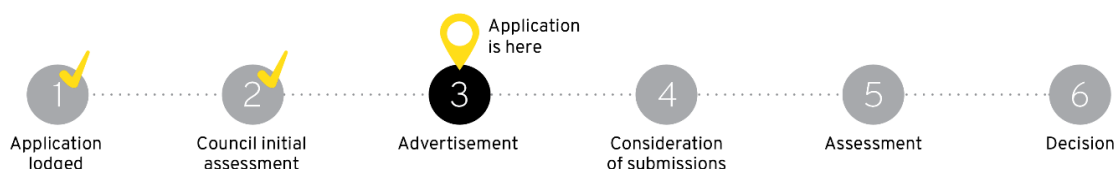


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NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	1 Logans Beach Rd WARRNAMBOOL VIC 3280
The application is for a permit to:	Two (2) Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 35.03-3 (RLZ), 44.06-2 (BMO), 42.01-2 (ESO1), 43.02-3 (DDO2)– Two (2) lot subdivision
The applicant for the permit is:	MPAA Studio
The application reference number is:	PP2025-0055
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au
<p>Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.</p> <p>An objection must be made to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.</p> <p>The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application.</p> <p>If you object, the responsible authority will tell you its decision.</p>	
The Responsible Authority will not decide on the application before:	29 May 2025





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Application for Planning Permit for a Subdivision

Supplied by Steve Myers
Submitted Date 08/04/2025

Application Details

Application Type Planning Permit for a Subdivision
Version 1
Applicant Reference Number 24-1282
Responsible Authority Name Warrnambool City Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S247206M
Application Status Submitted
Planning Permit Issue Date NA
Planning Permit Expiry Date NA

The Land

Primary Parcel 1 LOGANS BEACH ROAD, WARRNAMBOOL
VIC 3280
Volume 10427/Folio 048
SPI 20~1A\PP3087
CPN 138621
Zone: 35.03 Rural Living
Overlay: 42.01 Environmental
Significance
43.02 Design and
Development
44.06 Bushfire
Management
42.03 Significant
Landscape

The Proposal

Plan Number (Not Supplied)
Number of lots 2
Proposal Description 2-Lot Subdivision
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Dwelling, outbuildings and sheds
Title Information - Does the proposal breach an encumbrance on Title? The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact Steve Myers
Myers Planning Group
182B Lava Street, Warrnambool, VIC, 3280

Applicant

Applicant

Cameron McNeill
MPAA Studio
1 Dispensary Lane, Warrnambool, VIC, 3280
Business Phone: (03) 5562 9443
Mobile Phone: 0417 061 070
Email: info@mpaastudio.co

Owner

Owner



Declaration

I, Steve Myers, declare that the owner (if not myself) has been notified about this application.

I, Steve Myers, declare that all the information supplied is true.

Authorised by

Organisation

Steve Myers
Myers Planning Group



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Co.Lab, Dispensary Lane
Warrnambool VIC 3280
info@mpaastudio.co
Phone: (03) 5562 9443
ABN 53253414622

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revision: description: date:

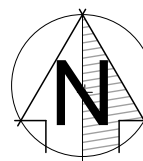
NOT FOR CONSTRUCTION

project: TWO LOT SUBDIVISION AT
1 LOGANS BEACH ROAD WARRNAMBOOL VIC. 3280

client: [REDACTED]

drawing title:
EXISTING CONDITIONS SITE PLAN

north:



date:
MARCH. 2025

scale:
1 : 750

designed by:
CD/SM

drawn by:
CD

project no.:
24-1282

rev.:
/V2

dwg no:
TP1 of TP2

24-1282 2 Lot Sub-div 1 Logans Beach Rd Warrnambool TP2.pln



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revision: description: date:

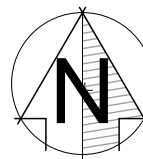
NOT FOR CONSTRUCTION

project: TWO LOT SUBDIVISION AT
1 LOGANS BEACH ROAD WARRNAMBOOL VIC. 3280

client: [REDACTED]

drawing title:
PROPOSED SITE PLAN

north:



date:
MARCH. 2025

scale:
1 : 750 A3

designed by:
CD/SM

drawn by:
CD

project no.: rev.:
24-1282 /V2

dwg no:
TP2 of TP2

24-1282 2 Lot Sub-div 1 Logans Beach Rd Warrnambool TP2.pln

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MPAA
STUDIO

TOWN PLANNING REPORT

2-lot subdivisions
1 LOGANS BEACH ROAD, WARRNAMBOOL

ISSUED 3 APRIL 2025

(03) 5562 9443
info@mpaastudio.co

1 Dispensary Lane, Warrnambool
Level 1, CoLab (above Allee Espresso)

Overview

Background

Address	1 Logans Beach Road, Warrnambool
Lot Description	Crown Allotment 20 on TP12535

Relevant Planning Controls

Municipal Planning Strategy	Clause 02.01 – Context
	Clause 02.02 – Vision
	Clause 02.03 – Strategic directions
	Clause 02.04 – Strategic Framework Plan
Planning Policy Framework	Clause 11 Settlement
	Clause 12 Environmental and landscape values
	Clause 13 Environmental risks and amenity
	Clause 14 Natural resource management
	Clause 15 Built environment and heritage
	Clause 16 Housing
Zone	Rural Living Zone
Overlays	Significant Landscape Overlay (SLO1)
	Bushfire Management Overlay
	Design and Development Overlay (DDO2)
	Environmental Significance Overlay (ESO1)
Particular Provisions	Clause 52.17 Native Vegetation
	Clause 53.01 Public Open Space Contribution
	Clause 53.02 Bushfire Planning
	Clause 53.03 Residential Reticulated Gas Service Connection
Strategic Planning Documents	Logans Beach Strategic Framework Plan
Permit Application Details	
Description of Proposal	Two (2) lot subdivision
Permit requirement	Clause 35.03-3 (RLZ) – to subdivide land.
	Clause 42.01-2 (ESO) – to subdivide land.
	Clause 43.02-2 (DDO) – to subdivide land.
	Clause 44.06-2 (BMO) – to subdivide land.

Quality assurance

Town Planning Report 1 Logans Beach Road, Warrnambool	Project Number 24-1282
	Revision 01
	Prepared By CM
	Project Lead SM
	Issued 3 April 2025

Revision	Date	Issue
01	3 April 2025	Final Council issue

Acknowledgement of Country



We acknowledge the Traditional Owners of the Country on which this application applies and recognise their continuing connection to the land, water and culture. We pay our respects to their Elders past, present and emerging.

We care about our community



We donate a fixed percentage of our income each year to local organisations that work towards a better world. We also advise and represent a select group of clients on a reduced cost or pro bono basis.

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1. Introduction

1.1. Purpose

MPAA Studio has prepared this report in support of a planning permit application for a 2-lot subdivision at 1 Logans Beach Road, Warrnambool. The proposed subdivision has been designed in accordance with state and local planning policies and complies with the Warrnambool Planning Scheme.

After careful consideration of the proposal in relation to the Warrnambool Planning Scheme, it is the conclusion of this report that the proposal is consistent with both state and local planning policies. Therefore, this report recommends that Council grants a permit for the proposed subdivision.

The following permit triggers apply to the application:

- Clause 35.03-3 (RLZ) – to subdivide land.
- Clause 42.01-2 (ESO) – to subdivide land.
- Clause 43.02-2 (DDO) – to subdivide land.
- Clause 44.06-2 (BMO) – to subdivide land.

The following documents should be read in conjunction with this report and are provided as part of the application:

- Planning application form
- Certificate of title
- Concept plan of subdivision
- Bushfire management plan

1.2. Limitations

This report has considered the following documents:

- Warrnambool Planning Scheme (as of 3 April 2025);
- Certificate of Title (dated 2 April 2025);

2. Site and surrounds

2.1. Site description and title particulars

Site address	1 Logans Beach Road, Warrnambool
Title details	Crown Allotment 20 on TP12535
Site description	The Site is roughly rectangular in shape (frontage following Logans Beach Road reserve), with an area of 2.7 hectares and a frontage of approximately 181 metres to Logans Beach Road, with a depth of approximately 140 metres.
Easements, restrictions or covenants	The site is not encumbered by any easements, restrictions or covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988.

Refer to Appendix A - Certificate of Title.

2.2. Site analysis

The subject property, situated at 1 Logans Beach Road, Warrnambool, encompasses approximately 2.7 hectares of land, characterised by a diverse range of features and infrastructure. Divided into distinct paddocks delineated by post and wire fencing, the site boasts a blend of natural and man-made elements.

Among its notable features are several agricultural outbuildings and storage sheds dispersed throughout the property, facilitating various activities and storage needs. There is an existing dwelling on the land, accessible via Logans Beach Road. The entrance to the driveway is demarcated by a white picket fence adorned with agapanthus, leading to an internal driveway that winds through the property. Notably, a loop area within the driveway facilitates vehicular ingress and egress in a forward motion, enhancing accessibility and convenience.

Positioned on the southern portion of the land, the single-story dwelling enjoys an elevated vantage point, affording good views of the surrounding terrain.

The property features a tennis court situated along its western boundary, offering recreational opportunities for residents and guests alike. Adjacent to the site, overhead power lines run along the southern side of Logans Beach Road, providing essential utility services to the area.

Furthermore, Logans Beach Road accommodates pedestrian traffic with a footpath along its southern side, ensuring safe and accessible passage for residents and visitors. On the northern side, a table drain directly adjacent to the road serves as a drainage solution, mitigating potential water runoff and enhancing the overall infrastructure of the surrounding area.

Refer to Figure 1 – Aerial Plan



Figure 1: Aerial Plan

2.3. Site Context

The Site is located within the Logans Beach area, east of the Hopkins River with an interface with Hopkins Point Road and Logans Beach Road.

This part of Warrnambool is currently a growth corridor, providing for rapid expansion of residential development.

The locality is mainly land within the Rural Living Zone, on the southern side of Hopkins Point Road through to the coastline.

Logans Beach Road is also a tourist route for those wishing to visit the Whale Platform and Logans Beach.

Residential density across the area has historically been low due to infrastructure provision; however, this is now changing with the addition of new residential areas that were nominated in the Coastal Hopkins River Structure Plan.

The Hopkins River is located approximately 80 metres to the west of the Site, along with the Hopkins River bridge. Moyjil is located on the other side of the river. This river mouth area to the west is also known as the 'Blue Hole'

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The Site's key interfaces are as follows:

North	Located to the north is Logans Beach Road. Further north is a low-lying piece of land known as 5-9 Hopkins Point Road which is currently vacant and used for grazing. There are also other properties on Blue Hole Road, containing dwellings, that are located to the north of the site.
East	3 Logans Beach road is located to the east and contains a single dwelling. The land is rectangular in shape with access from Logans Beach Road and is approximately 8000 square metres in size.
South	To the south is 5 Blue Hole Road, which also affords a dwelling. The block size is approximately just under 2 hectares and the site contains plenty of vegetation between Blue Hold Road and the dwelling, located in a clearing at the back fo the site.
West	To the west is the Blue Hole car park and the Blue Hole, further west. The Blue Hole is a striking coastal feature known for its clear. Blue waters and limestone features, leading to the Hopkins River mouth and Moyjil. The car park contains an amenities block and a vehicle turn around area.

Refer to Figure 2 - Context Plan.

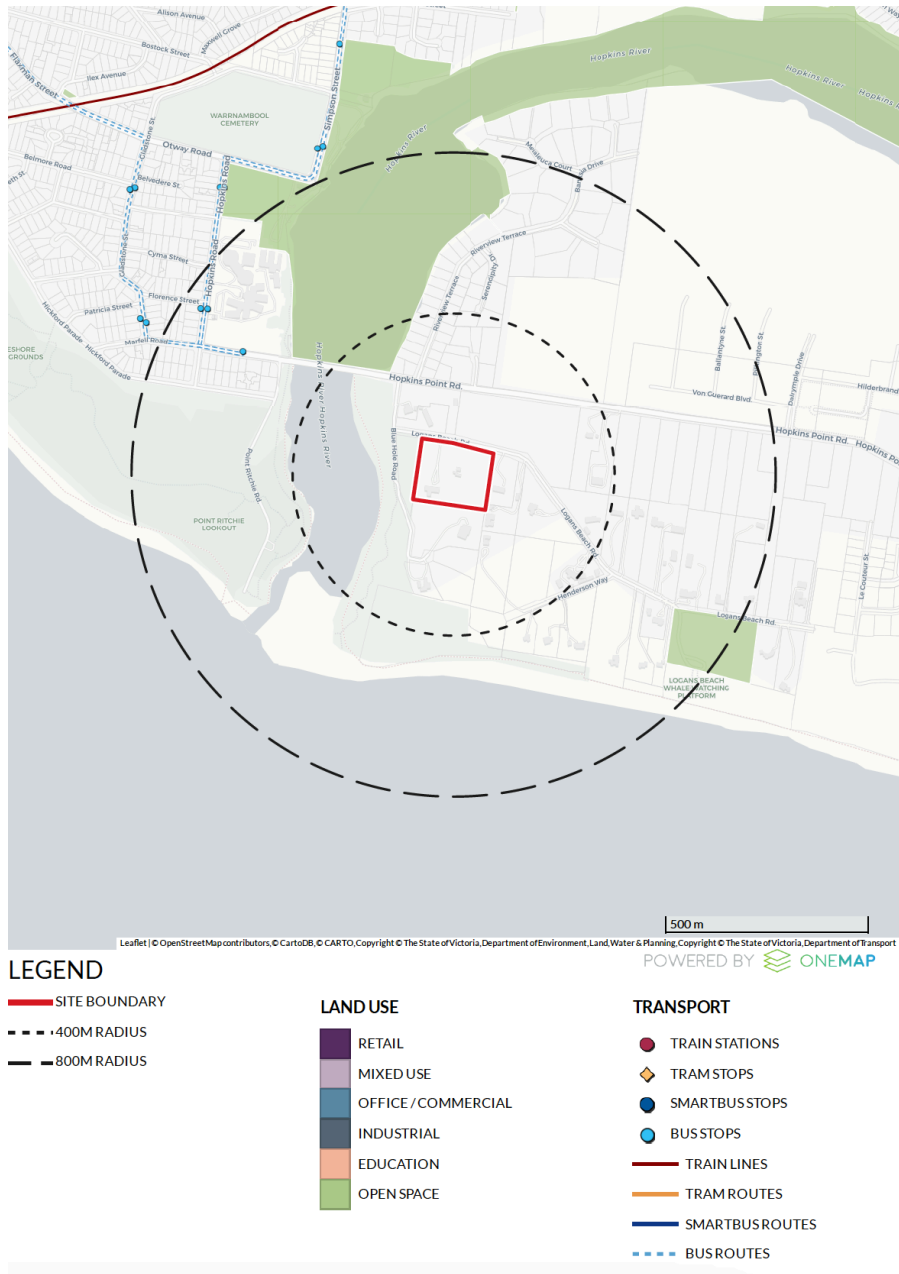


Figure 2: Context Plan

3. Proposal

3.1. Overview

The proposed subdivision involves separating the dwelling, driveway, tennis courts, and other features into a separate title to the balance land. This will be done by defining clear boundaries following logical fence lines. The dwelling will occupy an area of around 9,000 square meters (just under 1 hectare), while the remaining 1.8 hectares of the property will be on a separate title.

Our proposal includes creating an approximate Plan of Subdivision, Bushfire Management Plan, and Town Planning Report to support the application process. Once planning approval is obtained, a licensed land surveyor will be engaged to finalise the subdivision.

Refer to enclosed town planning drawings for full details of the proposal.

3.2. Planning permit triggers

In accordance with the provisions of the Warrnambool Planning Scheme, the proposal triggers the following planning permit requirements:

- Clause 35.03-3 (RLZ) – to subdivide land.
- Clause 42.01-2 (ESO) – to subdivide land.
- Clause 43.02-2 (DDO) – to subdivide land.
- Clause 44.06-2 (BMO) – to subdivide land.

3.3. Key elements

Key elements of the proposal include:

Subdivision

Lot 1: Contains the existing dwelling and access and is to be 0.91 hectares in size.

Lot 2: To be vacant with a total size of 1.80 hectares. An appropriate building area is nominated as an envelope. New access will be required to Logans Beach Road.

Please refer to concept plan of subdivision for full details.

4. Planning policies and controls

4.1. Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets out the municipal context, outlines the Council vision, and provides for strategic directions for planning with a focus on specific areas and issues within Warrnambool. The most relevant clauses within the MPS are set out below.

- Clause 02.01 – **Context** – identifies that Warrnambool, Victoria's largest coastal regional city, is experiencing rapid growth in both its economy and population in South West Victoria. Located about 260 kilometres west of Melbourne, it covers an area of 120 square kilometres.

With a steadily growing population expected to reach 43,000 by 2031, Warrnambool serves as a key hub for commerce, healthcare, education, and recreation. It features a diverse range of land uses, including agriculture, residential, industrial, and commercial areas.

The city is well-connected by highways, rail services, and an airport, making it accessible to residents and visitors alike. Warrnambool also boasts a rich heritage with numerous nineteenth-century buildings and cultural heritage areas.

Situated along the spectacular southwest Victorian coastline, Warrnambool is a major tourist destination, offering attractions like the Botanic Gardens, Lake Pertobe, and the Warrnambool Foreshore.

- Clause 02.02 – **Vision** – sets out the following vision within Warrnambool within the Council Plan 2017-2021:

A cosmopolitan city by the sea

The Council Plan identifies four objectives relevant to land use planning:

- Sustain, enhance and protect the natural environment.
- Foster a healthy, welcoming city that is socially and culturally rich.
- Maintain and improve the physical places and visual appeal of the city.
- Develop a smarter economy with diverse and sustainable employment.

- Clause 02.03 – **Strategic directions:**
 - o Clause 02.03-1 **Settlement**

Urban Growth

Council's strategic directions for its growth areas are:

- Directing urban growth to identified growth areas in order to protect productive rural areas and achieve a more compact sustainable urban area.
- Supporting increased residential densities in growth areas close to transport corridors, activity centres and open space.
- Facilitating infrastructure provision of roads, drainage, utilities and community infrastructure through structure planning and development contributions plans.

- o Clause 02.03-2 **Environmental and landscape values**

Significant environments and landscapes

Council's strategic directions for significant environments and landscapes are:

- Protecting coastal areas, waterways and sensitive ecosystems from the detrimental impacts of urban and rural development.
- Protecting significant landscapes and landforms from inappropriate development.

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- Clause 02.03-3 **Environmental risks and amenity**

Soil Degradation

Council's strategic directions for land degradation are:

- Avoiding disturbance of coastal acid sulfate soils.
- Managing erosion and surface runoff and protecting vegetation in river and estuarine environments.

Bushfire

Council's strategic direction for bushfire is:

- Planning for and managing bushfire risk.

- Clause 02.03-4 **Natural resource management**

Catchment planning

Council's strategic directions for catchment planning are:

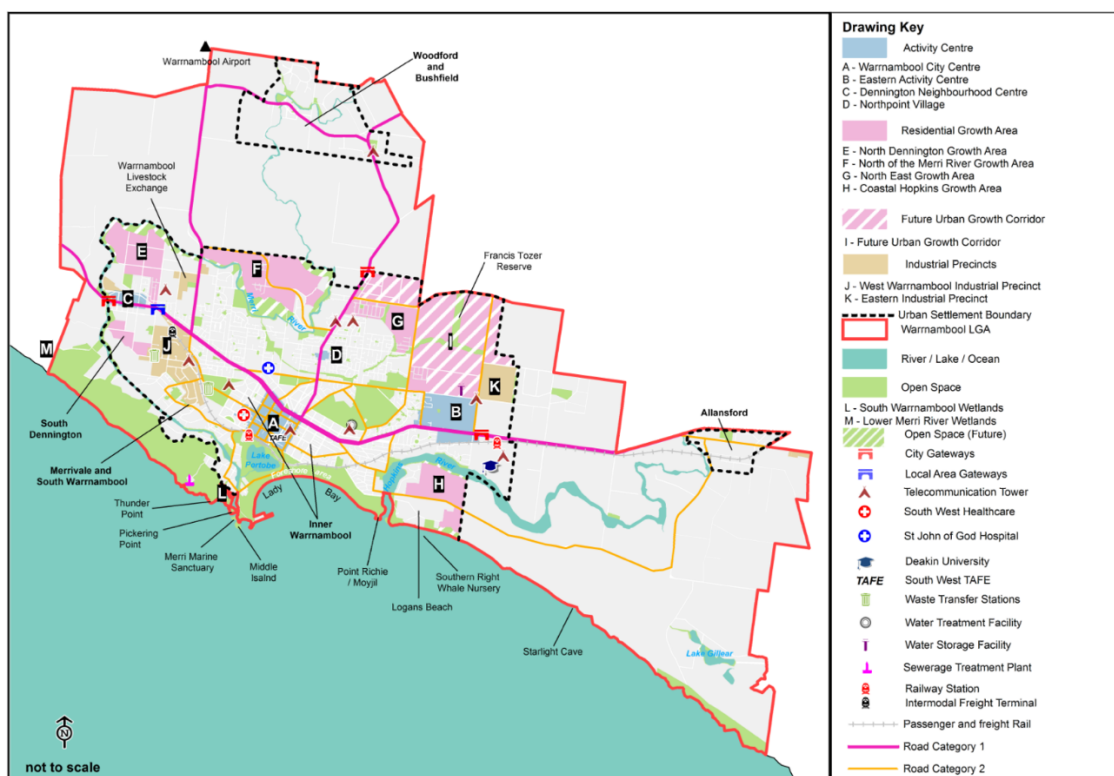
- Retaining the Hopkins and Merri River environs as natural drainage corridors with vegetated buffer areas.
- Minimising the impact of use and development on water resources and waterways.

Heritage

Council's strategic directions for heritage are:

- Protecting the importance of cultural heritage in the area.

- Clause 02.04 – **Strategic Framework Plan:**



4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance the Site and the proposal are set out below.

Settlement

- Clause 11.01-1S **Settlement** – seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1R **Settlement – Great South Coast** - aims to attract more people to the region.
- Clause 11.03-2S **Growth areas** – seeks to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.
- Clause 11.03-4S **Coastal Settlement** – to plan for sustainable coastal development.
- Clause 11.03-5R **The Great Ocean Road region** – aims to manage the sustainable development of the Great Ocean Road region.
- Clause 11.03-6S **Regional and local places** – to facilitate integrated place-based planning.

Environmental and landscape values

- Clause 12.01-1S **Protection of biodiversity** – seeks to protect and enhance Victoria's biodiversity.
- Clause 12.01-1L **Warrnambool biodiversity**:
 - Protect remnant vegetation, especially in habitat corridors, drainage lines, stream frontages and on roadsides.
 - Protect habitat corridors and areas identified as habitat for rare and threatened flora and fauna species.
 - Improve biodiversity through the integration of landscaping/revegetation and retention of stormwater treatment for habitat.
- Clause 12.02-1S **Protection of the marine and coastal environment** – aims to protect and enhance the marine and coastal environment.
- Clause 12.02-1L **Coastal landscapes**:
 - Protect sites of cultural significance including Point Richie / Moyjil.
 - Avoid development that detrimentally impacts on the scenic landscapes along the coast, river valleys and inland ridgelines.
 - Minimise the visual impact of development including accessways.
 - Protect vantage points and view lines to and from the public realm.
 - Limit development heights to maintain coastal view lines from public spaces and respect scale and character.
 - Promote view sharing between properties along the coast
- Clause 12.05-2S **Landscapes** – seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Environmental risks and amenity

Clause 13.02-1S **Bushfire planning** – seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Natural resource management

- Clause 14.02-1S **Catchment planning and management** – aims to assist in the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
- Clause 14.02-2S **Water quality** – seeks to protect water quality.

Built environment and heritage

- Clause 15.01-3S **Subdivision design** - To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Clause 15.01-6S **Design for rural areas** – aims to ensure that development respects areas of rural character.

Housing

- Clause 16.01-3L **Rural Living** -applies to land within the Rural Living Zone:
 - Discourage rural living and low density residential subdivision where it would prejudice conventional long-term residential development.

4.3. Rural Living Zone

The Site is located within the Rural Living Zone (Clause 35.03). The purposes of the Rural Living Zone include:

- 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 planning permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. Within the mapped area of Logans Beach (Schedule to RLZ) the minimum lot size must be 0.6 hectares and an average lot size of 1 hectare for multi-lot subdivisions.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone.

Clause 35.03-5 prescribes decision guidelines which the Responsible Authority.

Refer to Appendix B - OneMap Site Report

4.4. Significant Landscape Overlay

The Site is located within the Significant Landscape Overlay (SLO1). The purpose of the Significant Landscape Overlay is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

It is noted that there is no planning permit trigger under the SLO for subdivision.

4.5. Design and Development Overlay

The Site is located within the Design and Development Overlay. The purposes of the Design and Development Overlay include:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

Pursuant to Clause 43.02-3 a planning permit is required for subdivision.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

Schedule 2 to Clause 43.02 Design and Development Overlay – Logans Beach

Design objectives

To set design, subdivision and development parameters:

- To ensure the proper protection and management of the whale viewing area and its environs.
- To protect the local environment and significant views.
- To provide generous separation between dwellings to enable revegetation of the landscape.
- To limit intrusion on the skyline and ridgeline.

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To encourage the designation of Appropriate Building and Access Areas at the time of subdivision.

To provide for a thorough permit application assessment process for buildings, particularly on the southern side of Hopkins Point Road in relation to landscape and environmental issues, by using as appropriate the Logans Beach Urban Design Guidelines (including the associated computer model).

Subdivision

An application to subdivide land should meet the following requirements:

- *All lots in the proposed subdivision are required to have an average lot size of 10,000 square metres and minimum lot size of 6,000 square metres.*
- *Each lot should be capable of containing a rectangle measuring 40 metres by 60 metres.*
- *Appropriate Building and Access Areas are to be shown to the satisfaction of the responsible authority on the subdivision plan. Appropriate Building and Access Areas are to be located in recognition of the constraints affecting the land. Appropriate Building Areas are not to be located within 3 metres of any side or rear boundary, 20 metres of Hopkins Point Road and 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome. Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site.*

Decision guidelines are listed at 6.0 of DDO2, including consideration of the SLO1 decision guidelines and the Logans Beach Urban Design Guidelines (Connell Wagner, 2000).

Refer to Appendix B - OneMap Site Report

4.6. Bushfire Management Overlay

The purposes of the Bushfire Management Overlay include:

- 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.

Pursuant to Clause 44.06-2 a permit is required to subdivide land.

The Bushfire Management Overlay generally applies to land within 150 metres of coastal vegetation. A Bushfire Management Statement prepared by MPAA Studio addressing the requirements of Clause 53.02 accompanies the application and should be read in conjunction with this report.

4.7. Particular Provisions

4.7.1. **Clause 52.17 Native Vegetation**

The purpose of this clause is:

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

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The total site area is currently 2.7 hectares. The proposal does not seek a subdivision that creates allotments less than 0.4 hectares, resulting in potentially lost vegetation (via exemption).

New boundaries are located along existing fence lines where possible, and all vegetation located along these fence lines and boundaries are planted species to create pleasant landscaping for the property and protection from weather.

In summary, Clause 52.17 of the Warrnambool Planning Scheme has been considered, and no permit trigger exists which may have required further consideration against the guidelines.

4.7.2. Clause 53.01 Public Open Space Contribution

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the *Subdivision Act 1988*.

Under Clause 53.01-1 a subdivision is exempt from a public open space requirement specified in this scheme if:

- It subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided.

The proposal is only a two lot subdivision and does not trigger the need for a POS contribution. Further, due to the rural living zone requirement it is unlikely that this allotment will be subdivided further.

4.7.3. Clause 53.02 Bushfire Planning

Clause 53.02 Bushfire planning is applicable to the proposal. The purposes of Clause 53.02 include:

- 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.

A Bushfire Management Statement prepared by MPAA Studio addressing the requirements of Clause 53.02 accompanies the application and should be read in conjunction with this report.

4.7.4. Clause 53.03 Residential Reticulated Gas Service Connection

Clause 53.03-1 is applicable to the planning application as it is for the subdivision of land where the subdivision provides for or is for one or more purposes that include residential development.

This clause seeks to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

The subdivision can be completed as a gas-free subdivision, ensuring that any future dwellings are gas-free.

The subdivision will be able to be connected to the reticulated power network which has infrastructure located on Logans Beach Road.

4.8. Other planning considerations

4.8.1. Aboriginal Cultural Heritage Sensitivity

The Site is identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. These areas relate to landforms and soil types where Aboriginal places are more likely to be located.

A Cultural Heritage Management Plan (CHMP) is required for an activity if the activity is a 'high impact activity' and falls in whole or part within an area of cultural heritage sensitivity. Division 2 of the Aboriginal Heritage Regulations 2018 set out various exempt activities for which a CHMP is not required.

A two (2) lot subdivision is not a high impact activity and therefore no CHMP is required to be prepared.

5. Planning Assessment

5.1. Overview

The following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Warrnambool Planning Scheme. In summary, the following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Does the proposal appropriately respond to the Rural Living Zone?
- Does the proposal appropriately respond to the Environmental Significance Overlay?
- Does the proposal appropriately respond to the Design and Development Overlay?
- Does the proposal appropriately respond to the Bushfire Management Overlay?
- Does the proposal provide for an orderly planning outcome with net community benefit?

5.2. Key considerations

5.2.1. Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?

Supporting the local economy of Warrnambool, the proposal seeks to carefully subdivide a parcel of land to contribute to rural allotments along the Logans Beach Road corridor and protect it from inappropriate subdivision and development in the future (Clause 11.01-1R **Settlement – Great South Coast**). This is also largely driven by the zoning and overlays on the property. Further, the proposal supports the locality's distinctive characteristics, maintaining the open, rural type landscape that lines the coastline of Warrnambool (Clause 11.03-6S **Regional and local places**), particularly within the Logans Beach area.

Protecting the Site as an area between settlements the coastline and other urban growth areas for non-urban use, and preserving features of the rural landscape, the proposed dwelling excision encourages retention of larger, logically shaped allotments with good frontage to Logans Beach Road. (Clause 11.01-1S **Settlement** and Clause 11.03-4S **Coastal settlement**).

The proposed excision of the existing dwelling seeks to separate the western portion of the land from the eastern portion, which contains different characteristics and capital improvements. The way the land is proposed to be subdivided will maintain the natural coastal landscape, as viewed from Logans Beach Road, looking south, minimising fragmentation of the landscape (Clause 12.01-1S **Protection of biodiversity**).

As an area subject to hazards, including bushfire, the proposed subdivision does not adversely increase risk to natural hazards as a result of climate change (Clause 13.01-1S **Natural hazards and climate change**). In addition, the proposal seeks minimal risk to the Site by ensuring improved ongoing land management (Clause 13.02-1S **Bushfire Planning**). Currently, the property is large and is required to be maintained by one property owner. Subdividing this property will share this responsibility across the area. Future dwellings will be required to be constructed to the appropriate BAL rating. The site has good access to Logans Beach Road and the site is large enough to contain additional water tanks as required. The majority of these requirements will be assessed as part of any future dwelling permit application. Notwithstanding, a Bushfire Management Plan has been prepared for the dwelling where it is ultimately found that the subdivision is appropriate in a bushfire risk sense and does not adversely increase the risk to life or property.

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The proposed two (2) lot subdivision appropriately seeks to balance development and protection of the natural environment, excising the existing dwelling and allowing a future dwelling on the balance of the land to effectively manage the rural landscape (Clause 02.03-1 **Settlement**).

The layout of the proposed subdivision maintains an open, rural character, minimising detriment upon the existing environment. It also maintains the existing rural living character and coastal landscape of Logans Beach Road.

The proposed subdivision seeks to protect the natural and cultural values of the coast, maintaining the existing landscape character by minimising ground disturbance, and that of the existing vegetation and landform. No additional development is proposed as part of this planning application.

As such, the proposal is generally considered to be consistent with the PPF and MPS of the Warrnambool Planning Scheme.

5.2.2. Does the proposal appropriately respond to the Rural Living Zone?

This proposal requires assessment under the Rural Living Zone, which aims to promote the use and development of land with sustainable land management practices and infrastructure provision while protecting and enhancing the natural landscape of the area.

The Logans Beach Strategic Framework Plan, aimed at increasing residential density, was not authorised by the State Government in recent years. As a result, the Warrnambool City Council has put on hold the strategic planning changes sought for the area.

The proposed subdivision of land is generally considered inconsequential with respect to the Rural Living Zone, given the size of the vacant lot created. The subdivision is proposed in a way that ensures the existing dwelling retains a reasonable amount of land, and the services of the existing dwelling will not be disrupted on account of the subdivision.

Therefore, the proposal is generally deemed to be in accordance with the Rural Living Zone. A brief assessment against the relevant decision guidelines is found below:

Decision Guideline	Response
General Issues	
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 5.2.1 of this report.
Any Regional Catchment Strategy and associated plan applying to the land.	<p>The Glenelg Hopkins Regional Catchment Strategy 2021-2027 applies; however, the location of the subject site does not contain any specified strategies or objectives.</p> <p>The topography of the land slopes upwards from Logans Beach Road to the south.</p> <p>There is land further to the north located at 5-9 Hopkins Point Road which is a low point of the locality.</p> <p>Any runoff will need to be appropriately managed as well as ensuring that any new development is connected to the reticulated sewer system.</p>
The capability of the land to accommodate the proposed use or development.	The land is capable of development and is able to be serviced for utilities Logans Beach Road.

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Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	No use or development is being applied for as part of this application; however, it is anticipated that this subdivision will set up the future vacant allotment for a rural living arrangement, which will require further planning permission. Given its size and compliance under the zone, it can be said that the site is potentially suitable for this purpose.
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	No applicable. There are no extractive industries nearby.
Agricultural issues	
The capacity of the site to sustain the agricultural use.	No agricultural use is proposed.
Any integrated land management plan prepared for the site.	No integrated land management plan has been 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	The future of the locality is unlikely to be that of an agricultural use. Logans Beach Road and the subject site may have instances where small scale hobby agriculture is undertaken. The future is likely to be a rural living one.
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.	<p>The land slopes up from Logans Beach Road towards the rear of the site (south). New structures are likely to be contained within the nominated building envelope area.</p> <p>The location of the envelope is located away from the rear boundary where possible to ensure minimal impact on the planted vegetation.</p> <p>Runoff from dwellings in this area is informal, however an appropriate outcome can be secured via permit condition. This could include rainwater tanks or appropriate landscaping on site.</p> <p>Due to the likelihood of rural living noise, dust and odour is unlikely to be an issue.</p>
The impact of the use or development on the flora, fauna and landscape features of the locality.	The majority of the property has been cleared to make way for fencing, new planted vegetation and agricultural infrastructure. The indicative building envelope has been carefully sited to avoid environmental impacts where possible. Flora and fauna are unlikely to be adversely impacted however this can only be finally determined at the development stage, to understand the impacts of the siting and design.

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<p>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.</p>	<p>A historical review of the site reveals that it comprises pasture grasses that have been used for silage.</p> <p>The siting of the indicative building envelope has been placed to have the least amount of impact on the environs, and have regard to DDO2.</p> <p>The site remains larger than the minimum lot size allowed under the RLZ and therefore accommodates more space for the vacant allotment and future development, ensuring a lower density and impact.</p> <p>For any future dwelling application, a construction and environmental management plan (CEMP) could be required by any given planning permit to ensure that the locality is protected during the construction phase.</p>
<p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>The development can be connected to reticulated sewer.</p>
<p>Design and siting issues</p>	
<p>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.</p>	<p>No development is proposed. This proposal provides for an indicative envelope that demonstrates that future development does have good siting opportunities.</p>
<p>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.</p>	<p>The size and shape of the subdivision, particularly creating the vacant allotment is consistent with the rural living character of the Logans Beach Road locality.</p>
<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p>	<p>The site is well serviced for a rural living allotment, consistent with the area. The additional allotment will be no different in the services that it will require.</p> <p>Gas will not be provided.</p> <p>Electricity can and will be provided</p> <p>Water connection can and will be provided.</p> <p>Planning permit conditions will ensure that the development is appropriately serviced on its allotment.</p>
<p>Whether the use or development will require traffic management measures.</p>	<p>The proposal will require the construction of a new crossover, which will be subject to road reserve works permit via Council. No additional traffic measures will be required.</p>
<p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>Not applicable.</p> <p>There are no extractive industries within 500 metres.</p>

5.2.3. Does the proposal appropriately respond to the Environmental Significance Overlay?

The proposal requires assessment under the Environmental Significance Overlay (Schedule 1), which seeks to protect the floral and faunal habitat of the land, as well as the stability and environmental quality of the coastal cliffs from development.

The proposed subdivision seeks to minimise ground disturbance and the need for additional road and accessways in the future, designing a subdivision layout whereby each lot will utilise the existing access. Excising the existing dwelling from the balance of the land also ensures minimal disturbance along the coastline, protecting the fragile landscape.

With no vegetation requiring removal to accommodate the proposal, and no works required in association with the existing dwelling that is adjacent to the coastline, the subdivision layout appropriately minimises loss of native vegetation on the Site, whilst protecting the coastal landscape and waters from potential drainage and runoff.

In its entirety, the proposal seeks to maintain the significance of the landscape, utilising the existing infrastructure as much as possible and minimising the impact upon the surrounding coastal and natural landscape value.

As such, the proposal is generally considered to be in accordance with the Environmental Significance Overlay (Schedule 1).

5.2.4. Does the proposal appropriately respond to the Design and Development Overlay?

The proposal has appropriate regard to the Design and Development Overlay.

To assist with demonstrating that the objectives of DDO2 have been met, a response has been prepared below, responding to the requirements of the DDO for buildings and works, subdivision and the 'development plan'.

Subdivision requirements	Response
All lots in the proposed subdivision are required to have an average lot size of 10,000 square metres and minimum lot size of 6,000 square metres.	The minimum and average lot size is compliant with this requirement. It is noted that this requirement aligns with the requirements within the Schedule of the Rural Living Zone for this area.
Each lot should be capable of containing a rectangle measuring 40 metres by 60 metres.	An indicative envelope has been shown on the vacant allotment, also noting the setbacks to roads and side boundaries.
Appropriate Building and Access Areas are to be shown to the satisfaction of the responsible authority on the subdivision plan. Appropriate Building and Access Areas are to be located in recognition of the constraints affecting the land. Appropriate Building Areas are not to be located within 3 metres of any side or rear boundary, 20 metres of Hopkins Point Road and 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome. Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site.	<p>It is requested that building envelopes are not 'locked in' as part of this planning permit to allow for future design flexibility.</p> <p>It is also noted that for any future applications, the exact same planning controls would again apply (RLZ, SLO, ESO, DDO, BMO) allowing Council to revisit similar issues again as needed.</p>

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5.2.5. Does the proposal appropriately respond to the Bushfire Management Overlay

The proposal has taken into account Clause 44.04 Bushfire Management Overlay and Clause 53.02 Bushfire Planning. Additionally, a Bushfire Management Statement, along with a Bushfire Management Plan, has been prepared to support the application. The report concludes that the proposal has appropriately considered the bushfire requirements and demonstrates that the new vacant allotment can provide adequate access, defensible space, and water supply. Any future construction on the allotment must adhere to the bushfire requirements specified in the bushfire management plan.

On-site vegetation management will be required to ensure that defensible space is maintained on the property.

5.2.6. Does the proposal provide for an orderly planning outcome with net community benefit?

Clause 65 identifies the relevant decision guidelines that a responsible authority must consider in assessing a planning permit application. The following are relevant to this proposal:

- The matters set out in section 60 of the Planning and Environment Act 1987.
- 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 provisions.
- The orderly planning of the area.
- The proximity of the land to any public land.
- 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.

In accordance with Section 60 of the *Planning and Environment Act 1987*, this report has considered the Warrnambool Planning Scheme. The objectives of planning in Victoria have been considered, particularly the objective to provide for the fair, orderly, economic and sustainable use and development of land.

This report has assessed the proposal against the relevant objectives, strategies and policies of the Municipal Planning Strategy and the Planning Policy Framework, particularly with regard to the content in the MPS and PPF relating to rural living

The proposal complies with all relevant content of the Warrnambool Planning Scheme.

This application provides the net community benefit by providing for an additional rural living allotment on a property which is capable of subdivision, well within Warrnambool's settlement boundary.

6. Conclusion

This report outlines a proposal for a two-lot subdivision and assesses it against the relevant policy and planning controls of the Warrnambool Planning Scheme. After a thorough evaluation, it is concluded that the application aligns with the purposes and intent of the planning controls and policy framework of the Warrnambool Planning Scheme. Therefore, the recommendation of this report is that Council should grant a planning permit for the proposal. The proposal offers a valuable rural living allotment that is currently in high demand in the Warrnambool area. We look forward to collaborating with Council during the application assessment process.

MPAA Studio

April 2025

Appendices

Appendix A	Certificate of Title
Appendix B	Planning Property Report
Appendix C	Concept Plan of Subdivision
Appendix D	Bushfire Management Plan

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Bushfire Management Statement

1 LOGANS BEACH ROAD, WARRNAMBOOL

ISSUED 3 APRIL 2025

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1 Dispensary Lane, Warrnambool
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Quality assurance

Bushfire Management Statement

1 Logans Beach Road, Warrnambool

Project Number

24-1282

Revision

01

Prepared By

CM / SM

Project Lead

CM

Issued

3 April 2025

Revision	Date	Issue
01	3 April 2025	Final Bushfire Management Statement

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1. Introduction

1.1. Purpose

This report has been prepared to support a 2-lot subdivision application at 1 Logans Beach Road, Warrnambool. This assessment was undertaken to inform the bushfire risk, location of the building envelope, and management response to reduce this risk to appropriate levels.

The Warrnambool Planning Scheme requires applications subject to the Bushfire Management Overlay to address the requirements of Clause 53.02 Bushfire Planning. This includes the preparation of a bushfire hazard and landscape hazard assessment, bushfire management statement and implementation of appropriate bushfire protection measures to address the identified bushfire risk. The application pathway follows Clause 53.02-4 for subdivision.

The relevant information provided with this application comprises:

- A bushfire hazard site assessment, which calculates the defendable space from the bushfire hazard as informed by the methodology of AS 3959-2018 Construction of buildings in bushfire prone areas (Australian Standard 2018).
- A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150-metres from the site.
- Review of Clause 53.03 Bushfire Planning.

The surrounding landscape was identified as Broader Landscape Type Two. The bushfire risk in the local area comprises Scrub vegetation along the coastal reserve and private property to the south and south/west, and unmanaged grassland vegetation to the north. The risk to the development is mitigated by low-threat vegetation in the surrounding low density residential development, Hopkins River, and the local road network.

The highest bushfire threat to the development is from Scrub vegetation located to the south of the proposed development (Downslope 15-20 degrees). Grassland vegetation is located to the immediate north. Remaining vegetation is classified as managed / low threat.

The bushfire hazard site assessment identifies that the subject land can achieve BAL-29 defendable space and construction in accordance with Column C of Table 2 to Clause 53.02. The defendable space requirements can be wholly contained within the boundary of the site. The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level, as the bushfire risk can be managed within the property boundary.

2. Site and surrounds

2.1. Site description and title particulars

Site address	1 Logans Beach Road, Warrnambool
Title details	Crown Allotment 20 on TP12535
Site description	<p>The Site is generally rectangular in shape (frontage following Logans Beach Road reserve), with an area of 2.7 hectares and a frontage of approximately 181 metres to Logans Beach Road, with a depth of approximately 140 metres.</p> <p>The Site is almost half covered by the Bushfire Management Overlay, extending from the south, and south west.</p> <p>The Site is wholly within a designated bushfire prone area as identified under the Building Regulations 2018.</p>
Easements, restrictions, or covenants	The site is not encumbered by any easements, restrictions or covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988.

Refer to Appendix A - Certificate of Title.

2.2. Site analysis

The subject property has an area of approximately 2.7 hectares, divided into separate paddocks by post and wire fencing. Key features include several agricultural outbuildings and storage sheds, strategically placed throughout to support various activities and storage needs. An existing single-story dwelling is located on the southern part of the land and is accessible via Logans Beach Road. The driveway has a loop area for convenient vehicle access and departure in a forward motion. Additionally, a tennis court is situated along the western boundary.

Refer to Figure 1 - Aerial Plan.

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Figure 1: Aerial Plan (Subject Site)

2.3. Site Context

The Site is located within the Logans Beach area, east of the Hopkins River with an interface with Hopkins Point Road and Logans Beach Road. This part of Warrnambool is currently a growth corridor, providing for rapid expansion of residential development.

The locality is mainly land within the Rural Living Zone, on the southern side of Hopkins Point Road through to the coastline. Logans Beach Road is also a tourist route for those wishing to visit the Whale Platform and Logans Beach.

Residential density across the area has historically been low due to infrastructure provision; however, this is now changing with the addition of new residential areas that were nominated in the Coastal Hopkins River Structure Plan.

The Hopkins River is located approximately 80 metres to the west of the Site, along with the Hopkins River bridge. Moyjil is located on the other side of the river. This river mouth area to the west is also known as the 'Blue Hole'

The Site's key interfaces are as follows:

North	Located to the north is Logans Beach Road. Further north is a low-lying piece of land known as 5-9 Hopkins Point Road which is currently vacant and used for grazing. There are also other properties on Blue Hole Road, containing dwellings, that are located to the north of the site.
East	3 Logans Beach road is located to the east and contains a single dwelling. The land is rectangular in shape with access from Logans Beach Road and is approximately 8,000 square metres in size.
South	To the south is 5 Blue Hole Road, which also affords a dwelling. The block size is approximately just under 2 hectares and the site contains plenty of vegetation between Blue Hold Road and the dwelling, located in a clearing at the back of the site.
West	To the west is the Blue Hole car park and the Blue Hole, further west. The Blue Hole is a striking coastal feature known for its clear blue waters and limestone features, leading to the Hopkins River mouth and Moyjil. The car park contains an amenities block and a vehicle turn around area.

3. Methodology

3.1. Desktop assessment

The desktop assessment included review of relevant databases including:

- Planning Schemes Online for planning information (DTP February 2024).
- NatureKit for modelled vegetation, topography, and bushfire history (DEECA 2024).
- Aerial photographs of the site and surrounding areas (NearMap, 8 March 2025).

State planning provisions and relevant literature were also reviewed, including:

- State Planning Policy Framework 13.02-1S Bushfire Planning (DTP February 2024).
- Clause 53.02 Bushfire Planning (DTP February 2024).
- Practice Note 65: Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes (DTPLI 2014).
- CFA guideline 'Applying the Bushfire Hazard Landscape Assessment in Bushfire Management' (CFA 2022).
- Australian Standard AS 3959-2018 Construction of buildings in bushfire prone areas (Australian Standards 2018).

3.2. Bushfire Hazard Site Assessment

A bushfire hazard site assessment was undertaken on 4 August 2024. The assessment involved determining the classifiable vegetation and effective slope within a 100-metre radius of the proposed development using the method described by AS3959-2018 (Australian Standards 2018).

The Bushfire Attack Level (BAL) is calculated using Table 2 from Clause 53.02 and applying the classifiable vegetation type, the effective slope under classifiable vegetation and distances between vegetation (the hazard) and the proposed development. The bushfire hazard site assessment process is used to determine how far away from unmanaged vegetation a building would need to be to receive less than a certain level of radiant heat (e.g., a building constructed to BAL-12.5 has been designed to withstand a radiant heat flux of 12.5 kW/m²). The higher the BAL, the higher the exposure to the effects of flame, radiant heat, and ember attack from a bushfire (Figure 3).

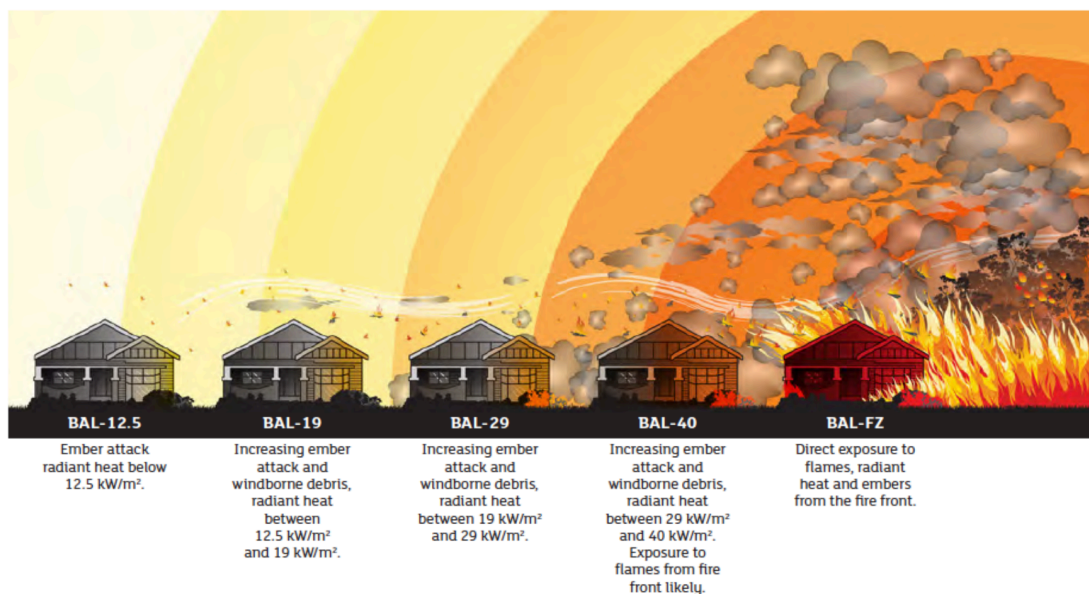


Figure 3: Bushfire Attack Levels and hazards associated with bushfire threats (Source: DELWP 2017)

3.3. Vegetation

For the purposes of determining the defensible space and construction requirements, classified vegetation is vegetation that constitutes a bushfire hazard within 150 metres of the subject site in accordance with the classification system of AS 3959-2018 (Australian Standards 2018) and Table 2 of Clause 53.02. If more than one classified vegetation type is present the 'worst case scenario' is applied to determine the BAL.

Areas of low-threat vegetation are described as:

- Non-vegetated areas, including waterways, roads, footpaths, buildings, and rock outcrops.
- 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.

Modified vegetation refers to vegetation that is different from the other vegetation classifications in AS 3959-2018 because it:

- Has been modified, altered or is managed due to urban development, or gardening;
- Has different fuel loads from those assumed in the standard;
- Has limited or no understorey vegetation; or
- Is not low-threat or low-risk vegetation as defined in the standard.

3.4. Topography

The site topography was assessed within the 150-metre assessment area, to determine the effective slope under classified vegetation in accordance with AS 3959-2018 (Australian Standards 2018). For the landscape assessment, the effective slope is determined on worst case rather than an average.

Topography influences the rate of spread and intensity of a bushfire. Fire burns faster uphill as the slope increases so does the speed of the fire and its intensity. As a rule, for every 10° slope, the fire will double its speed. Fires tend to move more slowly as the slope decreases, and for every 10° of downhill slope, the fire will halve its speed.

3.5. Defendable space

Defendable space is one of the most effective ways of reducing the impact of bushfire on a building. It comprises an area of land around a building (inner zone and outer zone) where vegetation is modified and managed to reduce the effects of flame contact, radiant heat and embers associated with bushfire (Figure 4).

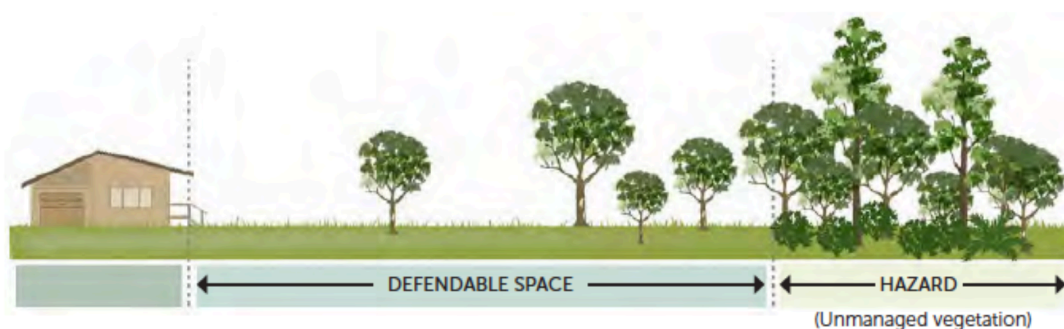


Figure 4: Defendable space around a building (Source: DELWP 2017)

3.6. Construction standards

Construction requirements for buildings relating to a calculated BAL are prescribed in AS3959-2018 (Standards Australia 2018). Building construction and design can be used to minimise the impacts of ember attack and radiant heat on a building. The materials and design of a building can be used to prevent the accumulation of debris and entry of embers. Appropriate construction helps the building to withstand the potential exposure from a bushfire as the fire front passes.

3.7. Limitations

The information outlined in this report relies on the accuracy of GIS layers and spatial imagery. To minimise potential errors, the most current available data was obtained from relevant sources. The bushfire hazard within the local area was determined from interpretation of aerial photography, as access to all private property was not available. Determination of vegetation classification was based on relevant standards and guidelines, and vegetation condition and extent observed during the site assessment.

4. Bushfire Hazard Landscape Assessment

4.1. Site and landscape context

The subject site is positioned on the southern edge of Warrnambool, situated to the south of Logans Beach Road, between the Blue Hole and the whale platform car park at Logans Beach. Access to the site is from the north, on Logans Beach Road, via an existing accessway to an existing dwelling on the land. The surrounding area features predominately low-density residential land uses, located on varying lot sizes, but typically greater than 1 hectare.

There is private property to the north, east and south of the site, on rural living allotments which contain existing dwellings with large gardens and landscaped areas which are maintained.

There is mainly an area of scrub located to the south-west which adjoins the Blue Hole reserve land that slopes upwards towards the subject site which forms the highest bushfire threat. This is the area that has forms part of the hazard for the mapping of the Bushfire Management Overlay.

Whilst the long-term growth of this area may change, it is still expected to remain relatively low density, with limited urbanisation, particularly for the larger coastal blocks on the southern side of Logans Beach Road.

4.2. Vegetation extent in the locality

There is coastal vegetation within the immediate vicinity that is typical of Warrnambool's dune regions.

The broader landscape surrounding the site (within one kilometre) is generally modified and comprises urban and rural areas of Warrnambool with both managed and unmanaged grasslands.

Land to the north is grassland that is not managed in a minimum fuel condition.

Land to the south is coastal Scrub, which is also not managed and forms part of the coastal dune vegetation.

4.3. Recent bushfire history

There is no recorded bushfire history within 2 kilometres of the subject site.

4.4. Potential bushfire scenario

The potential bushfire scenario with the highest probable impact on the site involves Scrub vegetation is located south/southwest of the site. Strong wind changes from the southwest direction are associated with high bushfire risk weather. The site could potentially be impacted by a bushfire approaching from the southwest along the coastal reserve that would likely result from local ignition. However, the presence of Hopkins River to the west means the fire run, at the most, is only around 400 metres, which in turn reduces the potential for direct flame contact. Ember attack represents the main bushfire threat to the site under this bushfire scenario.

Areas of unmanaged grassland are located to the north of the site. There is potential that bushfire could be driven towards the site from north or northwesterly winds associated with high-threat or extreme bushfire conditions from a local ignition. However, the presence of urban development to the north, the Hopkins River, local road network and modified grazing paddocks would reduce the potential for direct flame contact. Ember attack represents the greatest type of bushfire threat to future development from this bushfire scenario.

4.5. Landscape type

The site corresponds to **Broader Landscape Type Two** as specified in Practice Note 65 (DTPLI 2014).

Broader Landscape Type One	Broader Landscape Type Two	Broader Landscape Type Three	Broader Landscape Type Four
<p>There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation).</p> <p>Extreme bushfire behaviour is not possible.</p> <p>The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property.</p> <p>Immediate access is available to a place that provides shelter from bushfire.</p>	<p>The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.</p> <p>Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.</p> <p>Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.</p>	<p>The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.</p> <p>Bushfire can approach from more than one aspect.</p> <p>The site is located in an area that is not managed in a minimum fuel condition.</p> <p>Access to an appropriate place that provides shelter from bushfire is not certain.</p>	<p>The broader landscape presents an extreme risk.</p> <p>Evacuation options are limited or not available.</p>



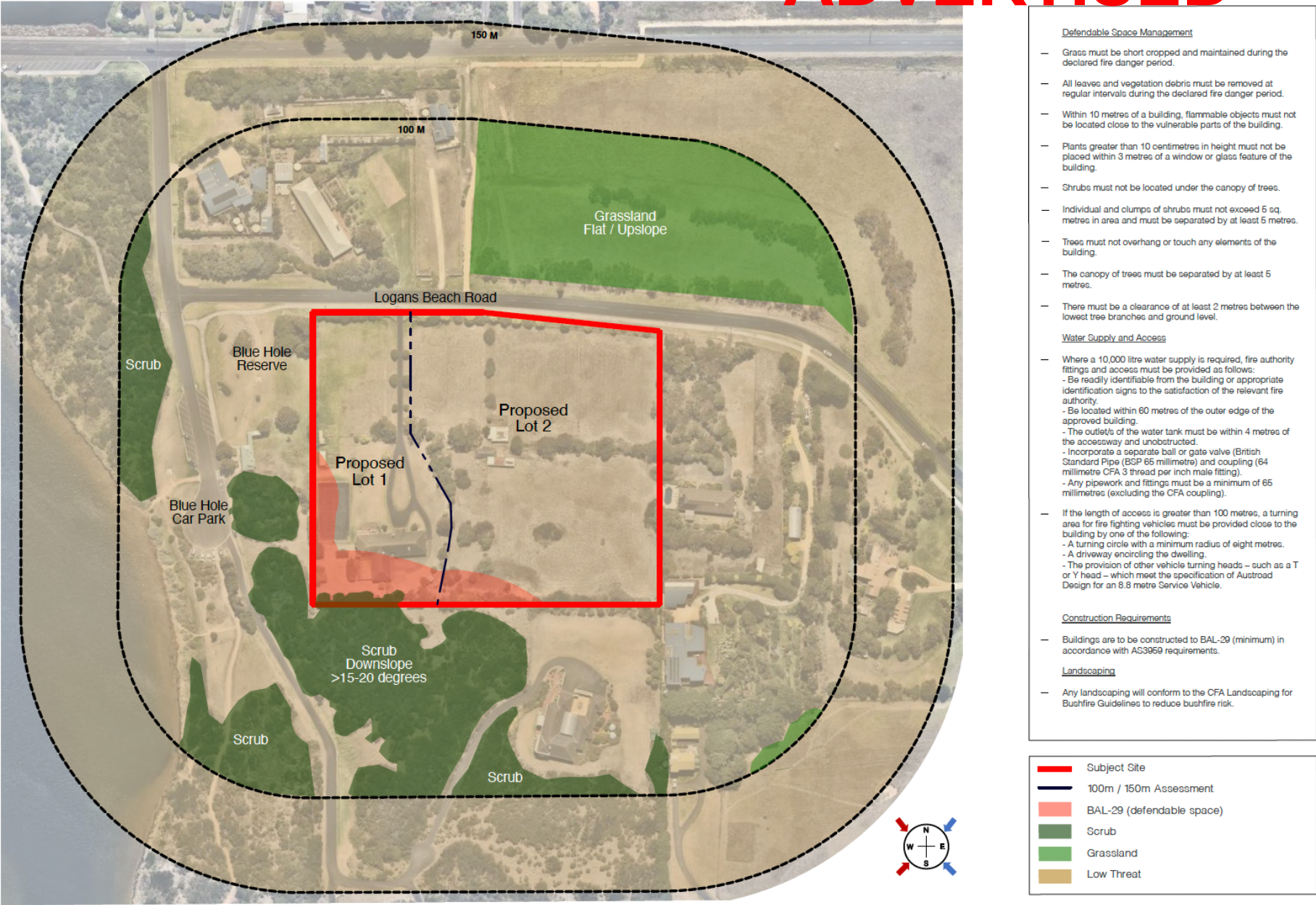
FIGURE 5: BUSHFIRE HAZARD LANDSCAPE ASSESSMENT - 1 LOGANS BEACH ROAD, WARREN MB001

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FIGURE 6: BUSHFIRE MANAGEMENT PLAN, 1 LOGANS BEACH ROAD, WARRNAMBOOL

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5. Bushfire Hazard Site Assessment

5.1. Vegetation Assessment

Two classifiable vegetation types, Scrub and Grassland, were recorded within the 150-metre assessment area. The assessment area also included low-threat vegetation in the residential development to the north-west and east (managed). A description of the vegetation types within the 150-metre assessment area is outlined below.

5.2. Scrub Vegetation

Native vegetation to the south-west of the site meets the classification of Scrub under AS 3959-2018 as it comprises shrubs greater than 2 metres high, 10-30% foliage cover with a mixed species composition (Standards Australia 2018).

Scrub vegetation comprised a shrub layer dominated by Coast Wattle Acacia, Coast Beard-heath to approximately three-metres tall. The ground layer consisted of Knobby Club-sedge, Coast Tussock-grass, Coast Flax-lily and Bower Spinach. The effective slope beneath Scrub vegetation to the south west was classified as 'Downslope 15-20 degrees' category.

5.3. Grassland vegetation

Areas of exotic pasture to the north of the site and within the 100-metre assessment area meet the AS 3959-2018 classification of Grassland. Grassland vegetation was dominated by exotic pasture grasses such as annual grasses.

The effective slope under Grassland vegetation is 'Upslope and flat land 0 degrees'.

5.4. Low-threat vegetation & non-vegetated areas

Areas of low threat vegetation and non-vegetated areas have been excluded under the following AS3959 criteria:

- a) Vegetation of any type that is more than 100m from the site.
- d) Strips of vegetation less than 20m in width regardless of length and not within 20m of the site, or each other.
- e) Non-vegetated areas, including the Hopkins River, driveways, roads, footpaths, buildings and rocky outcrops.
- f) Low threat vegetation, including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks.

5.5. Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment process is used to determine how far away from unmanaged vegetation a building would need to be to receive less than a certain level of radiant heat (e.g., a building constructed to BAL-29 has been designed to withstand a radiant heat flux of 12.5 kW/m²). The development BAL also includes consideration of the bushfire hazard landscape assessment to ensure defensible space provides an adequate safety zone around each building.

The results of the site assessment in conjunction with Table 2 under Clause 53.02 were used to determine the appropriate BAL and associated defensible space and construction standard. The highest BAL threat is from Scrub to the south.

Development of the subject site can achieve BAL-29 defensible space and construction requirement in accordance with Column C of Table 2 to Clause 53.02 (Table 2). The required defensible space can be achieved within the development area boundary in accordance with Table 2 and Table 6 to Clause 53.02-5.

Orientation	Classified Vegetation	Effective Slope	Defendable Space	BAL
North	Grassland	Flat/Upslope	13 metres	BAL-29
South / South-west	Scrub	Downslope >15-20 degrees	21 metres	BAL-29

Table 1: Bushfire Hazard Site Assessment Results

6. Bushfire Management Statement

This bushfire management statement demonstrates the way in which the application meets the relevant objectives, approved measures, alternative measures and decision guidelines of Clause 53.02 and Clause 44.06. The application pathway for the proposed subdivision follows Clause 53.02-4.4.

Clause 53.02-4.4 Subdivision Objectives

Approved Measure	Requirement	Response
AM 5.1	<p>An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:</p> <p>The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5.</p> <p>The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.</p>	<p>This approved measure is dealt with by AM 5.2 below.</p>
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> - A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defendable space in accordance with: <ul style="list-style-type: none"> o Columns A or B of Table 2 to Clause 52.47-3 for a subdivision that creates 10 or more lots; or o Columns A, B or C of Table 2 to Clause 52.47-3 for a subdivision that creates less than 10 lots. - Defendable space wholly contained within the boundaries of the proposed subdivision. - Vegetation management requirements, including inner zone standards (as appropriate), to implement and maintain the defendable space required under this approved measure. - Water supply and vehicle access that complies with AM 4.1. 	<p>A building envelope is nominated on the proposed plan, showing the defendable space setback to boundaries as appropriate.</p> <p>Defendable space is able to be achieved wholly within the property boundaries.</p> <p>The proposed Lot 2 is greater than 1,000 square metres and is to contain a 10,000 litre rain water tank, as a static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.</p> <p>Proposed Lot 2 can contain vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</p>
AM 5.3	<p>An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.</p>	<p>Not applicable. Proposed subdivision creates less than 10 lots.</p>
AM 5.4	<p>A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.</p>	<p>No public open space is provided. No communal areas are provided. Any new landscaping on site within the BMO area will be managed in accordance with Clause 53.02-5 for vegetation requirements (such as in clumps and clusters not exceeding 5sqm in area, separated by 5 metres.)</p>

Appendix 1: Vegetation management requirements

Defendable space is to be managed in accordance with the following requirements:

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

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority (DELWP 2018a).

Appendix 2: Access Requirements

The proposed length of the driveways from Logans Beach Road to the development is likely to be greater than 30 metres.

The minimum design requirements for driveways are:

- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

The driveway must:

- Be designed, constructed and maintained for a load limit of at least 15 tonnes and be of all-weather construction.
- Be clear of encroachments at least 4 metres vertically.
- Provide a minimum trafficable width of 3.5 metres and be substantially clear of encroachments for at least 0.5 metres on each side (see Plate 9).

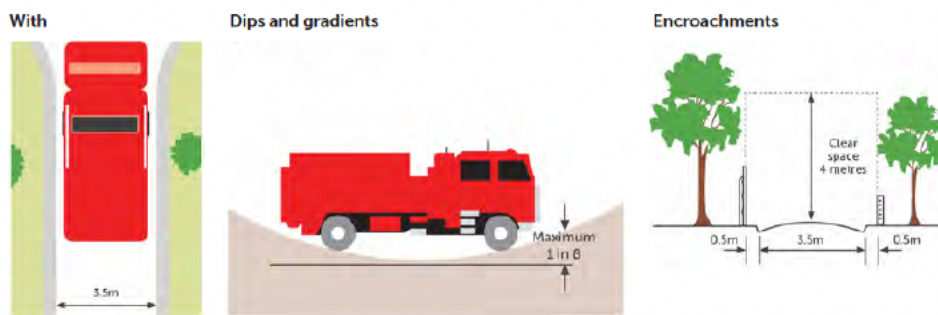


Plate 9: Vehicle clearance requirements (Source: CFA 2012)

Appendix 3: Water Supply Requirements

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

A 10,000 litres of effective water supply for fire-fighting purposes is required and fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling) (DELWP 2018a)

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Crown Allotment 20 Section 1A Parish of Mepunga.
Created by Application No. 087209G 09/12/1998

A series of horizontal black bars of varying lengths, some with small gaps, arranged in a vertical sequence. The bars are solid black and vary in length, with some having small gaps between them. The arrangement is vertical, with the bars stacked one on top of the other. The lengths of the bars vary, with some being very short and others being longer. The gaps between the bars are also of varying widths. The overall effect is a series of horizontal lines of different lengths and positions, creating a rhythmic pattern.

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EDITION 1

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TITLE PLAN AP12515E

Location of Land

Parish: MEPUNGA
 Township:
 Crown Allotment: 20
 Section: 1A
 Crown Portion: -

Notations

LTO base record: S.D.M.B.-C (RURAL)
 Last plan Reference:
 Title Reference:
 Depth Limitation: NIL

Easement Information

E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

THIS PLAN HAS BEEN
 PREPARED FOR LAND
 REGISTRY, LAND VICTORIA
 FOR TITLE DIAGRAM PURPOSES

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
NIL				

Checked by

Date

Assistant Registrar of Titles

LOGANS

BEACH ROAD

90°00'

80.47

96°00'

101.59

20

2.71ha

181.05

270°00'

14

17

LENGTHS ARE IN
 METRES

NOT TO
 SCALE

SHEET
 SIZE
 A3

FILE No. AP87209G

DEALING CODE 26D

Sheet 1 of 1