

From: Wayne Quinn
To: [Katy Baker](#)
Cc: [REDACTED]
Subject: CM: Re: PA 2845 - Further Information Request Letter - 108 Raglan Street Daylesford - Property No 203730
Date: Thursday, 10 September 2020 10:08:41 AM
Attachments: output.pdf
[Easement Instrument Lot on TP945067.pdf](#)
Plan of subdivision with easement.pdf
SIMS TITLE PLAN.PDF
SIMS TITLE.PDF

Hey Katy,

Thank you for your request for further information dated 20/08/2020. Please note the following response:

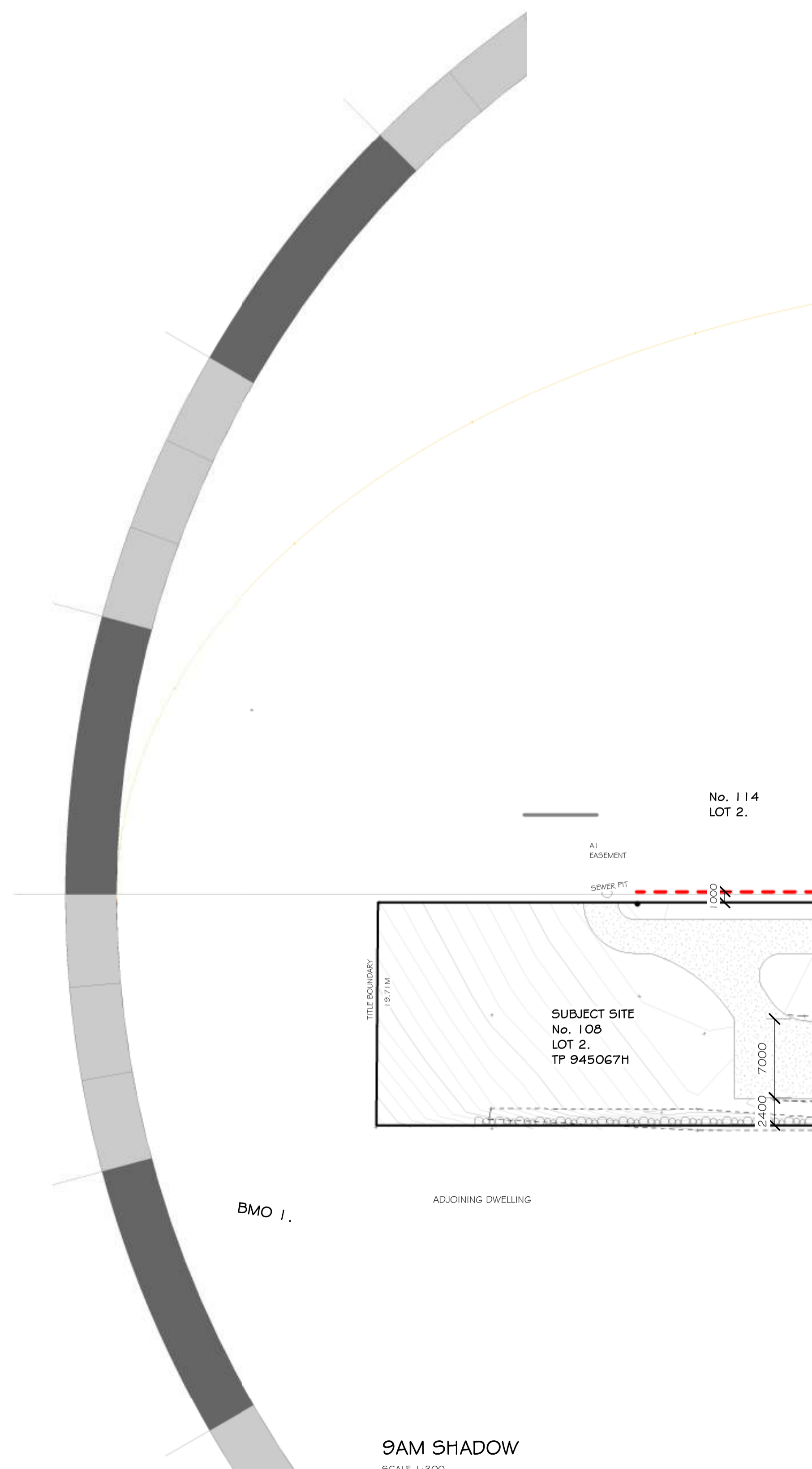
1. Title for 114 (rear Lot) attached, same owner as this application.
2. Contours have now been added to the drawings.
3. Natural ground levels noted. The west elevation building envelope is relevant to the west end of the house, the first floor level is located at the east end of the house. The overall height for the west end is shown.
4. NGL and heights shown on shed.
5. Existing site plan adjusted to show correct boundaries. Proposed site plan now shows new boundaries to incorporate common property and the existing carriageway easement. Survey plan also attached and instrument used to create original easement.
6. Amended BMP shows correct boundary lines and amended defendable space provided for dwelling.

Please note that the removal of the E-1 easement is now NOT proposed. This easement is a carriageway in favour of the subject site. Proposed Plan of Subdivision is attached which reflects this.

Please let me know if you require any further information.

Kind regards,

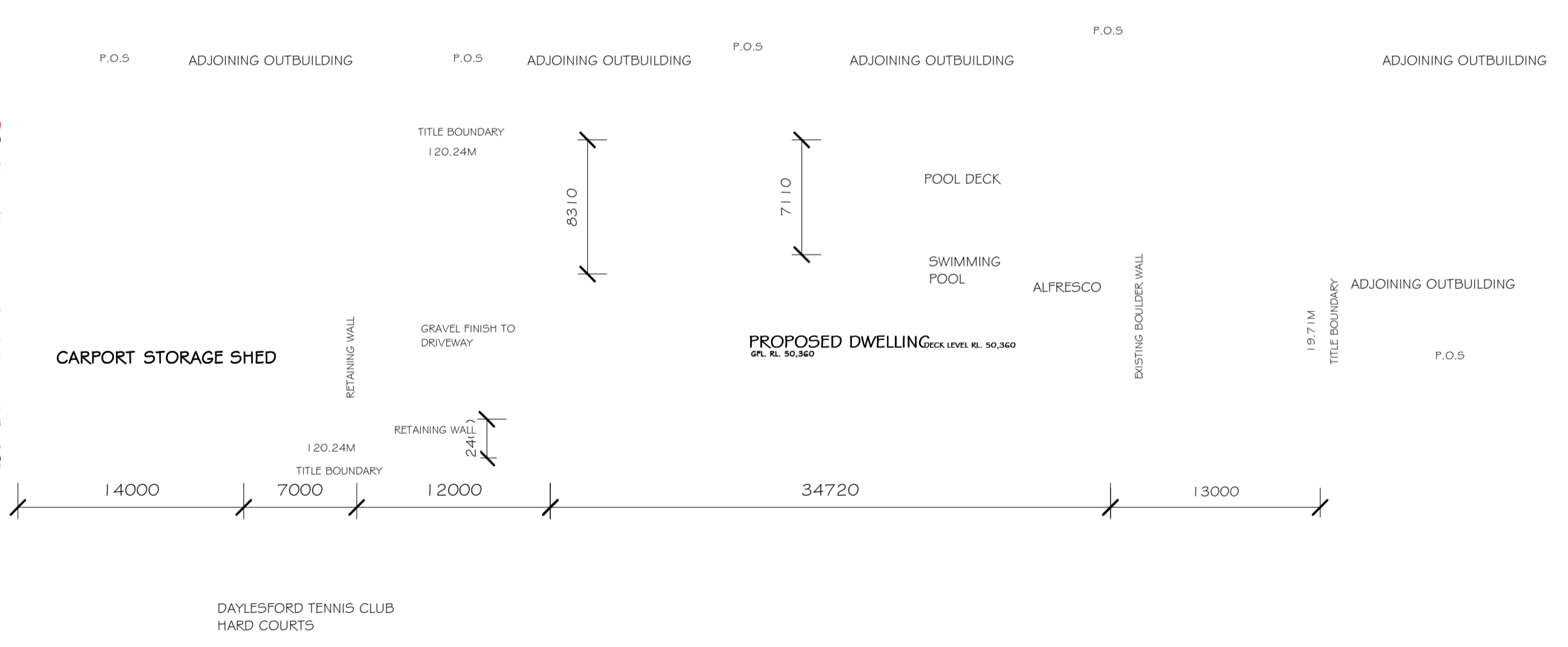
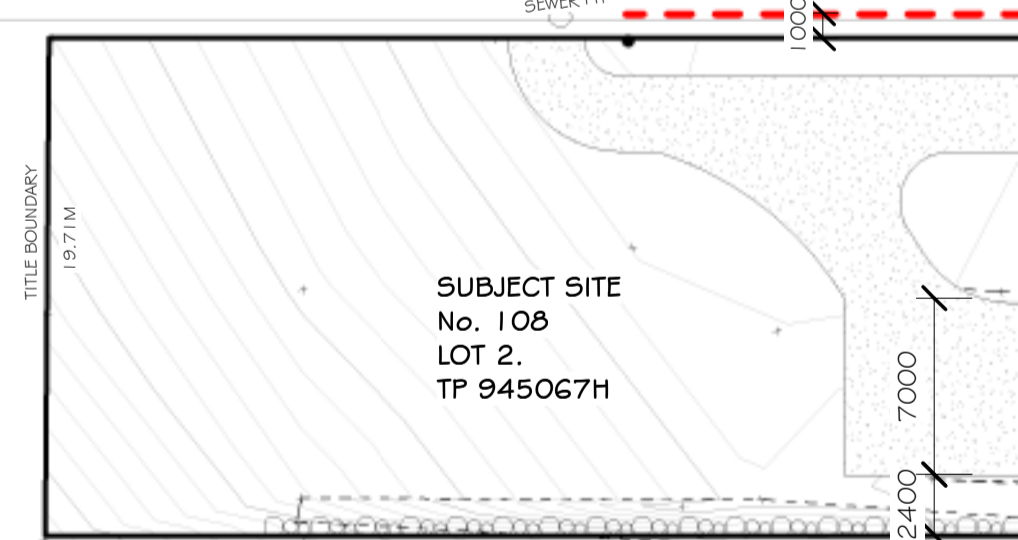
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9AM SHADOW
 SCALE 1:300

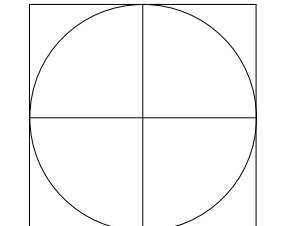
No. 114
 LOT 2.



Proposed Dwelling & Detached Carport/Storage Shed & Site Cut Greater than 1m Deep, and the Realignment of Boundaries and creation of Common Property Access
 PROJECT ADDRESS : Lot 2, 108 Raglan Street, Daylesford
 FOR OWNER/S Ben and Kim Sims

DATE : 27/07/2020
 PROJECT No. 19043
 drwg no 5 OF 9

Author 1 : 300



W

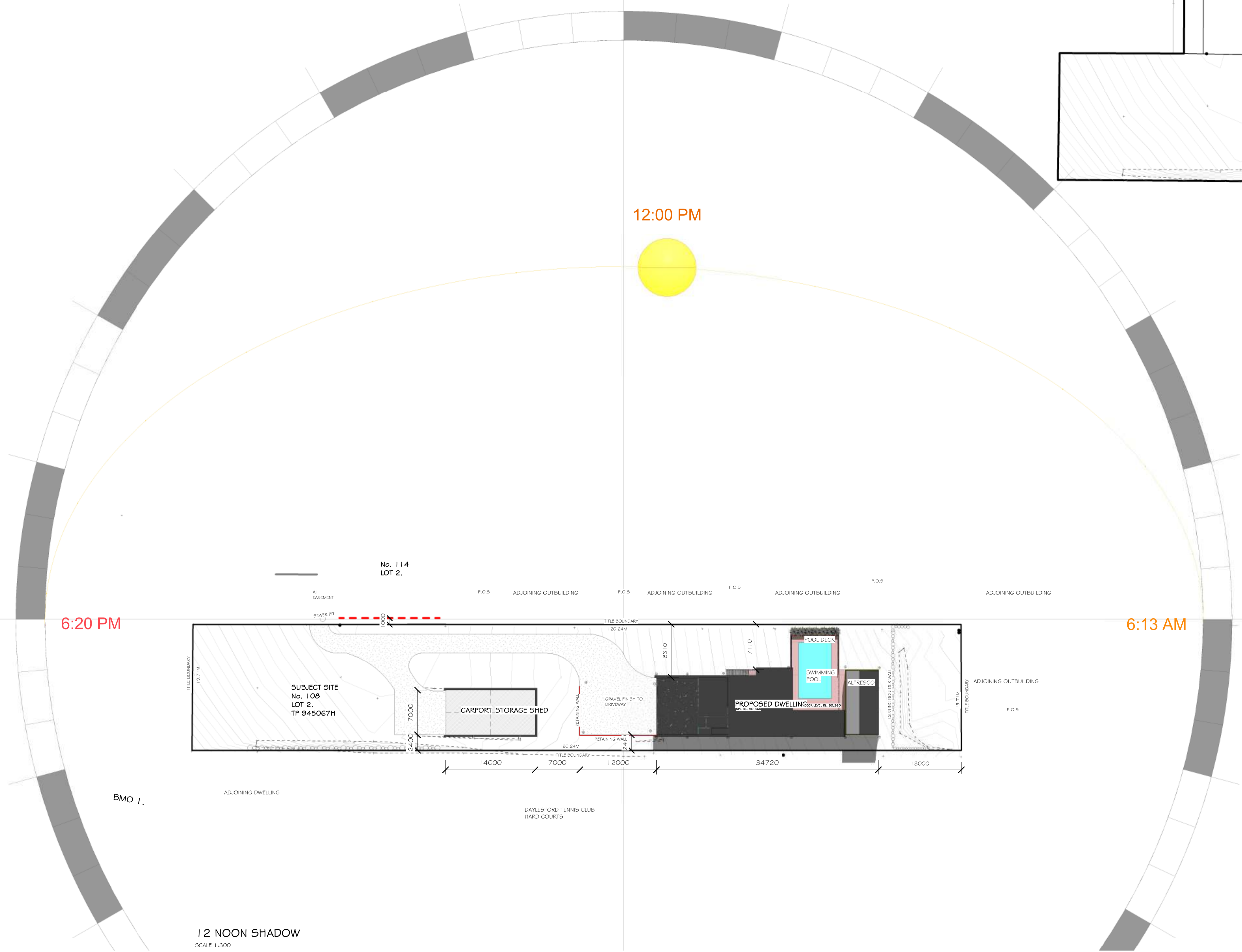
6:20 PM

12:00 PM

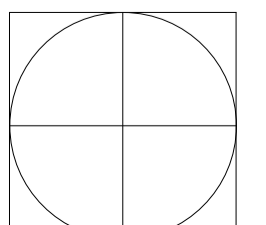
6:13 AM

23 September

E



12 NOON SHADOW
SCALE 1:300



N

W

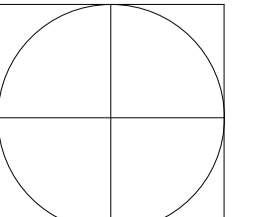
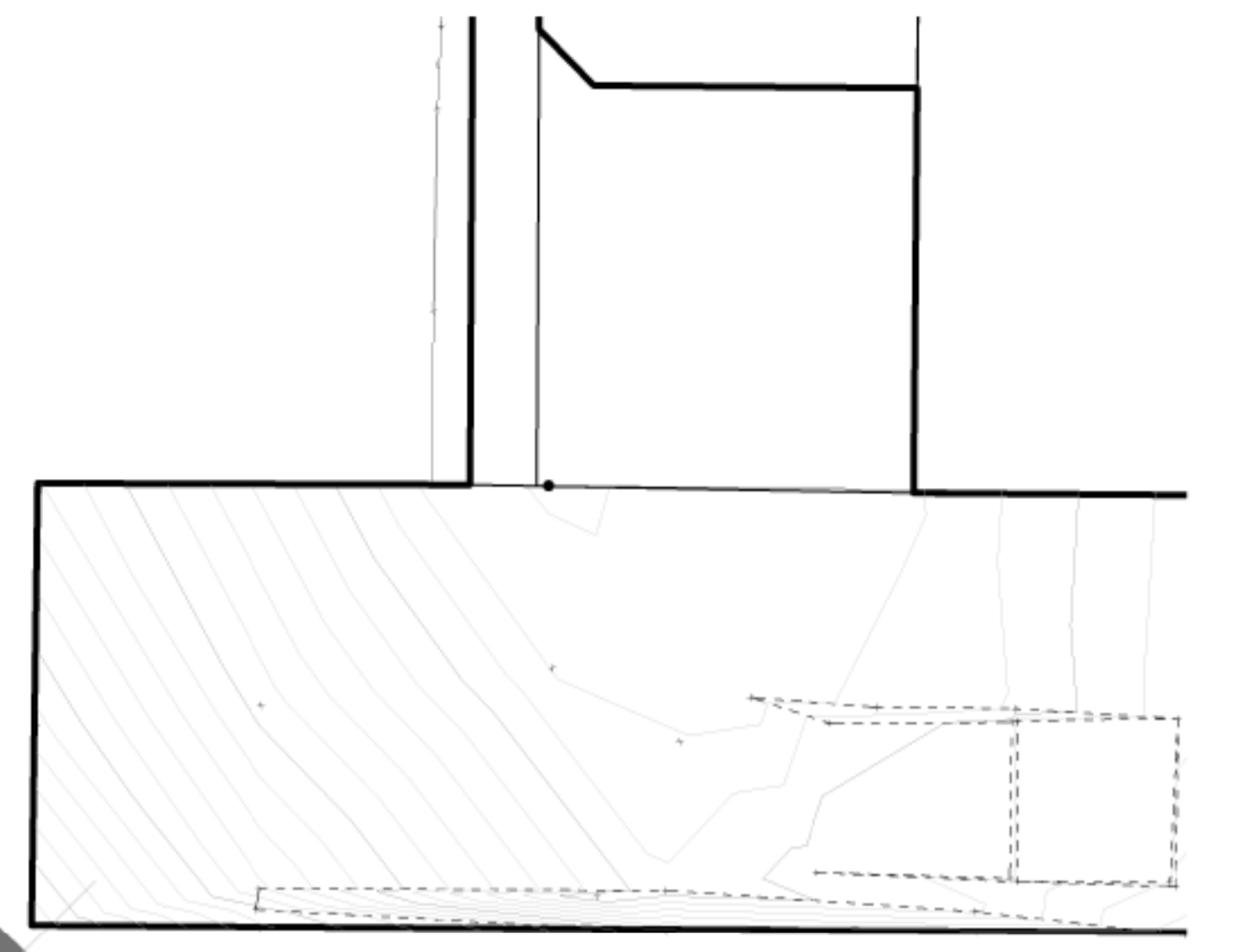
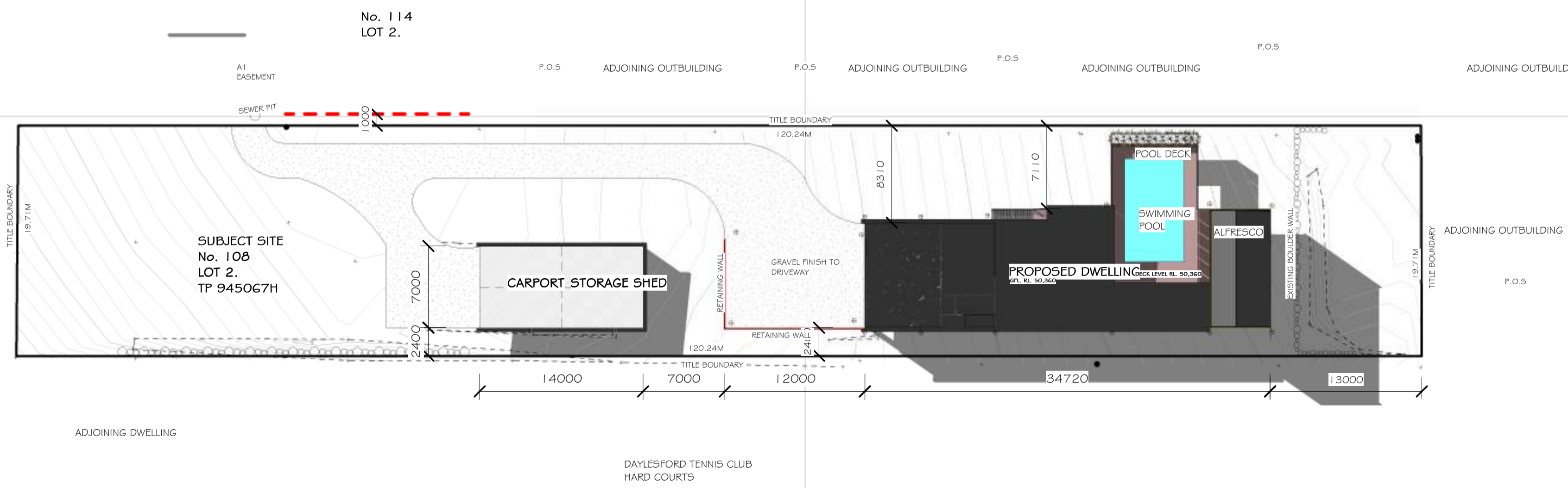
E

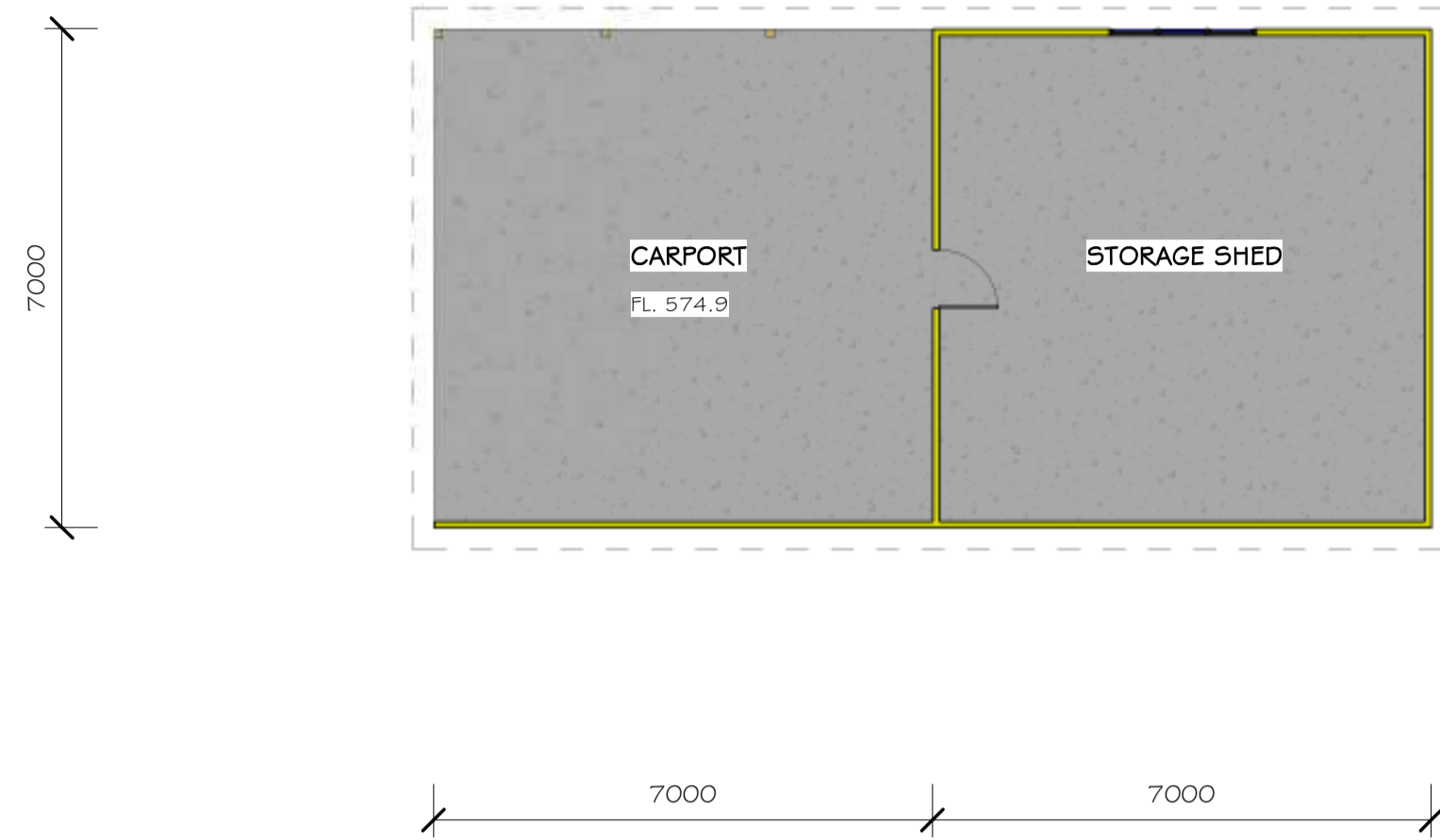
3:00 PM

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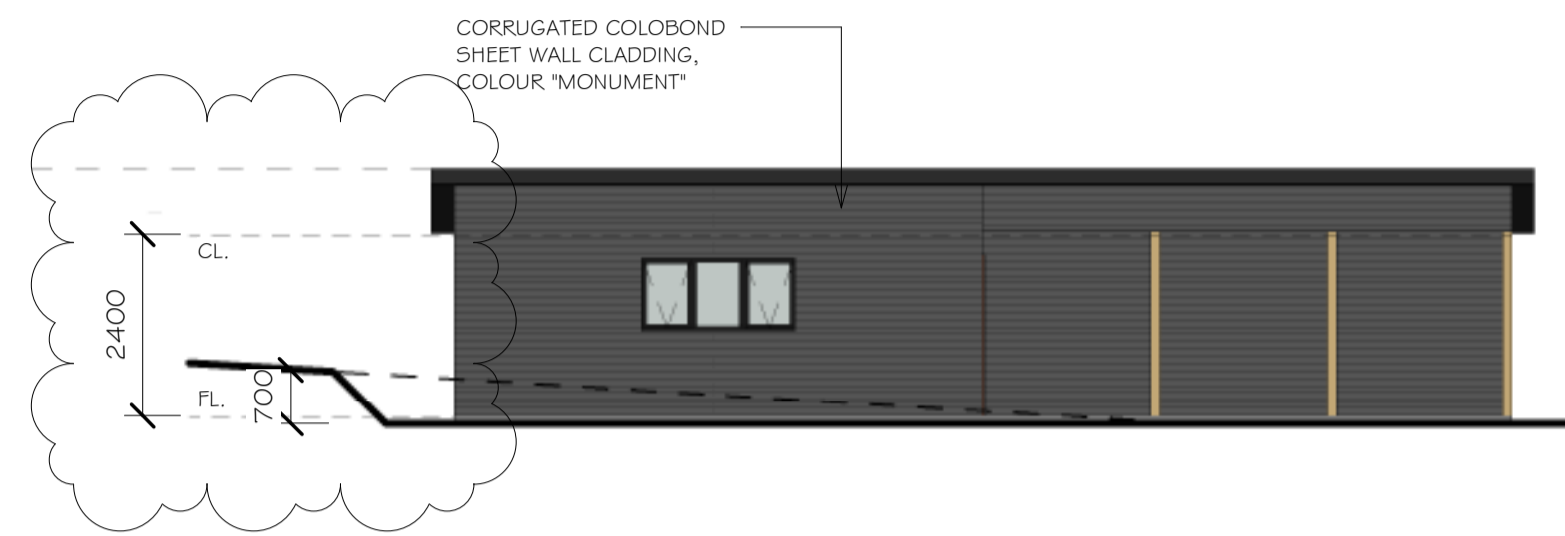
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23 September

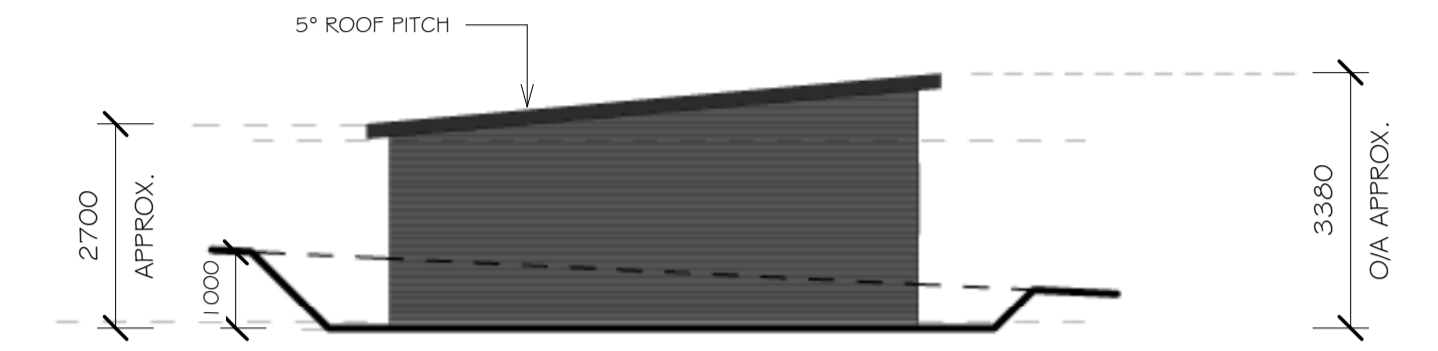




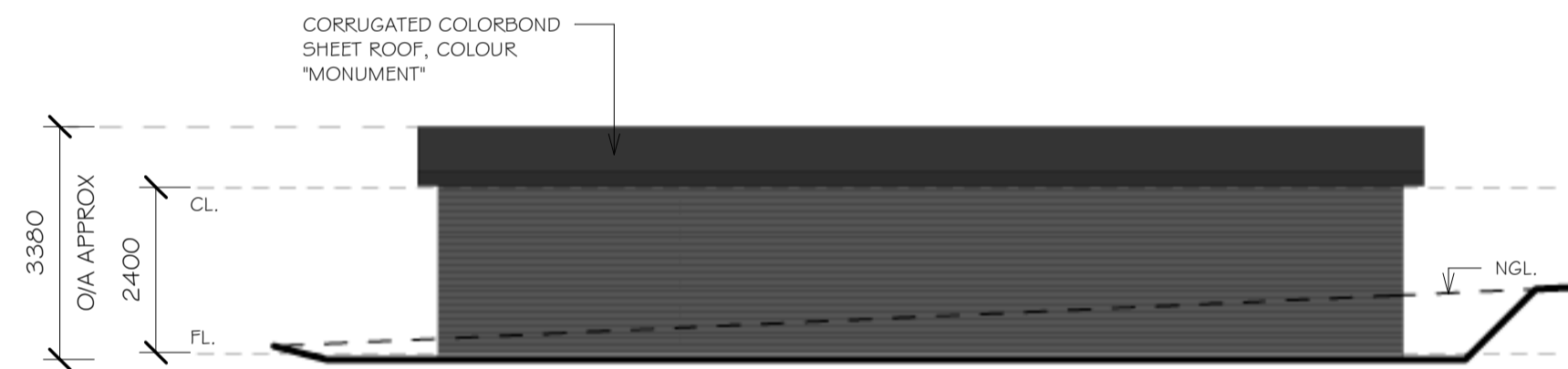
PROPOSED CARPORT/STORAGE SHED FLOOR PLAN
SCALE 1:100



PROPOSED CARPORT/STORAGE SHED
NORTH ELEVATION
SCALE 1:100



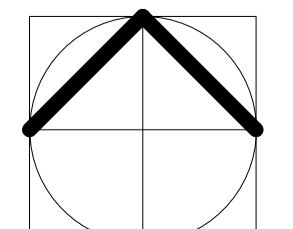
PROPOSED CARPORT/STORAGE SHED
EAST ELEVATION
SCALE 1:100

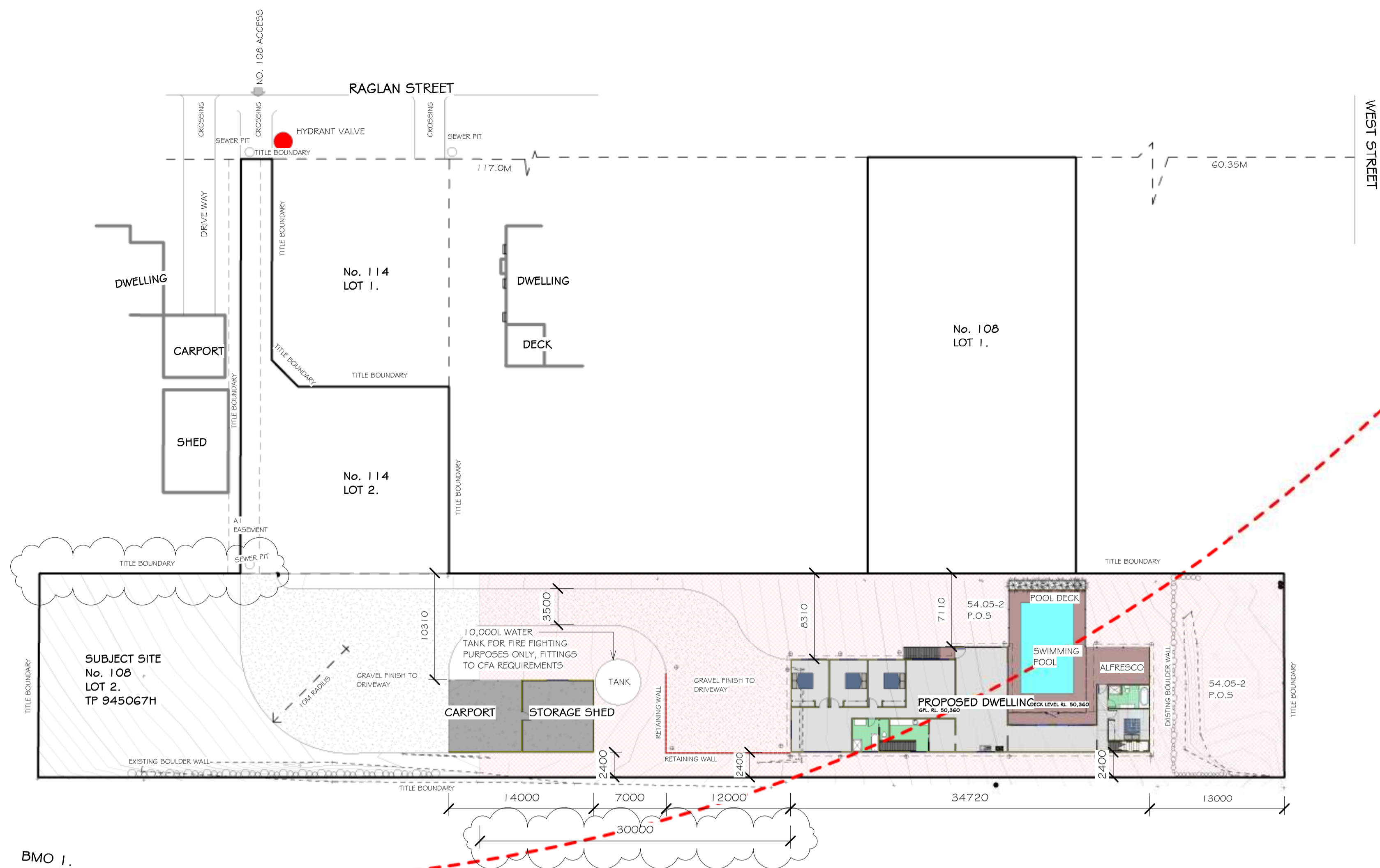


PROPOSED CARPORT/STORAGE SHED
SOUTH ELEVATION
SCALE 1:100



PROPOSED CARPORT/STORAGE SHED
WEST ELEVATION
SCALE 1:100





- 2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas**
 The Bushfire Attack Level shall be classified BAL—LOW where the vegetation is one or a combination of any of the following:
- (a) Vegetation of any type that is more than 100 m from the site.
 - (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
 - (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
 - (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
 - (e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

Standards Australia www.standards.org.au

17 AS 3958—2009

- (f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.
- NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).



AERIAL SITE PLAN

SCALE : NTS.

REQUIREMENTS TO BE MET.

The following requirements apply to an application to construct a single dwelling on a lot:
 The dwelling must be constructed to BAL-12.5
 Defensible space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 52.47 with the following variations:
 - The canopy of trees must be separated by at least 2 metres.
 A static water supply must be provided in accordance with Clause 52.47, and Vehicle access must be provided in accordance with Clause 52.47.

52.47-2.1 LANDSCAPE, SITING AND DESIGN OBJECTIVES
 Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
 Development is sited to minimise the risk from bushfire.
 Development is sited to provide safe access for vehicles, including emergency vehicles.
 Building design minimises vulnerability to bushfire attack.

AM 2.1 The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

THE LANDSCAPE BEYOND THE SITE UP TO 150M AWAY IS LOW THREAT, REFER AERIAL SITE PLAN ON THIS PAGE.

AM 2.2 A building is sited to ensure the site best achieves the following:
 The maximum separation distance between the building and the bushfire hazard.
 The building is in close proximity to a public road.
 Access can be provided to the building for emergency service vehicles.

AM 2.3 A building is designed to reduce the accumulation of debris and entry of embers

THE PROPOSED DWELLING IS LOCATED CLOSE TO A PUBLIC ROAD. ACCESS FOR EMERGENCY VEHICLES IS PROVIDED OFF THE PUBLIC ROAD VIA THE COMMON PROPERTY AS SHOWN.
 THE PROPOSED DWELLING IS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS, WALL CLADDING WHICH IS SUITABLE FOR BAL 12.5

52.47-2.2 DEFENDABLE SPACE AND CONSTRUCTION OBJECTIVE
 Defensible space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

AM 3.1 A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defensible space in accordance with:
 Column A, Table 2 to Clause 52.47-3 wholly within the title boundaries of the land or 50m, whichever is the lesser.



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

52.47-2.3 WATER SUPPLY AND ACCESS OBJECTIVES
 A static water supply is provided to assist in protecting property.
 Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

AM 4.1 A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:
 A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 52.47-3.
 Vehicle access that is designed and constructed as specified in Table 5 to Clause 52.47-3.
 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.

Table 4 Water supply

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

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building.
 Note 2: Fittings must be in accordance with the published requirements of the relevant fire authority.

Table 5 Vehicle access design and construction
 Vehicle access (or part thereof) of a length specified in Column A implements the design and construction requirements specified in Column B.

Column A	Column B
Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to the water supply is not required under AM4.1.
Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM4.1 fire authority vehicles should be able to get within 4 metres of the water supply outlet.
Length of access is greater than 30 metres	The following design and construction requirements apply: <ul style="list-style-type: none"> • All-weather construction. • A load limit of at least 15 tonnes. • Provide a minimum trafficable width of 3.5 metres. • Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically. • Curves must have a minimum inner radius of 10 metres. • The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.

BUSH FIRE MANAGEMENT PLAN
 SCALE 1:200



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Proposed Dwelling & Detached Carport/Storage Shed & Site Cut Greater than 1m Deep, and the Realignment of Boundaries and creation of Common Property Access
 PROJECT ADDRESS : Lot 2, 108 Raglan Street, Daylesford
 FOR OWNER/S Ben and Kim Sims

DATE : 27/07/2020	9/9/2020 DIMENSION DEFENDABLE SPACE, SHOW NORTH BOUNDARY LINE SOLID	
PROJECT No. 19043	Author	
drwg no 9 OF 9	1 : 300	