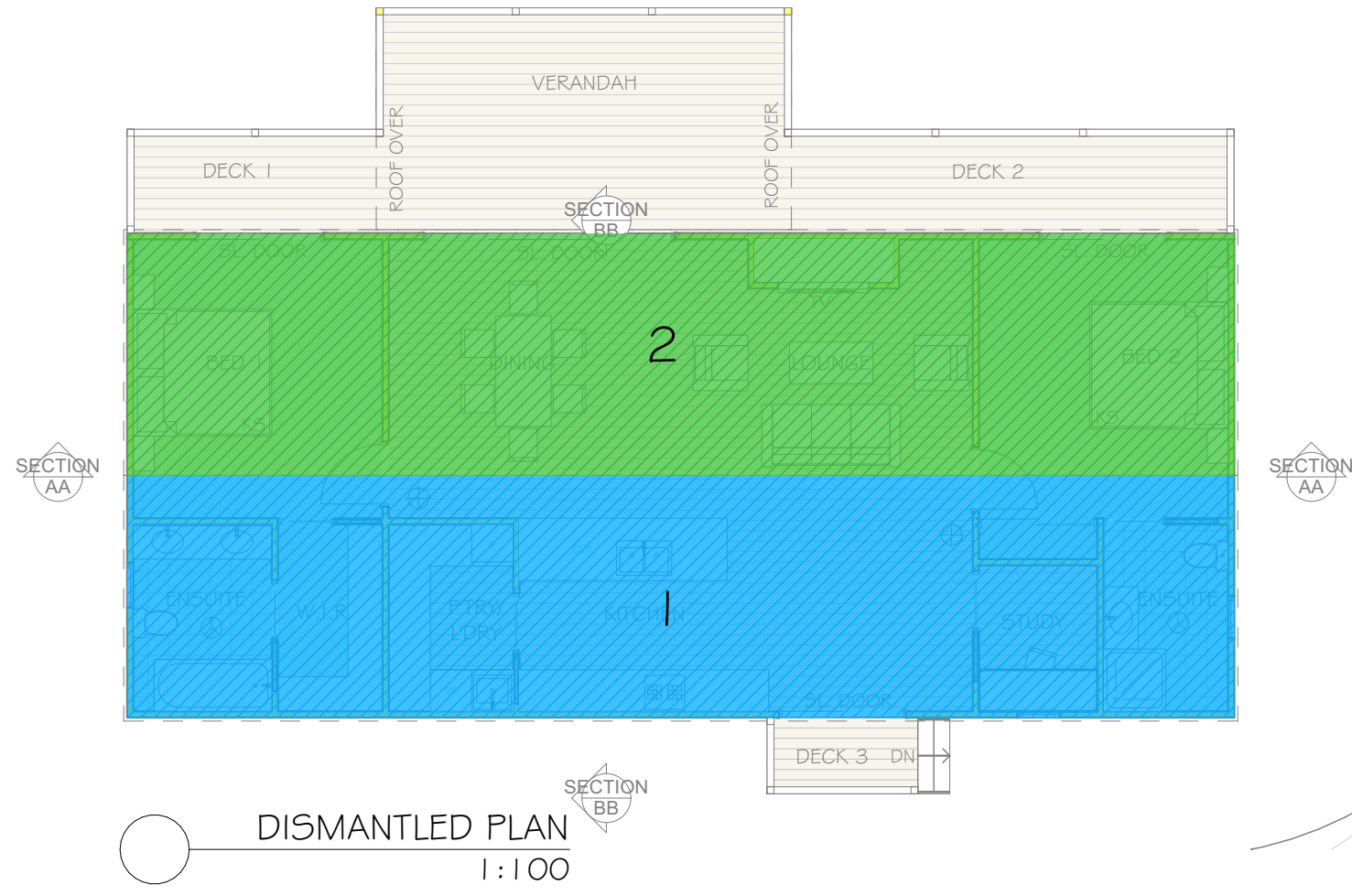
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DWELING CAN BE CUT INTO
TWO PIECES
1. 16.0m x 3.83m
2. 16.0m x 3.83m

VERANDAH, DECK & SUB-
FLOOR CAN BE DISMANTLED
AND REMOVED INDEPENDANT
OF THE DWELING

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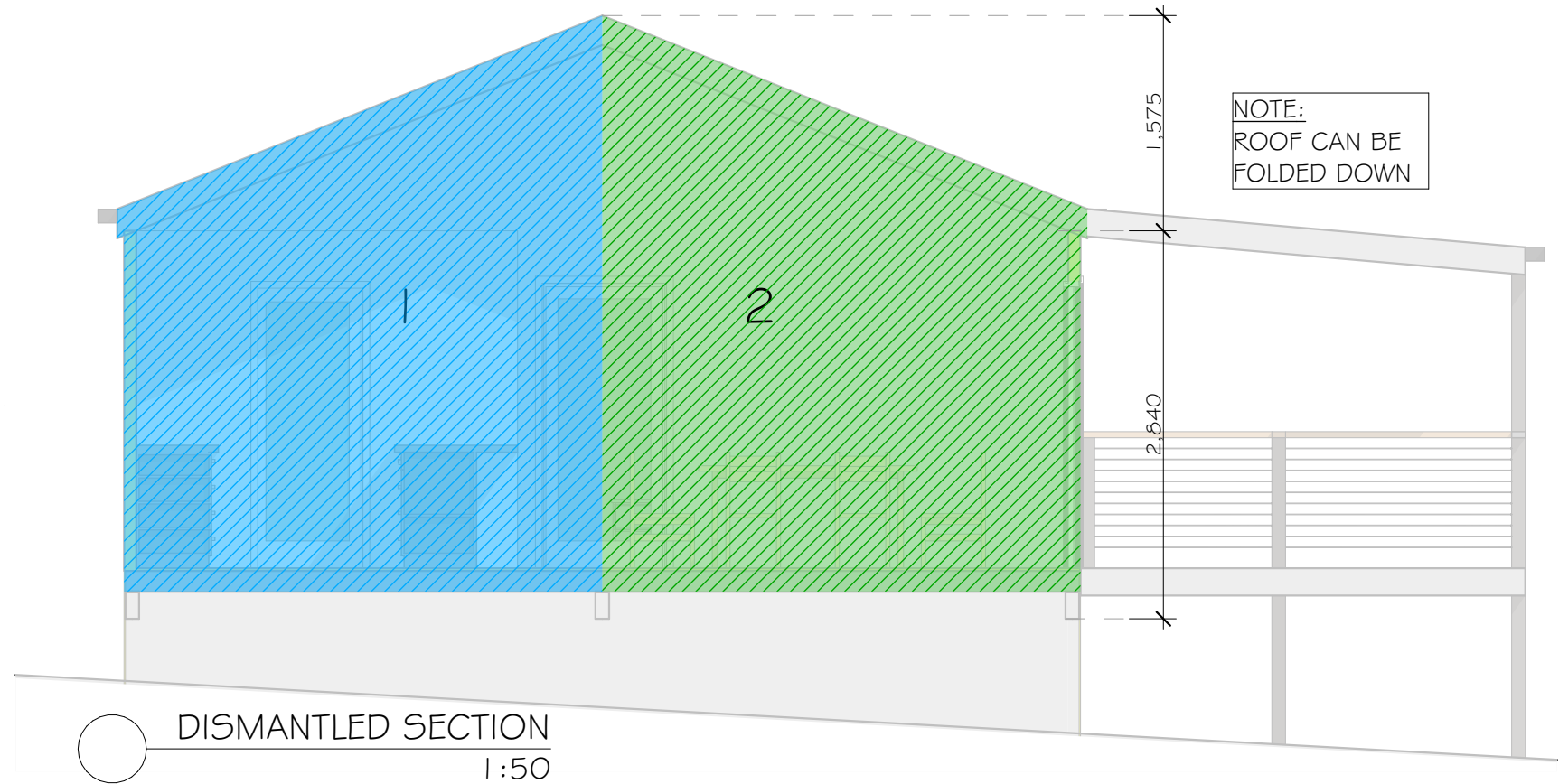
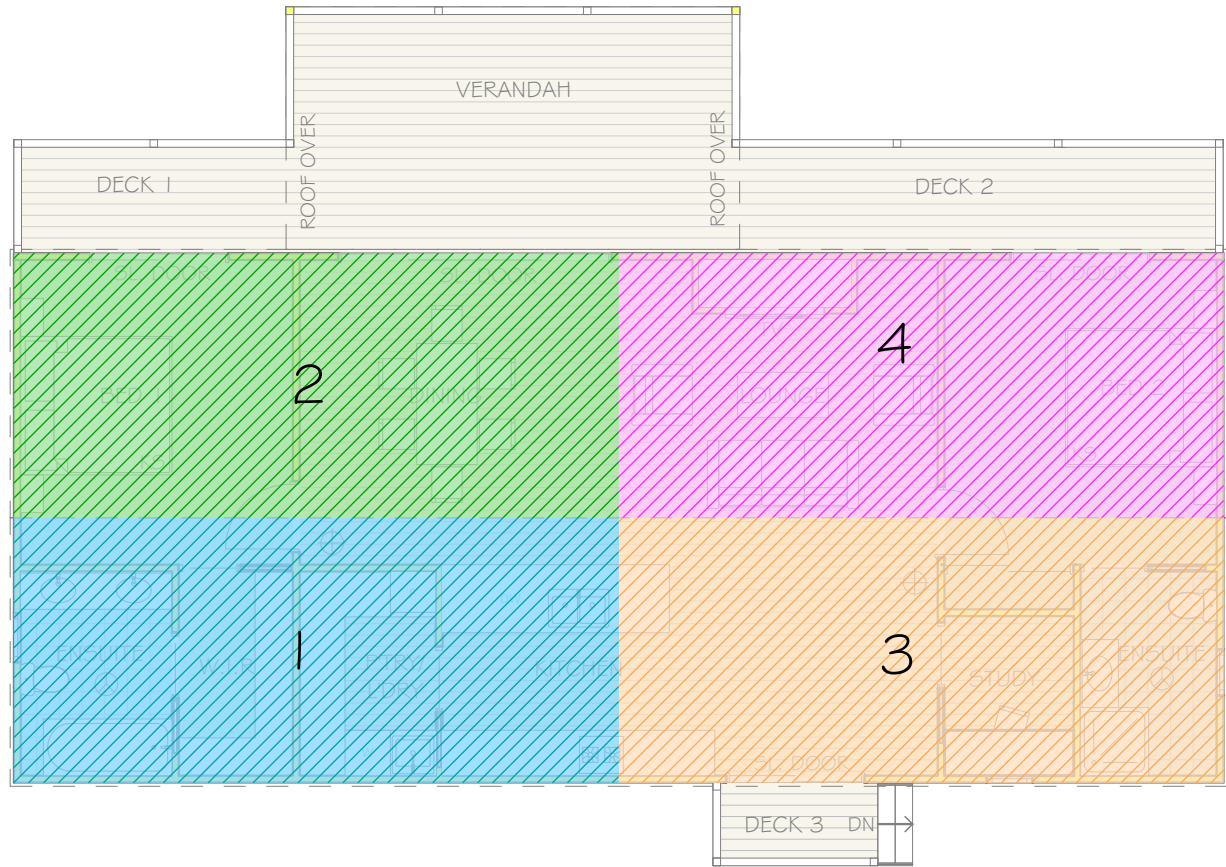
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 2. 8.0m x 3.5m(w)
 3. 8.0m x 3.5m(w)
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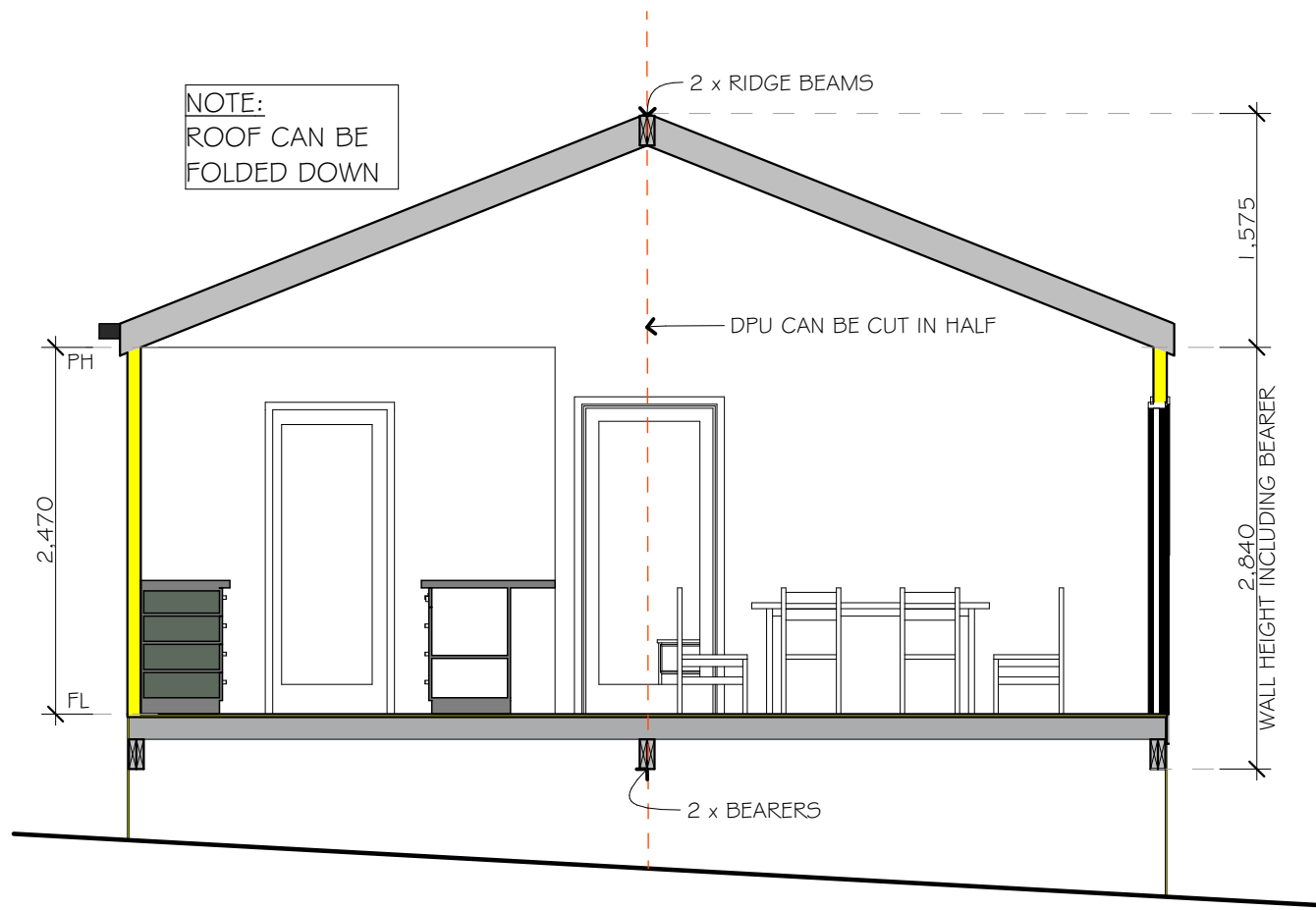


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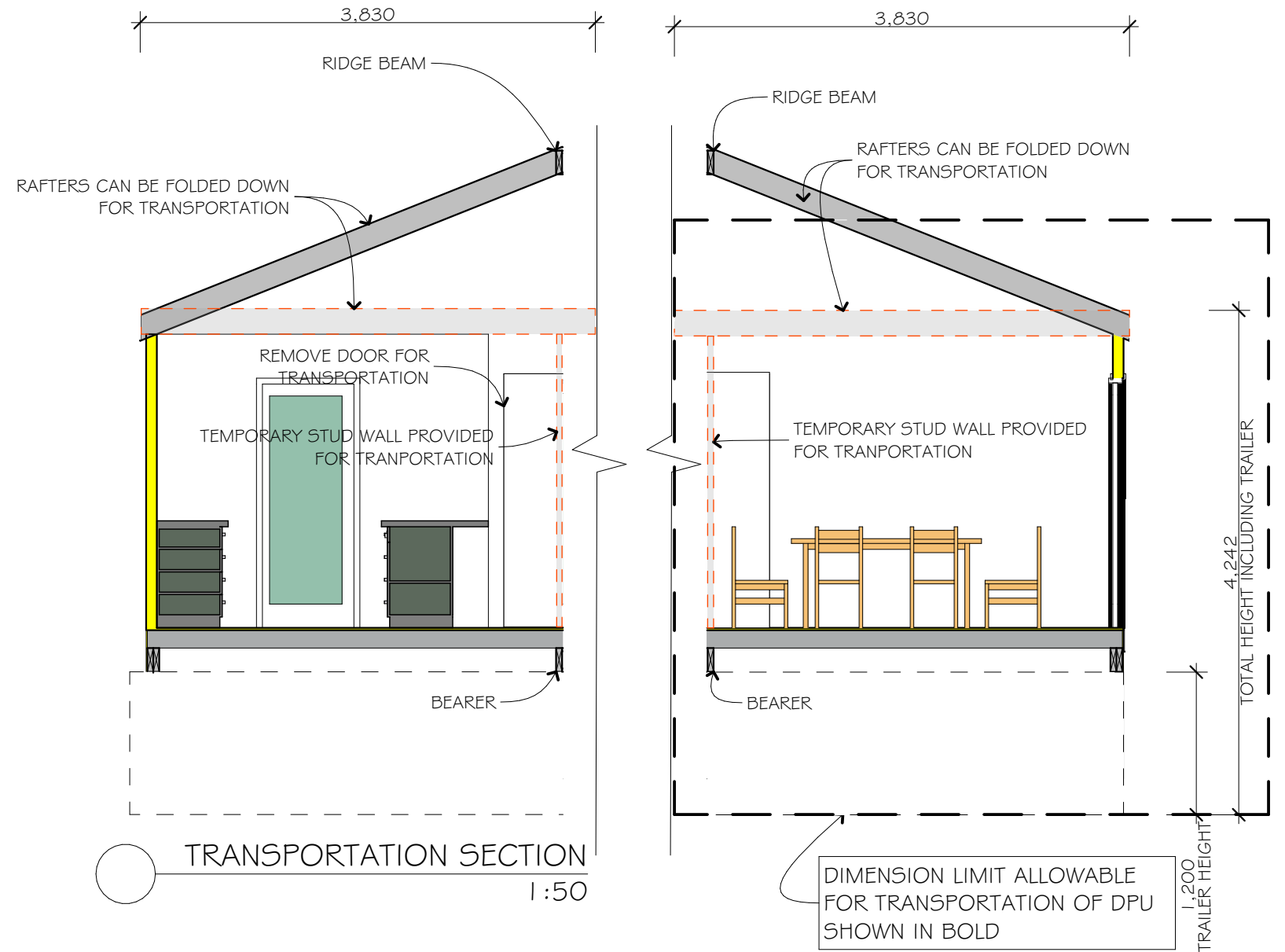
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TRANSPORTATION SECTION
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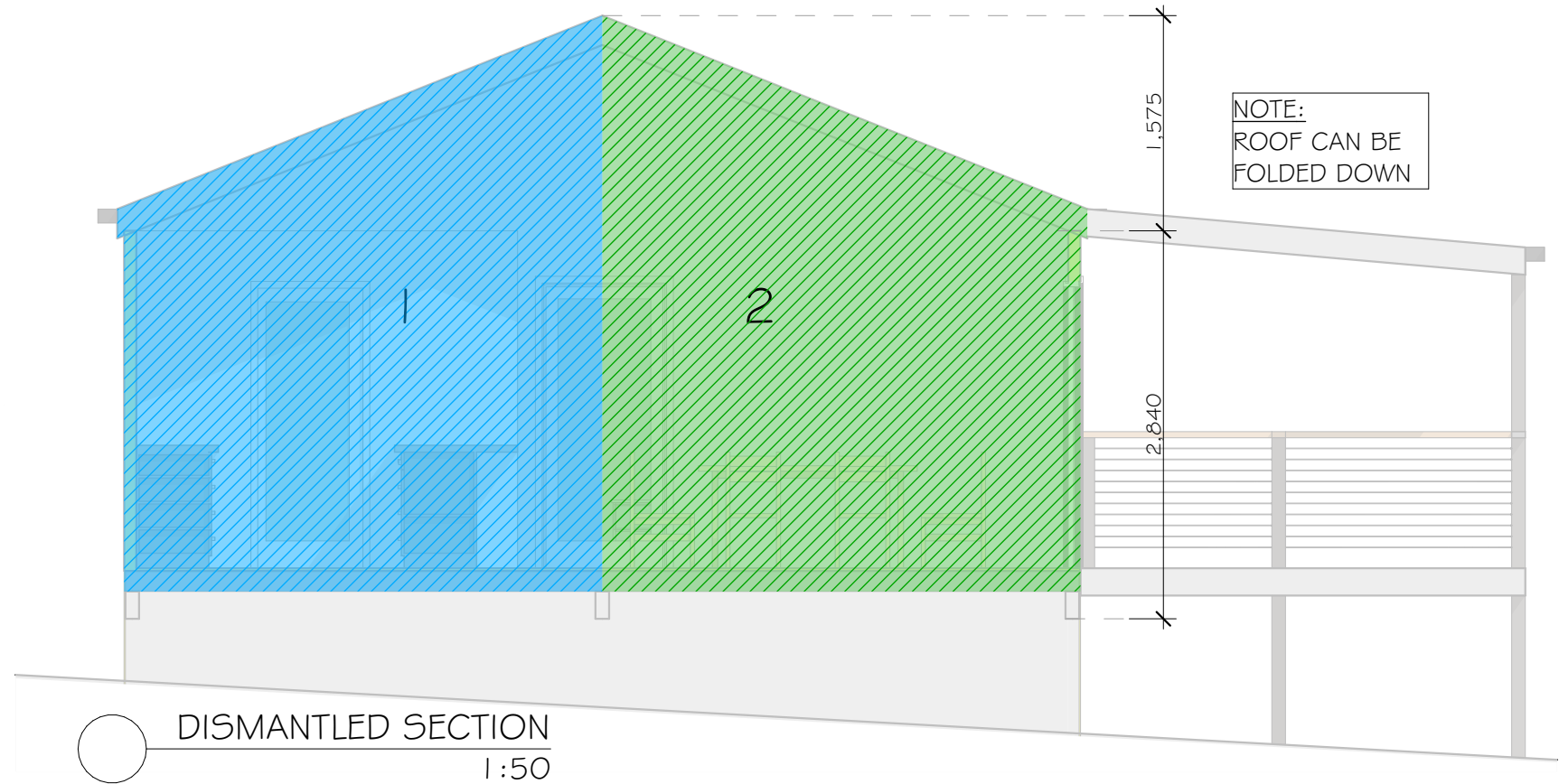
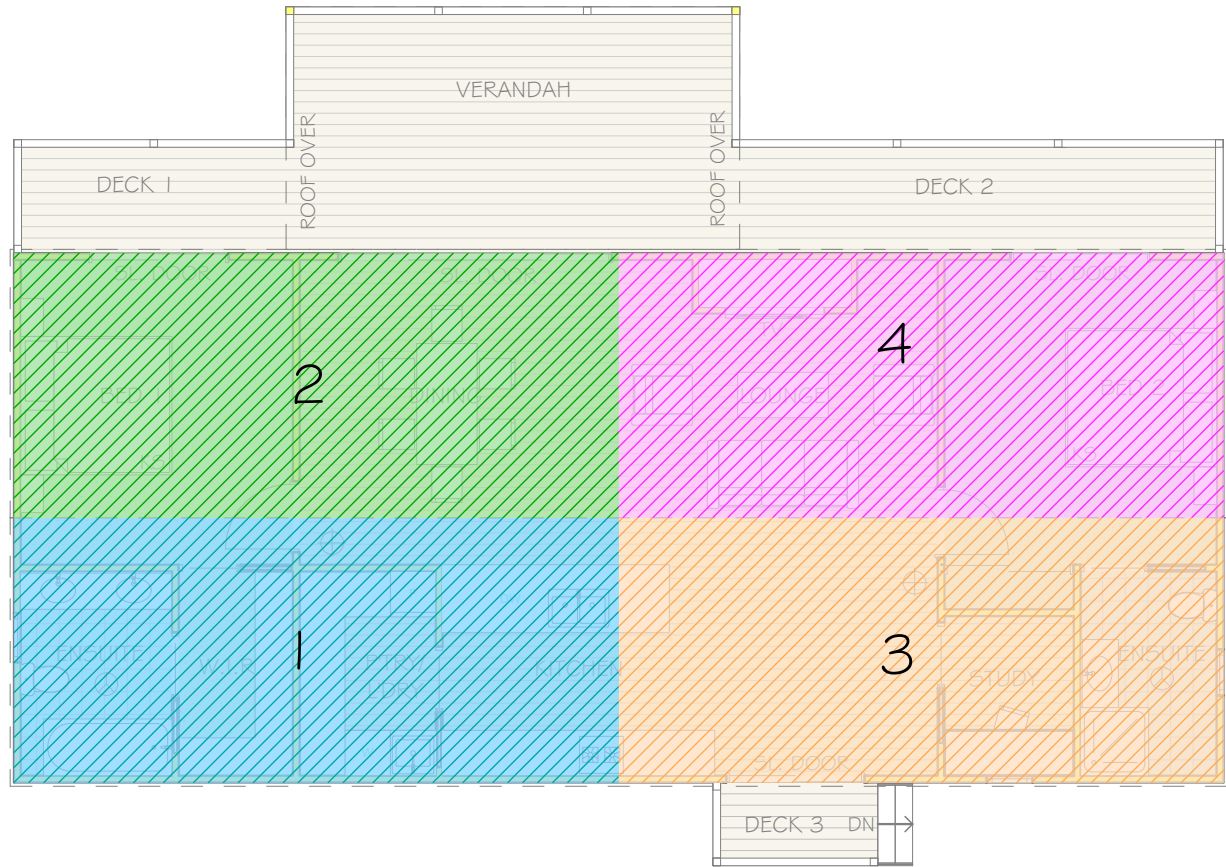
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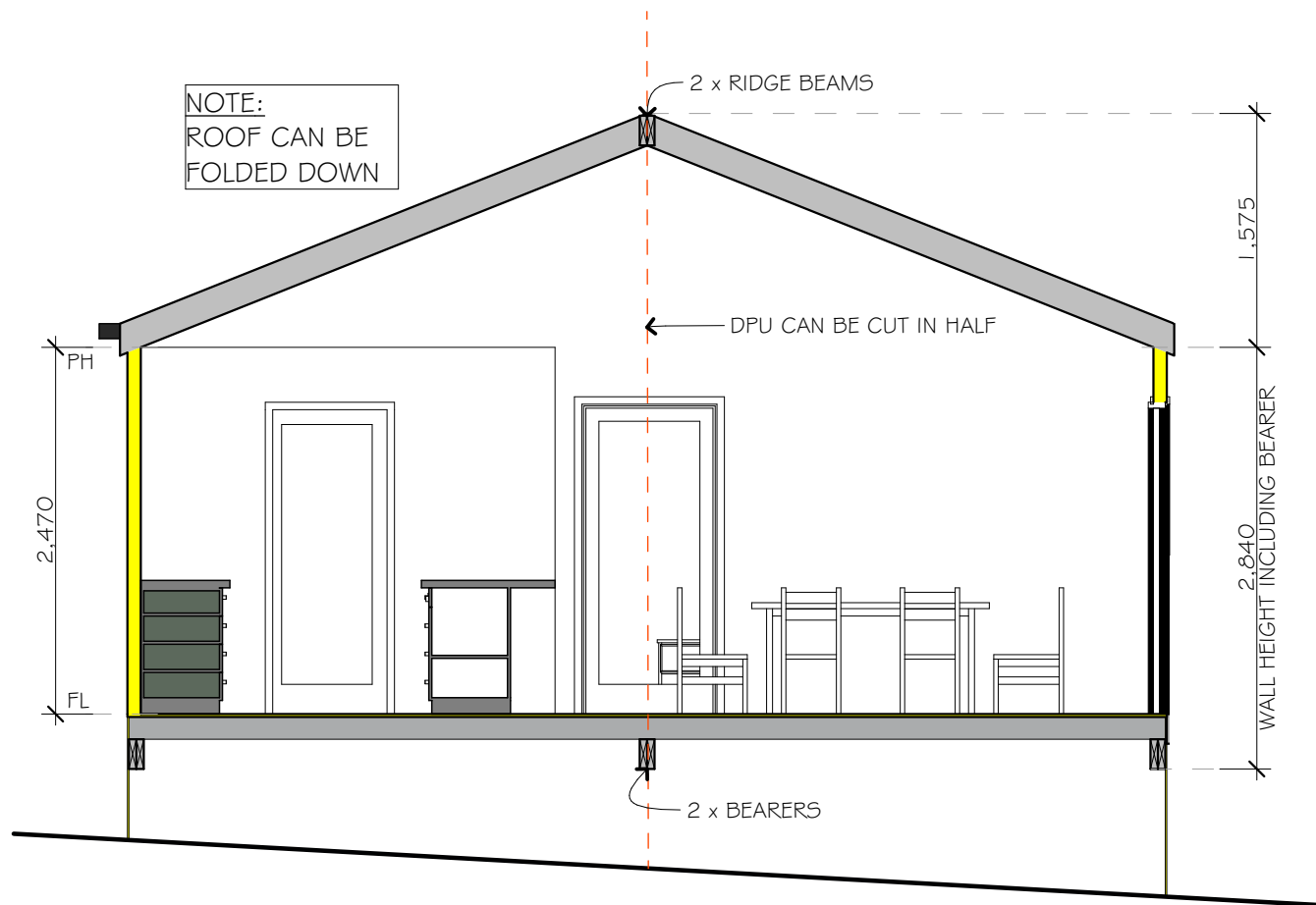


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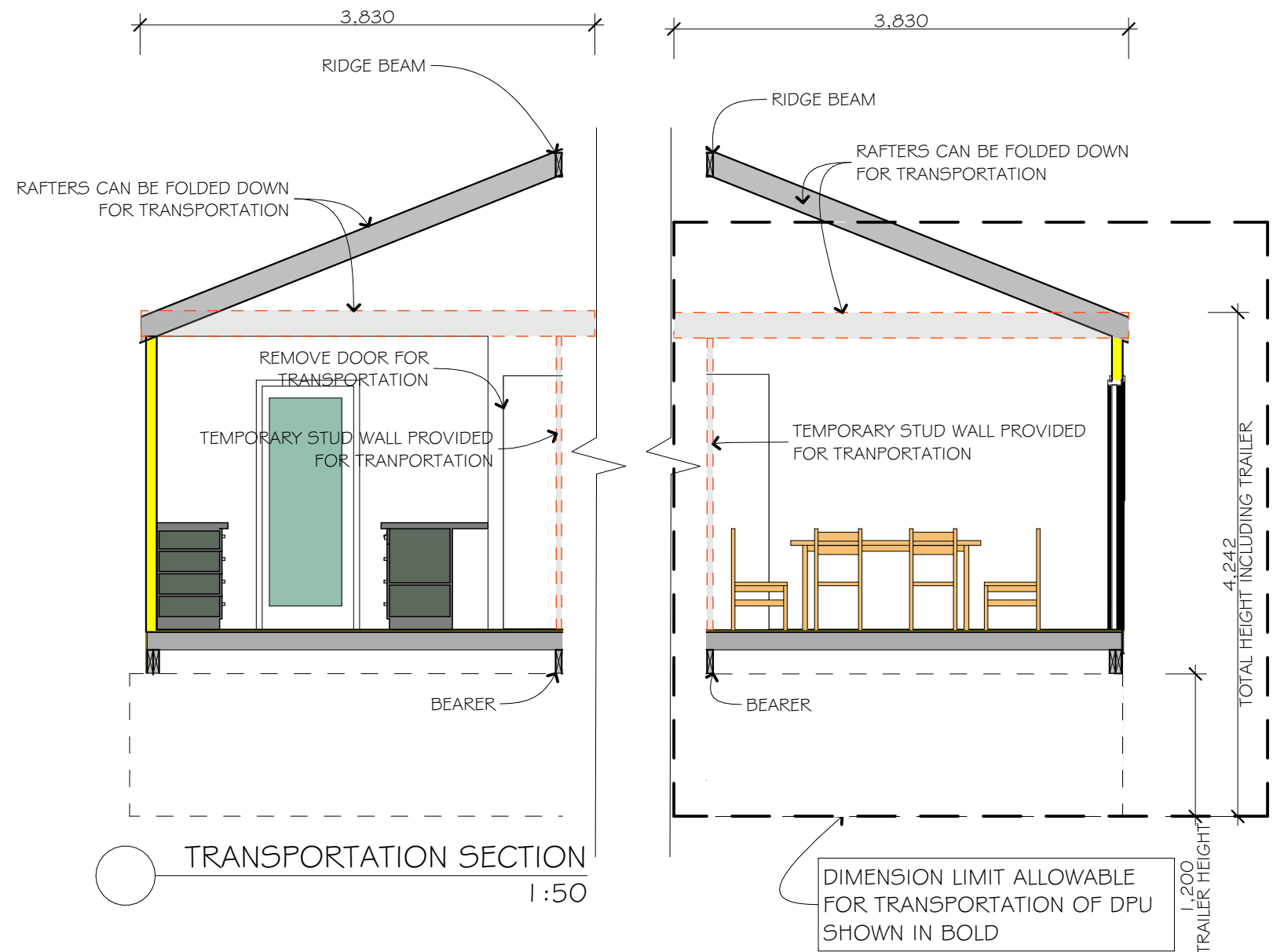
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TRANSPORTATION SECTION
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Bushfire Management Statement Pathway 2

Property Address:

3065 Gembrook Launching Place

Road Gembrook 3783

Prepared for [REDACTED]

Date: May 2025

Ref# 23322/1.0



3065 Gembrook Launching Place Road Gembrook 3783
M 0450 770 778 T 03 9478 8991 Email paul@keystonealliance.com.au

0

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Bushfire Assessments project: 23322/1.0
Cover image: Looking at site from Lewis Road.

Bushfire Assessments

ABN 44 103 792 088

277 Plenty Road, Preston Vic

M: 0450 770 778

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Version Control

Version	Date		Name
1.0	3/05/2023	Analysis, mapping and report compilation	Paul Oikonomidis Manager, Bushfire Planning and Design
1.0	4/05/2023	Peer review	Viky Patsari Admin
1.0	4/05/2023	Bushfire Assessment and BMP reports	To client

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1 Executive Summary

The property was visited in **May 23** to undertake a bushfire hazard assessment.

The site is a **residential** lot in a **Green Wedge Zone** of **Cardinia Shire**

The parcel to be developed has a total area of approximately **3,989m²**.

We are seeking development approval to **construct a building (DPU)**.

On-site and surrounding area vegetation within the 150m assessment area is classified as **woodland**.

Classified vegetation **woodland** on a **0-5^o downslope** constructing with a **BAL 29** defensible space around the building is **21m or to the property boundary, whichever is lesser**, corresponding to Clause 53.02-5 Table 2

The area close to the site has no bushfire history, and in the event of a bushfire, the impact to the dwelling will be from **ember attack and radiant heat**.

There are several designated NSP in **Cardinia Shire** the **Gembrook** is the closest one.

A **10,000** -litre water tank will be required for firefighting purposes,

Access can meet BMO's access requirements (Appendix 4).

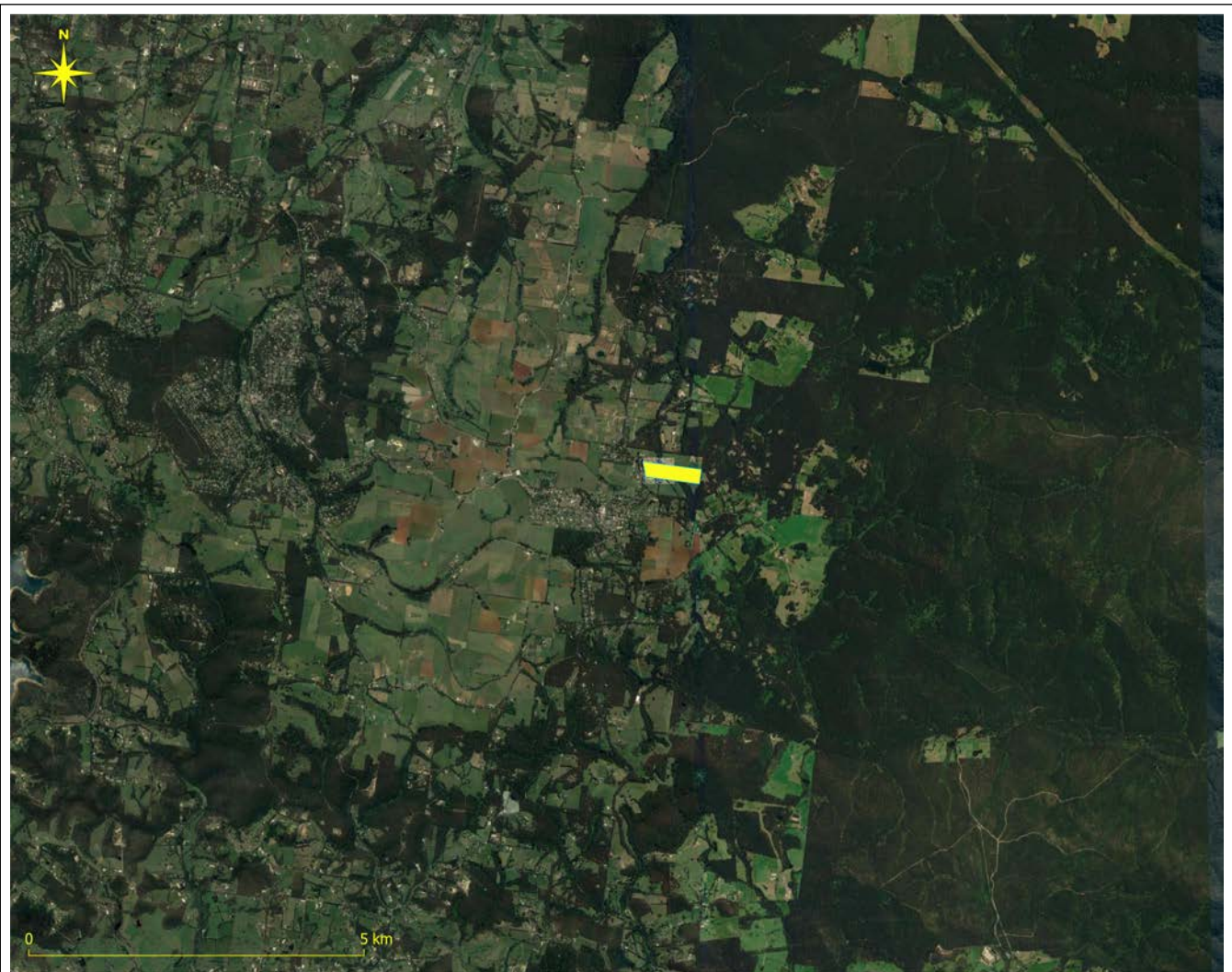


Figure 1 Aerial view of site highlighted parcel to be developed QGIS, data.vic.gov.au, google maps & nearmap

2 Introduction

The proposal seeks development approval to **construct a building (DPU)** on the land known as; **3065 Gembrook Launching Place Road Gembrook 3783**. The property comprises of one parcel as seen in *Figure 1& Figure 2*

Keystone Alliance Bushfire Assessments has been engaged by; **Darren Petrie** to provide a Bushfire Management Statement in accordance with Clause 44.06 Bushfire Management Overlay and 53.02 Bushfire Planning Requirements at which is to accompany the planning permit application lodged with **Cardinia Shire**.

This assessment describes the subject site and surrounding area in relation to the risk associated with the Bushfire Attack Level (BAL), together with the relevant planning controls, namely, Australian Standard 3959-2009, "Construction of buildings in bushfire-prone areas."

The parcel to be developed has a **rectangular** shape and an area of approx. **3,989m²** it is located approximately **1.0 km** via road, **north-east from Gembrook's township** in one of **Cardinia Shire** rural areas. The property's static water supply will be from water tanks, it is provided with telecommunication services, and is connected to the sealed road network. Vehicular access to the land is via **Gembrook Launching Place Road**. (*as in Figures 1&2*)

The purpose of the report is to assist in a decision of issuing a planning permit for the construction of the proposed development in a Bushfire Management Overlay.

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3 Site Description

3.1 Site shape, dimensions, size and planning controls

Local government:	Cardinia Shire
Lot and Plan Number:	Lot 1 TP83292
The shape of the site is:	rectangular
The dimensions of the site are:	Please refer to <i>Image 2</i> Site Dimensions
The site has a total area of:	Approximately 3,989m ²
The zoning of the site is:	GREEN WEDGE ZONE (GWZ) GREEN WEDGE ZONE - SCHEDULE 2 (GWZ2)
The overlays that apply to the site are:	BMO & ESO
Affected:	Areas of Aboriginal Cultural Heritage Sensitivity

Assessed by: **Paul Apostolos Oikonomidis**



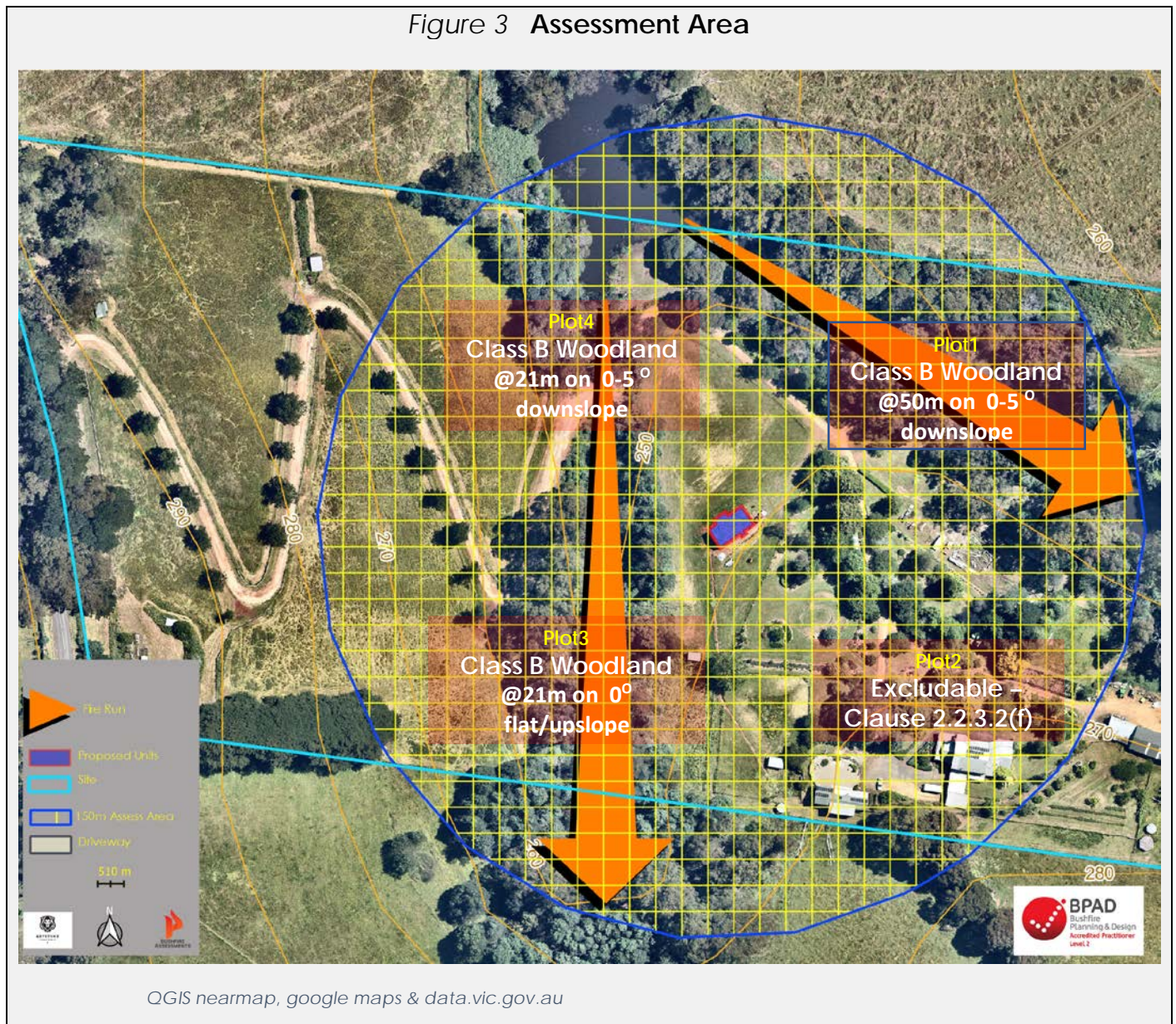
Figure 2 Property's dimensions *QGIS data.vic.gov.au, google maps & nearmap*

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4 Bushfire hazard site assessment

A vegetation hazard assessment was carried out within a 150m radius from the proposed development. Within this area our interest was directed on the type of vegetation surrounding the proposal the distance from the proposal and the effective slope it stood (see Figure 3 below). Vegetation as in the 2005 EVC's is characterised as *Damp Forest* but considering hazard vegetation west and northeast are only on the banks of the two creeks with an all-year-round running water since the creeks water source is from underground springs. The area around the creeks presents high humidity and in a bushfire event if the area is under ember attack, embers will burn out due to its high humidity. Reason why from a fuel perspective vegetation is assessed as woodland.

Figure 3 Assessment Area



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4.1 Hazard Assessment

The proposed development has been assessed under Victoria’s Planning Provisions Clause 44.06, 53.02 and AS 3959 – 2018 “Construction of buildings in bushfire prone areas.”

Plot	Vegetation Classification	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Class B Woodland	0-5	N/A	50	BAL – 29	21
2	Excludable – Clause 2.2.3.2(f)	N/A	downslope	NA	BAL – 29	21 or PB
3	Class B Woodland	0	flat/upslope	21	BAL – 29	16
4	Class B Woodland	0-5	downslope	21	BAL – 29	21

PB= property boundary

An assessment of the site conditions has categorized this site as **BAL-29** fire risk and a requirement of defendable space around the building is **21m or to the property boundary, whichever is lesser.**

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4.2 Vegetation

Low Threat Vegetation

Excluded vegetation and non-vegetated areas

Areas of low threat vegetation and non-vegetated areas have been excluded under one or more of the following AS 3959-2018 exclusion criteria (Standards Australia, 2018):

- i. Vegetation more than 150m from the site.
- ii. Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- iii. Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

Woodland

Heathland ecosystems are characterised by a dense layer of small-leaved shrubs, usually 1-2 m tall, over a ground layer of sedges, coarse lilies, rope-rushes, prostrate shrubs and herbs. In most places there are occasional small, short-trunked, spreading trees, to 15m tall, which may form a sparse canopy on deeper soils. The commonest tree species is Eucalyptus viminalis subsp. pryoriana (Coast Manna Gum) in the eastern part of the range, Eucalyptus baxteri (Brown Stringybark), Eucalyptus arenacea (Wimmera Scentbark) and Eucalyptus willisii (Shining Peppermint) in the west and south-east, and Eucalyptus pauciflora (Snow Gum) along the margins in the high country. Where the soils are relatively dry the dominant shrubs are usually tea-trees (Leptospermum) and stunted she-oaks (Allocasuarina); where the soils are waterlogged, paperbarks (Melaleuca) and large sedges (Gahnia, Lepidopserma) form dense thickets with occasional small trees such as Eucalyptus cephalocarpa (Mealy Stringybark) and Eucalyptus conspicua (Silver Swamp Stringybark). In the high country wet heathlands are dominated by a range of heaths (Epacris) and rope rushes (Restionaceae).

4.3 Photos of Assessment Area



PLOT1 *North-eastern vegetation*



PLOT2 *South-eastern vegetation*



PLOT3 *South-western vegetation*



PLOT4 *North-western vegetation.*

5 Bushfire Hazard Landscape Assessment

5.1 Location description

Gembrook is a small town located in the Shire of Cardinia, Victoria, Australia. It is situated approximately 54 kilometres east of Melbourne and has a population of around 1,200 people. Gembrook is nestled in the foothills of the Dandenong Ranges, surrounded by forests and rolling hills, and is known for its natural beauty and scenic drives. The proposed development is sited at approx. 1.0km northeast of the township.

Gembrook is located in a bushfire-prone area, as are many parts of Victoria. The subject site is surrounded by forests and grasslands, which can be highly combustible in hot and dry weather conditions. The risk of bushfires in the area is heightened during the summer months, typically from December to February, when temperatures are high, and the vegetation is dry.

Considering the siting of the proposal within the landscape, likelihood of a bushfire event is considered **possible**; signifying the threat could take place sometime in the future. The consequences from a bushfire event are indicated as **insignificant**, no injuries, little or no damage, little or no financial loss.

Due to the type & extent of vegetation surrounding the proposal a potential fire run can take place in extreme weather conditions. A landscape fire is possible approaching from the northeast or the east.

The main driveway access into the site is from **Gembrook Launching Place Road**. This is a dual carriageway, linking **Gembrook's** closest CFA Fire Station located **1.1** km via road on **Innes Rd** southwest of the entrance driveway.

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Location & Landscape Assessment

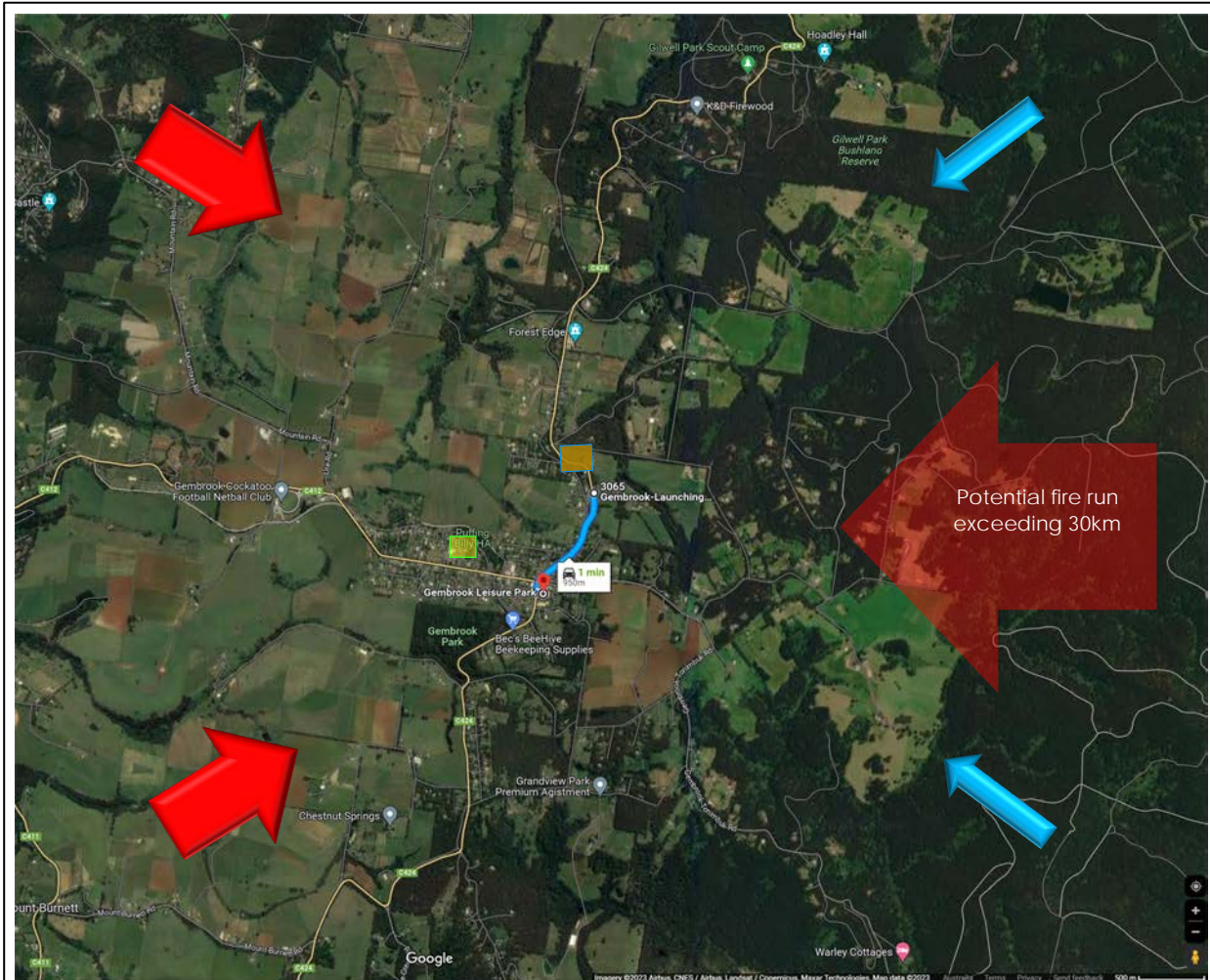


Figure 4 Location of site

Wind Directions	Proposal	Root to NSP	NSP
 			

Cardinia Shire has **several** designated Neighbourhood Safe Places (NSP). The Gembrook at Gembrook Community Centre Carpark is the closest NSP at approx. 1.0km as you can see in *Figure 4* above.

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5.1.1 Landscape risk

Clause 13.05 stipulates that new development is only permitted where 'the risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level'. To assist in defining the risk, four 'broader landscape types', representing different risk levels are described in "Planning Permit Applications Bushfire Management Overlay Technical Guide Sep. 2017".

The four types range from low risk landscapes where there is little hazardous vegetation beyond 150m of the site and extreme bushfire behaviour is not credible, to extreme risk landscapes with limited or no evacuation options.

The Technical Guide outlines four Landscape Types. The local landscape character surrounding the property is most attributable to Landscape **Type 1**;

Table 1- Landscape risk

Broader Landscape Type 1	Broader Landscape Type 2	Broader Landscape Type 3	Broader Landscape Type 4
<ul style="list-style-type: none"> • There is little vegetation beyond 150m of the site (except grasslands and low-threat vegetation). • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can only approach from one aspect and the site is located in a suburban, township or urban m area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can approach from more than one aspect. • The site is in an area that is not managed in a minimum fuel condition. • Access to an appropriate place that provides shelter from bushfire is not certain. 	<ul style="list-style-type: none"> • The broader landscape presents an extreme risk. • Evacuation options are limited or not available.

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5.2 Bushfire History

Cardinia Shire areas are prone to bushfires, the area has been impacted by bushfires in the recent history, bushfires have been recorded in the wider area and in the immediate area surrounding the subject site.

Controlled burns have taken place and a wildfire history has been recorded in the wider areas surrounding the proposal as you can see on Map 2. The immediate area has a fire history, and the publicly available database indicates that the site itself has experienced bushfire in 1939.

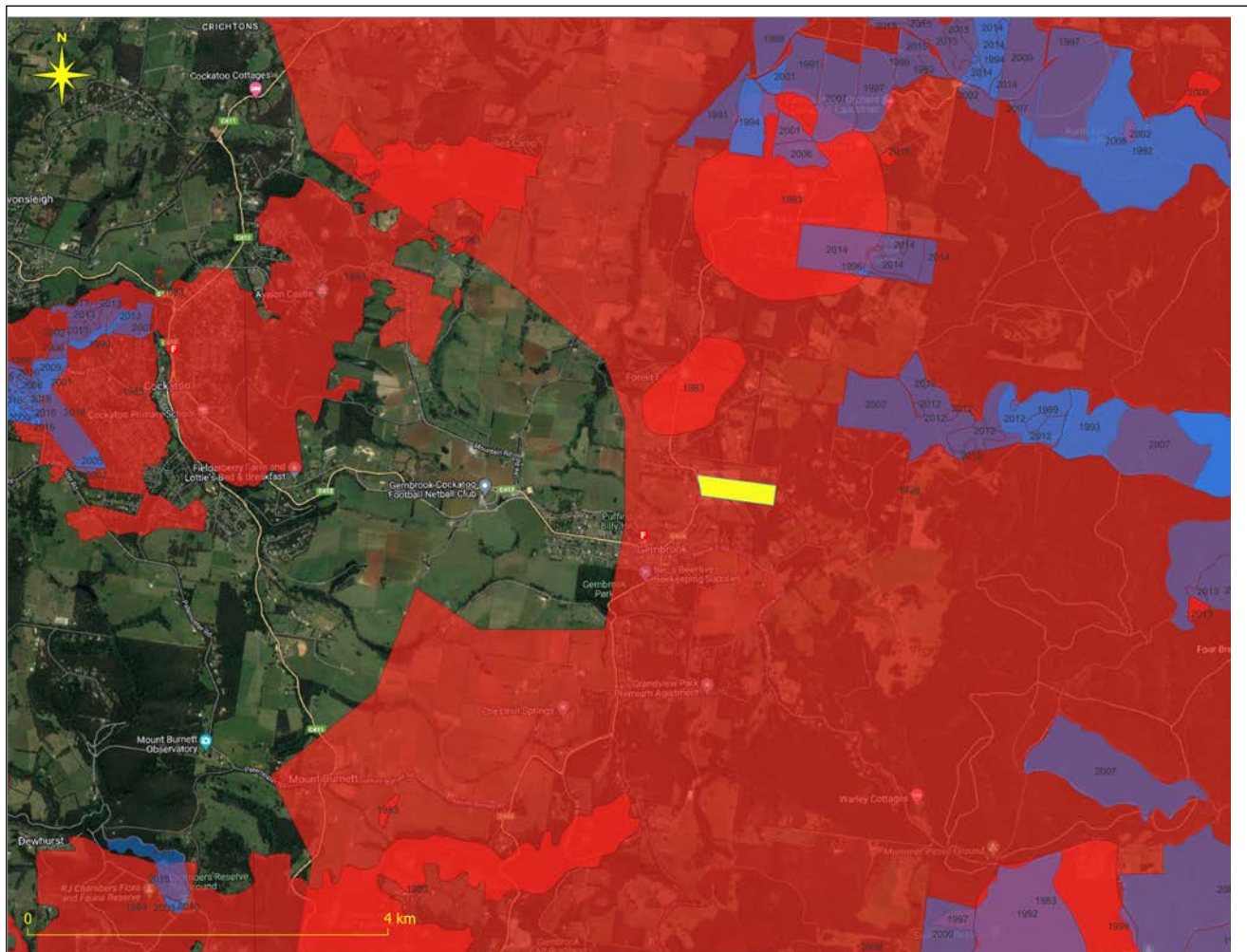
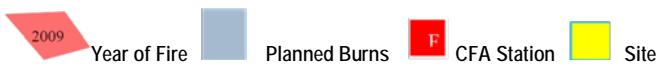


Figure 5 Bushfire history & planned burns around the proposal QGIS data.vic.gov.au, google maps & nearmap



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5.3 Bushfire Scenario

The most likely bushfire scenarios are those typically associated with the direction of the wind on severe or higher, fire danger days i.e. approach of bushfire from the north, northwest, west or southwest.

Hazard vegetation in this occasion is located east from the proposal, the development site will be impacted upon by a landscape scale fire approaching from the east, northeast. A fire from these directions would approach through the forested areas of driven by hot, dry northern, north-eastern winds.

Whilst the eastern forested areas may temperate the speed and intensity of the fire before it impacted the site, under the BMO conditions of low humidity, elevated temperatures and fierce winds, the development could be subjected to significant ember attack and possibly radiant heat. The cleared areas around the development are a considerable asset in this scenario and substantially reduce the threat of radiant heat and flame impacts.

The woodland areas to the east of the site are a potential hazard to the development and could result in a fire approaching from the east, generating significant ember attack and radiant heat.

Whilst the forested area at a great distance, can cause substantial amounts of embers and burning material to be blown long distances, the development site is sufficiently setback from the hazard such that it will be able to provide appropriate defendable space, commensurate with the risk and proposed construction standard of the building.

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6 Bushfire Management Statement

6.1 Landscape, siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles. Building design minimises vulnerability to bushfire attack.

Compliance with these objectives at Clause 53.02-4.1 is proposed via the following Approved measures.

6.1.1 Approved measure 2.1 Landscape

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

As identified in Section 5 the landscape is **not one** of extreme bushfire risk. Whilst a landscape scale bushfire could impact the site, the speed and intensity of a fire approaching from the **northeast**, will be somewhat moderated by residential land managed to low fuel levels surroundings of the proposal and of areas of low threat and/or non-vegetated areas.

To the **northeast at a distance** there are large contiguous **forested** areas and the possibility of a potential fire run in extreme weather conditions of high temperatures and low humidity is feasible.

It is proposed that the risk can be mitigated to an acceptable level by implementing bushfire protection measures in compliance with the BMO requirements including BAL construction standard, commensurate defensible space, provision of a water supply for firefighting, ensuring good access and egress are available for occupants and emergency services and, most importantly, management planning in the form of a Bushfire Emergency Management Plan.

6.1.2 Approved measure 2.2 Siting

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

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

*The proposed development is an alteration addition to an existing dwelling with minimal opportunities for considering slope, aspect or orientation in lowering bushfire risk. The proposed alteration & addition will be sufficiently distant to achieve **BAL-29** defensible space.*

The proposed development is sited to have maximum distance from hazard vegetation from all aspects. Sufficiently distant to achieve **BAL-29** defensible space.

The building will be sufficiently distant from hazardous vegetation such that 'Table 2' to Clause 53.02-5 setbacks are achieved (please refer to Defensible Space Map 3).

The proposed development is close to a main public road enabling access and egress in compliance with BMO requirements for emergency vehicles and occupants/visitors.

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6.1.3 Approved measure 2.3 Design

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

All BAL standards above BAL-Low are deemed to satisfy the building code requirement that buildings be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the:

- (a) 'potential for ignition caused by embers, radiant heat or flame generated by a bushfire; and
- (b) intensity of the bushfire attack on the building' (Building Code of Australia 2016).

The design of the buildings will aim to facilitate wind flow over the building and easy maintenance (e.g. cleaning of gutters) and avoid complex roof lines which may allow build-up of debris (e.g. accumulation of leaves and bark) and trap embers. Walls and eaves should similarly avoid or minimise re-entrant corners and other features that may trap debris and embers. The proposal will be constructed with a **BAL-29**.

6.2 Defendable space and construction objectives

'Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings'.

Compliance with this objective is proposed via the following Approved and Alternative measures.

Approved measure 3.1 (AM 3.1) requires that: 'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or If there are significant siting constraints,
- Column D of Table 2 to Clause 53.02-5.

The building is constructed with a **BAL-29** the bushfire attack level that corresponds to the defendable space of **21m or to the property boundary, whichever is lesser** provided in accordance with Clause 53.02-5 Table 2.

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6.2.1 Building defensible space

The habitable building will be constructed with a **BAL-29** vegetation classified as **forest** on an effective slope of flat/upslope, required defensible space from classified vegetation is **21m or to the property boundary, whichever is lesser** from the edges of the proposal as shown in *Figure 6* corresponding to Clause 53.02-5 Table 2.



Figure 6 Defendable Space is within *adjacent* property complying with Table 6 standards

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6.3 Water supply and access objectives

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

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

These objectives can be achieved via Approved measures 4.1 (AM 4.1):

'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.*
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5'.*

The water supply may be in the same tank as other water supplies if a separate outlet is reserved for firefighting water supplies.

It is proposed that a minimum total capacity of **10,000**-litres be provided as a dedicated static water supply for bushfire firefighting only.

Access

Internal roads will provide access in accordance with the vehicle access design and construction specifications in Table 5 to Clause 53.02-5 (detail provided as Appendix 4).

7 Clause 13.02-1S Bushfire

Clause 13.02-1S Bushfire has the objective to “strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life”. This clause applies to land within the Bushfire Prone Area (BPA), BMO or proposed to be used or developed in a way that may create a bushfire hazard. Clause 13.02-1S contains five strategies to meet the objective, being:

- Protection of human life.
- Bushfire hazard identification and assessment.
- Settlement planning.
- Areas of high biodiversity conservation value; and
- Use and development control in a BPA.

This development addresses the requirements of Clause 13.02-1S in several ways. It is considered that the development can appropriately prioritise the protection of human life by ensuring that the proposed building within the development will not be exposed to a radiant heat flux of more than **29** kilowatts/square metre, which is commensurate to a BAL **29** construction standard.

The lot is **3,989** m² and is required to provide a minimum static water supply of **10,000** - litres as per Table 4 to Clause 53.02-5. Vehicles can easily access the development since it is on a main public road.

This report identifies the bushfire hazard and applies the standard site assessment methodology used in AS3959-2018 and Clause 53.02, which is applied to developments in the BMO and is based on the best available science. The bushfire modelling inputs that form the basis for this methodology factor in vegetation type (e.g., Woodland, Grassland), potential fuel-loads in a long-unburnt vegetation community, weather conditions on higher bushfire risk days (e.g. wind speed, fuel moisture content, days since last rainfall) and the effect of slope gradient on the way fire travels through unmanaged vegetation. The site assessment process and desktop assessment using GIS software has determined the most appropriate vegetation type and commensurate slope category for each section/aspect of unmanaged vegetation.

Non-vegetated areas such as dwellings, roads, driveways and footpaths are considered part of a landscape in which a building would be rated as BAL-LOW (AS3959- 2018). Occupants will be able to move towards areas rated as BAL-LOW by travelling in a generally **southern** direction into a highly urbanised area, or at the more localised scale, directly **south** on **Gembrook Launching Place Road** leading to the closest NSP in **Gembrook**.

The CFA specify that areas where development should not proceed could include:

- Isolated settlements where the size and/or configuration of the settlements will be insufficient to modify fire behaviour and provide protection from a bushfire.
- Where bushfire protection measures will not reduce the risk to an acceptable level.
- Where evacuation (access) is severely restricted.
- Where the extent and potential impact of required bushfire protection measures may be incompatible with other environmental objectives or issues, e.g., vegetation protection, land subject to erosion or landslip’ (CFA, 2015).

None of these criteria or characteristics are applicable to the area of the proposed.

8 Overall Conclusion

The proposed development has been assessed under Clause 53.02 & AS 3959 – 2018.

An assessment of the site conditions & adjoining property has categorised this site as “**BAL 29**” fire risk, with Sections 3 & 7 utilised for the building construction under AS3959 and is subject to the recommendations outlined above.

The proposed development has been sited and designed to avoid on and off-site constraints. AS3959 2018’ Construction of buildings in a bushfire prone area’ describes **risk category for:**

- BAL – 12.5 as: “Ember Attack”
- BAL – 19 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 12.5-19KW”
- **BAL – 29 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 19-29KW”**
- BAL – 40 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux with the increased likelihood of exposure to flames.
- BAL – FZ as: Direct exposure to flames from fire front in addition to heat flux and ember attack.

The final categorization of this site is subject to the relevant fire authority (CFA/MFB) review and approval.

Overall, the proposed development meets the requirements of the BMO and Clause 53.02– Bushfire Protection: Planning requirements.

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Appendix 1: BMO vegetation management standards

Clause 53.02.5 Table 6 Vegetation management requirement

Vegetation management requirement

Defendable space is provided and is managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 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.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

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Appendix 2: BMO static water supply requirements

Table 4 from Clause 53.02-5

Table 4 Water supply

Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

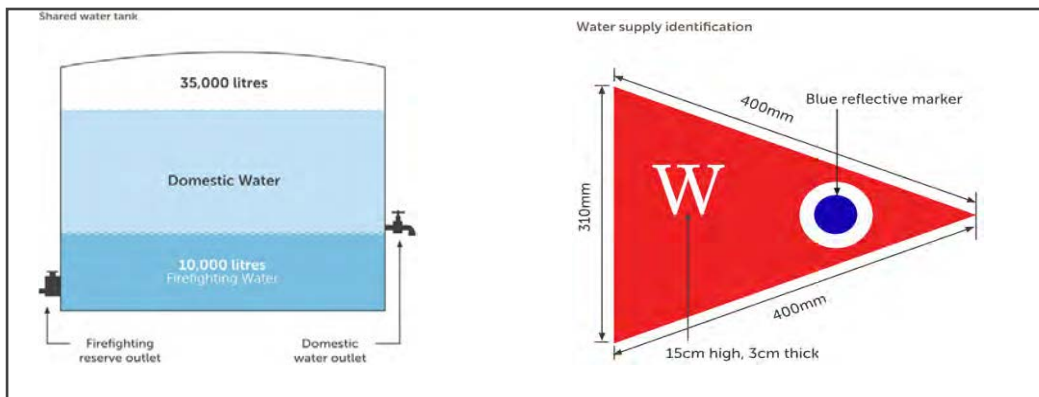
Water tank

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Note 2: Fittings must be in accordance with the published requirements of the relevant fire authority.

requirements
The water supply should

be stored in an above ground water tank constructed of concrete, steel or corrugated iron. The water supply should be identified. The water supply may be provided in the same water tank as other water supplies



provided they are separated with different outlets'.

CFA Fittings (CFA, 2014b)

'If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65mm fitting is equivalent to the old 2 1/2 inch. A 65 mm BSP (2 1/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

Diagram 1 below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65mm tank outlet, two 65 mm ball or gate valves with a 65mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling'

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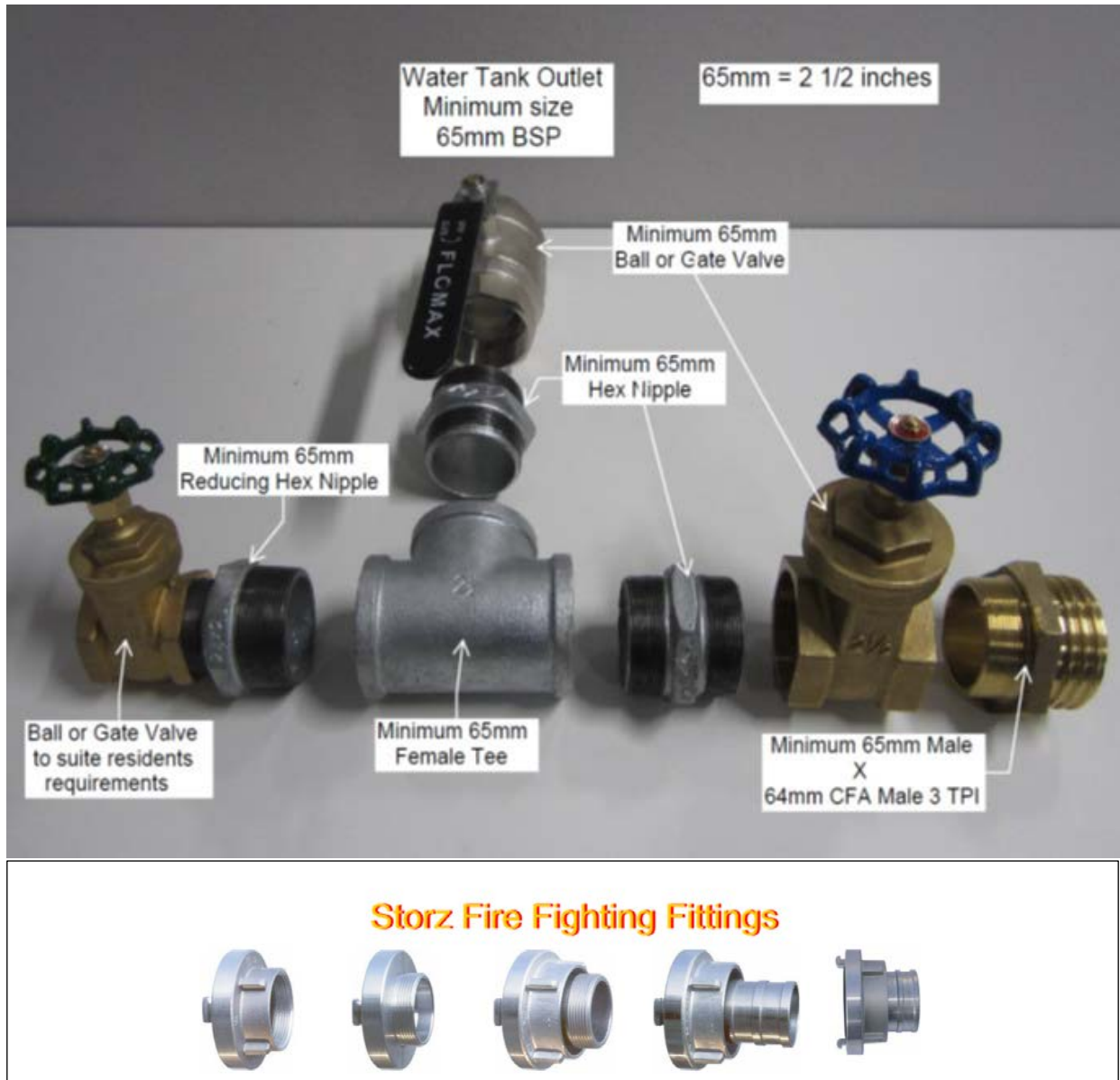


Diagram 1 CFA Standard permit conditions for water supply, in FRV areas pls check if they use same fittings or Storz Fitting apply.

Conditions required for all applications

'Show [xx litres] of effective water supply for firefighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal'.

Additional conditions to apply if CFA fittings and access is required

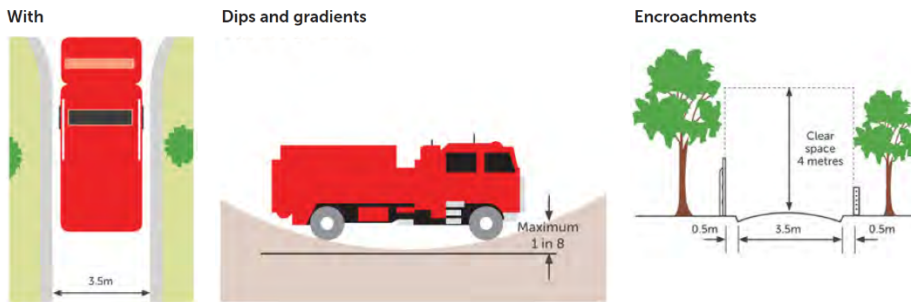
'The water supply must also –

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling)'.

Appendix 3: BMO access requirements

Where the length of access is greater than 30 metres the following design and construction requirements apply:

- 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 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.
- A load limit of at least 15 tonnes and be of all-weather construction.
- 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.
- A cleared area of 0.5 metres is required to allow for the opening of vehicle doors along driveways.



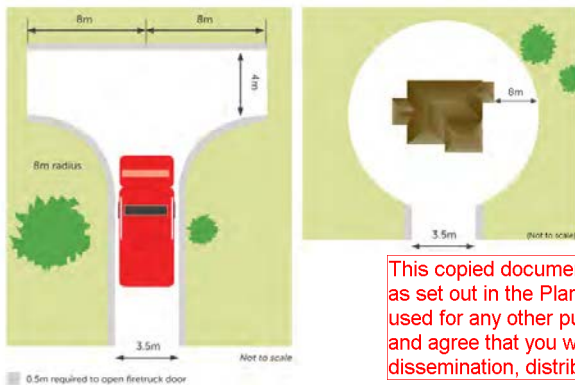
Practice Note 65 | Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes

Access between 100 metres to 200 metres in length

In addition to the above:

A turning area for fire fighting vehicles must be provided close to the building by one of the following:

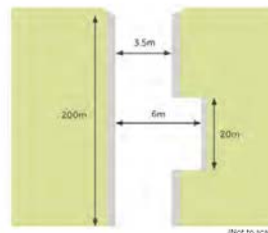
- a turning circle with a minimum radius of 8 metres
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.



Access greater than 200 metres in length

In addition to the above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.



development.

Transporting Houses and Prefabricated Buildings

The dimension limits for transporting houses and prefabricated buildings have been set to facilitate the safe movement of dwellings and structures across the network.



Prime mover and semi-trailer combination towing a prefabricated building

This information sheet sets out the maximum dimensions and mass limits, access and operating conditions for a vehicle combination transporting houses and prefabricated buildings.

What is the mass limit?

The maximum mass limit for the combination is 43.0 tonnes including the steer axle concession.

What are the dimension limits?

Annual permits are available for vehicles transporting one indivisible house or prefabricated building up to the laden vehicle dimension limits in the following tables.

Table 1 Dimension limits

Dimension	Maximum limits (m)
Width	5.0
Height	5.0
Length	30.0
Trailer Deck Height	1.2

The dimensions shown in Table 1 include external fittings, such as guttering, plumbing, lighting, verandas, bay windows and eaves.

Table 2 Maximum rear overhang

Length of vehicle (m)		Max rear overhang (m)
Over	Up to and including	
-	25.0	5.5
25.0	26.0	6.4
26.0	27.0	6.7
27.0	28.0	7.0
28.0	29.0	7.3
29.0	30.0	7.6

What access can I get?

The vehicle combination can access all approved or conditionally approved arterial roads on the [Oversize & Overmass network map](#). Access to other roads will require consent from the relevant road manager (such as local government or the Port).

What are the Load Restraint Requirements?

Houses and prefabricated dwellings must be transported in such a way that the restraint system used complies with the load restraint performance standards. These standards are listed in the [Load Restraint Guide](#) published by the [National Transport Commission](#).

What operating conditions apply?

- The entire length of the building must be supported by the trailer or the trailer extension beams.
- Windows must be secured to withstand transportation forces.
- No part of the underframe or cross member support can protrude laterally more than 50mm for the outside wall of the house or prefabricated structure directly above it.
- A laden vehicle combination that is longer than 26 metres or wider than 3.5 metres must comply with the [pilot and escort chart on the website](#).

Travel Time Restrictions

Travel is allowed during the time described in Table 3.

Table 3 Time of day travel restrictions

Road or Area	Day	Not wider than 3.1m or longer than 22.0m	Not wider than 3.5m or longer than 26.0m	Wider than 3.5m or longer than 26.0m
Melbourne & Geelong urban areas, other than a major road	Monday - Saturday	At all times	9:00am - 4:00pm 12:00 midnight - 6:00am	
	Sunday & public holiday	At all times	12:00 midnight - 4:00pm	
Major Road	Any day	At all times	6:00am - 4:00pm <ul style="list-style-type: none"> No travel the day before a holiday period; and No travel the last day of a holiday period 	
Rural Area	Any day	At all times	Sunrise - sunset	
Freeway	Any day			Except for the day of a holiday period

What is a Major Road?

See the list below.

- Bass Highway
- Calder Highway and Freeman Highway between Digger's Rest and Bendigo
- Goulburn Valley Highway
- Great Alpine Road
- Maroondah Highway outside the Melbourne Urban Area
- Maroondah Link Highway
- Mclvor Highway
- Melba Highway and Warburton Highway
- Midland Highway between Gheringhap and Sebastopol
- Midland Highway between the Calder Highway and Mansfield
- Midland Link Highway
- Northern Highway between Wallen and Heathcote
- Peninsula Freeway
- Princes Highway between Traralgon and NSW Border
- Princes Highway between Waurn Ponds and SA Border
- South Gippsland Highway and Freeway outside the Melbourne Urban Area
- Western Highway between Burrumbeet to SA Border

What if I exceed the dimension limits?

Access will be considered on a case by case basis. Operators will be required to provide VicRoads with the following:

- A clear explanation as to why the house or prefabricated building cannot be reduced to the dimensions noted in Table 1 and Table 2.
- A detailed assessment of the route (route survey) highlighting all turns with swept path drawings and noting all pinch points on the route and how the operator intends to mitigate them. (Please note that the eaves must be removed for a load that exceeds 5.5 metres).

How do I apply for a permit?

To obtain a permit to transport prefabricated buildings please submit your Class 1 permit application via the [NHVR website](#).

For more information:

Subscribe: www.nhvr.gov.au/subscribe

Visit: www.nhvr.gov.au

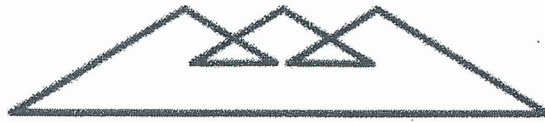
Phone: 1300 MYNHVR *(1300 880 487)

Email: info@nhvr.gov.au

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*Standard 1300 call charges apply. Please check with your phone provider.



Emerald Medical Centre

Your medical home

1 Murphys Way, Emerald, Vic. 3782, Phone: (03) 5968 4622, Fax: (03) 5968 5750
Email: mail@emeraldmed.com.au, Web: www.emeraldmed.com.au

24/7/2023

Medical Certificate

This is to state that,



of

3065 Launching Place Rd
GEMBROOK VIC 3783

has been suffering from significant Rt Upper limb pain, reduced mobility and loss of function since he fell from 4 meters height. He also suffered from fracture of the Rt Femur needed surgical repair. His right knee functions are also limited and experiencing chronic pain exacerbated by activity. He is waiting for further operations for his upper arm and likely total knee replacement for the Rt knee.

