

5 Ordinary Business

5.1 T200713 PA - Development of the Land for a Habitable Outbuilding and Development of the Land for a Non-Habitable Outbuilding (Carport) at 21 Ford Rd, Emerald

Responsible GM: Lili Rosic
Author: Stephanie Preece

Recommendation(s)

That Council refuse to grant Planning Permit T200713 for the development of the land for a habitable outbuilding and non-habitable outbuilding (carport) at PC362011, 21 Ford Road, Emerald VIC on the following grounds:

1. The application does not comply with relevant State and Local planning policies in relation to the protection and preservation of agricultural land.
2. The application does not comply with relevant State and Local planning policies in relation to the maintenance and enhancement of the landscape.
3. The application does not comply with the environmental objectives of the Significant Landscape Overlay – Schedule 1.
4. The application does not comply with the environmental objectives of the Environmental Significance Overlay – Schedule 1.
5. The application does not comply with the relevant considerations of Clause 65 Decision Guidelines, including the purpose of the zones and overlays and the orderly planning of the area.

Attachments

1. Locality Map [5.1.1 - 1 page]
2. Plans and Documents [5.1.2 - 31 pages]
3. CONFIDENTIAL - Copy of Objections - Circulated to Councillors only [5.1.3 - 13 pages]

Executive Summary

Application no.:	T200713
Applicant:	Alex Alonaritis Adex Design and Drafting
Land:	PC362011, 21 Ford Road, Emerald
Proposal:	Development of the land for a habitable outbuilding and development of the land for a non-habitable outbuilding (Carport).
Planning controls:	Green Wedge Zone – Schedule 2 Significant Landscape Overlay – Schedule 1 Environmental Significance Overlay – Schedule 1 Bushfire Management Overlay

Notification & objections:	<p>The application has been advertised pursuant to Section 52 of the <i>Planning and Environment Act 1987</i>, by sending notices to the owners and occupiers of adjoining land.</p> <p>Six (6) objections to the application were received.</p>
Key planning considerations:	<p>Whether the extension of the residential use of the land is appropriate in the context of agricultural land</p> <p>Visual impact to the rural character of the area</p> <p>Visual impact to the Puffin Billy Scenic Railway corridor</p>
Recommendation:	Refusal

Background

An application for a 'habitable outbuilding' was received by Council on 4 November 2020. The application was subsequently amended in response to concerns raised by Council. The location of the outbuilding was changed, and an amendment was received by Council on 3 August 2021.

The planning permit history of the site includes the following:

- Planning Permit T040638 was issued by Council on 8 November 2004 for the development of the land for the purpose of a farm shed and water tank.

There have been several compliance issues associated with the site, including:

- 1st February 2017: Council determined that earthworks had been conducted on the land without a planning permit, in contravention of Clauses 35.04-5 and 42.01-2 of the Planning Scheme.
- 28 August 2019: Council determined that the land was operating as a Host Farm, which requires a planning permit. The landowner was to cease the operation and apply to Council for a planning permit. A planning permit application was not received by Council.

Subject Site

The subject site is located on the western side of Ford Road, Emerald, and has an overall size of approximately 8.57 hectares.

Access to the site is via two crossovers located on the eastern (front) boundary.

A dwelling, farm shed, and several small buildings are currently located on the site.

The site has a slope of 9% across the site from west to east.

The land is largely free from vegetation, except for established vegetation along a waterway which traverses the site in a north-south direction at the rear of the site.

Emerald Lake Park adjoins the western side of the northern boundary and the Puffing Billy Railway is located north and west of the site.

The main characteristics of the surrounding area are:

- North: the westernmost portion of the subject site adjoins the Emerald Lake Park. The northern boundary also adjoins 26 Ford Road. This site has a size of 11.52 hectares with a dwelling in the south-east corner of the site.
- East: Ford Road is immediately east of the site and opposite is the continuation of 26 Ford Road, as described above.
- South: 19 Ford Road adjoins the southern boundary of the subject site and has an overall area of 6.56 hectares. This site contains two dwellings, several scattered buildings (sheds) and a dam at the rear of the property.
- West: 24 William Street adjoins the western boundary of the subject site and has an overall area of 2.53 hectares. The site contains a dwelling and a moderate amount of vegetation. There are several other buildings on the site however their use is not known.

Relevance to Council Plan

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Proposal

The proposal consists of two elements: a habitable outbuilding and a carport as described below:

Habitable outbuilding:

The habitable outbuilding will be located 26 metres west of the existing dwelling, 20 metres from the northern boundary and 104 metres from the eastern boundary. The outbuilding will reach an overall height of 4.9 metres to the top of a 12.5-degree pitched roof.

The outbuilding will include three bedrooms bathroom, water closet and an open plan living and games rooms. A carport that spans the length of the outbuilding will be attached to the eastern side of the building and a verandah on the northern, southern western sides of the building.

The building will have a length of 22.0 metres and an overall width of 15.6 metres, equating to a footprint of 343.20m².

The roof of the building will be constructed of Colorbond in 'Pale Eucalypt' colour (a natural green colour). No material or colour has been nominated for the wall cladding.

The existing driveway that provides access to the dwelling and farm shed will be extended to provide access to the proposed habitable building.

No vegetation removal is required to accommodate the outbuilding.

Carport:

The carport will be attached to the existing dwelling and will be setback approximately 24 metres from the northern boundary and 50 metres from the eastern boundary.

The carport will be attached to the eastern (front) façade of the dwelling and have an overall height of 4.6 metres to the top of the 22.5-degree pitched roof.

Earthworks of 500mm are required to accommodate the carport.

The carport roof will be constructed of Colorbond in the colour 'Classic Cream'.

Planning Scheme Provisions

The relevant Clauses of the Planning Policy Framework (PPF) are:

- Clause 11.01-1R Green wedges – Metropolitan Melbourne
- Clause 11.03-3S Peri-urban areas
- Clause 11.03-5S Distinctive areas and landscapes
- Clause 12.05-1S Environmentally sensitive areas
- Clause 12.05-2S Landscapes
- Clause 13.02-1S Bushfire planning
- Clause 14.01-1S Protection of agricultural land
- Clause 15.01-5S Neighbourhood character
- Clause 15.01-6S Design for rural areas
- Clause 16.01-3S Rural residential development

The relevant Clauses of the Local Planning Policy Framework (LPPF) are:

- Clause 21.02-2 Landscape
- Clause 21.02-4 Bushfire management
- Clause 21.03-4 Rural townships
- Clause 21.03-5 Rural residential and rural living development
- Clause 21.07-3 Emerald, Avonsleigh and Clematis

Relevant Particular/General Provisions and relevant incorporated or reference documents:

The relevant provisions/documents are:

- Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions
- Clause 53.02 Bushfire Planning
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions
- Clause 71.02-3 Integrated Decision Making

Planning Permit Triggers

- Pursuant to Clause 35.04-5 of the Green Wedge Zone a permit is required to construct or carry out buildings or works associated with a Section 2 use (dwelling)
- Pursuant to Clause 42.01-2 a permit is required to construct a building or construct or carry out works (height of a building (not a dwelling) exceeding 4.0 metres)(gross floor area of outbuildings on the land exceeds 120 square metres)
- Pursuant to Clause 42.03-2 a permit is required to construct a building or construct or carry out works (height of a building (not a dwelling) exceeding 4.0 metres)
- Pursuant to Clause 44.06-2 a permit is required to construct a building or construct or carry out works associated with Accommodation.

Public Notification

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.

The notification has been carried out correctly, and Council has received six (6) objections to date.

The key issues that were raised in the objections are:

- Concerns regarding the proposed use were raised several times. Objectors are concerned that the outbuilding will be utilised as an extension to the Bed and Breakfast currently operating on the site and the outbuilding will not be utilised as a retreat for the landowners 'teenage children'
- Cruelty to animals allegedly occurring on site
- Current buildings are not well maintained
- Capability of the site to treat and retain wastewater (effluent disposal)
- Excessive size of the building does not reflect a 'teenage retreat'

Referrals

Referrals/Notice	Referral Authority	Brief summary of response
Section 55 Referrals	Country Fire Authority [Recommending]	No objection (subject to conditions)
	Puffing Billy Railway Tourist Board [Recommending]	No objection (no conditions)
Section 52 Notices	Nil	

Discussion

The application is for the development of the land for a habitable outbuilding and non-habitable outbuilding (carport), which requires a planning permit under the provisions of the Green Wedge Zone, Environmental Significance Overlay, Significant Landscape Overlay and the Bushfire Management Overlay:

The key considerations of this application relate to:

- The relevant policies of the Planning Policy Framework and the Local Planning Policy Framework
- The purpose and decision guidelines of the Green Wedge Zone
- The purpose, objectives and decision guidelines of the Significant Landscape Overlay
- The purpose, objectives and decision guidelines of the Environmental Significance Overlay

- The requirements of Clause 51.02 (Metropolitan Green Wedge Land: Core Planning Provisions)
- The purpose, decision guidelines and requirements of the Bushfire Management Overlay and Clause 53.02 (Bushfire Planning)
- The decision guidelines of Clause 65.

Planning Policy Framework and Local Planning Policy Framework

As outlined earlier, there are several planning policies that are relevant to the proposed development. Broadly, these policies seek to protect agricultural land from inappropriate development, ensure development respects the rural character of the area, ensure development does not detract from the landscape and ensure development can implement appropriate bushfire protection measures.

The proposed carport, to be attached to the eastern side of the existing dwelling, complies with all relevant policies. The carport will extend the dwelling towards the eastern boundary, an area that has already been removed from agricultural production and is already being utilised for rural residential purposes demonstrating compliance with Clauses 14.01-1S (Protection of agricultural land) and 16.01-3S (Rural residential development). The carport has been designed to complement the existing dwelling with a 22.5-degree pitched roof and an overall height of 4.6 metres. The carport will be an open structure, reducing visual bulk and the roof will be constructed of Colorbond in the colour 'Classic Cream', a colour and design that is complementary to the rural character of the area demonstrating compliance with Clauses 11.03-5S (Distinctive areas and landscapes) 15.01-6S (Design for rural areas) and 21.03-5 (Rural residential and rural living development).

In contrast, the proposed habitable outbuilding largely fails to comply with the relevant policies. It has a large footprint of 343.20m² and is setback 26.0 metres west of the existing dwelling. Whilst a building footprint of this size in the form of 'agricultural' buildings may be considered acceptable on a large rural allotment to support agricultural production, the size of the habitable outbuilding is unacceptable given the proposed use. The building size, together with the location, will remove agricultural land from production permanently, thus failing to comply with Clause 14.01-1S (Protection of agricultural land). It can also be argued that the land surrounding the proposed building will also be removed from agricultural production due to the purpose of the outbuilding, i.e., for habitable purposes. Additionally, the proposed habitable outbuilding fails to protect and enhance the landscape due to its footprint, size and visually exposed location, failing to comply with Clauses 12.05-2S (Landscapes) 15.01-5S (Neighbourhood character) and 21.02-2 (Landscape). Currently, the subject site contains a dwelling, a large building (farm shed) and several smaller structures. The proposed habitable outbuilding will significantly increase the built form on site and result in a scattered mass of buildings across the site, detracting from the landscape and rural character of the area.

Vegetation removal is not required to accommodate the proposed outbuilding and the applicant has demonstrated that the outbuilding can accommodate appropriate bushfire protection measures to reduce the risk to human life and property in the event of a bushfire (Clause 13.02-1S (Bushfire planning) and 21.02-4 (Bushfire Management)).

In its entirety the proposal fails to comply with the key relevant state and local planning policies.

Green Wedge Zone – Schedule 2

The purpose of the Green Wedge Zone (GWZ) is:

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

- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area

The decision guidelines of the GWZ cover a range of issues, an assessment against the relevant considerations has been provided below.

General issues:

As discussed above the proposal, in its entirety, fails to comply with the Municipal Planning Strategy and the Planning Policy Framework. A Land Capability Assessment was not provided however due to the large size of the land it is considered that all wastewater is able to be treated and retained on site in accordance with the relevant legislation. As the proposal is associated with the current use of the land for residential purposes, it does not relate to rural land use, rural diversification natural resource management, natural or cultural heritage management, recreation or tourism. Due to the size, location and constraints of the site, the proposed habitable outbuilding will negatively impact the rural character and natural scenic beauty of the area, design and siting issues are discussed further below in an assessment against the ESO and SLO,

Rural issues:

It is not considered that the land is currently utilised for agricultural production therefore the proposed outbuilding will not support nor enhance agricultural production. Whilst the site and surrounding properties are largely utilised for rural residential uses, the purpose of the zoning of the land cannot be ignored, and the removal of land from future agricultural production must not be lightly entertained. The proposed outbuilding will further fragment the land, reducing the capacity of the site to be used for agricultural production in the future. The schedule to the zone does not specify a maximum size for an outbuilding thus the outbuilding may be expanded in the future which may increase the negative impact on adjoining and nearby agricultural land holdings.

Environmental issues:

The proposed outbuilding is located in an area free from vegetation. The outbuilding and its defendable space can be accommodated without the requirement to remove vegetation. It is not expected the outbuilding will have a negative impact on the biodiversity of the area. Whilst, the applicant has not submitted a Land Capability Assessment, to demonstrate that wastewater can be treated and retained on site, the large size of the land is considered capable of doing so.

Design and siting issues:

The property is particularly sensitive as it nears the top of the ridgeline, and therefore any additional built form is visually exposed to the landscape. The built form and footprint of the outbuilding is considered excessive. Design and siting issues are discussed in further details

against the Environmental Significance Overlay (Schedule 1) and the Significant Landscape Overlay (Schedule 1).

Environmental Significance Overlay – Schedule 1

The environmental objectives of Schedule 1 to the ESO are:

- To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.
- To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.
- To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.
- To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

The proposed habitable outbuilding and carport do not require any vegetation to be removed to accommodate the building footprints or applicable defensible space, ensuring that the habitat is not compromised. Whilst a Land Capability Assessment has not been submitted, due to the size of the land, it is considered that wastewater from the habitable outbuilding can be treated and retained on site without compromising the health of waterways or adjoining land.

The proposed habitable outbuilding does not require a significant amount of cut or fill to be accommodated, however the subject site is located in a particularly sensitive area as it nears the ridgeline, making any additional built form visually exposed to the surrounding areas. For this reason, combined with the excessive footprint of the habitable outbuilding it is considered that the development is considered inappropriate and will negatively impact the rural character of the land and diminish the environmental and landscape values the overlays seek to protect due to its large built form and scale and separation distance from other buildings on the land. The proposed habitable outbuilding will also result in a scattered mass of buildings across the site, acknowledging there is an existing dwelling and farm shed on the site. The increase in built form would be reducing vegetation's current status as the predominant feature of the landscape; would neither be maintaining, nor enhancing the rural landscape and negatively impact upon the overall natural environment and character of the area.

The siting, in relation to bushfire hazard is considered appropriate and all bushfire protection measures can be appropriately accommodated, including defensible space within the boundaries of the site.

Please note that the proposed carport, an open structure to be attached to the eastern side of the existing dwelling would theoretically be considered appropriate as it will not negatively impact the area's character in the way described above. The carport utilises design elements that are complementary to the rural character of the area, for example the pitched roof and use of non-reflective materials in a colour that is appropriate in the rural context of the site. The carport also has a maximum overall height of 4.6 metres ensuring that it does not protrude beyond the height of the existing dwelling. However, as an application must be approved or refused in its entirety this becomes a moot point.

Significant Landscape Overlay – Schedule 1

The environmental objectives of the SLO are:

- To recognise the importance of the rural and natural landscape in the scenic corridor and views from the railway line as a significant attraction of the Puffing Billy Tourist Railway.
- To ensure that any development on land within the scenic corridor is appropriately sited and designed to have a minimal impact in the immediate corridor and viewlines.
- To encourage the retention of vegetation and, wherever possible, promote natural regeneration, revegetation, reforestation and long-term management of vegetation to prevent the incremental loss of vegetation.
- To support the biolink along the corridor.

As previously mentioned, the subject site is near the top of a ridgeline. This ridgeline, and the subject site, overlooks the Puffing Billy Tourist Railway. The rural and natural landscape of the scenic corridor is a significant attraction of the Puffing Billy Tourist Railway thus minimising the impact of visually exposed buildings and retaining vegetation as the main character of the corridor imperative. Whilst the Emerald Tourist Railway Board offered no objection to the proposal, when assessed against the decision guidelines of the SLO, the proposal largely fails to comply.

The proposed habitable outbuilding will increase built form that is visually exposed to the Puffing Billy Tourist Railway. The proposed habitable outbuilding also has a significant footprint of 343m², emphasizing its presence on the site and its impact on the corridor. The proposed habitable outbuilding will not maintain, nor enhance the rural landscape and will negatively impact on view lines and the scenic corridor along the Puffing Billy railway line. Additionally, the location of the proposed habitable outbuilding, 26 metres west of the existing dwelling increases the spread of built form on the site, further reducing the value and significance of the scenic corridor.

As noted above, the proposed carport, an open structure to be attached to the eastern side of the existing dwelling would theoretically be considered appropriate as it will not negatively impact on the scenic corridor. The carport is visually hidden from the corridor, being attached to the east side of the dwelling. However, as an application must be approved or refused in its entirety this becomes a moot point.

Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions:

The proposal is contrary to the purposes of Clause 51.02 (Metropolitan Green Wedge Land: Core Planning Provisions). The relevant purposes within this particular provision are: (1) To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values, and (2) To protect productive agricultural land from incompatible uses and development.

Despite the residential use of the land being established, as discussed above, the proposed habitable outbuilding would result in further permanent loss of agricultural land, including the land surrounding the proposed building. Therefore, the Application is inconsistent with Clause 51.02.

Bushfire Management Overlay and Clause 53.02 (Bushfire Planning)

The site is located in a Bushfire Prone Area and affected by the Bushfire Management Overlay, which includes the following purposes:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The prioritisation of the protection of human life over all other policy considerations is also identified in Clause 13.02-1S. This clause requires consideration to be given to the risk of bushfire to people, property and community infrastructure, the implementation of appropriate bushfire protection measures to address the identified bushfire risk and the implementation of these measures without unacceptable biodiversity impacts. These provisions are supported at a local level by Clause 21.02-4.

At Clause 53.02 of the Planning Scheme, several measures are outlined to ensure that the location, design, and construction of development appropriately responds to bushfire hazard. Clause 53.02-4 applies to the proposed outbuilding and an assessment against these requirements is provided below.

Please note the proposed carport does not trigger the requirement for a Planning Permit under this overlay as it is an extension to an existing dwelling where the floor area is less than 50% of the gross floor area of the existing dwelling.

53.02-4.1 Landscaping siting and design objectives:

AM2.1 – the bushfire risk can be mitigated to an acceptable level, with the site mostly cleared of vegetation, and the separation distance of the development from bushfire hazard has been maximised. The surrounding landscape to the north-west, north-east and more predominantly east is densely vegetated and poses the most significant bushfire risk, however the outbuilding is setback appropriately from this hazard.

AM2.2 – the entirety of the site is largely free from vegetation, except for the vegetation located along the watercourse, thus the outbuilding is located in a cleared area and close to existing access, with a driveway access to Ford Road. The distance of the development from bushfire hazard has is considered appropriate.

AM2.3 – the design of the building is responsive to the landscape risk and will reduce the impact of bushfire on the building. This includes elements such as pitched roofing, construction on concrete slab and the construction to BAL19.

53.02-4.2 Defendable space and construction objective:

AM3.2 – the outbuilding is required to provide satisfactory defendable space and separation distance from bushfire hazard and will provide 25 metres of defendable space to the north and west and 22 metres east and south (or to the property boundary, which is the lesser distance). It must be noted that the applicant proposed alternative defendable space however the defendable space to be implemented is recommended by the CFA. The building is required to wholly be constructed to a BAL19 construction standard. No variations to the vegetation management are proposed.

53.02-4.3 Water supply and access objectives:

AM4.2 – the outbuilding includes water supply and access in accordance with the requirements of Table 4 and 5 of Clause 53.02-5.

Overall, subject to conditions, it is considered the development represents an acceptable outcome in response to bushfire risk, with the outbuilding having appropriate measures in

regard to siting, construction standards, access and water supply. Along with any mandatory conditions required by the Planning Scheme, the CFA has requested an amended Bushfire Management Plan which will be required to be approved by the CFA prior to the endorsement of plans, should a Planning Permit be issued. Standard permit conditions will ensure the BMP is implemented.

Response to Objections

- Cruelty to animals allegedly occurring on site
 - o This is not a planning consideration relevant to the proposal. Any concerns regarding the welfare of animals should be directed to the relevant authority.
- Current buildings are not well maintained
 - o The onus is on the landowner to maintain the visual appearance of buildings on private land.
- Effluent disposal
 - o Whilst a Land Capability Assessment was not submitted with the application, the size of the site is capable of treating and retaining wastewater on site in accordance with the relevant legislation.
- Excessive size of the building does not reflect a 'teenage retreat' and concerns that the outbuilding will be utilised as an extension to the Bed and Breakfast currently operating on the site.
 - o It is acknowledged that the proposed habitable outbuilding (teenage retreat) extends beyond the usual characteristics of a traditional 'habitable outbuilding' and its size, relevant to the use is considered excessive. However, Council can only consider what the applicant has made the application for and in this instance a habitable outbuilding has been applied for.

Clause 65 Decision Guidelines

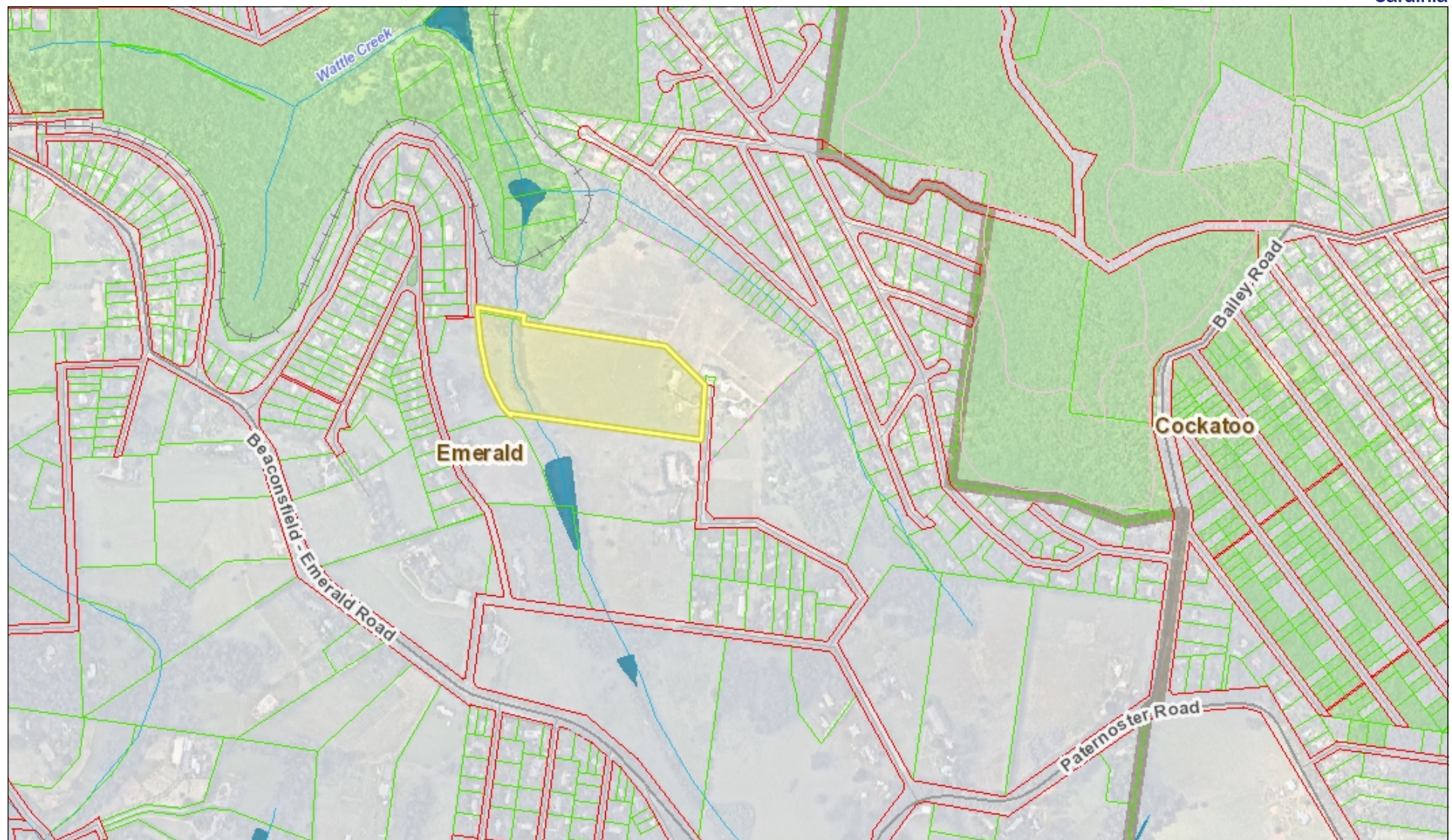
As discussed above, the proposal fails to comply with the Municipal Planning Strategy, the Planning Policy Framework, the purpose of the zone and overlays, and Clauses 51.02 and 65 of the Cardinia Planning Scheme. The proposed development will not contribute to the orderly planning of the area as it is considered that the habitable outbuilding will be visually obtrusive and diminish the rural character of the area. Whilst the finished floor levels of the dwelling can be raised to levels to minimise damage that would occur in the event of a flood and no native vegetation is required to be removed to accommodate the proposed dwelling it is

Conclusion

As discussed above the application, in its entirety, fails to comply with key planning policies set out in the Cardinia Planning Scheme. The proposed habitable outbuilding would undermine the purpose of the SLO and the ESO and result in obtrusive visual impact to the Puffin Billy Tourist Railway and detract from the rural character of the area and should not be supported.

Therefore, it is recommended that Council refuse to grant a Planning Permit T200713 for the development of the land for a habitable outbuilding and non-habitable outbuilding (carport) at PC, 21 Ford Road, Emerald VIC on the following grounds:

1. The application does not comply with relevant State and Local planning policies in relation to the protection and preservation of agricultural land.
2. The application does not comply with relevant State and Local planning policies in relation to the maintenance and enhancement of the landscape.
3. The application does not comply with the environmental objectives of the Significant Landscape Overlay – Schedule 1.
4. The application does not comply with the environmental objectives of the Environmental Significance Overlay – Schedule 1.
5. The application does not comply with the relevant considerations of Clause 65 Decision Guidelines, including the purpose of the zones and overlays and the orderly planning of the area.



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9-Feb-2022

Notes

1: 11,003

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL





ePlanning

Application Summary

Porta Reference	A420475C
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Basic Information

Proposed Use	Proposed Hab tab e outbu d ng
Current Use	S ng e dwe ng
Cost of Works	\$95,000
Site Address	2 Ford Road Emera d 3782

Covenant Disclaimer

Does the proposa breach, n any way, an encumbrance on t t e such as restr ct ve covenant, sect on 73 agreement or other ob gat on such as an easement or bu d ng enve ope?

No such encumbrances are breached

Note Dur ng the app cat on process you may be requ red to prov de more nformat on n re at on to any encumbrances

Contacts

Type	Name	Address	Contact Details

Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 C ass 3	More than \$ 0,000 but not more than \$ 00,000	\$629 40	00%	\$629 40
		Total		\$629.40



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, 38 0

Email: mail@cardinia.vic.gov.au



Monday to Friday 8 30am 5pm
Phone: 300 787 624
After Hours: 300 787 624
Fax: 03 594 3784



ePlanning

Documents Uploaded

Date	Type	Filename
02/2020	A Copy of Title	RSS 2/20.pdf
02/2020	A terat on statement	Rev A P ann ng draw ngs Dated 4/9/20 PDF
02/2020	S te p ans	Rev A P ann ng draw ngs Dated 4/9/20 PDF
02/2020	Add t ona Document	POSub 2/20.pdf
02/2020	Add t ona Document	Bushf re Management Statement 2 Ford rd Emera d PDF
02/2020	Add t ona Document	Bushf re S te Hazard P an 2 Ford rd PDF
02/2020	Add t ona Document	CFA From s te ook ng East.jpg
02/2020	Add t ona Document	CFA From s te ook ng Nth.jpg
02/2020	Add t ona Document	CFA From s te ook ng South.jpg
02/2020	Add t ona Document	CFA From s te ook ng west.jpg
02/2020	A Copy of Title	POSub 2/20.pdf

Remember t s aga nst the aw to prov de fa se or m s ead ng nformat on, wh ch cou d resu t n a heavy f ne and cance at on of the perm t

Lodged By

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Subm ss on Date	02 November 2020	2:45 PM	

Declaration

☒ By t ck ng th s checkbox, [REDACTED], dec are that a the nformat on n th s app cat on s true and correct; and the App cant and/or Owner (f not myse f) has been not f ed of the app cat on



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, 3860

Email: mail@cardinia.vic.gov.au



Monday to Friday 8:30am - 5pm
Phone: 300 787 624
After Hours: 300 787 624
Fax: 03 594 3784



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

Page 1 of 1


VOLUME 10413 FOLIO 669

Security no : 124086358315U
Produced 02/11/2020 12:13 PM**LAND DESCRIPTION**

Land in Plan of Consolidation 362011N.
PARENT TITLES :
Volume 10395 Folio 394 to Volume 10395 Folio 395
Volume 10395 Folio 398
Created by instrument PC362011N 12/05/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

DIAGRAM LOCATION

SEE PC362011N 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 FORD ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	PC362011N
Number of Pages (excluding this cover sheet)	2
Document Assembled	02/11/2020 12:21

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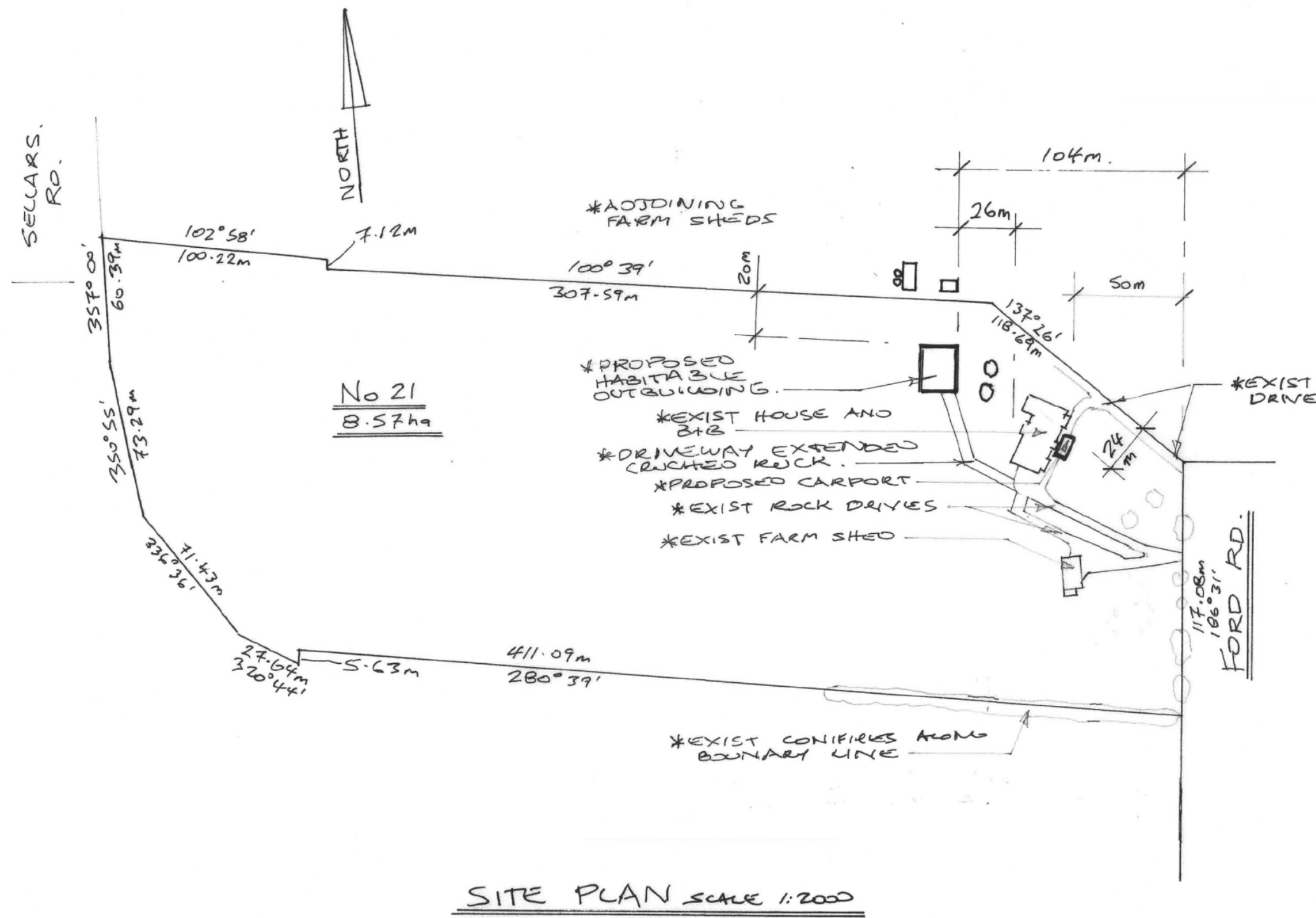
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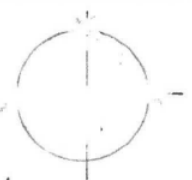
1	2	3	4	5	6
PLAN OF CONSOLIDATION			LTO use only EDITION 3	Plan Number PC 362011 N	
Location of Land Parish: GEMBROOK Township: _____ Section: _____ Crown Allotment: 43 & 44 (PART) Crown Portion: _____ LTO base record: DCMB Title References: VOL 10395 FOL 394 Vol. 10395 Fol. 398 10395 395 Last Plan Reference: TP 114928 Postal Address: WILLIAM STREET EMERALD AMG Co-ordinates: E 364 800 Zone55 (Of approx. centre of plan) N 5799 600		Council Certification and Endorsement Council Name: CARDINIA SHIRE COUNCIL Ref: 598/060 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. Council Delegate Council seal Date 2/7/98		LTO use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 24/7/98 LTO use only PLAN REGISTERED TIME 9.30 am DATE 2/5/99 Assistant Registrar of Titles Notations Depth Limitation: Does not apply	
Easement Information					
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
NIL					
Survey: - This plan is to not based on survey. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no.					
NICHOLAS PETRIS & ASSOC. P/L ACN 005 833 081 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS LAND SURVEYORS Unit 1 1569 Burwood Highway, Belgrave 3160 Telephone: (03)9754 3930 Fax: (03)9752 5069					
ORIGINAL SHEET SIZE A3 SCALE 1:2500 LENGTHS ARE IN METRES				SHEET 1 OF 1 SHEETS LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN SIGNATURE _____ DATE 16/6/98 REF 3591/3 VERSION 1 DATE 2/7/98 COUNCIL DELEGATE SIGNATURE _____	

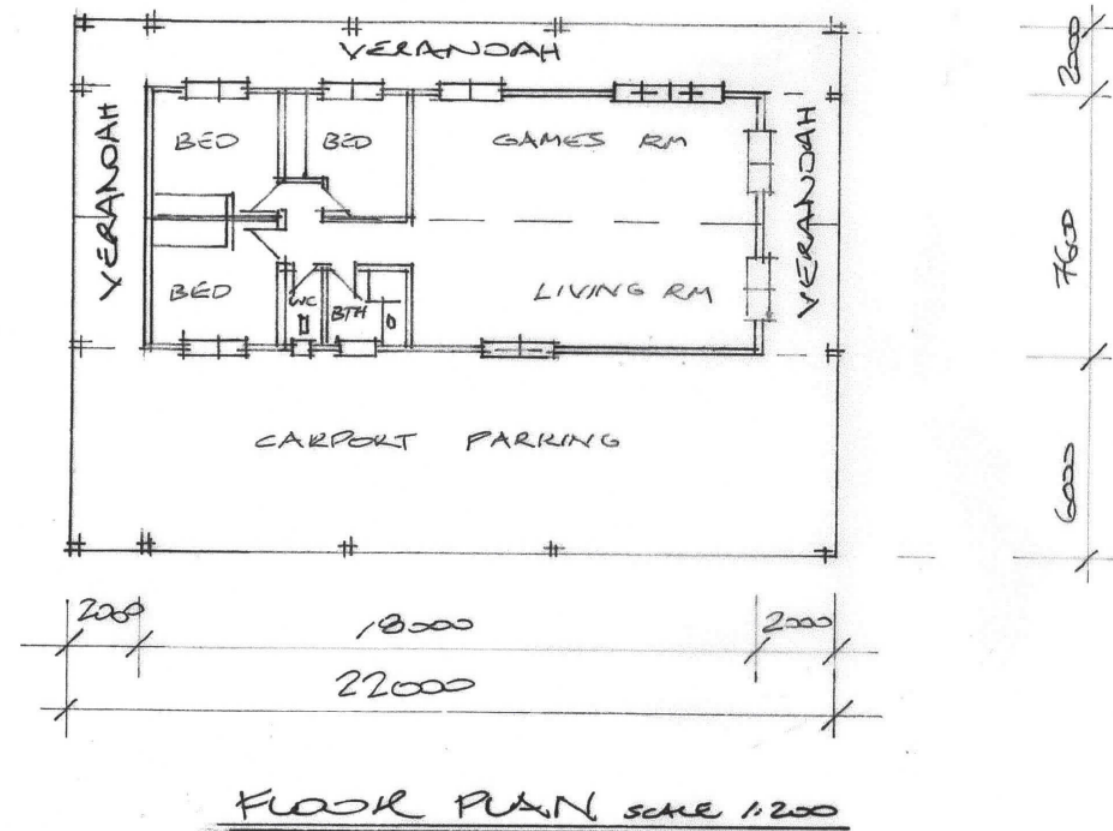
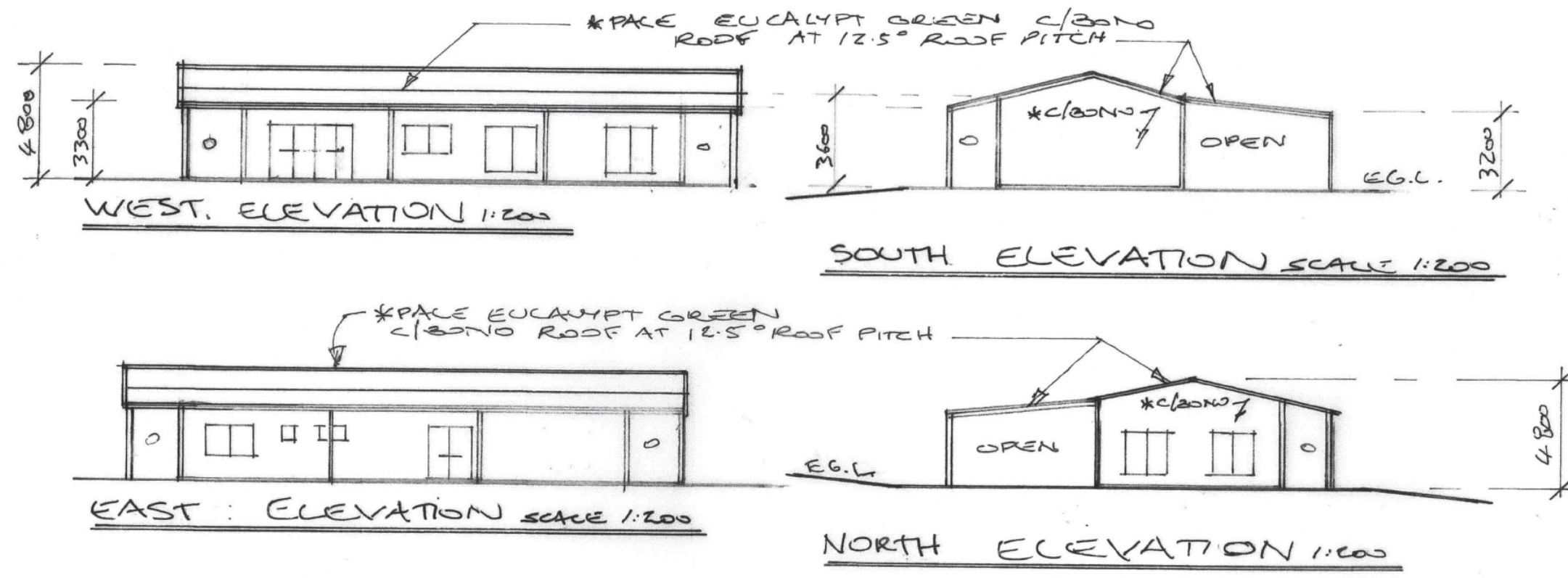
PLAN NUMBER

PC362011N

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NOTES		
*PROPOSED HABITABLE OUTBUILDING TO BE USED FOR TEENAGED CHILDREN - NO KITCHEN / NO L'DRY		
*NO TREES TO BE REMOVED		
*APPROX 300mm CUT & FILL TO LEVEL OUT SITE		
*STORM WATER TO BE OBSORBED ON SITE		
ADEX BUILDING DESIGN AND DRAFTING SERVICES RBP DP AD 66		
REV A = 9 - 2020 REV B = 12 - 2020 REV C = 3 - 2021 REV D = 6 - 2021		
*ANY ARTIFICIAL LIGHTING NOT TO EXCEED 5 WATTS/m²		
*LOT SIZE = 8.57ha.		
*SITE COVER = 4%		
*GARDEN AREA = 94%		
*PERMEABILITY = 94%		
PROJECT PROPOSED CARPORT AND HABITABLE OUTBUILDING AT 21 FORD RD. EMERALD.		
CLIENT [REDACTED]		
 A3.	SCALE 1:2000	DATE 6/2021
	JOB No 2120	SHEET 1 OF 3.
	DRAWN [REDACTED]	REV. D



NOTES

* HABITABLE OUT BUILDING TO BE USED FOR TEEN-AGED CHILDREN. ...

* NOTE * NO KITCHEN OR L'DRY PROPOSED, BUILDING TO BE RELIANT ON MAIN EXIST. HOUSE.

* O = OPEN SIDE eg CARPORT OR VERANDAH

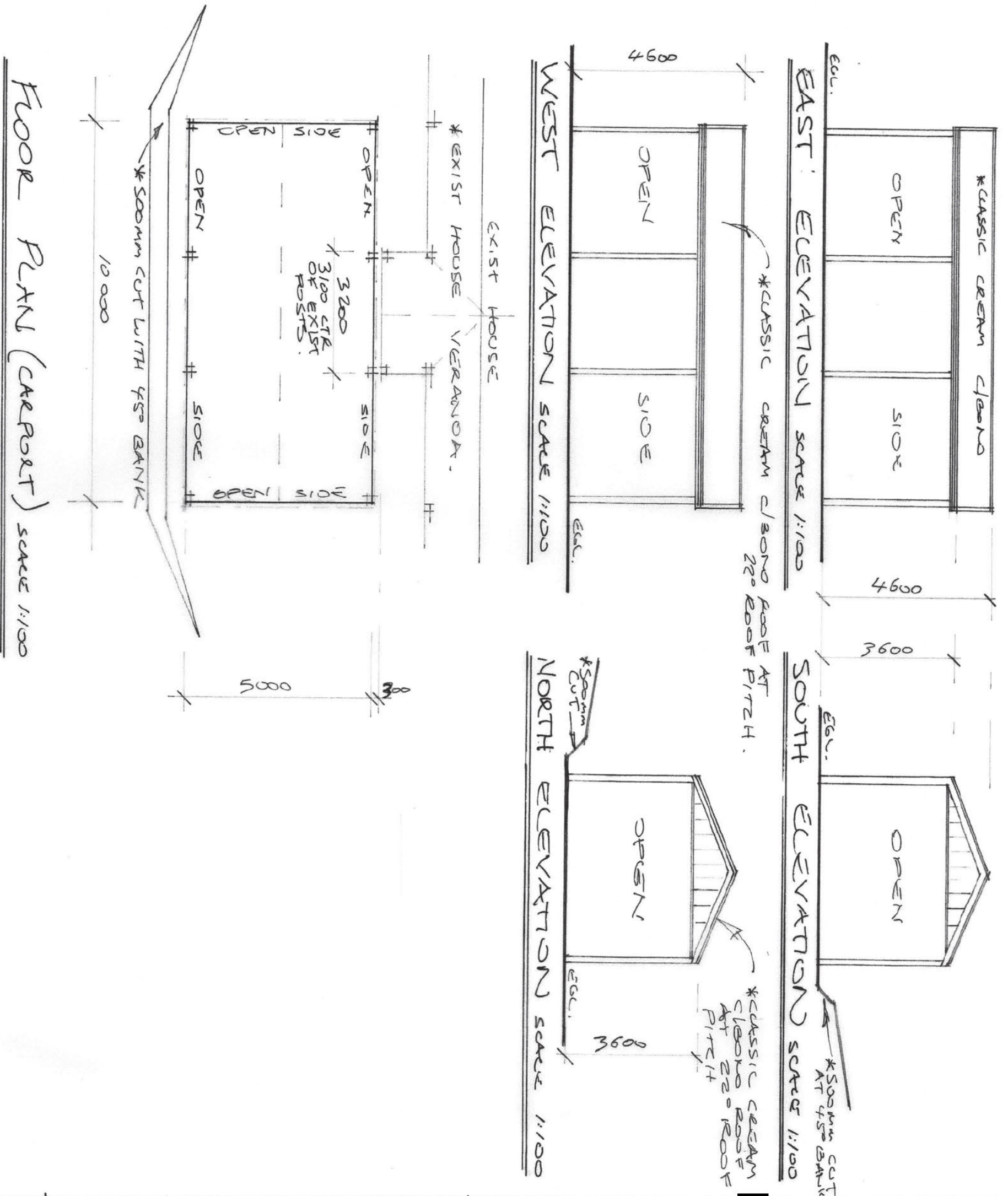
ADEX BUILDING
DESIGN AND DRAFTING SERVICES
RBP DP AD 66

REV	A = 9-2020
REV	B = 12-2020
REV	C = 3-2021
REV	D = 6-2021

PROJECT
PROPOSED
HABITABLE OUT-
BUILDING AT No
21 FORD RD
EMERALD.

CLIENT
[REDACTED]

A3.	SCALE	DATE
	1:200	6/2021
	JOB No	SHEET
	2120	2 OF 3
	DRAWN	REV.
	[REDACTED]	D.



*NOTES *	
*CARPORT TO BE CLASSIC CREAM CL/3000 TO MATCH EXIST HOUSE	
ADEX BUILDING	
DESIGN AND DRAWING SERVICES	
REP DP AD 66	
REV A =	9-2020
REV B =	12-2020
REV C =	3-2021
REV D =	6-2021
PROJECT	
PROPOSED CL/3000 CARPORT AT NO 21 FORD RD EMERALD	
CLIENT	
[REDACTED]	
SCALE	
1:100	DATE 5/21
DWG No	SHEET 3 OF 3
2120	3 OF 3
DRAWN	REV. 12
A3	

Bushfire Management Statement

PATHWAY 2 APPLICATION (Clause 53.02-4)

- ✓ Construction of a dwelling (including an extension or alteration to a dwelling)
- ✓ Dependant Persons Unit — HABITABLE OUTBUILDING
- ☐ Industry
- ☐ Office
- ☐ Retail Premises
- ☐ Service Station
- ☐ Warehouse

Property Address: 21 Ford Rd Emerald Victoria

Applicant/Owner Name: Applicant Adex Design 

Date: 30/06/2021

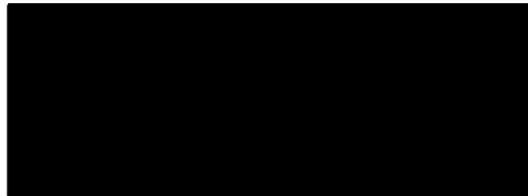
Prepared by:

Name:

Address:

Telephone:

Email:



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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains three components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

Application Details

Municipality:	Cardinia Shire
Title description:	V-10413 F-669
Overlays:	BMO-ESO-SLO
Zoning:	GWZ

Site Description

Site shape:	Rectangular –Ref site plan
Site Dimensions:	470m x 180m Aprox
Site Area	8.57 ha
Existing use and siting of buildings and works on and near the land:	Single dwelling
Existing vehicle arrangements:	Existing Multiple Rock drives onto Ford Rd
Location of nearest fire hydrant:	N/A
Any other features of the site relevant to bushfire considerations:	Minimal Trees –Grassland in all directions within 150m+

Bushfire Landscape Assessment

Refer to Planning Permit Applications Bushfire Management Overlay Technical Guide for details to assist in developing a Bushfire Hazard Landscape Assessment.

Which landscape scenario represents the site? (Refer to Technical Guide for descriptions)

The landscape scenario that represents this is [Landscape Scenario 2](#).

What is the likely fire behaviour impacting the site?

[Ember attack](#).

Bushfire Landscape Assessment Plan

Add an aerial plan that shows the surrounding landscape bushfire context. Planning Permit Applications Bushfire Management Overlay Technical Guide for information required to be shown.



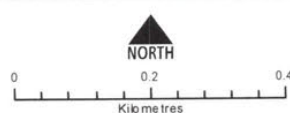


Planning Map

CONTOUR MAP

Environment,
Land, Water
and Planning

contour	All Zones	Public Land Zones
depression	Planning Scheme Zones	PUZ7 - Public Use Zone-Other Public Use
depression index	Residential Zones	PPRZ - Public Park and Recreation Zone
contour_index	LDRZ - Low Density Residential Zone	PCRZ - Public Conservation and Resource Zone
10m	Rural Zones	RDZ1 - Road Zone-Category 1
100m	GWZ - Green Wedge Zone	RDZ2 - Road Zone-Category 2
1m	GWAZ - Green Wedge A	
5m	RCZ - Rural Conservation Zone	



Map Projection: GDA 1994 VICGRID94
Print Date: 29/10/2020



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Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas.

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>
	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
	Grassland <input checked="" type="checkbox"/>	Grassland <input checked="" type="checkbox"/>	Grassland <input checked="" type="checkbox"/>	Grassland <input checked="" type="checkbox"/>
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>
	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE	DOWNSLOPE
	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>
Distance (m) to Classifiable Vegetation	19m	22m	19m	32m

A scaled plan that shows the following is required:

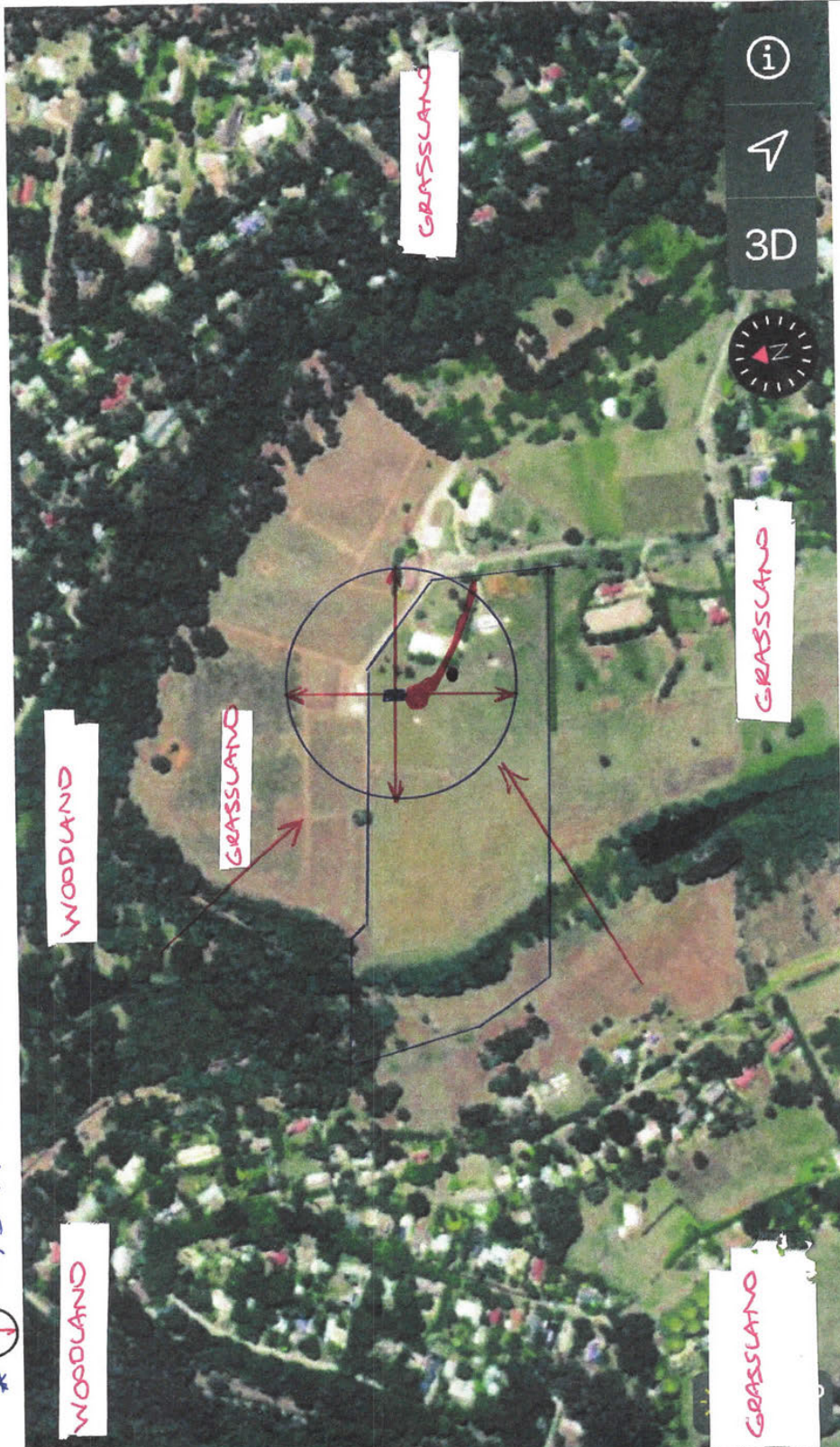
- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building)

Bushfire Site Hazard Plan

Add Bushfire Site Hazard Plan here

BUSHFIRE SITE HAZARD PLAN

- * = BUILDING ENVELOPE
- * = EXIST. + PROPOSED 4m WIDE ACCESS ROAD WITH 8m TURNING CURCUE
- * = 20,000 Ltr WATER TANK - 10,000 Ltr FOR CFA FIRE FIGHTING.
- * = 150m ASSESSMENT ZONE * → = LIKELY WIND DIRECTION IN SUMMER



- *NOTE * GRASSLAND IN ALL DIRECTIONS
- FIRE RISK IS FROM EMBER ATTACK FROM NTH/WEST AND WEST/SOUTH
- * CONSTRUCTION TO BE CAL 19.
- * DEFENDABLE SPACE NTH 19m / SOUTH 22m / EAST 19m / WEST 32m.

Bushfire Management Statement

53.02-4.1 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.

Approved Measure (AM) 2.1 - Landscape

Requirement

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

As all adjoining properties are similar eg Single dwellings with mainly grassland in all directions with the exist fire risks they all maintain there properties to a similar standard

Has Approved Measure (AM) 2.1 been met?

Yes ✓

No ☐

Approved Measure (AM) 2.2 - Siting

Requirement

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

- **The maximum separation distance between the building and the bushfire hazard**
250m + Fromfire risk –Ember attack only risk
- **The building is in close proximity to a public road**
104m from Ford rd with multiple drive ways as exit pions
- **Access can be provided to the building for emergency service vehicles**
Exist 4m wide rock driveway to cfa standards

Any other comments

Minimal trees on site –Low fire fuel

Has Approved Measure (AM) 2.2 been met?

Yes ✓

No ☐

Approved Measure (AM) 2.3 – Building Design**Requirement**

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

Building to be designed to Bal 19 standard with min fuel cladding

Has Approved Measure (AM) 2.3 been met?

Yes ✓

No ☐

53.02-4.2 – Defendable Space and Construction Objective

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

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse provides the defendable space in accordance with Column A, B, C of Table 2 to Clause 53.02-5 and is managed in accordance with Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.

The building will be provided with defendable space in accordance with [Column A](#).

The defendable space distance required is [North 19m South 22m East 19m and West 32](#) metres.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
<ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 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. 	✓

Are there significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5?

Yes ☐

No ☒

Not Applicable ☒

[Click here to explain the significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5](#)

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5. The building will be constructed to **BAL 19**

Is the defendable space wholly contained within the boundaries of your property?

Yes ☒ **No** ☐ if no, see Alternative Measure 3.3

Any other comments

Grassland with min isolated trees in all directions

Has Approved Measure (AM) 3.1 been met?

Yes ☒ **No** ☐

Alternative Measures

Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land

Requirement:

Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

Not required but similar properties single dwellings with grass land with overlays that will not allow many changes

Add photos to support the inclusion of the adjoining land for defendable space

Has Alternative Measure (AltM) 3.3 been met? Yes ☐ No ☐ N/A ☒

Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2009

Requirement:

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

~~Click here to explain how defendable space and bushfire attack level has been determined. Evidence will need to be provided to substantiate and variation to the model inputs.~~ N/A

Has Alternative Measure (AltM) 3.4 been met? Yes ☐ No ☐ N/A ☒

Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
 - Protection can be provided from the impact of extreme bushfire behaviour
 - Fuel is managed in a minimum fuel condition
 - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat
- Less defendable space and higher construction standard is appropriate having regard to the bushfire hazard landscape assessment
- The dwelling is constructed to a bushfire attack level of BAL-FZ

This alternative measure only applies where the requirements of Approved Measure 3.1 cannot be met.

Click here to provide your response to the requirements that may allow Alternative Measure 3.5 to be used. Included must be an explanation why Approved Measure 3.1 cannot be met

N/A

Has Alternative Measure (AltM) 3.5 been met? Yes ☐ No ☐ N/A ☒

Other Unspecified Alternative Measures

Click here to provide your response

N/A

53.02-4.3 – Water Supply and Access Objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure (AM) 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises service station or warehouse is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000	Yes	5,000	No	<input type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input checked="" type="checkbox"/>

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

Confirm Static Water Supply meets the following requirements	<ul style="list-style-type: none"> ✓ Is stored in an above ground water tank constructed of concrete or metal ✓ All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. ✓ Include a separate outlet for occupant use
	<p>The following additional requirements apply when 10,000 litres of static water is required:</p> <ul style="list-style-type: none"> ✓ Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided. ✓ 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

	<ul style="list-style-type: none"> ✓ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) ✓ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

Additional Information:


[Ref to BMO plan for water supply location](#)

Has Approved Measure (AM) 4.1 (Water Supply) been met?

Yes ☒ No ☐

Access Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

Column A	Column B
Length of access is less than 30 metres	<input type="checkbox"/> There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is less than 30 metres	<input type="checkbox"/> Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet Click here to explain how a fire authority vehicle can get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <input type="checkbox"/> All weather construction <input type="checkbox"/> A load limit of at least 15 tonnes <input type="checkbox"/> Provide a minimum trafficable width of 3.5 metres <input type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically <input type="checkbox"/> Curves must have a minimum inner radius of 10 metres <input type="checkbox"/> 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 <input type="checkbox"/> Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
 Length of access is greater than 100 metres	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <input checked="" type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	<input type="checkbox"/> Passing bays must be provided at least every 200 metres. <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Additional Information:

Turning circle of 8m Radias to be provided to CFA requirments

Has Approved Measure (AM) 4.1 (Access)

been met?

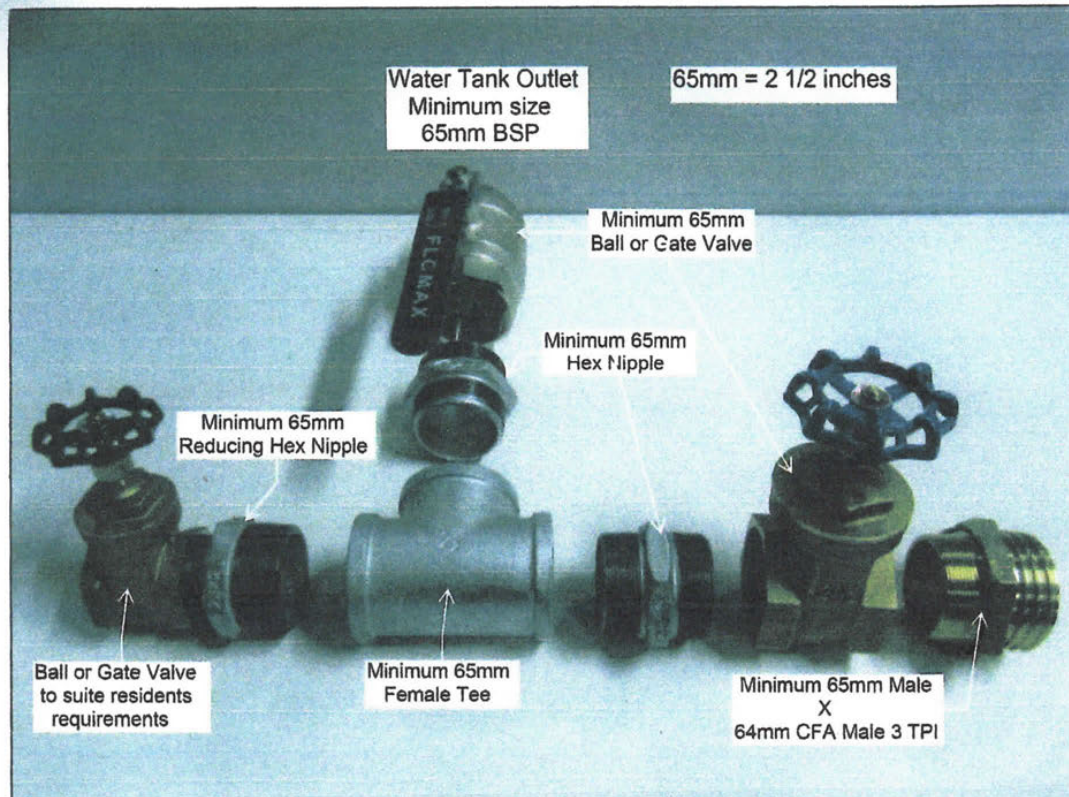
Yes ✓

No ☐

Attachment 1 – Site Photos

Add site photographs to support your bushfire site hazard assessment



Appendix 2: Static water supply setup

The above diagram is sourced from CFA's publication 'FSG LUP 006 Land Use Planning – Tank Connections Explained, Bushfire Management Overlay (BMO)'²⁶