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

VOLUME 12500 FOLIO 819

Security no : 124139138728F
Produced 01/10/2026 10:49 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 900746C.
PARENT TITLE Volume 03926 Folio 157
Created by instrument PS900746C 06/09/2023

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL845162S 28/04/2015
COMMONWEALTH BANK OF AUSTRALIA

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AT721972C 26/10/2020

DIAGRAM LOCATION

SEE PS900746C 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: 78 BRUMBYS LANE SNAKE VALLEY VIC 3351

ADMINISTRATIVE NOTICES

NIL

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Effective from 06/09/2023

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

VOLUME 12500 FOLIO 819

Security no : 124135776518G
Produced 23/06/2026 07:53 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 900746C.
PARENT TITLE Volume 03926 Folio 157
Created by instrument PS900746C 06/09/2023

REGISTERED PROPRIETOR

[redacted]

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NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 06/09/2023

DOCUMENT END

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PLAN OF SUBDIVISION

EDITION 1 | PS900746C

LOCATION OF LAND

PARISH: CARNGHAM

TOWNSHIP:

SECTION: 15

CROWN ALLOTMENT: 36

CROWN PORTION:

TITLE REFERENCE: Vol. 3926 Fol. 157

LAST PLAN REFERENCE: TP566035J

POSTAL ADDRESS: 78 BRUMBYS LANE, SNAKE VALLEY 3351
(at time of subdivision)

MGA CO-ORDINATES: E: 728400 ZONE: 54
(of approx centre of land in plan) N: 5832100 GDA 94

Council Name: Pyrenees Shire Council

Council Reference Number: PS900746C
Planning Permit Reference: PA2911/19
SPEAR Reference Number: S174136J

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Helen Swadling for Pyrenees Shire Council on 18/07/2022

Statement of Compliance issued: 17/10/2022

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15.24 METRES

SURVEY:
This plan is/~~is not~~ based on survey.

STAGING:
This ~~is~~/is not a staged subdivision.
Planning Permit No. PA2911/19

This survey has been connected to permanent marks No(s). 3, 12, 18 & 19

In Proclaimed Survey Area No.

NOTATIONS

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	14	THIS PLAN - SEC. 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

ARARAT SURVEY PTY LTD
PO BOX 1399 BAKERY HILL 3354
PHONE 53 344448

SURVEYORS FILE REF: 210201

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

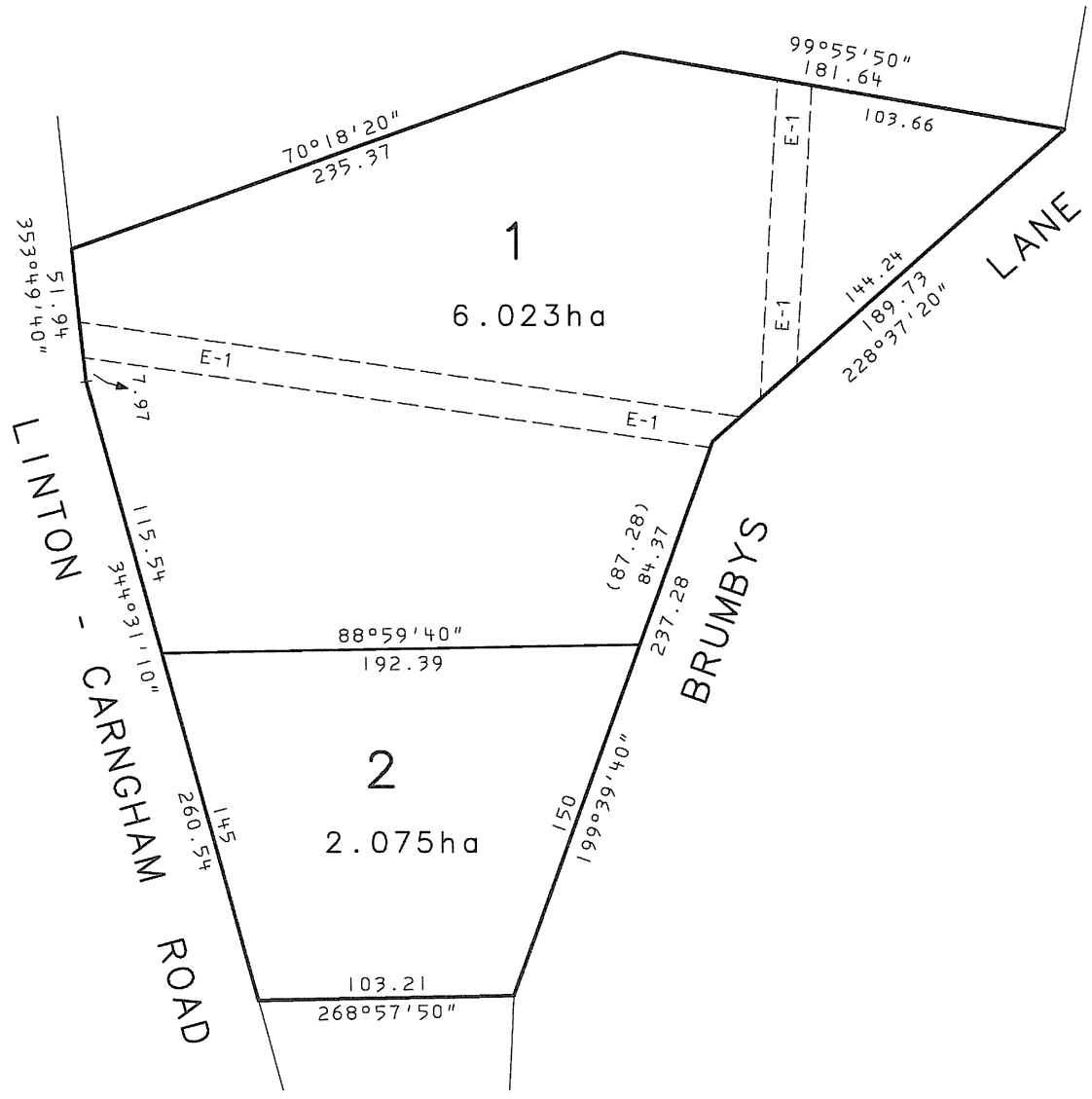
Digitally signed by: DARREN KEVIN FORD, Licensed Surveyor,
Surveyor's Plan Version (2),
18/07/2022, SPEAR Ref: S174136J

PLAN REGISTERED
TIME: 12.13pm DATE: 6/9/2023
A.R.T.
Assistant Registrar of Titles

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PS900746C

MGA2020 ZONE 54



ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448	SCALE 1 : 2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	Digitally signed by: DARREN KEVIN FORD, Licensed Surveyor, Surveyor's Plan Version (2), 18/07/2022, SPEAR Ref: S174136J		Digitally signed by: Pyrenees Shire Council, 18/07/2022, SPEAR Ref: S174136J	

Department of Transport and Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AT721972C
Date and Time Lodged	26/10/2020 05:07:50 PM		

Lodger Details

Lodger Code	16984L
Name	BECK LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	BBA:345518-80

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

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Estate and/or Interest
FEE SIMPLE

Land Title Reference
3926/157

Instrument and/or legislation
RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	PYRENEES SHIRE COUNCIL
Address	
Street Number	5
Street Name	LAWRENCE
Street Type	STREET
Locality	BEAUFORT
State	VIC
Postcode	3373

Additional Details

Reference :BBA:345518-80
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	PYRENEES SHIRE COUNCIL
Signer Name	JOSHUA CRAIG ENNIS
Signer Organisation	BOWCOLE PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	26 OCTOBER 2020

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :BBA:345518-80
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Email: advice.enquiries@servictoria.com.au
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PLAN OF SUBDIVISION

EDITION 1

PS939857Y

LOCATION OF LAND

PARISH: CARNGHAM

TOWNSHIP:

SECTION: 15

CROWN ALLOTMENT: 36 (Part)

CROWN PORTION:

TITLE REFERENCE: Vol. 12500 Fol. 819

LAST PLAN REFERENCE: Lot 1 PS900746C

POSTAL ADDRESS: 78 BRUMBYS LANE, SNAKE VALLEY 3351
(at time of subdivision)

MGA CO-ORDINATES: E: 728400 ZONE: 54
(of approx centre of land in plan) N: 5832200 GDA 94

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15.24 METRES

SURVEY:
This plan is/~~is not~~ based on survey.

STAGING:
This ~~is~~/is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). 3, 12, 18 & 19

In Proclaimed Survey Area No.

NOTATIONS

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	14	PS900746C - SEC. 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

ARARAT SURVEY PTY LTD
PO BOX 1399 BAKERY HILL 3354
PHONE 53 344448

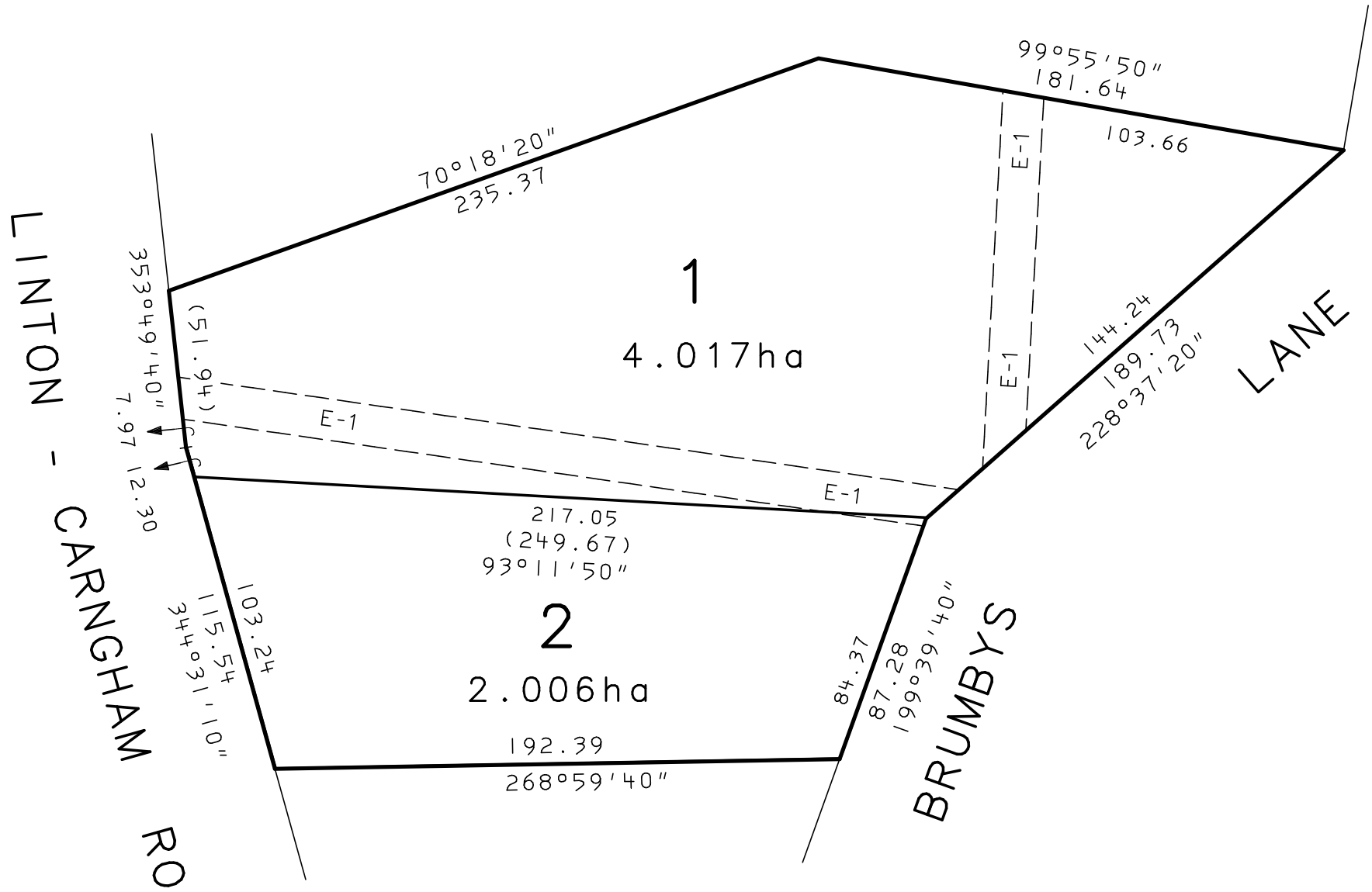
SURVEYORS FILE REF: 210201B

ORIGINAL SHEET SIZE: A3

DARREN KEVIN FORD VERSION No.1A

PS939857Y

MGA2020 ZONE 54



ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448	SCALE 1 : 2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2



Subdivision of land into two (2) lots

Planning Permit Application

78 Brumbys Lane
SNAKE VALLEY 3351

Prepared for:
George and Lidia Danciu

Prepared by:
Tim Berger
Director, Hatch Planning

HATCH PLANNING

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1. Introduction

This town planning report has been prepared in support of an application for a planning permit for the subdivision of land into two (2) lots at 78 Brumbys Lane, Snake Valley.

Figure 1 shows the subject land in relation to the surrounding landscape.



Figure 1: Subject site and immediate surrounds (7 July 2026). Source: Nearmap

This report provides details of the site and its environs, the proposal, relevant planning controls and an assessment against the relevant provisions of the Pyrenees Planning Scheme.

2. Subject site, surrounding area and proposal

2.1 Site and area

The subject site, Lot 1 PS900746C, known commonly as 78 Brumbys Lane, Snake Valley, is a 8.02ha allotment located approximately 1.8km south-east of the centre of the Snake Valley township. The subject land is generally irregular in shape and currently comprises a single dwelling and curtilage used for rural living purposes. Access is currently provided from Brumbys Lane via an existing crossover.

The surrounding area generally comprises rural living properties used and developed for such purposes. Building typologies and setbacks vary from site to site, with no consistent development typology present. Abutting allotments generally comprise single dwellings with domestic curtilage and small scale grazing or like activities.

The subject site appears to have access to reticulated electricity, telecommunications, but not water and sewer.

2.2 The proposal

The subject land is owned by our client, with the land comprising a single residential dwelling and outbuilding on a lot of approximately 6 hectares. This proposal seeks to subdivide the land into two (2) lots, specifically by way of creating a 2ha vacant allotment along the southern side of the property, and a 4ha balance lot containing the existing dwelling and outbuilding.

The proposed boundary is struck from the tangent point along Brumbys Lane, creating a lot of 2 hectares containing vacant land, and a balance lot of 4.017 hectares containing the existing dwelling, outbuilding and vacant land. All boundaries are proposed to be offset a minimum of 4m from any native tree on the land, ensuring there is no consequential impacts to extant native vegetation on the site as a result of the proposal.

2.3 Permit triggers

A Planning Permit is triggered under the following clauses of the Pyrenees Planning Scheme:

- Clause 35.03-3 – A permit is required to subdivide land.
- Clause 44.06-2 – A permit is required to subdivide land.

2.4 Title restrictions

Pursuant to Section 61(4) of the *Planning and Environment Act 1987*, the Responsible Authority must not issue a permit that breaches a registered restriction.

Review of the title documents to the subject land shows the land encumbered by Section 173 Agreement AT721972C, which provides bushfire protection measures for future residential development of Lot 2 PS900746C. The agreement does not prohibit future subdivision of the land and the protection measures do not apply to the subject site. The proposal is consistent with the terms of the agreement.

2.5 Previous Planning Permits

No relevant Planning Permits have been identified in relation to the site.

2.6 Cultural Heritage

The subject land is located in an area of Aboriginal Cultural Heritage Sensitivity under the *Aboriginal Heritage Act 2006*, but is not a high impact activity under Division 2 of the *Aboriginal Heritage Regulations 2018*. As such, a CHMP is not required for this proposal.

2.7 Notice and referrals

2.7.1 Referrals

Pursuant to Section 55 of the Act and Clause 66 of the Pyrenees Planning Scheme, the application is required to be referred to the following authorities:

Referral Authority	Clause	Kind of Application	Type of Referral Authority
Powercor	66.02-4	Subdivide land containing an electricity transmission easement	Determining
Country Fire Authority	66.03 / 44.06	To subdivide land	Recommending

2.7.2 Notice

The proposal is not exempt from notice and review rights under the Act.

It is anticipated that the application will be required to be notified, by way of letters to adjoining and nearby owners and occupiers.

3. Planning controls

3.1 Planning Policy Framework

The Pyrenees Planning Scheme contains the following State and Local Planning Policies relevant to this proposal:

- Clause 02.03-1 Settlement
- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Central Highlands

Discussion

These clauses seek to locate development within township boundaries and in appropriate areas taking into account environmental constraints, natural hazards, servicing limitations and productive agricultural land resources. Clause 02.03-1 seeks to condense urban development to the existing township boundaries, while recognising rural land around the township as being suitable for rural-residential use.

The subject site is situated within an existing rural living area of Snake Valley and is zoned appropriately for development of this nature. The site is not affected by any particular environmental constrains such as native vegetation and no natural hazards pose an unreasonable risk to human life. The site has access to all necessary infrastructure and services expected in a rural living context, and is considered to support the sustainable growth of Snake Valley, as sought by the clauses listed above. The proposal provides for a diversity of housing types and options within existing rural living zoned land.

- Clause 02.03-2 Environmental risks and amenity
- Clause 13.02-1S Bushfire Planning

Discussion

The intent of these policies is to protect life, health, safety and community well-being from environmental hazards, particularly bushfire. The subject site is within the Bushfire Management Overlay and is required to respond to bushfire risk to protect human life above all other considerations. It is considered that the proposal does not present any unreasonable risks from bushfire as the site is not isolated, sitting within an established Rural Living area with residential development being commonplace in the area (with associated land management activities occurring). A Bushfire Management Statement has been prepared, assessing bushfire risk from the proposal and finding it can be managed appropriately and that the subdivision does not create an unacceptable bushfire risk. As such, the proposal suitably response to the clauses listed above.

- Clause 02.03-4 Built environment and heritage
- Clause 15.01-1S Urban design
- Clause 15.01-3S Subdivision design
- Clause 15.01-5S Neighbourhood character
- Clause 15.01-6S Design for rural areas

Discussion

The intent of the relevant policies is to ensure that development has a positive interface with the public realm and responds to its context in terms of the existing neighbourhood character and the built and natural environment. The subject site is situated within an existing Rural Living area immediately south of Snake Valley, with no Local Policies relating to neighbourhood character in this particular area nor any Overlays for the protection of significant landscapes, heritage and the like.

The subdivision layout represents a logical infill lot to the rural living area, ensuring that land in this area is developed at levels commensurate with its zoning and reducing pressure on rural-living land uses in areas not zoned for such purposes. The subject site is proximate to the Snake Valley Town Centre and provides a convenient location for future residents seeking to reside on large allotments.

For these reasons, the proposal is considered to result in an appropriate subdivision outcome when considered against relevant policy.

- Clause 02.03-5 Housing
- Clause 16.01-1S Housing supply
- Clause 16.01-1L Location of residential development in Pyrenees Shire
- Clause 16.01-2S Housing Affordability
- Clause 16.01-3S Rural residential development
- Clause 16.01-3L Rural-residential development in Pyrenees Shire

Discussion

These clauses seek to support housing diversity and increased densities in appropriate locations such as close to activity centres and areas that have the physical infrastructure, community facilities and commercial facilities to support an increase in population. The proposal provides for housing supply and dwelling diversity within an existing rural living area of Snake Valley, in close proximity to the town centre, where growth and dwelling diversity is sought and encroachment into agricultural land is avoided. There is a demand for housing within Snake Valley given the proximity of the town to Ballarat and Melbourne and the proposal will assist in alleviating this demand and also provide for housing choice for existing residents.

3.2 Zoning and overlay controls

3.2.1 Zoning

The subject land is located within the Rural Living Zone (RLZ) under the Pyrenees Planning Scheme. An extract of the relevant zoning map is provided below:



Figure 2: Zoning map of subject site and immediate surrounds. Source: VicPlan

The purpose of the Rural Living Zone, as stated at Clause 35.03 of the Scheme is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Pursuant to Clause 35.03-3, a permit is required to subdivide land.

3.2.2 Overlays

Clause 44.06 Bushfire Management Overlay

The subject land is covered by the BMO. An extract of the relevant overlay map is provided below:

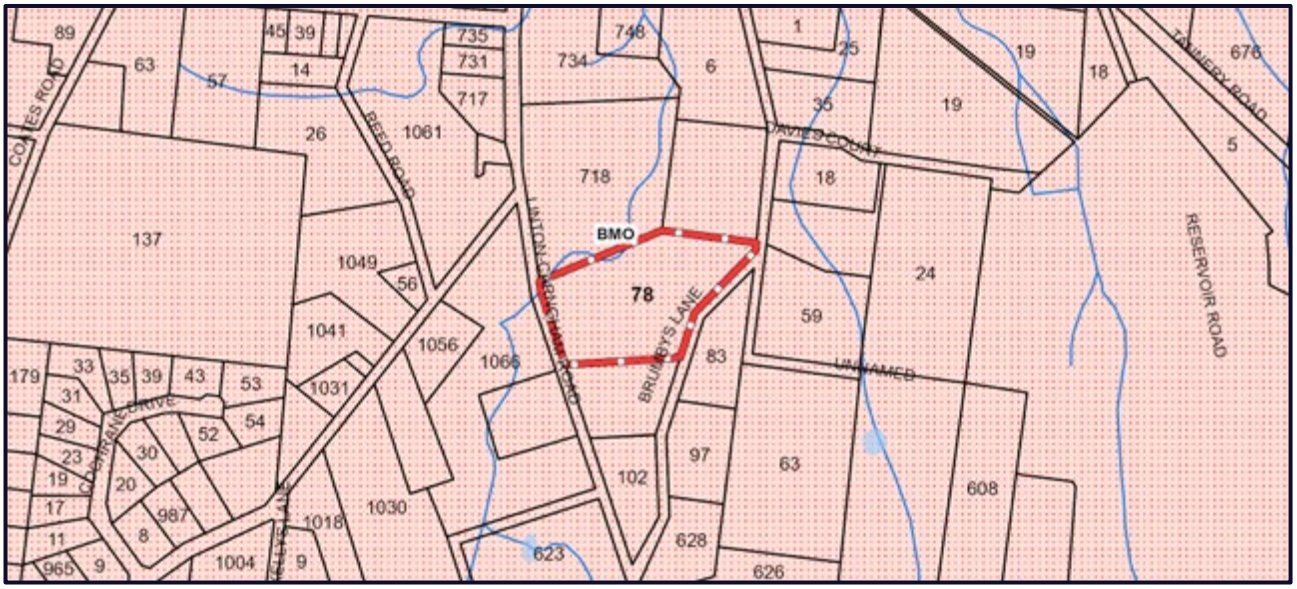


Figure 3: Overlay map of subject site and immediate surrounds. Source: VicPlan.

The purpose of the BMO, as stated at Clause 44.06 of the Planning Scheme, is:

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

Permit requirement

A permit is triggered under this provision to subdivide land.

Requirements to be met

An application must meet the requirements of clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

As the proposal is for subdivision, Clauses 53.02-4.4 and 53.02-4.6 applies to this application.

Mandatory conditions

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

"Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under clause 44.06-2 of the Planning Scheme.*
- *Incorporate the plan prepared in accordance with clause 53.02-4.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the section 173 Agreement."

Decision guidelines

An assessment against the decision guidelines of the overlay is provided in Section 4 of this report.

3.3 Particular provisions

Clause 53.02 Bushfire planning is relevant to this application.

The purpose of Clause 53.02 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

Application

Clause 53.02-4.4 and 53.02-4.6 applies to an application to subdivide land under Clause 44.06.

Decision guidelines

An assessment of Clause 53.02-4 is discussed in conjunction with Clause 44.06 in Section 4 of this report.

Clause 53.03 Residential Reticulated Gas Service Connection is relevant to this application.

The purpose of Clause 53.03 is:

- *To prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.*

Discussion

No reticulated gas connections are proposed to the new lots. Accordingly, it is anticipated that Council will include the requisite mandatory subdivision condition of this clause on any permit issued.

3.4 General provisions

The provisions of Clause 65 – Decision Guidelines are relevant to this proposal and are discussed at Section 4 of this report.

4. Planning Assessment

4.1 The decision guidelines of the Rural Living Zone

The decision guidelines of the Rural Living Zone set out the matters that the Responsible Authority must consider (as appropriate):

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*

Agricultural issues

- *The capacity of the site to sustain the agricultural use.*
- *Any integrated land management plan prepared for the site.*
- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.*

Environmental issues

- *The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.*
- *The impact of the use or development on the flora, fauna and landscape features of the locality.*
- *The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*

- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use or development will require traffic management measures.*

Discussion

General issues

The interaction of this proposal with the relevant clauses of the Municipal Planning Strategy and Planning Policy Framework is contained in Section 3 of this report. The subject land is of such a size to accommodate the subdivision, with no notable encumbrances in terms of landscape features or incompatible land uses. The proposed lots are of sufficient size to accommodate a future dwelling and associated services (such as effluent treatment), which such uses being commonplace in the surrounding RLZ land and the envisaged use for the area. The size, location and form of the land is suitable for such activities and has no prospect of resulting in land use conflict.

Agricultural issues

The proposal is to facilitate the development of RLZ land for rural living purposes, commensurate with the intent of the zone. There are no agricultural uses in the immediate surrounds which would be affected by the subdivision.

Environmental issues

The subject land is not encumbered by native vegetation or waterways that could impede future use and development on the land. Proposed lot boundaries are sited to avoid consequential vegetation loss, and provide sufficient land area for each lot to treat and retain wastewater from an existing or future dwelling. The proposed subdivision has no negative environmental effects on the site or surrounds.

Design and siting issues

There are no changes to the location of existing development on the land. The subject land and surrounding area are not identified in the Planning Scheme as being of particular importance with regards to architectural, historic or scientific significance, or of natural beauty or importance (i.e. by application of a Heritage Overlay, Significant Landscape Overlay or Design and Development Overlay). The proposed lot boundaries are designed to allow each lot to develop a dwelling with appropriate setbacks to boundaries, roads and natural features, as well as avoid any consequential vegetation impacts.

Based on the above, it is considered that the proposal is supported by the relevant decision guidelines of the Rural Living Zone and is an appropriate subdivision for the subject land.

4.2 Assessment against the Bushfire Management Overlay and Clause 53.02

Clauses 44.06 and 53.02 of the Planning Scheme are relevant to this application. Clause 44.06 has the following decision guidelines:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met.*

Discussion

The proposal accords with the relevant decision guidelines for the following reasons:

- The emphasis of relevant policy at the State and Local level is on the preservation of landscapes and character of areas like Snake Valley and, as the highest priority; the preservation of human life in bushfire affected areas. This clause requires the Responsible Authority to ensure the protection of human life *over all other policy considerations*. As discussed in Section 3 of this report, the proposed subdivision is supported by the relevant provisions of the MPS and PPF in relation to environmental risks and amenity.
- As discussed below, all of the relevant bushfire protection measures specified in Clause 53.02-4.4 have been met.

The subject land is located within the RLZ, the proposal relates to a 2 lot subdivision, and it is capable of meeting the approved measures in Clause 53.02-4. This qualifies for a Pathway 3 assessment (Clause 53.02-4). This requires the following measures to be considered:

Clause 53.02-4 – Bushfire protection objectives

Clause 53.02-4.4 – Subdivision objectives

- *To provide lots that are capable of being developed in accordance with the objectives of clauses 53.02-4.1, 53.02-4.2 and 53.02-4.3.*
- *To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.*

This clause provides a series of approved measures which indicate that the objective has been met for the proposal; including:

AM 5.2	

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:
• *Each lot satisfies AM 2.1.*
• *A building envelope for a single dwelling on each lot that complies with AM 2.2 and is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distance provided at either:*
  ○ *Columns A or B of Table 1 to clause 53.02-5 for a subdivision that creates 10 or more lots.*
  ○ *Columns A, B or C of Table 1 to clause 53.02-5 for a subdivision that creates less than 10 lots.*
• *The bushfire attack level that corresponds to the setback in accordance with Table 1 to clause 53.02-5 is noted on the building envelope.*
• *Water supply and vehicle access that complies with AM 4.1.*
The setback distance is:
• *Wholly contained within the boundaries of the proposed subdivision. The setback may be shared between lots within the subdivision and may utilise communal areas, such as roads.*
• *Managed as an area of defendable space that meets the defendable space vegetation management requirements specified at Table 4 to clause 53.02-5 and the area is capable of being maintained in accordance with these requirements. This includes any shared or communal areas within the setback.*	

Complies?	Yes
Discussion	As shown in the submitted Bushfire Management Plan, future residential development of the proposed vacant lot can be accommodated in accordance with Table 1 to Clause 53.02-5, based on Column B of the Table. All defendable space is accommodated within the title boundaries of the land, and appropriate setbacks are provided to the bushfire hazard. Access and water supply arrangement accords with AM 4.1 and are reflected in the BMP accompanying the permit application.

AM 5.4	
A subdivision of land manages the bushfire risk to future development from existing or proposed landscaping, public open space, conservation areas (including vegetation links and corridors) and communal areas.	
Complies?	Yes

AM 5.4	
Discussion	The proposed subdivision would promote increased bushfire resilience by virtue of the improved vegetation management of the site on each of the new lots.

AM 5.5	
A subdivision of land is provided with no fuel or low fuel features such as accessways, parking areas, hardstand areas, managed open spaces at the bushfire hazard interface and is oriented to protect future buildings from being impacted by a moving bushfire front.	
Complies?	Yes
Discussion	The proposed subdivision is provided with no fuel or low fuel features, with no vegetation extant in the building envelope or defendable space areas.

On balance, the proposal accords with Clause 53.02.

4.3 The decision guidelines of Clause 65

The decision guidelines contained in Clause 65 of the Pyrenees Planning Scheme set out the matters that the Responsible Authority must consider (as appropriate):

Clause 65.01 – Approval of An Application or Plan

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

Clause 65.02 – Approval of An Application to Subdivide Land

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*
- *The impact the development will have on the current and future development and operation of the transport system.*

Discussion

As deliberated throughout this report, the proposal is consistent with the Planning Policy Framework, the Rural Living Zone, Bushfire Management Overlay and the other relevant provisions of the Pyrenees Planning Scheme. The proposal results in an orderly and desirable planning outcome as it provides for housing supply within an established rural living area of Snake Valley, with access to infrastructure services and only a short drive from the town centre. The development respects the existing character and is unlikely to result in any amenity of environmental issues.

The site is not within an area of cultural or heritage sensitivity but is within a Bushfire Prone Area which has been addressed previously. The site does not contain any notable vegetation or have any other environmental constraints. The development has been sited and designed to suitably respond to the sloping nature of the land. The proposal will not cause or contribute to land degradation, salinity or reduce water quality. The proposal is unlikely to have a negative impact on the current and future operation of the transport system, given it represents an infill rural living lot that can connect to the existing road network.

5. Conclusion

This report demonstrates that the proposal is consistent with the relevant provisions of the Pyrenees Planning Scheme, including the Planning Policy Framework, Municipal Planning Strategy and the relevant objectives and decision guidelines of the Rural Living Zone, Bushfire Management Overlay and Clause 65.

The proposed subdivision is appropriate for the site as it:

- Is supported by relevant State and Local Planning Policy relating to infill development, rural-residential living and with good access to jobs, transport and services;
- Is of a scale commensurate with the surrounding neighbourhood, providing for appropriate intensification of development in the area;
- Satisfies the relevant objectives and decision guidelines of the Rural Living Zone;
- Satsifies the relevant objectives and decision guidelines of the Bushfire Management Overlay; and
- Is consistent with the decision guidelines of Clause 65 of the Pyrenees Planning Scheme.

It is therefore considered that the proposal is worthy of support, and it is therefore respectfully requested that the Pyrenees Shire Council issue a Planning Permit to allow the subdivision as described in this report at 78 Brumbys Lane, Snake Valley.

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BUSHFIRE MANAGEMENT ASSESSMENT



[redacted]

PROJECT:
Proposed Subdivision
78 Brumbys Lane
Snake Valley

REPORT NO: 260358 BMA01

REVISION: -

DATE: 24 September 2026

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EXECUTIVE SUMMARY

SUMMARY OF RELEVANT APPROVED MEASURES & ALTERNATIVE MEASURES (WHERE REQUIRED) TO PLANNING REQUIREMENT 53.02

Planning Scheme Clause 53.02-3 – Dwellings in Existing Settlements – Bushfire Protection Objective		
Approved Measures	**Applicable**	**Justification**
AM 1.1 – Siting	No	Assessment under clause 53.02-4 required
AM 1.2 – Setbacks	No	Assessment under clause 53.02-4 required
AM 1.3 – Vegetation management	No	Assessment under clause 53.02-4 required
AM 1.4 – Construction standard	No	Assessment under clause 53.02-4 required
AM 1.5 – Water supply and access	No	Assessment under clause 53.02-4 required

SUMMARY OF RELEVANT APPROVED MEASURES & ALTERNATIVE MEASURES (WHERE REQUIRED) TO PLANNING REQUIREMENT 53.02 (CONTINUED)

Planning Scheme Clause 53.02-4 – Bushfire Protection Objectives		
Approved Measures	**Applicable**	**Justification**
AM 2.1 – Broader landscape	Yes	
AM 2.2 – Siting	Yes	
AM 2.3 – Building design	No	Subdivision application stage.
AM 3.1 – Setbacks	No	Refer AM 5.2
AM 3.2 – Vegetation management	No	Refer AM 5.2
AM 3.3 – Construction standard	No	Refer AM 5.2
AM 4.1 – Water supply and access for dwelling, small second dwelling, industry, office, retail or warehouse	Yes	
AM 4.2 – Water supply and access for other accommodation, education, hospital, leisure & recreation or place of assembly	No	Proposed subdivision for dwellings.
AM 4.3 – Other development	No	Proposed subdivision for dwellings.
Alternative Measures	**Applicable**	**Justification**
Alt.M 3.4 – Setbacks that include adjoining land	No	All applicable approved measures in clause 53.02-4 & 53.02-4.4 have been met.
Alt.M 3.5 – Calculate setbacks using Method 2 of AS3959	No	All applicable approved measures in clause 53.02-4 & 53.02-4.4 have been met.
Alt.M 3.6 – Dwellings subject to direct flame contact	No	All applicable approved measures in clause 53.02-4 & 53.02-4.4 have been met.
Alt.M 3.7 – Buildings occupied by vulnerable people	No	Proposed subdivision for dwellings.

SUMMARY OF RELEVANT APPROVED MEASURES & ALTERNATIVE MEASURES (WHERE REQUIRED) TO PLANNING REQUIREMENT 53.02 (CONTINUED)

Planning Scheme Clause 53.02-4.4 – Subdivision Objectives		
Approved Measures	**Applicable**	**Justification**
AM 5.1 – Land not zoned for residential or rural residential purposes	No	Refer AM 5.2
AM 5.2 – Land zoned for residential and rural residential purposes	Yes	
AM 5.3 – Perimeter road	No	The proposed subdivision will result in the creation of less than ten lots.
AM 5.4 – Manage the risk arising from the subdivision	Yes	.
AM 5.5 – Low fuel hazard interface	Yes	
AM 5.6 – Staged subdivision	No	A staged subdivision is not proposed.
Alternative Measures	**Applicable**	**Justification**
AltM 5.7 – Residential and rural residential subdivisions	No	The proposed subdivision will result in the creation of less than ten lots.

Planning Scheme Clause 53.02-4.5 – Planning for Vulnerable People Objective		
Approved Measures	**Applicable**	**Justification**
AM 6.1 – Vulnerable uses	No	Proposed subdivision for dwellings.

DOCUMENT INFORMATION

PROJECT: Proposed Subdivision

LOCATION: 78 Brumbys Lane

[redacted]

REPORT No:	260358 BMA01	**DATE:**	24 September 2026
REVISION:	-		
REVIEWED:	Patrick M O'Neill	**PREPARED:**	Callum J Baker BEng (Civil) (Hons) MIEAust (No. 4513399)

APPROVED:

Digitally Signed by
Patrick M O'Neill

Patrick M O'Neill
MEngT MIEAust (No. 3637795) NER PE0015601

FILE: P:\PROJECTS\2026\260358\WORKING\260358 260924 BMA01.docx

1. INTRODUCTION

1.1. CONSTRUCTION

Proposed 2 lot rural residential subdivision, consisting of an existing dwelling on Lot 1 and an additional proposed single dwelling on Lot 2.

1.2. SCOPE OF WORK

Carry out a site investigation to determine site and landscape conditions; classify the bushfire attack level at the proposed subdivision using Method 1 in accordance with AS3959 – 2018 and as modified by Planning Requirement 53.02; preparation of a bushfire hazard site assessment; preparation of a bushfire hazard landscape assessment; and preparation of a bushfire management statement. Preparation of this document has been undertaken in accordance with the Guideline – Planning Permit Applications in a Bushfire Management Overlay or Bushfire Prone Area & Guideline – Bushfire Hazard Assessments – Victoria State Government Department of Transport and Planning.

1.3. CODES & REFERENCES:

AS 3959 – 2018 – Construction of Buildings in Bushfire-Prone Areas

Victoria State Government Department of Transport and Planning – Planning Permit Applications in a Bushfire Management Overlay or Bushfire Prone Area – Guideline – May 2026

Victoria State Government Department of Transport and Planning – Bushfire Hazard Assessments – Guideline – May 2026

Victoria State Government Department of Environment, Land, Water and Planning – Fact Sheet – Smarter Bushfire Protection Measures for Single Dwellings – October 2017

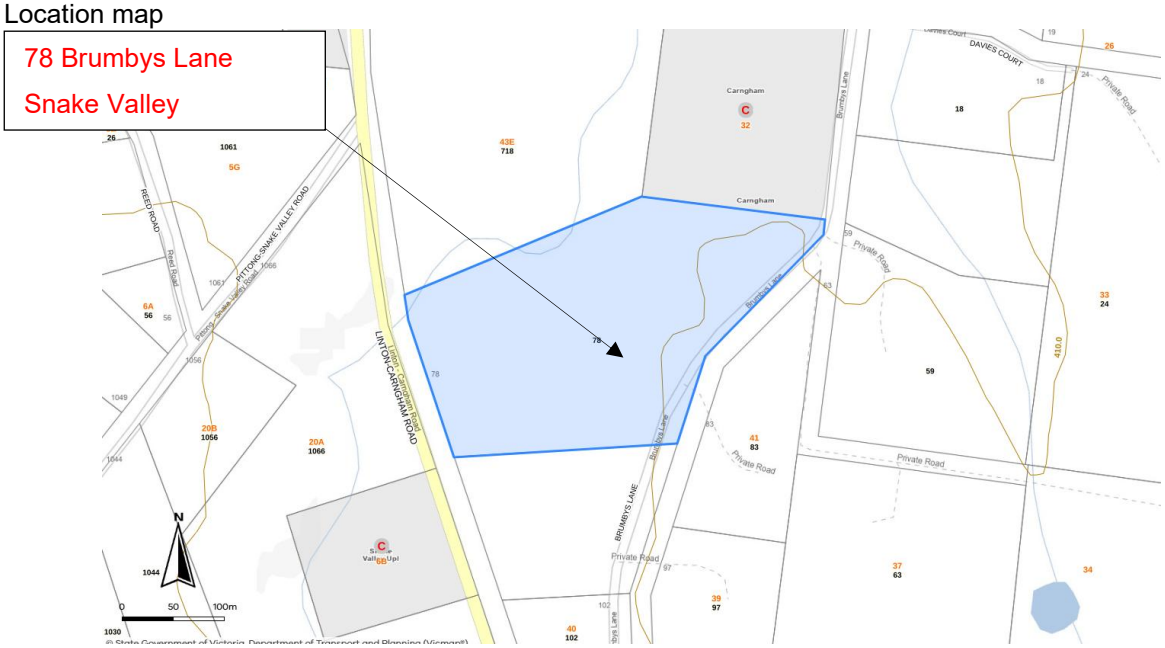
Victoria State Government Department of Environment, Land, Water and Planning – Fact Sheet – Outbuildings in the Bushfire Management Overlay – October 2017

CFA – Vegetation Classes – Victorian Bushfire Management Overlay

2. SITE INFORMATION

2.1. LOCALITY

Location map



2.2. SITE SUMMARY PHOTOS



PH1. View over proposed Lot 1 looking west



PH2. View over proposed Lot 2 looking west

Further site and surrounding land photos are included in the attachments to this report.

2.3. GENERAL SITE INFORMATION

An inspection of the site was undertaken by the author on 24 August 2026. Refer to the attached Bushfire Hazard Site Assessments (APPENDIX B & APPENDIX C), Bushfire Management Plans (APPENDIX D & APPENDIX E), & Bushfire Hazard Landscape Assessment (APPENDIX F) for a full description of relevant site features & surrounding landscape features relating to the overall bushfire hazard. A summary of site information is provided in the table below.

Site planning controls	
Site Planning Zone:	RLZ – Rural Living Zone
Site Planning Overlays:	BMO – Bushfire Management Overlay

Existing use and development on the site	
Current site use:	Existing dwelling used for rural residential living observed on Lot 1. No current site use observed on Lot 2.
Existing buildings and works:	Existing single storey brick dwelling, multiple sheds, water tanks and gravel driveway for existing building observed over Lot 1. None observed over Lot 2.

3. BUSHFIRE SITE ASSESSMENT

3.1. DEVELOPMENT SITE BUSHFIRE ATTACK LEVEL & DEFENDABLE SPACE

Refer attached Bushfire Hazard Site Assessments (APPENDIX B & APPENDIX C) for the Bushfire Attack Level Assessment (BAL).

Design, construction and ongoing maintenance of the building are to be in accordance with AS3959 for the BAL described on the attached Bushfire Management Plans (APPENDIX D & APPENDIX E), as modified by any Planning Permit conditions. Site and vegetation management within the defendable space area is to be undertaken in perpetuity in accordance with the Planning Permit conditions of this site. A generalised summary of site and vegetation management requirements is provided in Section 6.1. The bushfire hazard setback & defendable space area on this site are shown on the drawings included in the attachments.

If a shed/carport/outbuilding is proposed as part of this development, its position in relation to the proposed dwelling needs to be considered carefully. Locating non-habitable outbuildings within 10m of a dwelling can pose a significant fuel source risk in the event of a fire.

If the non-habitable outbuilding, with floor area greater than 100m^2 is located greater than ten metres from the proposed dwelling – the following conditions apply:

- Provide ten metres of bushfire hazard setback around the outbuilding (or distance to the property boundary, whichever is the lesser)

If the non-habitable outbuilding, with floor area greater than 100m^2 is located within ten metres of the proposed dwelling – either the outbuilding shall comply with the construction requirements of the BAL outlined for the dwelling in accordance with AS3959-2018 or alternatively the following conditions apply:

- Provide ten metres of bushfire hazard setback around the outbuilding (or to the property boundary)
- Provide a wall (or walls), which separate the proposed outbuilding from the adjacent building that extends to the underside of a non-combustible roof covering and has a Fire Resistance Level (FRL) of not less than 60/60/60 for load-bearing walls and -/60/60 for non-loading bearing walls when tested from the attached structure side.
- Any openings in the wall shall be protected with the following:
    - Doorways by FRL -/60/30 self-closing doors
    - Windows by FRL -/60/- fire windows permanently fixed in the closed position
    - Other openings by construction with an FRL of -/60/-

If the non-habitable outbuilding, with floor area less than 100m^2 is located within six metres of the proposed dwelling – either the outbuilding shall comply with the construction requirements of the BAL outlined for the dwelling in accordance with AS3959-2018 or alternatively the following conditions apply:

- Provide bushfire hazard setback around the outbuilding as per the main building (or to the property boundary)
- Provide a wall (or walls), which separate the proposed outbuilding from the adjacent building that extends to the underside of a non-combustible roof covering and has a Fire Resistance Level (FRL) of not less than 60/60/60 for load-bearing walls and -/60/60 for non-loading bearing walls when tested from the attached structure side.
- Any openings in the wall shall be protected with the following:
    - Doorways by FRL -/60/30 self-closing doors
    - Windows by FRL -/60/- fire windows permanently fixed in the closed position

- Other openings by construction with an FRL of -/60/-

A non-habitable outbuilding that is ancillary to a dwelling, less than 100m^2 in floor area and is greater than ten metres from any dwelling will generally have no construction requirements.

3.2. BUILDING SITING

Refer attached Bushfire Management Plans (APPENDIX C & APPENDIX D) showing the location of the existing dwelling on Lot 1 & the preferred location of the proposed dwelling on Lot 2 – including the defendable space zones required for the site.

3.3. BUILDING SITING OPTIONS

No alternative siting options have been considered for Lot 1 given the development is an approved existing dwelling. The table below summarises the advantages and disadvantages of alternative building site options considered for the proposed development on Lot 2.

Alternative Location	Advantages	Disadvantages
Further east of the preferred proposed development site.	Located closer to the existing property entrance.	No significant net reduction in overall bushfire threat and likely required Bushfire Attack Level (BAL) construction level for proposed development site.

4. BUSHFIRE LANDSCAPE ASSESSMENT

4.1. BROADER LANDSCAPE INFORMATION

An inspection of the surrounding landscape was undertaken by the author on 24 August 2026. Refer to the attached Bushfire Hazard Landscape Assessment (APPENDIX F) for a full description of relevant surrounding landscape features relating to the overall bushfire hazard. A summary of the broader landscape information is provided in the table below.

Site access	
Road network:	Access & egress from the site is via the road frontage of Brumbys Lane, which is a two way, gravel surfaced road. Brumbys Lane intersects with Linton - Carngham Road to the south, and Nunns Road to the north. Linton – Carngham Road is a two way, asphalt surfaced road which facilitates access to the townships of Snake Valley to the north, and Linton to the south. Nunns Road intersects with Smythesdale – Snake Valley Road to the northeast, both two way, asphalt surfaced roads. Smythesdale – Snake Valley Road facilitates access to the townships of Snake Valley to the northwest, and Smythesdale to the southeast. Congestion is unlikely in any of the abovementioned road networks.
Nearby towns:	The township of Snake Valley is located approximately 3km to the north of the subject property. The township of Linton is located approximately 8km to the southwest of the subject property. The township of Smythesdale is located approximately 11km to the east of the subject property. Neighbourhood Safer Places are available within these townships.

Escape routes:	Multiple escape routes in different directions therefore exist for this site. The first escape route is via Brumbys Lane in a southerly direction towards the intersection of Linton – Carngham Road. Access to the township of Snake Valley can be achieved to the north. Vegetation encountered along this route consists predominantly grassland and open paddocks, with areas of fragmented woodland. Access to the township of Linton can be achieved to the south. Vegetation encountered along this route consists of some areas of grassland and open paddocks, with significant areas of forest towards the township of Linton to the south. Another possible escape route exists via Brumbys Lane in a north easterly direction towards the intersection of Nunns Road, then onto Smythesdale – Snake Valley Road to the northeast. Access to the township of Snake Valley can be achieved to the northwest. Vegetation encountered along this route consists predominantly grassland and open paddocks, with areas of fragmented woodland. Access to the township of Smythesdale can be achieved to the east. Vegetation encountered along this route consists of some areas of grassland and open paddocks, with significant areas of forest towards the township of Smythesdale to the east. We would consider all the above-mentioned routes as suitable options to exit from the property during an emergency. The preferred emergency escape routes however are the routes to the north, given the reduced amount of hazardous vegetation along these travel paths. Prevailing wind conditions and directions of bushfire hazards will dictate which direction to exit from the property.

Bushfire hazards	
Principle bushfire hazards:	The principle bushfire hazard to the proposed development comes from the areas of forest/woodland to the west, south and east.
Broader landscape type:	The subject property is situated within a Broader Landscape Type Three in accordance with Victoria State Government Department of Transport and Planning Guideline – Bushfire Hazard Assessments.

Bushfire management	
Bushfire history:	Historical bushfires approached within proximity of the property to southeast/southwest, in the 1999 and 2006 bushfire seasons.
Bushfire management and prevention actions:	We understand DELWP are carrying out proposed fuel reduction measures to the southwest of the subject property in 2026-27, and to the southeast and east of the subject property in 2026.

5. BUSHFIRE MANAGEMENT STATEMENT

5.1. PLANNING SCHEME CLAUSE 53.02-3 – DWELLINGS IN EXISTING SETTLEMENTS – BUSHFIRE PROTECTION OBJECTIVE

REQUIREMENT	RESPONSE / COMMENTS
Approved Measure AM 1.1: 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 close to a public road. ▪ Access can be provided to the building for emergency service vehicles	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Assessment under clause 53.02-4 required.
Approved Measure AM 1.2: Setbacks A building is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 in accordance with the corresponding distances.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Assessment under clause 53.02-4 required
Approved Measure AM 1.3: Vegetation management The setback between the building and the bushfire hazard is managed as an area of defendable space in accordance with the vegetation management requirements specified at Table 4 to clause 53.02-5 for the distance that satisfies AM 1.2 and the area is capable of being maintained in accordance with these requirements. If adjoining land is included in the setback, there is a reasonable assurance that the adjoining land will remain or continue to be managed in accordance with Table 4 to clause 53.02-5.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Assessment under clause 53.02-4 required

REQUIREMENT	RESPONSE / COMMENTS
Approved Measure AM 1.4: **Construction standard** A building is constructed to the bushfire attack level that corresponds to a setback that satisfies either: ▪ AM 1.2. ▪ The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all of the following apply: - A private bushfire shelter (a Class 10c building within the meaning of the building regulations 2018) is constructed on the same land as the dwelling. - A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Assessment under clause 53.02-4 required
Approved measure AM 1.5: **Water supply and access** A building is provided with: ▪ A static water supply for fire fighting and property protection purposes specified in Table 2 to Clause 53.02-5. The water supply may be in the same tank as other water supplied provided that a separate outlet is reserved for fire fighting water supplies ▪ Vehicle access that is designed and constructed as specified in Table 3 to Clause 53.02-5.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Assessment under clause 53.02-4 required.

5.2. PLANNING SCHEME CLAUSE 53.02-4 – BUSHFIRE PROTECTION OBJECTIVES

REQUIREMENT	RESPONSE / COMMENTS
Approved measure AM 2.1: **Broader landscape** The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	☒ **Meets approved measure** ☐ **Does not comply** ☐ **Not applicable** **Justification:** The proposed subdivision is situated within a Broader Landscape Type 3 as defined in Victoria State Government Department of Transport and Planning Guideline – Bushfire Hazard Assessments. Multiple safe escape routes through road networks with minimal significant vegetation are possible on this site as outlined above. Designated Neighbourhood Safer Places located within the Snake Valley, Linton & Smythesdale townships are accessible from the subdivision, along the road networks outlined above. In response to the property being located within Broader Landscape Type 3, it is noted that multiple designated Neighbourhood Safer Places located within the Snake Valley, Linton and Smythesdale townships are directly accessible from the subject property, along the road networks outlined above. This assists in mitigating the overall risk from the surrounding landscape. Furthermore, the adjacent properties consist predominantly of low-density rural residential properties, predominantly with dwellings, and low-threat or modified vegetation with reduced fuel loads. The bushfire hazard setbacks & defendable space areas can be achieved on each lot as part of the proposed subdivision and will encompass areas that contain minimal vegetation and minimal fuel loads. Given the above, it is considered that the standard measures outlined below can mitigate the bushfire risk from beyond the site to an acceptable level.

REQUIREMENT	RESPONSE / COMMENTS
Approved Measure AM 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 close to a public road. ▪ Access can be provided to the building for emergency service vehicles	☒ **Meets approved measure** ☐ **Does not comply** ☐ **Not applicable** **Justification:** The existing dwelling on Lot 1 is located within a clear area on the proposed allotment. Minimal hazardous vegetation & trees currently exist on the allotment, and the development site is located with the maximum separation distance to the native woodland vegetation. This existing dwelling previously obtained planning & building approval with respect to the Bushfire Management Overlay and is providing current compliant defendable space. The existing dwelling on Lot 1 is serviced by an existing driveway greater than 30m, but less than 100m in length. The existing driveway facilitates access for emergency service vehicles as per DELWP Publication – Planning Permit Applications Bushfire Management Overlay and positions the dwelling close to a public road. The proposed building site on Lot 2 is also located within a clear area on the proposed allotment. Minimal hazardous vegetation & trees currently exist on the allotment, and the proposed development site has been positioned with the maximum possible separation distance to the surrounding bushfire hazards. The proposed building on Lot 2 is sited as close as possible to the road frontage. An access and egress route less than 30m in length is required for the preferred proposed development site on this property. This access and egress route will not pass through any areas of significant vegetation. Access to the proposed development site on Lot 2 can be provided for emergency service vehicles as per Victoria State Government Department of Transport and Planning Guideline – Planning Permit Applications in a Bushfire Management Overlay or Bushfire Prone Area and is close to a public road.

REQUIREMENT	RESPONSE / COMMENTS
Approved Measure AM 2.3: Building design A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Subdivision application stage. Building design and architectural measures apply at the future building permit / development stage. Pre-existing protection for the existing dwelling on Lot 1 and Lot 2 protection is provided via Approved Measures AM 2.2 and AM 5.2.

Approved Measure AM 3.1: Setbacks
 	
A building is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 and one of the following distances is met, for:
 	
▪ A dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office, retail premises or warehouse, either:
  ▪ Columns A, B or C.
  ▪ Column D if there are significant siting constraints.
▪ Accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly, Column 0.
 	
The setback is provided wholly within the title boundaries of the land.
	☐ **Meets approved measure**
	☐ **Does not comply**
	☒ **Not applicable**
	
	Justification:
	
	Refer Approved Measure AM 5.2.

Approved Measure AM 3.2: Vegetation management The setback between the building and the bushfire hazard is managed as an area of defendable space in accordance with the vegetation management requirements specified at Table 4 to clause 53.02-5 for the distance that satisfies AM 3.1 and the area is capable of being maintained in accordance with these requirements.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Refer Approved Measure AM 5.2

REQUIREMENT	RESPONSE / COMMENTS
Approved Measure AM 3.3: Construction standard A building is constructed to the bushfire attack level that corresponds to the setback which satisfies AM 3.1. If the setback of more than one column in Table 1 to clause 53.02-5 applies, a building is constructed to the highest of the corresponding bushfire attack levels. If a higher bushfire attack level than specified above is required to respond to clause 53.02-4.1, a building is constructed to that higher bushfire attack level.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Refer Approved Measure AM 5.2

REQUIREMENT	RESPONSE / COMMENTS
Approved measure AM 4.1: **Water supply and access for dwelling, small second dwelling, industry, office, retail or warehouse** A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office, retail premises or warehouse is provided with: ▪ A static water supply for fire fighting and property protection purposes specified at Table 2 to clause 53.02-5. ▪ Vehicle access that is designed and constructed as specified in Table 3 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.	☒ **Meets approved measure** ☐ **Does not comply** ☐ **Not applicable** **Justification:** Refer attached Bushfire Management Plans for details. Upgrades and modifications to the water supply and access requirements servicing the existing dwelling on Lot 1 are required. This includes a minimum 10,000L static water supply tank constructed of concrete or metal, with the required fittings and vehicle access in accordance with the bushfire mitigation measures outlined on the Bushfire Management Plan. The requirements stipulated on the attached Bushfire Management Plans are achievable on Lot 2 and must be shown on the architectural town planning drawings submitted as part of a permit application.

REQUIREMENT	RESPONSE / COMMENTS
Approved measure AM 4.2: **Water supply and access for other accommodation, education, hospital, leisure & recreation or place of assembly** A building used for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assemble is provided with: ▪ A static water supply for fire fighting and property protection purposes of 10,000 litre per 1,500 square metres of floor place up to 40,000 litres. ▪ Vehicle access that is designed and constructed as specified at Table 3 to Clause 53.02-5. ▪ An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. 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.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Proposed subdivision for dwellings.
Approved measure AM 4.3: **Other development** All other development, other than where AM 4.1 or AM 4.2 applies, is provided with a static water supply with adequate capacity for fire fighting and property protection purposes and vehicle access in accordance with the relevant fire authority requirement.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Proposed subdivision for dwellings.

REQUIREMENT	RESPONSE / COMMENTS
Alternative measure AltM 3.4: Defendable space on adjoining land Adjoining land may be included within the setback where there is a reasonable assurance that the land will remain or continue to be managed in accordance with the defendable space vegetation management requirements at Table 4 to clause 53.02-5.	☐ **Meets alternative measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** All applicable approved measures in clause 53.02-4 & 53.02-4.4 have been met.
Alternative measure AltM 3.5: Calculate setbacks using Method 2 of AS3959 The setback and the bushfire attack level are determined using Method 2 of *AS3959:2018 Construction of buildings in bushfire prone areas* (Standards Australia) subject to any guidance published by the relevant fire authority.	☐ **Meets alternative measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** All applicable approved measures in clause 53.02-4 & 53.02-4.4 have been met.
Alternative measure AltM 3.6: Dwellings subject to direct flame contact A building used for a dwelling (including an extension or alteration to a dwelling) may provide setback to the title 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 ▪ A lesser setback and a higher construction standard are appropriate having regard to the bushfire hazard landscape assessment. ▪ The dwelling is constructed to a bushfire attack level of FZ. This alternative measure only applies to a lot where the requirements of AM 3.1, 3.2 and 3.3 cannot be met.	☐ **Meets alternative measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** All applicable approved measures in clause 53.02-4 & 53.02-4.4 have been met.

REQUIREMENT	RESPONSE / COMMENTS
Alternative measure AltM 3.7: Buildings occupied by vulnerable people A building used for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly may provide setback in accordance with Table 1 at clause 53.02-5 for the distances provided at Columns A, B or C where it can be demonstrated that: ▪ The requirements of AM 6.1 have been satisfied. ▪ A lesser setback and a higher construction standard are appropriate having regard to the bushfire hazard landscape assessment. ▪ The setback is managed as defendable space that meets the defendable space vegetation management requirements at Table 4 to clause 53.02-5 and is capable of being maintained in accordance with these requirements.	☐ **Meets alternative measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Proposed subdivision for dwellings.

5.3. PLANNING SCHEME CLAUSE 53.02-4.4 – SUBDIVISION OBJECTIVES

REQUIREMENT	RESPONSE / COMMENTS
Approved measure AM 5.1: **Land not zoned for residential or rural residential purposes** An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting: ▪ The setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distances provided at Columns A, B or C. ▪ AM 2.1, AM 2.2 and the approved measures at clause 53.02-4.3. The setback distance is capable of being managed as an area of defendable space in accordance with the defendable space vegetation management requirements specified at Table 4 and the area is capable of being maintained in accordance with these requirements.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Refer Approved Measure AM 5.2.

REQUIREMENT	RESPONSE / COMMENTS
Approved measure AM 5.2: **Land zoned for residential and rural residential purposes** An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows: ▪ Each lot satisfies the approved measure in AM 2.1. ▪ A building envelope for a single dwelling on each lot that complies with AM 2.2 and is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distance provided at either: - Columns A or B of Table 1 to clause 53.02-5 for a subdivision that creates 10 or more lots. - Columns A, B or C of Table 1 to clause 53.02-5 for a subdivision that creates less than 10 lots. ▪ The bushfire attack level that corresponds to the setback in accordance with Table 1 to clause 53.02-5 is noted on the building envelope. ▪ Water supply and vehicle access that complies with AM 4.1. The setback distance is: • Wholly contained within the boundaries of the proposed subdivision. The setback may be shared between lots within the subdivision and may utilise communal areas, such as roads. • Managed as an area of defendable space that meets the defendable space vegetation management requirements specified at Table 4 to clause 53.02-5 and the area is capable of being maintained in accordance with these requirements. This includes any shared or communal areas within the setback.	☒ **Meets approved measure** ☐ **Does not comply** ☐ **Not applicable** **Justification:** Refer specific responses & comments under approved measures AM 2.1, AM 2.2 and AM 4.1 relating to this approved measure. The bushfire hazard setbacks & defendable space areas can be provided for each proposed lot in accordance with Table 1 to clause 53.02-5 and as demonstrated on the attached Bushfire Management Plans & specified below. The bushfire hazard setback distances correspond with the vegetation type and slope set out in Table 1 to clause 53.02-5 and as identified on the attached Bushfire Hazard Site Assessments. The vegetation within the defendable space area can be managed in accordance with Table 4 to clause 53.02-5. No tree removal to the existing vegetation will be required as part of development on this site. The bushfire hazard setback on Lot 1 extends beyond the proposed boundary alignment by a small amount on the south aspect. It is noted that the bushfire hazard setback & defendable space for Lot 2 overlaps in this area and will be shared between the lots within the subdivision. Minimal modifications to vegetation in this area will be required, will be considered consistent with low threat vegetation and excludable in accordance with AS3959. The approved measure has been met in this instance as there is reasonable assurance that the adjoining land within the bushfire hazard setback will remain in a low threat vegetation state. Given this, the defendable space is provided to the property boundary on the aspects which include adjoining land.

Allotment	Bushfire Hazard Setback
Lot 1	**25m** (Or applicable distance to the property boundary)
Lot 2	**24m** (Or applicable distance to the property boundary)

The existing dwelling on Lot 1 is constructed to BAL 12.5 construction standard.

The proposed dwelling on Lot 2 must be constructed to the bushfire attack level specified below and on the attached Bushfire Management Plans, based on the corresponding setback from the bushfire hazard, vegetation type and slope in accordance with Table 1 to clause 53.02-5.

Allotment	Construction standard (BAL):
Lot 1	**12.5**
Lot 2	**19**

REQUIREMENT	RESPONSE / COMMENTS
Approved measure AM 5.3: **Perimeter road** A subdivision of land to create 10 or more lots provides a perimeter road adjoining the bushfire hazard to separate future development from the bushfire hazard and to support fire fighting.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** The proposed subdivision will result in the creation of less than ten lots.
Approved measure AM 5.4: **Manage the risk arising from the subdivision** A subdivision of land manages the bushfire risk to future development from existing or proposed landscaping, public open space, conservation areas (including vegetation links and corridors) and communal areas.	☒ **Meets approved measure** ☐ **Does not comply** ☐ **Not applicable** **Justification:** The proposed two lot subdivision is configured to ensure that existing and future landscaping & vegetation does not introduce or contribute to an unacceptable bushfire hazard. The subdivision does not create public open space, communal areas, conservation reserves or vegetation links & corridors that could direct or concentrate a bushfire hazard towards the building envelopes. The overall property comprises predominantly cleared rural residential land with open paddocks and low fuel grassland vegetation, which appears to be routinely managed with either slashing or agricultural grazing. No new high concentration landscaping or tree plantations are proposed as part of the subdivision.

REQUIREMENT	RESPONSE / COMMENTS
Approved measure AM 5.5: **Low fuel hazard interface** A subdivision of land is provided with no fuel or low fuel features such as accessways, parking areas, hardstand areas, managed open spaces at the bushfire hazard interface and is oriented to protect future buildings from being impacted by a moving bushfire front.	☒ **Meets approved measure** ☐ **Does not comply** ☐ **Not applicable** **Justification:** The proposed subdivision layout incorporates managed low fuel areas and positions the building envelopes away from the bushfire hazard interfaces to the south of the overall property. Both proposed lots incorporate managed setback areas surrounding the building envelopes and include non-vegetated all weather vehicle access driveways. Both proposed lots are well proportioned rural residential parcels that have suitable access to enact established land management practices (such as regular clashing & grazing), ensuring fuel loads across both lots are continuously maintained in a reduced fuel load state.
Approved measure AM 5.6: **Staged subdivision** A staged subdivision of land manages interim bushfire hazards during the construction or staging.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** A staged subdivision is not proposed.

REQUIREMENT	RESPONSE / COMMENTS
Alternative measure AltM 5.7: Residential and rural-residential subdivisions A building envelope for a subdivision that creates 10 or more lots required under **AM 5.2** may show a setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distances at Column C where it can be demonstrated that: ▪ All other requirements of **AM 5.2** have been met. ▪ The setback is managed as an area of defendable space that meets the defendable space vegetation management requirements at Table 4 to clause 53.02-5 and the area is capable of being maintained in accordance with these requirements. ▪ A lesser setback and a higher construction standard are appropriate having regard to the bushfire hazard landscape assessment.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** The proposed subdivision will result in the creation of less than ten lots.

5.4. PLANNING SCHEME CLAUSE 53.02-4.5 – PLANNING FOR VULNERABLE PEOPLE OBJECTIVE

REQUIREMENT	RESPONSE / COMMENTS
Approved measure AM 6.1: Vulnerable uses An application for accommodation (other than a dwelling or small second dwelling), education centre, hospital, leisure and recreation or place of assembly assesses the impact of bushfire on vulnerable people and provides emergency management arrangements that respond to: ▪ The risk arising from AM 2.1, the protection (if any) provided by the location in the broader landscape, and the need for a response that exceeds any of the measures of this clause. ▪ The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. ▪ The intended frequency and nature of occupation, including whether vulnerable people should avoid occupying development in bushfire affected areas at certain times. ▪ The risk reduction provided through bushfire protection measures included within a bushfire and emergency management plan. ▪ The mechanisms to secure ongoing implementation of bushfire protection measures.	☐ **Meets approved measure** ☐ **Does not comply** ☒ **Not applicable** **Justification:** Proposed subdivision for dwellings.

6. ADDITIONAL INFORMATION

6.1. SITE AND VEGETATION MANAGEMENT

A description of bushfire protection requirements for the defendable space area is defined within the attached Bushfire Management Plans. The Planning Permit issued for this site by the Local Government Authority, through the mandatory referral process to the local CFA, may provide other specific bushfire protection requirements and constraints. The Planning Permit should also require that the bushfire protection requirements are maintained on an on-going basis and should enable the responsible authority to enforce ongoing compliance.

6.2. WATER SUPPLY AND ACCESS

Water supply and access is to be in accordance with the attached Bushfire Management Plans and the current Victoria State Government Department of Transport and Planning – Planning Permit Applications in a Bushfire Management Overlay or Bushfire Prone Area – Guideline – May 2026 available from the Victoria State Government website http://www.planning.vic.gov.au.

6.3. ASSESSMENT PROCEDURE

Recommendations are provided based on a visual site investigation undertaken specific to site and environment conditions at the time of investigation. Contact this office immediately for further advice, if existing site and environment conditions encountered or development conditions are in anyway altered to those described in this report.

The bushfire attack level, bushfire hazard setback & defendable space area have been calculated by substituting Table 1 of Planning Requirement 53.02 for Table 2.4 in AS3959. A more detailed assessment, in conjunction with possible alternative measures which go beyond the approved measures as per Planning Requirement 53.02 and AS3959, could be considered on this site, to the satisfaction of the relevant fire authority. We are able to discuss this further as required.

6.4. MINIMUM RECOMMENDATIONS

Construction in accordance with the BAL, bushfire hazard setback & defendable space area described is the minimum required as recommended under the investigation outlined above. The ultimate property owner should consider their own situation to determine whether a higher level of bushfire protection is required and/or desired. Design and construction in accordance with the BAL identified does not guarantee protection from bushfires, it merely reduces the risk of possible bushfire impact on the proposed building.

7. CONCLUSION

We conclude that a **BAL 12.5** is considered applicable to the construction for the existing dwelling on Lot 1, and a **BAL 19** is considered applicable to the construction for the proposed dwelling on Lot 2. The bushfire hazard setback & defendable space area are shown on the attached Bushfire Management Plans.

A summary of compliance with the approved measures & alternative measures (where required) described in Planning Requirement 53.02 is provided in the Executive Summary of the report.

Owners and occupiers can find further information for living and working in bushfire prone areas at www.cfa.vic.gov.au

The recommendations outlined in this report are subject to Local Government Authority approval and CFA recommendation as deemed appropriate.

It is our client's responsibility to provide the ultimate property owner and occupier with a copy of this report and any accompanying Planning Permit conditions.

Please contact us to further discuss any element of this assessment.

APPENDICES

APPENDIX A ADDITIONAL SITE PHOTOGRAPHS



PH3. View over proposed development site on Lot 2 looking south



PH4. View over proposed development site on Lot 2 looking west



PH5. View over proposed development site on Lot 2 looking north



PH6. View over proposed development site on Lot 2 looking east



PH7. Observed woodland vegetation to the southeast of the proposed subdivision



PH8. Observed grassland vegetation to the west of the proposed and existing development sites



PH9. Observed grassland vegetation to the south of the proposed and existing development sites



PH10. Observed grassland vegetation to the northeast of the proposed and existing development sites



PH11. Observed low threat vegetation to the southeast of the proposed subdivision



PH12. Observed low threat vegetation within the Brumbys Lane road reserve



PH13. Existing double storey brick dwelling on Lot 1



PH14. Existing sheds/outbuildings on Lot 1



PH15. Existing driveway for dwelling on Lot 1



PH16. Existing poly water tanks on Lot 1



PH17. Brumbys Lane frontage looking southwest



PH18. Brumbys Lane frontage looking northeast



PH19. View over the Brumbys Lane & Linton - Carngham Road intersection



PH20. View the over Brumbys Lane & Nunns Road intersection



PH21. View over the Nunns Road & Smythesdale -Snake Valley Road intersection



PH22. View over the Snake Valley township Neighbourhood Safer Place

APPENDIX B BUSHFIRE HAZARD SITE ASSESSMENT – PROPOSED LOT 1
Refer attached Site Investigation Plan SI01

APPENDIX C BUSHFIRE HAZARD SITE ASSESSMENT – PROPOSED LOT 2
Refer attached Site Investigation Plan SI02

APPENDIX D BUSHFIRE MANAGEMENT PLAN – PROPOSED LOT 1
Refer attached Site Investigation Plan SI03

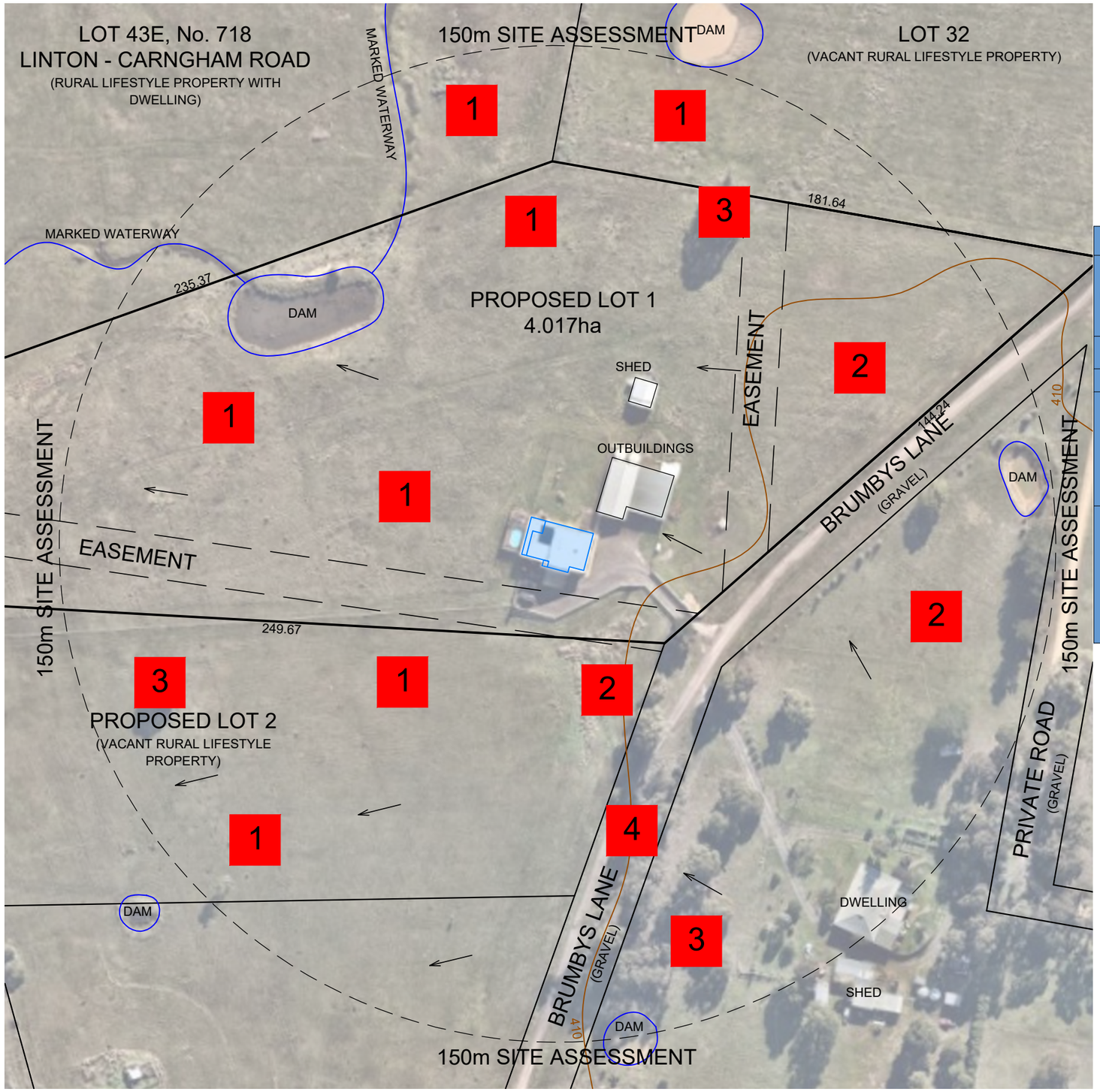
APPENDIX E BUSHFIRE MANAGEMENT PLAN – PROPOSED LOT 2
Refer attached Site Investigation Plan SI04

APPENDIX F BUSHFIRE HAZARD LANDSCAPE ASSESSMENT
Refer attached Site Investigation Plan SI05

APPENDIX G PROPOSED TITLE PLAN – PROVIDED BY CLIENT
Refer attached

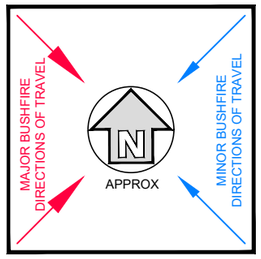
APPENDIX H PLANNING PROPERTY REPORT
Refer attached VicPlan Planning Property Report

APPENDIX I EXISTING PLAN FOR LOT 1 DWELLING – PROVIDED BY CLIENT
Refer attached



BUSHFIRE HAZARD SITE ASSESSMENT

LABEL	VEGETATION TYPE		DIRECTION FROM BUILD. AREA	DISTANCE FROM BUILD. AREA	UP OR DOWN SLOPE	SLOPE UNDER VEG.	BUSHFIRE HAZARD SETBACK	PROPOSED DEFENDABLE SPACE
	DESCRIPTION	CLASS		(m)	(US / DS)	(°)	(m)	(m)
1	GRASSLAND	G	N, NW, W, SW, S	25	DS	>5 TO 10	25	25
2	GRASSLAND	G	NE, E, SE	22	US	N/A	19	25
3	ISOLATED NATIVE TREES, LESS THAN 2,500sqm AND NOT WITHIN 20m OF THE SITE OR EACH OTHER OR OF OTHER AREAS OF VEGETATION BEING CLASSIFIED VEGETATION.	EXCLUDED 2.2.3.2 (c)	NE, E, SW	>20	N/A	N/A	LESSER OF 50m OR DISTANCE TO THE PROPERTY BOUNDARY	LESSER OF 25m OR DISTANCE TO THE PROPERTY BOUNDARY
4	LOW THREAT ROADSIDE VEGETATION - ISOLATED NATIVE TREES, CONSIDERED TO BE WITHIN A MINIMAL FUEL CONDITION WITH MAINTENANCE RESPONSIBILITY ABLE TO BE PROVIDED BY THE RELEVANT ROAD AUTHORITY.	EXCLUDED 2.2.3.2 (f)	S, SE	80	N/A	N/A	LESSER OF 50m OR DISTANCE TO THE PROPERTY BOUNDARY	LESSER OF 25m OR DISTANCE TO THE PROPERTY BOUNDARY



NOTES:

1. ALL DIMENSIONS ARE IN METRES
2. LARGE SCALE CONTOURS AND SITE FEATURES FROM 1:25,000 SERIES TOPOGRAPHIC MAPS OR AERIAL IMAGERY
3. ANY EMBEDDED AERIAL IMAGES ARE SHOWN IN APPROXIMATE LOCATION AND SCALE ONLY AND MAY NOT REPRESENT CONDITIONS AT THE TIME OF INVESTIGATION. ANY EMBEDDED AERIAL IMAGES SOURCED FROM NEARMAPS IMAGERY, GOOGLE EARTH IMAGERY OR LOCAL GOVERNMENT AUTHORITY GIS DATABASE.
4. THESE DRAWINGS ARE NOT BASED ON A TITLE SURVEY. PROPERTY TITLE BOUNDARY AND OTHER TITLE INFORMATION IS SHOWN APPROXIMATELY ONLY ON A "BEST FIT" BASIS CONSIDERING THE PEGS, STAKES AND / OR FENCES IDENTIFIED. WHERE BUILDING TO BOUNDARIES, FOR TITLE RELATIVITY SENSITIVE DIMENSIONS, FOR ASCERTAINING OWNERSHIP RIGHTS AND/OR WHERE ACCURATELY CONFIRMING THE RELATIONSHIP BETWEEN SITE FEATURES AND TITLE BOUNDARIES, A TITLE SURVEY IS RECOMMENDED.
5. THE LOCATION AND DETAILS OF ALL UNDERGROUND SERVICES IS APPROXIMATE ONLY. PROOF LOCATE ALL SERVICES ON SITE PRIOR TO RELYING UPON THE INFORMATION PROVIDED.

LEGEND

- BUILDING SITE
- INDICATIVE SURFACE FALL DIRECTION
- X — VEGETATION LABEL (REFER TABLE)

McCLELLANDS
CONSULTING ENGINEERS
201 Armstrong Street North, Ballarat VIC 3350
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PROJECT:

PROPOSED SUBDIVISION
78 BRUMBYS LANE
SNAKE VALLEY

[redacted]

ISSUES AND AMENDMENTS:

24.09.26	INITIAL ISSUE

DRAWING TITLE:

BUSHFIRE HAZARD SITE ASSESSMENT - PROPOSED LOT 1

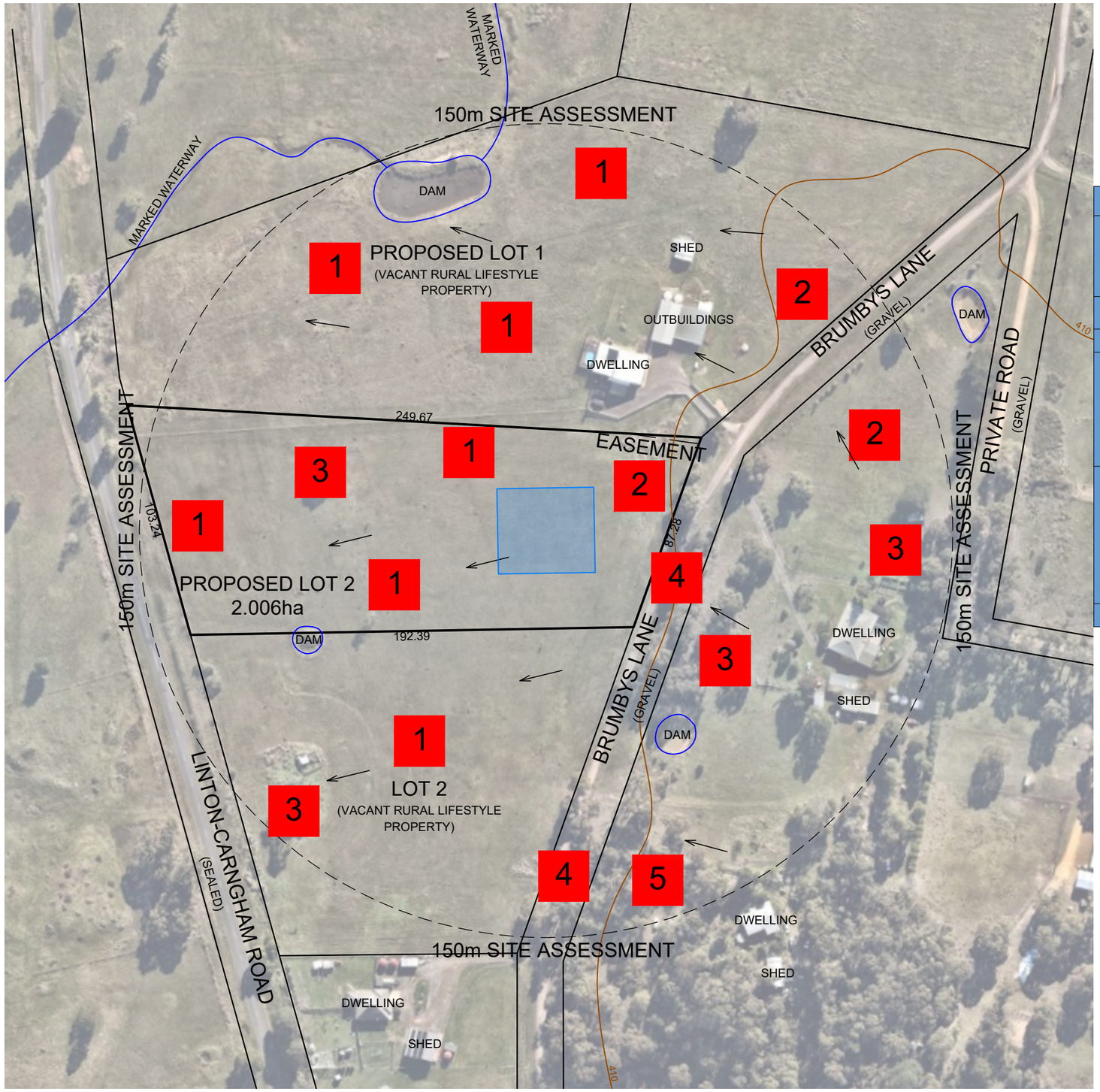
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EXISTING CONDITIONS - 24.08.26

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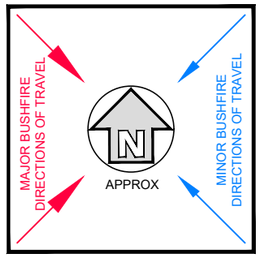
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PROJ. NO.	DWG NO.	REV.
260358	SI01	-
DRAWN	ATTENDEE	DATE
CJB	CJB	SEP. '26
REVIEWED	APPROVED	SCALES
PMO'N	PMO'N	1:1500 @ A3



BUSHFIRE HAZARD SITE ASSESSMENT

LABEL	VEGETATION TYPE		DIRECTION FROM BUILD. AREA	DISTANCE FROM BUILD. AREA	UP OR DOWN SLOPE	SLOPE UNDER VEG.	BUSHFIRE HAZARD SETBACK	PROPOSED DEFENDABLE SPACE
	DESCRIPTION	CLASS		(m)	(US / DS)	(°)	(m)	(m)
1	GRASSLAND	G	N, NW, W, SW, S	0	DS	>5 TO 10	17	17
2	GRASSLAND	G	NE, E, SE	0	US	N/A	13	13
3	ISOLATED NATIVE TREES, LESS THAN 2,500sqm AND NOT WITHIN 20m OF THE SITE OR EACH OTHER OR OF OTHER AREAS OF VEGETATION BEING CLASSIFIED VEGETATION.	EXCLUDED 2.2.3.2 (c)	NE, E, W	>20	N/A	N/A	LESSER OF 50m OR DISTANCE TO THE PROPERTY BOUNDARY	LESSER OF 24m OR DISTANCE TO THE PROPERTY BOUNDARY
4	LOW THREAT ROADSIDE VEGETATION - ISOLATED NATIVE TREES, CONSIDERED TO BE WITHIN A MINIMAL FUEL CONDITION WITH MAINTENANCE RESPONSIBILITY ABLE TO BE PROVIDED BY THE RELEVANT ROAD AUTHORITY.	EXCLUDED 2.2.3.2 (f)	S, SE	24	N/A	N/A	LESSER OF 50m OR DISTANCE TO THE PROPERTY BOUNDARY	LESSER OF 24m OR DISTANCE TO THE PROPERTY BOUNDARY
5	NATIVE WOODLAND	B	SE	104	US	N/A	24	24



NOTES:

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2. LARGE SCALE CONTOURS AND SITE FEATURES FROM 1:25,000 SERIES TOPOGRAPHIC MAPS OR AERIAL IMAGERY
3. ANY EMBEDDED AERIAL IMAGES ARE SHOWN IN APPROXIMATE LOCATION AND SCALE ONLY AND MAY NOT REPRESENT CONDITIONS AT THE TIME OF INVESTIGATION. ANY EMBEDDED AERIAL IMAGES SOURCED FROM NEARMAPS IMAGERY, GOOGLE EARTH IMAGERY OR LOCAL GOVERNMENT AUTHORITY GIS DATABASE.
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5. THE LOCATION AND DETAILS OF ALL UNDERGROUND SERVICES IS APPROXIMATE ONLY. PROOF LOCATE ALL SERVICES ON SITE PRIOR TO RELYING UPON THE INFORMATION PROVIDED.

LEGEND

- PROPOSED BUILDING SITE
- INDICATIVE SURFACE FALL DIRECTION
- X — VEGETATION LABEL (REFER TABLE)

McCLELLANDS
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201 Armstrong Street North, Ballarat VIC 3350
E: mail@mcclellands.com.au **T:** (03) 5333 3030
www.mcclellands.com.au

PROJECT:
PROPOSED SUBDIVISION
78 BRUMBYS LANE
SNAKE VALLEY

CLIENT:
G. DANCIU

ISSUES AND AMENDMENTS:

24.09.26	INITIAL ISSUE

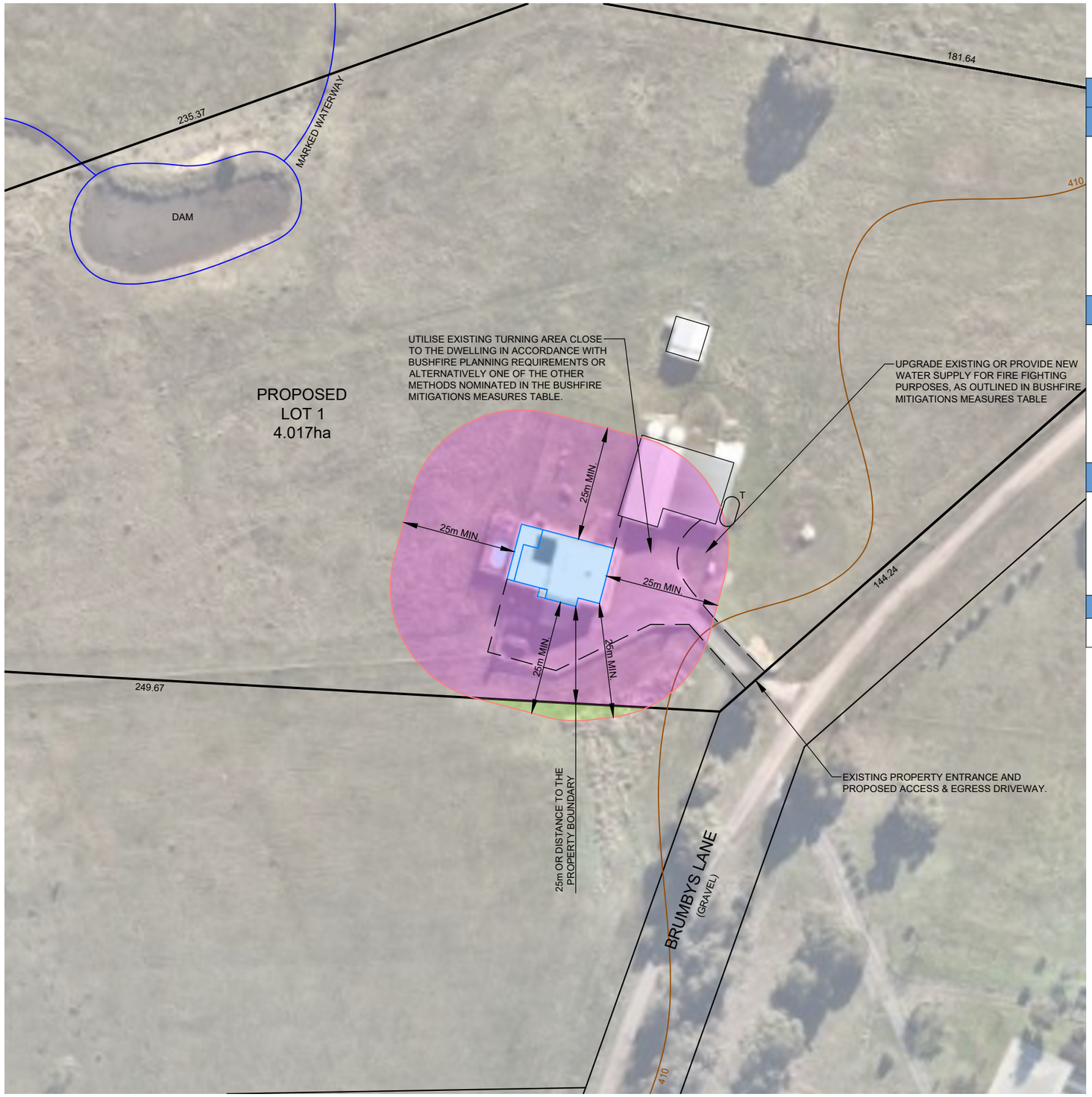
DRAWING TITLE:
BUSHFIRE HAZARD SITE ASSESSMENT - PROPOSED LOT 2

STATUS:
EXISTING CONDITIONS - 24.08.26

FILE: P:\PROJECTS\2026\260358\DRAWINGS\260358 260804 BMA.dwg, 24.09.2026,2:33 PM

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PROJ. NO.	DWG NO.	REV.
260358	SI02	-
DRAWN	ATTENDEE	DATE
CJB	CJB	SEP. '26
REVIEWED	APPROVED	SCALES
PMO'N	PMO'N	1:2000 @ A3



BUSHFIRE MITIGATION MEASURES

DEFENDABLE SPACE MANAGEMENT

DEFENDABLE SPACE FOR A DISTANCE OF 25 METRES AROUND THE PROPOSED DWELLING (OR TO THE PROPERTY BOUNDARY, WHICHEVER IS THE LESSER) MUST BE PROVIDED WHERE VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED ON A CONTINUING BASIS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

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

WATER SUPPLY FOR FIRE FIGHTING PURPOSES

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

1. IS STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
2. ALL FIXED ABOVE GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIRE FIGHTING PURPOSES MUST BE MADE OF CORROSIVE RESISTANT METAL.
3. INCLUDE A SEPARATE OUTLET FOR OCCUPANT USE.
4. INCORPORATE A BALL OR GATE VALVE (BRITISH STANDARD PIPE (BSP) 65mm) AND COUPLING (64mm CFA 3 THREAD PER INCH MALE FITTING).
5. BE LOCATED WITHIN 60 METRES OF THE OUTER EDGE OF THE APPROVED BUILDING.
6. THE OUTLET/S OF THE WATER TANK MUST BE WITHIN 4m OF THE ACCESSWAY AND BE UNOBSTRUCTED.
7. BE READILY IDENTIFIABLE FROM THE BUILDING OR APPROPRIATE IDENTIFICATION SIGNAGE TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY MUST BE PROVIDED.
8. ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65mm (EXCLUDING THE CFA COUPLING).

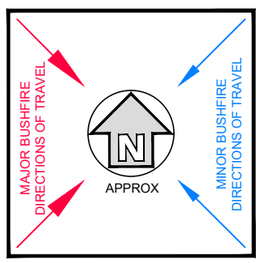
ACCESS

ACCESS FOR FIRE FIGHTING PURPOSES MUST BE PROVIDED WHICH MEETS THE FOLLOWING REQUIREMENTS:

1. HAVE A MINIMUM TRAFFICABLE LOAD WIDTH OF 3.5m OF ALL-WEATHER CONSTRUCTION.
2. HAVE A LOAD LIMIT OF AT LEAST 15 TONNES.
3. BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5m ON EACH SIDE AND 4m ABOVE THE ACCESSWAY.
4. CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m.
5. THE AVERAGE GRADE MUST BE NO MORE THAN 1 in 7 (14.4 PERCENT) (8.1 DEGREES) WITH A MAXIMUM GRADE OF NO MORE THAN 1 in 5 (20 PERCENT) (11.3 DEGREES) FOR NO MORE THAN 50m.
6. DIPS MUST HAVE NO MORE THAN A 1 in 8 (12.5 PERCENT) (7.1 DEGREES) ENTRY AND EXIT ANGLE.

CONSTRUCTION STANDARD

DEVELOPMENT SITE BUSHFIRE ATTACK LEVEL (BAL)	12.5



NOTES:

1. ALL DIMENSIONS ARE IN METRES
2. LARGE SCALE CONTOURS AND SITE FEATURES FROM 1:25,000 SERIES TOPOGRAPHIC MAPS OR AERIAL IMAGERY
3. ANY EMBEDDED AERIAL IMAGES ARE SHOWN IN APPROXIMATE LOCATION AND SCALE ONLY AND MAY NOT REPRESENT CONDITIONS AT THE TIME OF INVESTIGATION. ANY EMBEDDED AERIAL IMAGES SOURCED FROM NEARMAPS IMAGERY, GOOGLE EARTH IMAGERY OR LOCAL GOVERNMENT AUTHORITY GIS DATABASE.
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5. THE LOCATION AND DETAILS OF ALL UNDERGROUND SERVICES IS APPROXIMATE ONLY. PROOF LOCATE ALL SERVICES ON SITE PRIOR TO RELYING UPON THE INFORMATION PROVIDED.

LEGEND

- BUILDING SITE
- BUSFHIRE HAZARD SETBACK
- BUSHFIRE DEFENDABLE SPACE AREA
- REASONABLE ASSURANCE AREA
- T — PROPOSED FIRE FIGHTING WATER SUPPLY TANK (INDICATIVE LOCATION ONLY)

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PROJECT:

PROPOSED SUBDIVISION
78 BRUMBYS LANE
SNAKE VALLEY

[redacted]

ISSUES AND AMENDMENTS:

24.09.26	INITIAL ISSUE

DRAWING TITLE:

BUSHFIRE MANAGEMENT PLAN - PROPOSED LOT 1

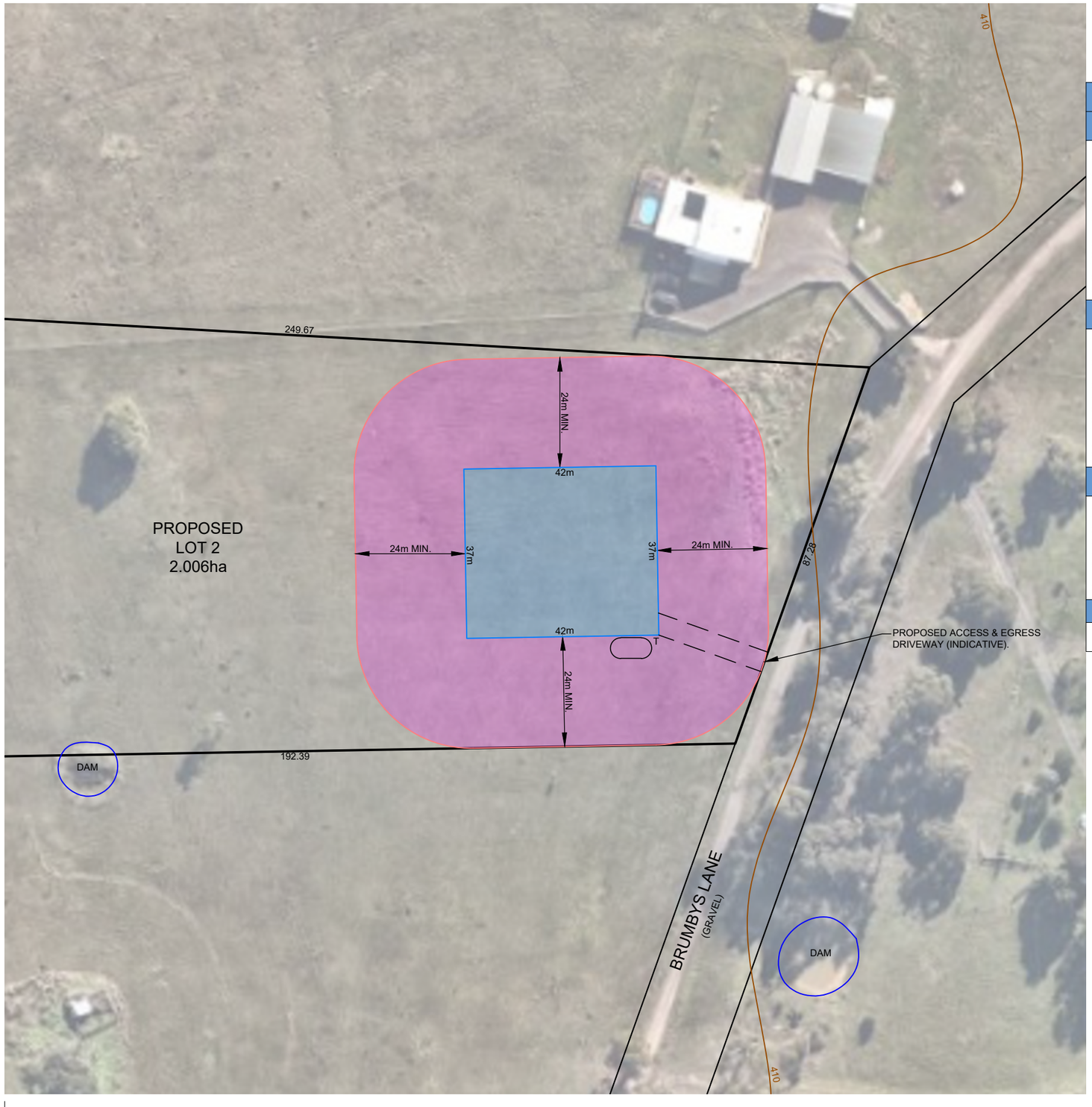
STATUS:

EXISTING CONDITIONS - 24.08.26

FILE: P:\PROJECTS\2026\260358\DRAWINGS\260358 260804 BMA.dwg, 24.09.2026,2:33 PM

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PROJ. NO.	DWG NO.	REV.
260358	SI03	-
DRAWN	**ATTENDEE**	**DATE**
CJB	CJB	SEP. '26
REVIEWED	**APPROVED**	**SCALES**
PMO'N	PMO'N	1:1000 @ A3



BUSHFIRE MITIGATION MEASURES

DEFENDABLE SPACE MANAGEMENT

DEFENDABLE SPACE FOR A DISTANCE OF 24 METRES AROUND THE PROPOSED DWELLING (OR TO THE PROPERTY BOUNDARY, WHICHEVER IS THE LESSER) MUST BE PROVIDED WHERE VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED ON A CONTINUING BASIS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

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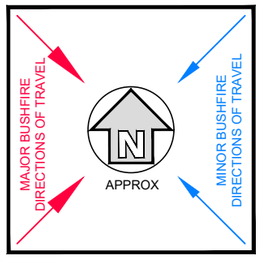
ACCESS

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CONSTRUCTION STANDARD

DEVELOPMENT SITE BUSHFIRE ATTACK LEVEL (BAL)	19



NOTES:

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LEGEND

- PROPOSED BUILDING SITE
- BUSFHIRE HAZARD SETBACK
- BUSHFIRE DEFENDABLE SPACE AREA
- T — PROPOSED FIRE FIGHTING WATER SUPPLY TANK (INDICATIVE LOCATION ONLY)

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201 Armstrong Street North, Ballarat VIC 3350
E: mail@mcclellands.com.au **T:** (03) 5333 3030
www.mcclellands.com.au

PROJECT:

PROPOSED SUBDIVISION
78 BRUMBYS LANE
SNAKE VALLEY

CLIENT:

G. DANCIU

ISSUES AND AMENDMENTS:

24.09.26	INITIAL ISSUE

DRAWING TITLE:

BUSHFIRE MANAGEMENT PLAN
- PROPOSED LOT 2

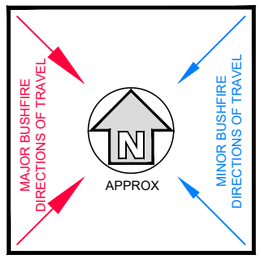
STATUS:

EXISTING CONDITIONS - 24.08.26

PROJ. NO.	DWG NO.	REV.
260358	SI04	-
DRAWN	ATTENDEE	DATE
CJB	CJB	SEP. '26
REVIEWED	APPROVED	SCALES
PMO'N	PMO'N	1:1000 @ A3

FILE: P:\PROJECTS\2026\260358\DRAWINGS\260358 260804 BMA.dwg, 24.09.2026,2:33 PM

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LEGEND

- SUBJECT SITE
- PLANNED BURN AREAS
- BUSHFIRE HISTORY

GRASSLAND

LOCATION OF SNAKE VALLEY TOWNSHIP NEIGHBOURHOOD SAFER PLACE, APPROX. 2.5km FROM SUBJECT PROPERTY.

EDGE OF SNAKE VALLEY TOWNSHIP
(RESIDENTIAL PROPERTIES WITH DWELLINGS)

LINTON - CARNGHAM ROAD

GRASSLAND

RURAL PROPERTIES
(SOME WITH DWELLINGS)

SMYTHESDALE - SNAKE VALLEY ROAD

ACCESS TO SMYTHESDALE TOWNSHIP WITH NEIGHBOURHOOD SAFER PLACE, APPROX. 11km FROM SUBJECT PROPERTY

POTENTIAL GRASS FIRE RUN

RURAL PROPERTIES
(SOME WITH DWELLINGS)

POTENTIAL GRASS FIRE RUN

NUNNS ROAD

APPROX. EXTENT OF SIGNIFICANT HISTORICAL BUSHFIRE DURING THE 2006 BUSHFIRE SEASON.

FOREST

FOREST

APPROX. EXTENT OF FFMV PLANNED BURN 2025-2026

LINTON - CARNGHAM ROAD

BRUMBYS LANE

WOODLAND

APPROX. EXTENT OF SIGNIFICANT HISTORICAL BUSHFIRE DURING THE 1999 BUSHFIRE SEASON.

POTENTIAL 9km + LARGE BUSHFIRE RUN

RURAL PROPERTIES
(SOME WITH DWELLINGS)

POTENTIAL 10km + LARGE BUSH FIRE RUN

FOREST

GRASSLAND

FOREST

FOREST

APPROX. EXTENT OF FFMV PLANNED BURN 2026-27

ACCESS TO LINTON TOWNSHIP WITH NEIGHBOURHOOD SAFER PLACE, APPROX. 8km FROM SUBJECT PROPERTY

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PROJECT:

PROPOSED SUBDIVISION
78 BRUMBYS LANE
SNAKE VALLEY

[redacted]

ISSUES AND AMENDMENTS:

24.09.26	INITIAL ISSUE

DRAWING TITLE:

BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

STATUS:

EXISTING CONDITIONS - 24.08.26

FILE: P:\PROJECTS\2026\260358\DRAWINGS\260358 260804 BMA.dwg, 24.09.2026,2:33 PM

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PROJ. NO.	DWG NO.	REV.
260358	SI05	-
DRAWN	ATTENDEE	DATE
CJB	CJB	SEP. '26
REVIEWED	APPROVED	SCALES
PMO'N	PMO'N	1:20000 @ A3

PLAN OF SUBDIVISION

EDITION 1

PS939857Y

LOCATION OF LAND

PARISH: CARNGHAM

TOWNSHIP:

SECTION: 15

CROWN ALLOTMENT: 36 (Part)

CROWN PORTION:

TITLE REFERENCE: Vol. 12500 Fol. 819

LAST PLAN REFERENCE: Lot 1 PS900746C

POSTAL ADDRESS: 78 BRUMBYS LANE, SNAKE VALLEY 3351
(at time of subdivision)

MGA CO-ORDINATES: E: 728400 ZONE: 54
(of approx centre of land in plan) N: 5832200 GDA 94

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15.24 METRES

SURVEY:
This plan is/~~is not~~ based on survey.

STAGING:
This ~~is~~/is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). 3, 12, 18 & 19

In Proclaimed Survey Area No.

NOTATIONS

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	14	PS900746C - SEC. 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

ARARAT SURVEY PTY LTD
PO BOX 1399 BAKERY HILL 3354
PHONE 53 344448

SURVEYORS FILE REF: 210201B

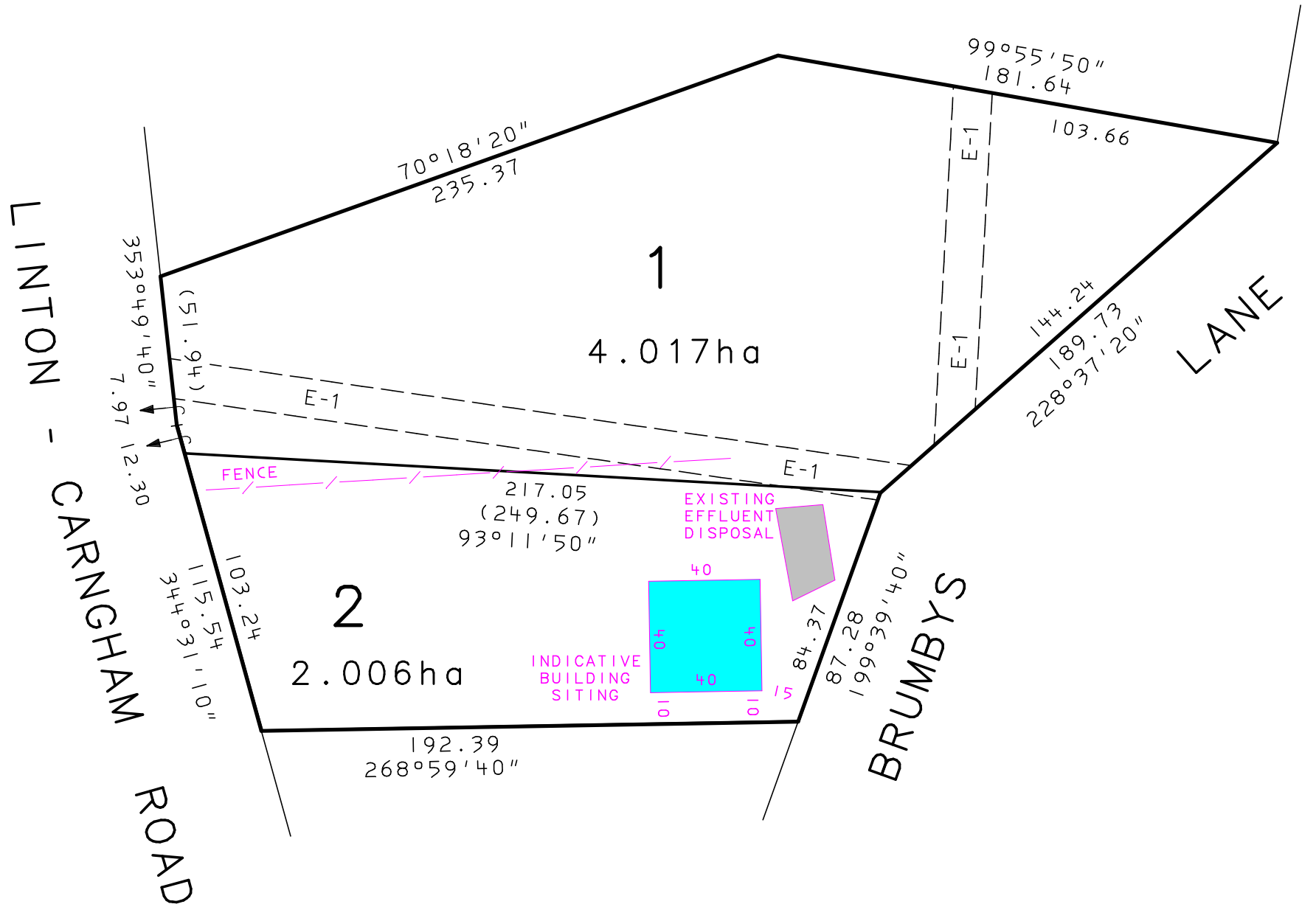
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

DARREN KEVIN FORD VERSION No.1

PS939857Y

MGA2020 ZONE 54



ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448	SCALE 1 : 2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 04 August 2026 02:20 PM

PROPERTY DETAILS

Address:	**78 BRUMBYS LANE SNAKE VALLEY 3351**
Lot and Plan Number:	**Lot 1 PS900746**
Standard Parcel Identifier (SPI):	**1\PS900746**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**710019800**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 76 B4**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**RIPON**

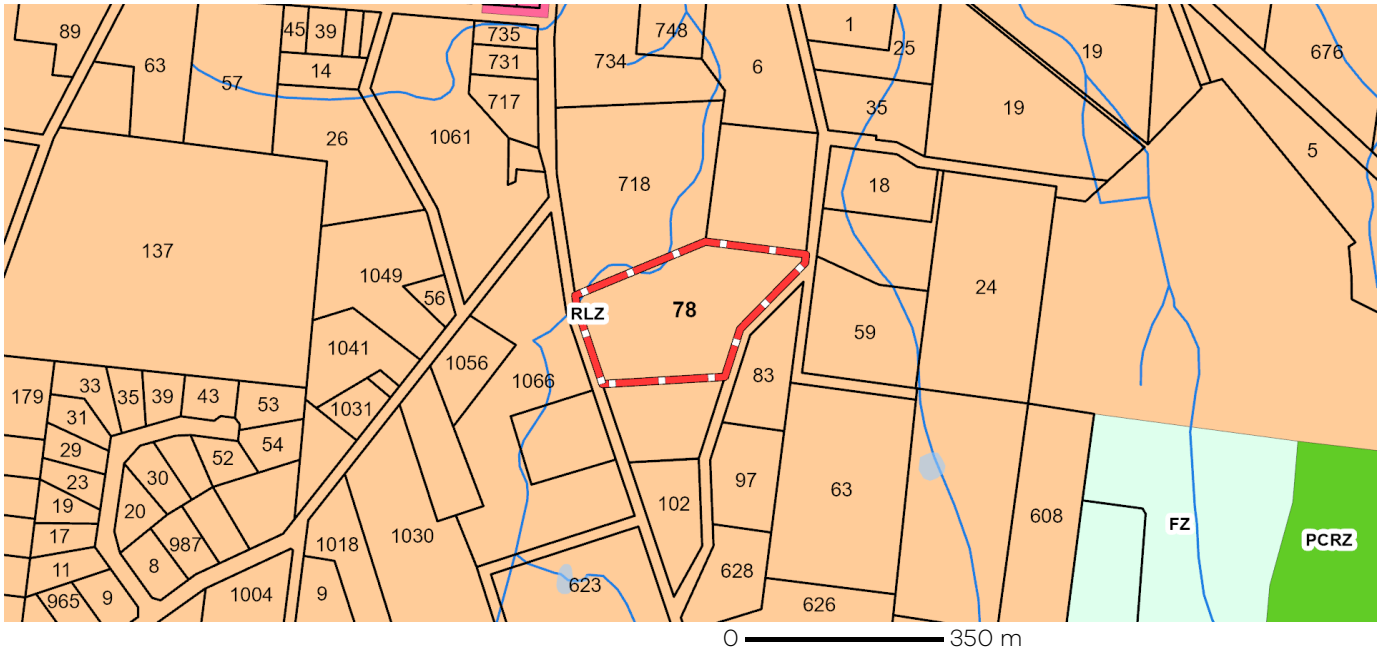
OTHER

Registered Aboriginal Party:	**Wadawurrung Traditional Owners Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

RURAL LIVING ZONE (RLZ)
SCHEDULE TO THE RURAL LIVING ZONE (RLZ)



FZ - Farming
PCRZ - Public Conservation and Resource
RLZ - Rural Living
TZ - Township
Water area
Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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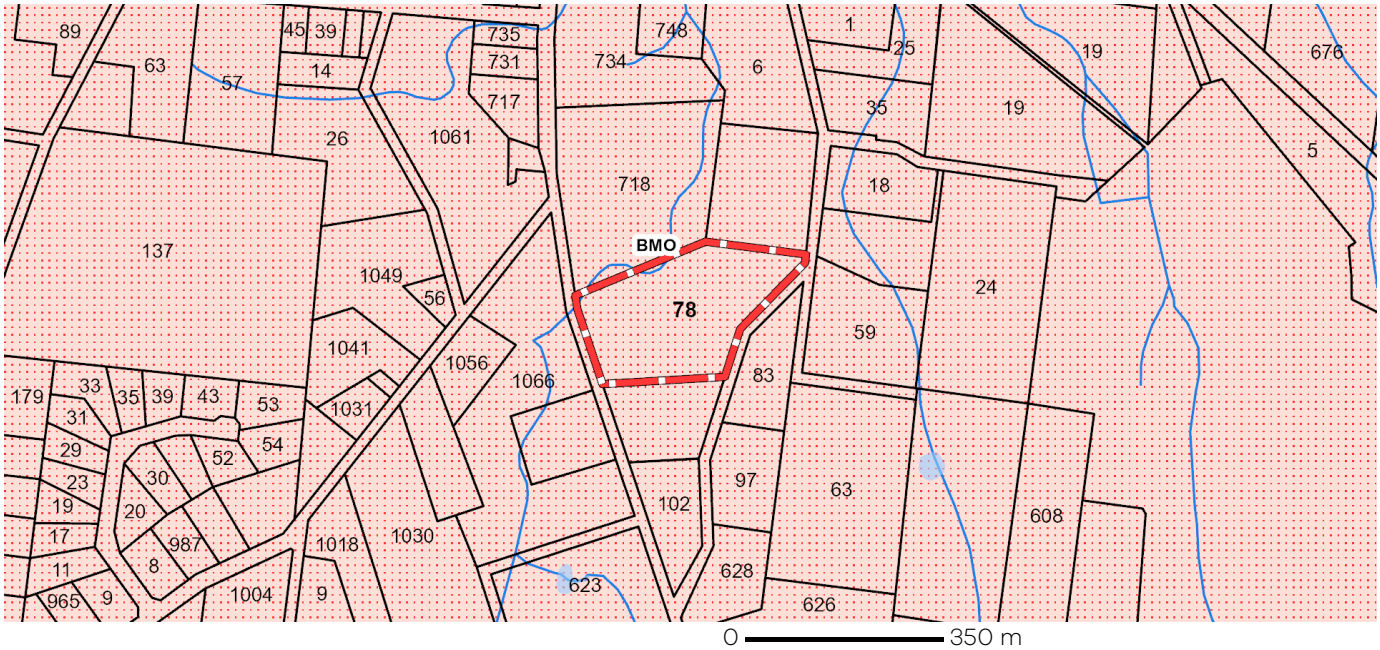
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay **Water area** **Water course**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

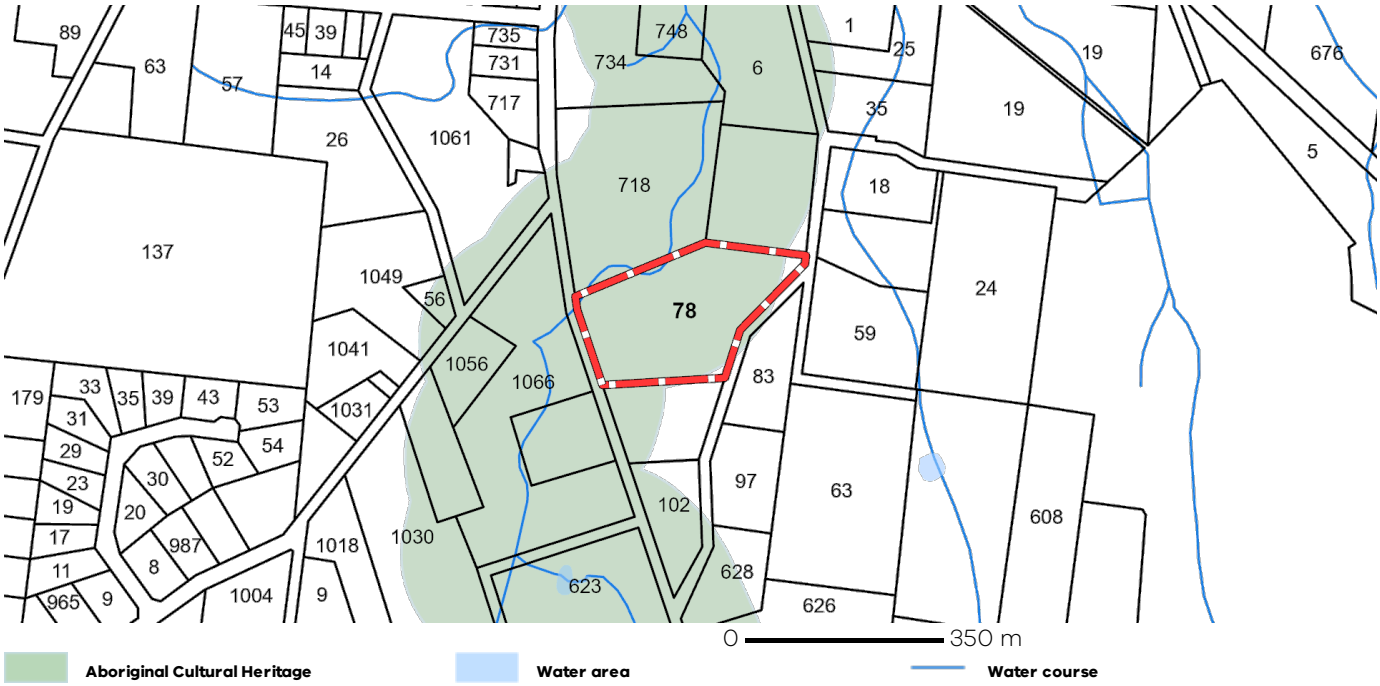
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to
https://heritage.achris.vic.gov.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation



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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 30 July 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan/

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Pyrenees Shire Council

Planning Enquiries
Phone: (03) 5349 1100
Web: www.pyrenees.vic.gov.au

Office Use Only

VicSmart: **No**

Specify class of VicSmart application:

Application No: **REFPA20260125**

Date Lodged: **7/10/2026**

Application for
Planning Permit

If you need help to complete this form, read How to complete the Application for Planning Permit form.

⚠ Any material submitted with this application, 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*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Application type

Is this a VicSmart Application?*

No

If yes, please specify which VicSmart class or classes:

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

False

If 'yes', with whom?:

Date: day / month / year

The Land ⓘ

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No: **78**	St. Name: **BRUMBYS LANE**

Suburb/Locality: **SNAKE VALLEY** | Postcode: **3351**

Formal Land Description*
Complete either A or B

⚠ This information can be found on the certificate of title.

A Lot No: **1** ○ Lodged Plan ○ Title Plan ○ Plan of Subdivision No: **PS900746**

OR

B Crown Allotment No: | Section No:

Parish/Township Name:

If this application relates to more than one address, please attach details.

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

ⓘ For what use, development or other matter do you require a permit?*

Subdivision of land into two (2) lots

📎 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

ⓘ Estimated cost of development for which the permit is required*

Cost **$0.00**

⚠ You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ⓘ

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

The land is improved by a single dwelling

📎 Provide a plan of the existing conditions. Photos are also helpful.

Title Information ⓘ

Encumbrances on title*

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ◯ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◯ No
- ◯ Not applicable (no such encumbrance applies).

📎 Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details ⓘ

Provide details of the appl [redacted]

[redacted]

Name:

Title: .

[redacted]

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

First Name: **Tim**

Organisation (if applicable): **Hatch Planning**

P [redacted]

[redacted]

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

[redacted]

Postcode: **3984**

day / month / year

Information Requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

([redacted]

([redacted]

Declaration ⓘ

This form must be signed by the applicant*

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

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:

Date:7 October 2026

day / month / year

Checklist ⓘ

Have you:

- ☐ Filled in the form completely?
- ☐ Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and document?

- ☐ A full and current copy of the information for each individual parcel of land forming the subject site.
- ☐ A plan of existing conditions.
- ☐ Plans showing the layout and details of the proposal.
- ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

Contact information:
Telephone: (03) 5349 1100
Email: pyrenees@pyrenees.vic.gov.au