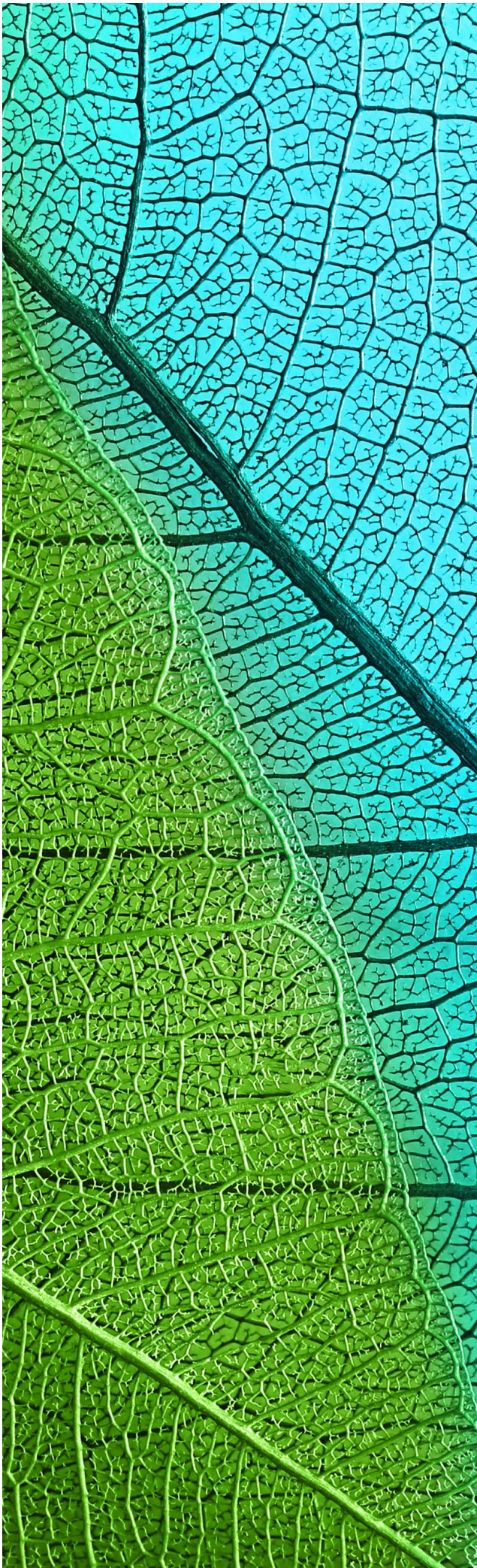




ADVERTISED PLAN

BAPS Hindu Mahā- Mandir, Melbourne 1390–1450 Western Port Highway, Cranbourne South

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

Bushfire Planning Report

Prepared for BAPS Swaminarayan
Sanstha, Australia Ltd
C/- URBIS

March 2026
Report No. 24184 (2.3)



Nature
Advisory

(Formerly Brett Lane & Associates Pty Ltd)

5/61-63 Camberwell Road
Hawthorn East, VIC 3123
PO Box 337, Camberwell VIC 3124
(03) 9815 2111
www.natureadvisory.com.au

Executive summary

Site Details	
Municipality:	Casey
Subject Site:	1390, 1400, 1410, 1420, 1430, 1438, 1440, 1442, 1444 and 1450 Western Port Highway, Cranbourne South
Site Area:	43-ha
Zoning:	Green Wedge Zone – Schedule 2 (GWZ2)
Overlays:	Environmental Significance Overlay (ES01) Bushfire Management Overlay (BMO)
Existing Buildings and Works:	Rural urban properties with a heavily treed area in the southeast.
Summary of Proposal	
Development Plan:	Construction of a BAPS Hindu Mahā-Mandir = (in accordance with AM 3.2)
Construction Standard:	BAL – 12.5
Minimal Setback Distance	The following setback distances are required from retained or created hazards within the site (refer to Figure 3). ▪ 40 m from the woodland hazard to the north ▪ 50 m from the woodland hazard to the east ▪ 40 m from the future Scrub hazard to the west ▪ 70 m from the forest hazard to the south
Water Supply requirements:	Minimum static water supply of 40,000 litres.

BAPS Swaminarayan Sanstha Australia Ltd engaged Nature Advisory Pty Ltd to prepare this Bushfire Planning Report for the proposed construction of a place of worship, a BAPS Hindu Mahā-Mandir, on approximately 43-ha area of land consisting of properties at 1390, 1400, 1410, 1420, 1430, 1438, 1440, 1442, 1444 and 1450 Western Port Highway, Cranbourne South, zoned Green Wedge Zone (GWZ2) in the Casey Planning Scheme. The site is entirely covered by Bushfire Prone Area (BPA) mapping, and the eastern portion of the site is covered by the Bushfire Management Overlay (BMO).

Additionally, the study area is entirely covered by an Environmental Significance Overlay – Schedule 4 under the Casey Planning Scheme (ES04).

This report is intended to respond to the requirements of Clause 44.06 *Bushfire Management Overlay* of the Casey Planning Scheme, and associated Clause 53.02 *Bushfire Planning*. This report also addresses the requirements of Clause 13.02 *Bushfire* in the State Planning Policy Framework.

The bushfire hazard assessment responding to Clauses 53.02 and 13.02 contains two components, listed below:

- A bushfire hazard site assessment that describes bushfire hazards within 150 metres of the proposed development in accordance with the planning permit application requirements of Clause

44.06-3. The description of the hazards has been prepared in accordance with *the Australian Standards AS 3959:2018* (Committee FP-020), *Construction of buildings in bushfire prone areas* (Standards Australia 2018); and

- A bushfire hazard landscape assessment, including a plan that describes the bushfire hazards in the general locality more than 150 metres from the site.

A *Bushfire Management Statement (BMS)* outlines how the development will meet the relevant bushfire protection objectives of Clause 53.02-4; this is provided in Appendix 5.

During the site assessment, classified vegetation, including forest, woodland, grassland, and modified vegetation, was recorded across the site. Slope was recorded for each of these classified vegetation areas.

The site is situated in the broader landscape **type one**, as defined in the Bushfire Management Overlay technical guidance (DELWP 2017). An assessment of landscape hazards identified that although multiple hazards exist in the broader landscape, they are generally isolated from the site by residential development, industrial use and infrastructure. This significantly reduces the likelihood of a bushfire directly interacting with the site. Additionally, there are multiple egress routes from the site to areas of BAL-LOW.

This report was prepared by a team from Nature Advisory, comprising Tessa Doherty (Botanist), Neassa Fritchley (Botanist), Maya Zaeim (GIS Analyst), and Chris Armstrong (Property Development and Conservation Team Lead).

**ADVERTISED
PLAN**

Contents

ADVERTISED PLAN

Executive summary	2
1. Sources of information and policy context.....	6
1.1. Existing information.....	6
1.2. Definitions.....	6
1.2.1. Site and study area	6
1.2.2. Classified vegetation	6
1.3. Field methodology	6
1.4. Precautionary approach.....	6
2. Bushfire hazard assessments.....	7
2.1. Bushfire hazard site assessment.....	7
2.1.1. Site description.....	7
2.1.2. Classified vegetation, slopes and BAL assessment.....	7
2.2. Vegetation classification zones	7
2.3. Hazard assessment.....	12
2.4. Bushfire hazard landscape assessment.....	15
2.4.1. Hazards in the landscape	15
2.4.2. Bushfire history.....	15
2.4.3. Likely bushfire scenarios	15
2.5. Egress to built-up areas	16
3. Bushfire management statement.....	19
3.1. Landscape, siting and design	19
3.1.1. Objectives.....	19
3.2. Buildings and defensible space	20
3.2.1. Buildings and defensible space objectives	20
3.3. Water supply and access	21
3.3.1. Water supply and access objectives	21
4. References	22

Tables

Table 1: Hazard assessment	12
Table 2: Meeting the landscape, siting and design objectives.....	19
Table 3: Meeting the buildings and defensible space objective.....	20
Table 4: Meeting the water and access objectives	21

Figures

Figure 1: Bushfire hazard site assessment	14
Figure 2: Bushfire hazard landscape assessment	17
Figure 3: Bushfire protection measures	18

Appendices

Appendix 1: Plan of development.....	23
Appendix 2: Vegetation management requirements	24
Appendix 3: Fire Authority water supply requirements	25
Appendix 4: Vehicle access design and construction	26
Appendix 5: Bushfire Management Statement (BMS)	27

**ADVERTISED
PLAN**

1. Sources of information and policy context

1.1. Existing information

The reports, planning scheme and development plans relating to the study area listed below were reviewed.

- *VicPlan* (DTP 2024a);
- *Casey Planning Scheme* (DTP 2024b);
- *Regional Bushfire Planning Assessment – Melbourne Metropolitan Region* (DPCD 2012);
- *Planning Permit Applications – Bushfire Management Overlay, Technical Guide September 2017* (DELWP 2017)

1.2. Definitions

1.2.1. Site and study area

The term ‘site’ is used herein to refer to the portion of land proposed for development at properties 1390, 1400, 1410, 1420, 1430, 1438, 1440, 1442, 1444 and 1450 Western Port Highway in Cranbourne South. The term ‘study area’ refers to area up to a distance of 150 metres from the site (Figure 1).

1.2.2. Classified vegetation

For the purposes of bushfire hazard assessments, areas of vegetation considered to pose a bushfire threat are classified according to the vegetation classes defined in Table 2.3 of AS 3959:2018. Under Clause 2.2.3 of AS 3959:2018, vegetation is classified into the following classes.

- | | |
|-------------|----------------|
| ▪ Forest | ▪ Mallee/Mulga |
| ▪ Woodland | ▪ Rainforest |
| ▪ Shrubland | ▪ Grassland |
| ▪ Scrub | |

Non-vegetated areas and those considered ‘low-threat’, as defined in Section 2.2.3.2 of AS 3959:2018, are excluded from consideration as potential bushfire hazards and therefore do not influence BAL determination.

1.3. Field methodology

The field assessment was conducted on the 19th September 2024. During this assessment, the site was inspected on foot and the surrounding study area observed from within the site.

Sites in the study area found to contain classified vegetation were mapped. Mapping was undertaken through a combination of aerial photograph interpretation and ground-truthing using ArcGIS Collector® (Esri) on a hand-held device.

1.4. Precautionary approach

Wherever appropriate, a precautionary approach has been adopted in the discussion of implications. That is, where insufficient evidence is available on the predicted behaviour of fire in a wildfire event, it is assumed both that the most severe fire behaviour could take place and that unmanaged immature vegetation could reach mature heights. The implications under legislation and policy are considered accordingly.

2. Bushfire hazard assessments

2.1. Bushfire hazard site assessment

2.1.1. Site description

The site is approximately 43 ha of private land, approximately 44 km southeast of Melbourne's CBD (Figure 1). The site is bordered by rural residential and small-scale farmland most likely used as pastoral land.

Most of the site had been cleared historically, containing pastoral paddocks and scattered occurrences of forest and woodland vegetation. Grassy vegetation within the study area currently exists in a low threat state due to the continual grazing pressure. However, it can not be assumed that this grassy vegetation will continue to be managed in a low threat state in the future and has therefore been considered as a Grassland hazard.

The majority of the land gently sloped towards a low-lying area in the east. The shape of the site is roughly L-shaped. It is approximately 1 km from north to south and 1.15 km from east to west.

The site is currently zoned Green Wedge Zone (GWZ2) in the Casey planning scheme and lies in the non-Alpine parts of Victoria, which have a Fire Danger Index (FDI) of 100.

Photographs of the site and study area are provided in Section 2.2.

2.1.2. Classified vegetation, slopes and BAL assessment

During the field assessment, five classified vegetation classes were identified as per the classification methods in the Australian Standard AS 3959:2018. Classified vegetation is represented in Figure 1 and comprised:

- Forest – recorded in the south and southeast of the study area, and directly adjoined the western boundary of the site.
- Grassland – recorded throughout most of the site
- Modified – recorded mainly in the southwest of the site, with one smaller patch in the northeast.
- Scrub – this hazard occurred on the western and southern boundaries of the study area.
- Woodland – Recorded to be scattered throughout the site, mostly occurring in the northeast portion of the property and as adjoining patches in the southeast and west of the site.

Effective slopes under classified vegetation and separation distances required from the classified vegetation are set out in a BAL assessment provided in Table 1.

2.2. Vegetation classification zones

The following distinct bushfire hazards were recorded within the study area. Where vegetation has been excluded from further consideration as a bushfire threat, the applicable clause from AS:3595 is indicated.

**ADVERTISED
PLAN**

Zone	5, 18, 19, 20, 21, 23, 25	Photo	1
Vegetation Classification			
Class A - Forest			
Description/Justification for classification			
Forested vegetation mostly resembled an open forest. Zones 21 and 19 were relatively dense with an understory blanketed with a mixture of bracken and tall sedges. A midstory was present with recruiting eucalypts, wattles and heathy shrubs. The canopy trees were roughly 10m high, but the high canopy cover and the dense understorey suggest the hazard is more typical of a forest hazard rather than a woodland vegetation type. Zone 18, north of the major Forest Hazard (Zone 21), currently presents as a Grassland hazard. However, it has been recommended that this area be revegetated to resemble Zone 21 to increase habitat connectivity to the north. As such, Zone 18 is considered a future forest hazard, ensuring that there is sufficient setback for the building design. Zones 19 and 20 are outside the defensible space distance for a BAL 12.5 and will not need to be modified. 0°/upslope.			
			

**ADVERTISED
PLAN**

Zone	8 and 15	Photo	2
Vegetation Classification or Exclusion Clause			
Modified			
Description/Justification for classification			
Modified areas within the site are present where fuel loads are high, but the vegetation is altered because of urbanisation and modification of the vegetation (i.e. maintained canopy trees and planted understorey shrubs). Although vegetation within these areas could present as a fire hazard, they have a reduced fuel load than that of a typical woodland or forest threat. This is due to the semi-maintained nature, isolated occurrence, and presence of maintained areas within (i.e. mown lawns). Zones 8 and 15 directly interact with the defensible space distance for the proposed Mahā-Mandir that is to have a BAL 12.5 construction standard. These hazards will be maintained in a low threat state as to not incur larger separation distances for the development. Therefore, these are not considered influencing hazards for the development. 0-5° downslope.			

**ADVERTISED
PLAN**

Zone	1, 2, 4, 9, 11,13, 24	Photo	3
Vegetation Classification or Exclusion Clause			
Class G - Grassland			
Description/Justification for classification			
There are numerous grassland paddocks within the study area. Each either resemble that of a pastoral grassland. Some rows of canopy trees or isolated paddock trees occur within these zones but not at a significant enough cover to influence bushfire behaviour (i.e. do not exceed an overstory foliage coverage above 10%). Post construction, Zone 9 will not remain a hazard as most of this area is subject to development or modification Zones 1 and 2 are 0° downslope, the rest are 0-5° downslope.			

**ADVERTISED
PLAN**

Zone	6, 7 and 22	Photo	4
Vegetation Classification or Exclusion Clause			
Class D - Scrub			
Description/Justification for classification			
Scrub vegetation along the western boarder of the study area currently contains a dense line of Melaleuca shrubs on a moist flat, no higher than 6 m (Zone 6). There are ecological recommendations to create and/or widen a wildlife corridor along the western and southern boundary of the site. This vegetation has been considered in this assessment as a future hazard (see Zones 7 and 22 in Figure 3). To ensure adequate setback can be achieved from this future hazard, revegetation within these areas will cater for small native mammals, resulting in a stand of vegetation no taller than 6 m at maturity. Revegetation efforts will ensure that the corridor is maintained as scrub vegetation. 0°/upslope.			
			

**ADVERTISED
PLAN**

Zone	3, 10, 12, 14, 16, 17, 26	Photo 0	5	W NW N NE E 270 300 330 0 30 60 90 ☉ 3°N (T) ● 38°9'45"S, 145°13'51"E ±13ft ▲ 248ft  19 Sep 2024, 14:22:56
Vegetation Classification or Exclusion Clause				
Class B - Woodland				
Description/Justification for classification				
Woodland vegetation across the site occurred with a sparse cover of eucalypts (10-25%) with limited or completely absent understory. There was a prominent grassy ground cover, whether that be exotic pastoral or native grasses. 0-5° downslope.				

2.3. Hazard assessment

Table 1 summarises the classification of bushfire hazards within proximity to the site. The resultant minimum setback arising from the influencing threats in accordance with a BAL-12.5 construction standard, per Table 3 of Clause 53.02 and detailed below

Table 1: Hazard assessment

Zone	Vegetation Classification	Effective slope	Defendable Space Setback (metres)
3	Class B - Woodland	0° /upslope.	Table 3 – 40 m
10	Class B - Woodland	0-5 downslope	Table 3 – 50 m
12	Class B - Woodland	0-5 downslope	Table 3 – 50 m
16	Class B - Woodland	0-5 downslope	Table 3 – 50 m
19	Class A - Forest	0° /upslope	Table 3 – 60 m
20	Class A – Forest	0° /upslope	Table 3 – 60 m
21	Class A - Forest	0-5 downslope	Table 3 – 70 m
Future Hazards			
7	Class D - Scrub	0-5 downslope	Table 3 – 40 m
18	Class A - Forest	0-5 downslope	Table 3 – 70 m
22	Class D - Scrub	0-5 downslope	Tables 3 – 40 m

The *hazards* that have influenced defensible space requirements for the future BAPS Hindu Mahā-Mandir are highlighted in grey in the table above.

This has resulted in 40m of defensible space to the north (Zone 3) and west (Zone 7), 50m to the east and 70m to the south (Zone 21). Additionally, Zones 8, 10, 15 and 16 requiring modification to establish an appropriate setback to achieve a BAL 12.5 construction standard.

Provided that these hazards are modified to achieve the appropriate minimum setback distances, the development can achieve the setback distances in accordance with the requirements of Table 3 in Clause 53.02 (refer to Figure 3.) It is understood that these zones fall within infrastructure and landscaping areas anyway and will be modified to accommodate this.

Future hazards

The proposed development plan also results in the creation of future hazards (for conservation purposes) within the study area. Future hazards need to be considered to ensure new threats are compliant with the specified setback distances. The following hazards will be created:

- Zone 6 is to be widened to a total width of 30 m to establish a wildlife corridor along the western boundary of the site (Zone 7) and extended along the southern boundary (Zone 22). The revegetation will result in the establishment of a scrub hazard with a similar species composition identified in Zone 6.
- Zone 18 currently exists as a grassland hazard. However, this zone will be revegetated to create a habitat corridor along the site's eastern border. Revegetation efforts will contain similar species identified in Zone 21.

These future hazards have been considered, and the building is adequately setback; see Table 1 and Figure 3.

**ADVERTISED
PLAN**

Figure 1: Bushfire hazard site assessment

Project No: 24184_02

Project: 1390-1450 Western

Port Hwy

Date: 23/09/2025

 Study area (150m buffer of site)

 Site

 Contours (10m)

 Effective slope under hazard

Classified vegetation

 Forest

 Forest (Future hazard)

 Grassland

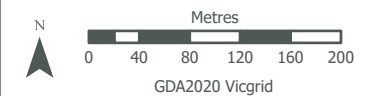
 Low threat

 Modified

 Scrub

 Scrub (Future Hazard)

 Woodland



PO Box 337, Camberwell, VIC 3124, Australia
www.natureadvisory.com.au
03 9815 2111 - info@natureadvisory.com.au



2.4. Bushfire hazard landscape assessment

2.4.1. Hazards in the landscape

Land surrounding the site is predominantly used for urban growth, semi-rural dwellings, and agriculture. The nearest towns are Cranbourne South (east) and Langwarrin (west). Some pockets of treed vegetation exist across the landscape – mainly to the north and south of the site. The site contains forest vegetation, which represents the closest bushfire hazard. Langwarrin Flora and Fauna Reserve is roughly 3.5 km to the west, which is the largest bushfire hazard in the landscape (192 ha). Similar-sized hazards occur to the northwest (The Pines Flora and Fauna Reserve) and the northeast (Cranbourne Botanic Gardens). The Morning Mist Recreation Reserve and its surrounding densely wooded area on private property is approximately 62 ha in size, and is located less than 500 m to the north.

The study area lies within a broader landscape type one as defined in the Bushfire Management Overlay technical guidance (DELWP 2017), which is based on the following:

- The vegetation located more than 150m from the site is unlikely to result in neighbourhood-scale destruction due to limited hazards within a peri-urbanised landscape; and
- Although bushfire can approach from multiple aspects, it is unlikely to have substantial momentum if it interacts with the site due to the surrounding low threat hazards and separation by Westernport Highway; and
- There are multiple egress routes available to areas of BAL-LOW in multiple directions during a bushfire emergency.

The Regional Bushfire Planning Assessment - Melbourne Metropolitan Region for the Casey local government area (DPCD 2012) identifies the site being within an area of disbursed medium-size lots south of North Road in a peri-urban setting. The extent of remnant vegetation patches generates bushfire hazard. Includes stands of vegetation of high and very high conservation significance.

Refer to Figure 2 for a map presenting the landscape assessment.

2.4.2. Bushfire history

Fire history in the surrounding landscape has primarily occurred to the west and northwest of the study area, in large areas of treed vegetation. The closest history of bushfire to the study area since 1970 was from 2000 in the Langwarrin Flora and Fauna Reserve, which is more than 4 km west of the study area (Figure 2). This fire was localised to the reserve, burning roughly 71 ha of land (30% of the reserve's total area). This area has subsequently been subject to regular planned burning to mitigate potential future bushfire events and the capacity for a fire originating in the reserve to spread into the adjacent peri-urban properties. There have been more recent fires, in 2018 an unplanned burn occurred roughly 5 km northwest from the study area. This was a much smaller fire (4.35 ha) where it mostly burnt part of The Pines Flora and Fauna Reserve, and patches of treed vegetation in rural urban areas.

2.4.3. Likely bushfire scenarios

In Victoria, the most severe weather conditions for bushfire are hot, dry winds from the northwest, that after a cool change, change direction to the southwest. The sudden shift in wind direction can cause a rapid change in bushfire direction and behaviour. However, the threat from a bushfire can approach from any direction.

The most likely scenario for bushfire interactions on the site would be through ember attack from fires occurring within the nearby Langwarrin or Pines Flora and Fauna Reserve or the Cranbourne Botanic Gardens. The Pines would be a bushfire originating in forest vegetation within the Langwarrin Flora and Fauna Reserve west of the site. Whilst bushfires have historically occurred within these reserves, they

have not spread from them and threatened to impact the site. This is likely due to the combination of active management of the reserves and the peri-urban and low threat nature of the surrounding vegetation, limiting the ability for bushfires to move uncontrolled throughout the landscape.

The presence of the Westernport Highway along the western boundary of the site also presents as a significant barrier for any fires approaching the site from the west.

The most significant fire threat would be a fire originating within the site itself, within the retained forest hazard in the south-east corner of the site. However, due to the isolation of this hazard from surrounding hazards in the landscape, it is unlikely that a fire originating in this area would result in catastrophic bushfire behaviour. Therefore, adequate separation distance, maintenance of defensible space and an appropriate construction standard in accordance with Clause 53.02 will provide adequate protection from this threat.

Another potential scenario would be a small-scale fire originating in The Morning Mist Recreation Reserve and spreading into the surrounding treed areas on private property to the north of the study area. The limited connectivity between these areas could lead to a fire reaching the site but it would be unlikely to present a substantial fire threat.

2.5. Egress to built-up areas

The proposed development is located immediately adjacent to the Westernport Highway, a dual-lane highway. Vehicular egress from the site is provided directly to Westernport Highway, as well as a via Homewood Road which connects to the Westernport Highway to the north of the site. Westernport Highway could provide the following egress routes from the site in the event of extreme bushfire behaviour to nearby built-up areas (Figure 2):

- Langwarrin – 3km to the west via Westernport Highway, McKays Road, Cranbourne-Frankston Road/State Route 4;
- Pearcedale – 5.9km southeast via the Westernport Highway, North Road, and Pearcedale Road; and
- Cranbourne West– 5.6 km to the north via Westernport Highway and Cranbourne-Frankston Road/State Route 4.
- Botanic Ridge – 3.7km north-east via Homewood Road and Pearcedale Road

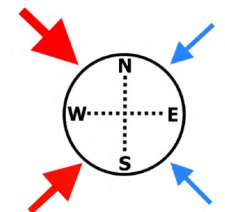
Each of these egress routes would involve initially travelling on roads adjacent to Peri-urban properties containing isolated wooded vegetation. However, the ability to flee in multiple directions provides opportunities to travel away from any potential bushfire threat in the landscape, regardless of its direction of travel.

**ADVERTISED
PLAN**

Project No: 24184_02
Project: 1390-1450 Western
Port Hwy
Date: 2/10/2024

Date: 2/10/2024

→ More likely



PO Box 337, Camberwell, VIC 3124, Australia
www.natureadvisory.com.au
03 9815 2111 - info@natureadvisory.com.au

Figure 3: Bushfire Protection Measures

Project No: 24184_02
Project: 1390-1450 Western Port Hwy, VIC
Date: 23/03/2026

-  Study area (150m buffer of site)
-  Property boundary
-  Site

Development footprint

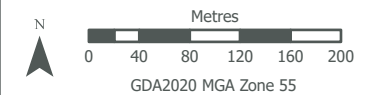
-  Hindu Mahā-Mandir
-  Road
-  Contours (10m)

Defendable space

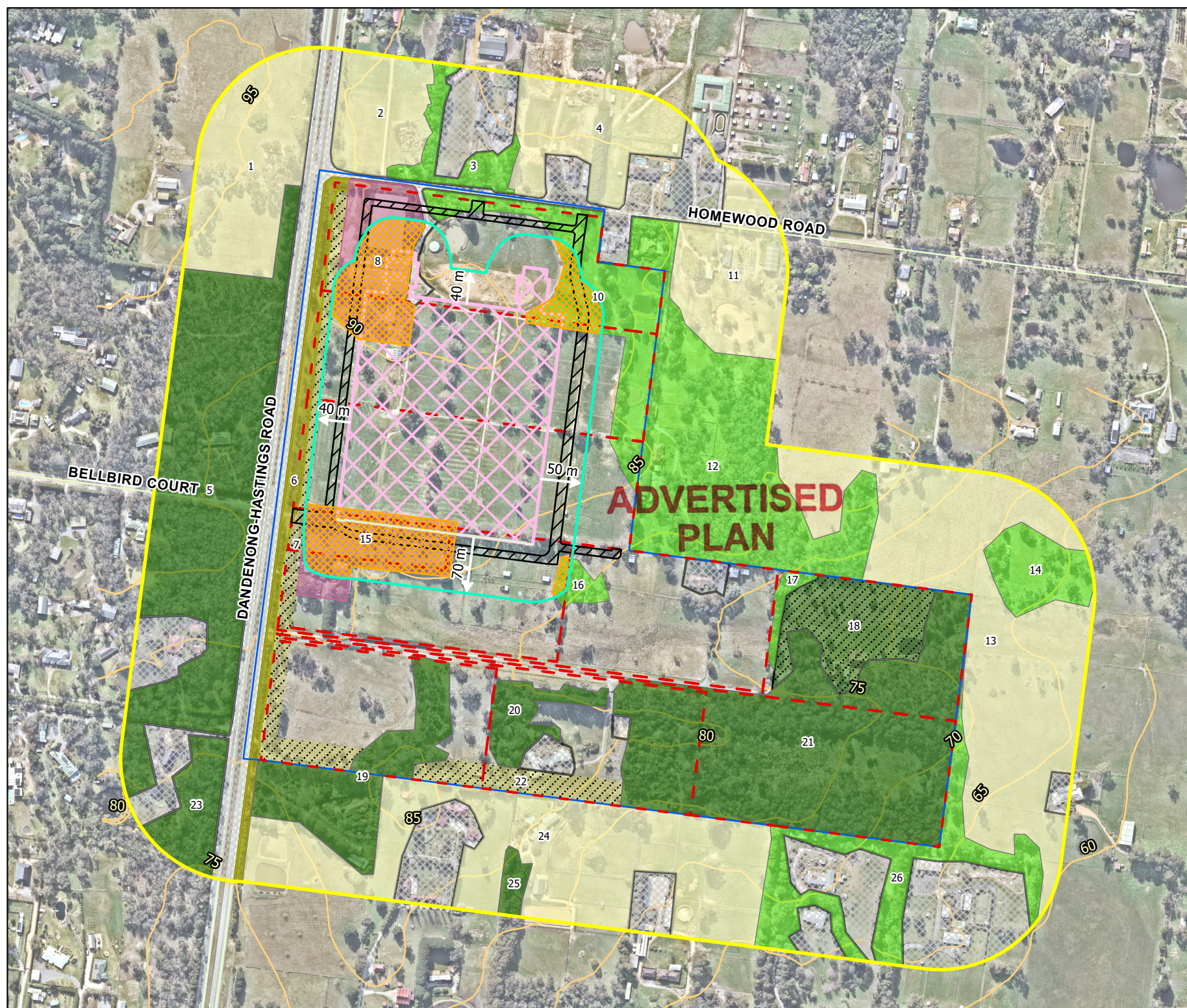
-  BAL 12.5
-  Hazard to be modified

Classified vegetation

-  Forest
-  Forest (Future hazard)
-  Grassland
-  Low threat
-  Modified
-  Scrub
-  Scrub (Future Hazard)
-  Woodland



PO Box 337, Camberwell, VIC 3124, Australia
www.natureadvisory.com.au
03 9815 2111 - info@natureadvisory.com.au



3. Bushfire management statement

This section evaluates the extent to which the proposed subdivision meets the bushfire protection measures of Clause 53.02-4, as follows:

- Landscape, siting and design;
- Defendable space and construction; and
- Water supply and access.

Bushfire protection objectives may be met through the implementation of:

- Approved measures (AM) – an approved measure meets the objective; and
- Alternative measures (AltM) – an alternative measure may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.

3.1. Landscape, siting and design

3.1.1. Objectives

The landscape, siting and design bushfire protection objectives are as follows:

- 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.

Table 2: Meeting the landscape, siting and design objectives

Measure	Requirement	Bushfire protection measures adopted
AM 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	A construction rating of BAL-12.5 is considered an appropriate construction standard for the BAPS Hindu Mahā-Mandir, given that the site is in a Location 1 area and the implementation of management plans will ensure appropriate setback distances are maintained.
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	The proposed BAPS Hindu Mahā-Mandir building is sited to provide the maximum separation distance from the most significant hazard on site (Zone 21). The building is appropriately setback from all other hazards in accordance with Table 3 of Clause 35.02. All buildings will be in sufficient proximity to all entrance roads; see Figure 3. Access is provided for emergency service vehicles in accordance with the Technical Guide (DELWP 2017, p. 38).

**ADVERTISED
PLAN**

Measure	Requirement	Bushfire protection measures adopted
AM 2.3	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	The BAPS Hindu Mahā-Mandir will be built in accordance with BAL-12.5 construction standards and will maintain appropriate setback distances in accordance with the BMP. This includes a management plan that allows the establishment of scrub vegetation (Zone 7) for a wildlife corridor whilst ensuring that this vegetation does not resemble a vegetation class requiring greater defensible space (e.g. shrubland or woodland). All buildings will avoid designs that allow for ember attacks (e.g. embers lodging in re-entrant corners, complex roof lines, gaps between building materials, and/or unenclosed underfloor spaces).

3.2. Buildings and defensible space

3.2.1. Buildings and defensible space objectives

The building and defensible space bushfire protection objective is to ensure that:

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

The required BAL construction rating for the proposed building and defensible space requirements are outlined in Section 2.1.2 and shown in Figure 3.

Table 3: Meeting the buildings and defensible space objective

Measure	Requirement	Bushfire protection measures adopted
Approved measures		
AM 3.1	A building used for a dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office or retail premises is provided with defensible space in accordance with: Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5. The building is constructed to the bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5.	<i>Not Applicable.</i>
AM 3.2	A building used for accommodation (other than a dwelling or dependent person's unit), a childcare centre, an education centre, a hospital, a leisure and recreation centre, or a place of assembly is: Provided with defensible space in accordance with Table 3 and Table 6 to Clause 53.02 wholly within the title boundaries of the land. Constructed to a bushfire attack level of BAL-12.5.	The BAPS Hindu Mahā-Mandir will meet the separation distances required for the use of Table 3 to Clause 53.02 by removing/modifying hazards within these setback distances (see Figure 3). Land within the property between the proposed development and retained classified vegetation will be managed to defensible space standards (Appendix 2) in accordance with Table 3 to Clause 53.02-5.

3.3. Water supply and access

3.3.1. Water supply and access objectives

The water supply and access bushfire protection objectives are to ensure that:

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

Table 4: Meeting the water and access objectives

Measure	Requirement	Bushfire protection measures adopted
AM 4.1	A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, 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 53.02-5. ▪ Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.	<i>Not applicable.</i>
AM 4.2	A building used for accommodation (other than a dwelling or dependent person's unit), childcare centre, education centre, hospital, leisure and recreation or place of assembly is provided with: ▪ A static water supply for fire-fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres. ▪ Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. ▪ An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire-fighting water supplies.	A static water supply of 40,000L will be provided for fire-fighting and property protection purposes; see Appendix 5 for BMS. Vehicle access is in accordance with Appendix 4.

**ADVERTISED
PLAN**

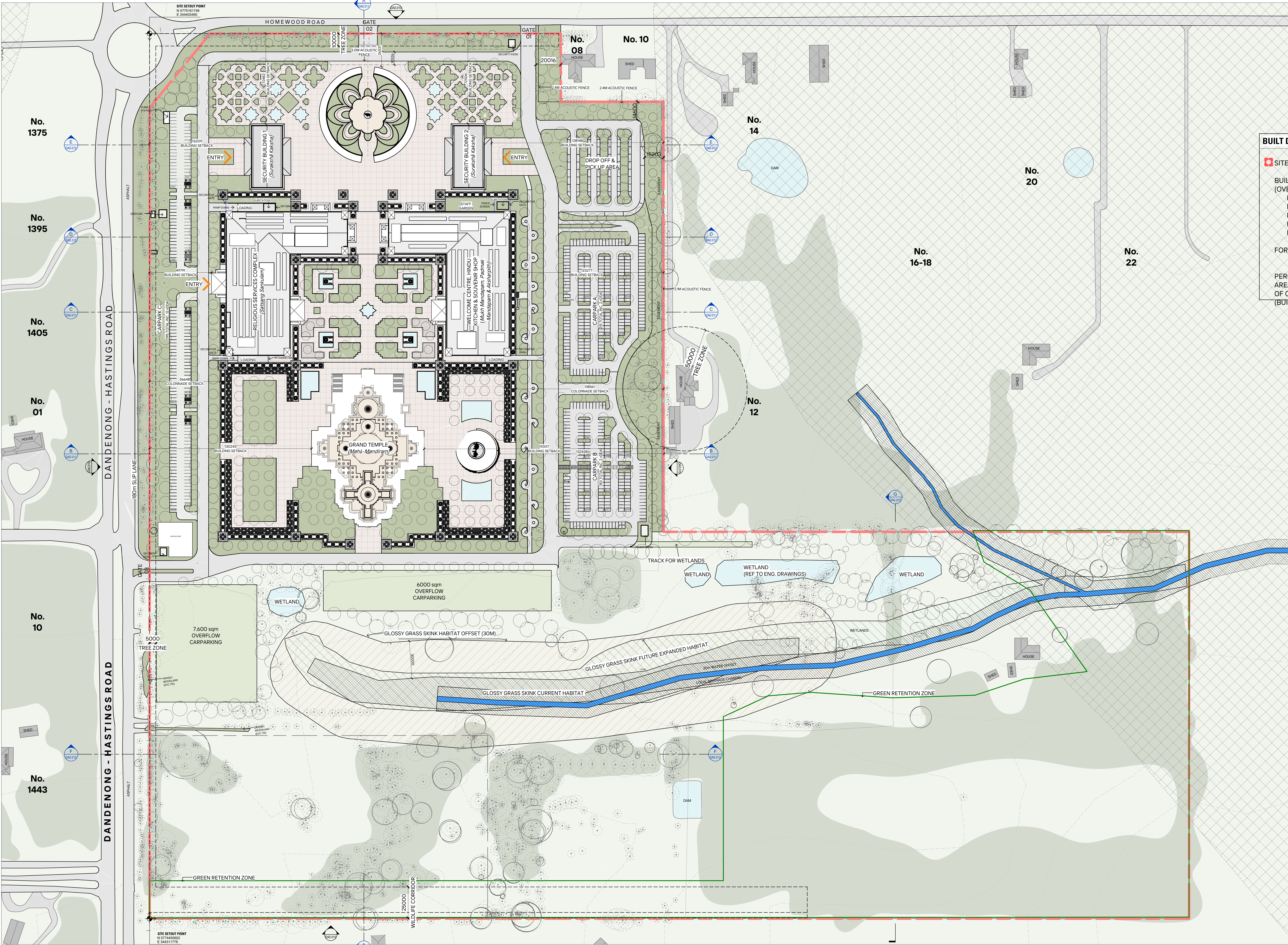
4. References

- Department of Environment, Land, Water, and Planning (DELWP) 2017, *Planning Permit Applications – Bushfire Management Overlay, Technical Guide September 2017*, Department of Environment, Land, Water and Planning, Melbourne.
- Department of Transport and Planning (DTP) 2024a, *VicPlan*, Department of Transport and Planning, Melbourne, viewed 17th September 2024, <https://mapshare.vic.gov.au/vicplan/>.
- Department of Transport and Planning (DTP) 2024b, *Planning Schemes*, Department of Transport and Planning, viewed 17th September 2024, <https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-schemes>.
- DELWP 2017, *Planning Permit Applications – Bushfire Management Overlay, Technical Guide September 2017*, Department of Environment, Land, Water and Planning, Melbourne.
- DPCD 2012, *Regional Bushfire Planning Assessment – Melbourne Metropolitan Region*, (then) Department of Planning and Community Development, Melbourne.
- Standards Australia 2018, Australian Standards AS 3959-2018, *Construction of Buildings in bushfire-prone areas*, Standards Australia, Sydney.

**ADVERTISED
PLAN**

Appendix 1: Plan of development

**ADVERTISED
PLAN**



LEGEND

- PROPERTY BOUNDARY
- TITLE BOUNDARY
- EXISTING BUILDINGS
- SETOUT POINT
- ABORIGINAL CULTURAL HERITAGE SENSITIVITY OVERLAY

BUILT DEVELOPMENT SCHEDULE	
SITE OVERALL	420,672 m²
BUILT DEVELOPMENT (OVERALL FOOTPRINT):	25,236 m²
BLD 1:	7,765 m ²
BLD 2:	7,523 m ²
BLD 3:	1,211 m ²
BLD 4:	1,211 m ²
BLD 5:	7,526 m ²
FORMALISED LANDSCAPE	79,679 m²
PERCENTAGE OF DEVELOPED AREA OF OVERALL SITE (BUILT FORM ONLY):	6%

PEDDLE THORP

Northbank Place East
Level 1, 525 Flinders Street
Melbourne Victoria
Australia 3000

T + 61 03 9923 2222
F + 61 03 9923 2223
E info@pta.com.au
W www.pta.com.au
ACN: 005 975 668

BAPS HINDU MAHĀ-MANDIR, MELBOURNE
1390 - 1450 WESTERN PORT HWY, CRANBOURNE SOUTH, VIC, 3977

PROJECT NO:
3-24-0043

PROJECT DATE:
APRIL 2026

REASON FOR ISSUE:
TOWN PLANNING

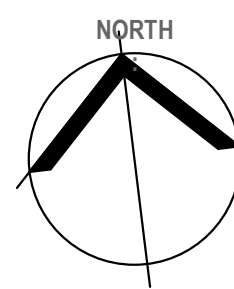
PROPOSED SITE PLAN
MODEL 0 - SITE

REVISION:
C

SHEET DATE:
15/04/2026

SCALE:
1 : 1000 @ A0

DRAWING NO:
DA0.002



15/04/2026 4:01:24 PM

Appendix 2: Vegetation management requirements

(Taken from Table 6 of Clause 53.02)

The defensible space management requirements below must be implemented.

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

**ADVERTISED
PLAN**

Appendix 3: Fire Authority water supply requirements

Static water supply

(Taken from Table 4 of Clause 53.02)

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; and
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

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

**ADVERTISED
PLAN**

Appendix 4: Vehicle access design and construction

(Taken from Table 5 of Clause 53.02)

The proponent will provide safe access and egress arrangements which meet the requirement of the relevant fire authority.

Where the length of access is greater than 30 metres (but no greater than 100 metres), the following design and construction requirements apply:

- All-weather construction;
- A load limit of at least 15 tonnes;
- Provide a minimum trafficable width of 3.5 metres;
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically;
- Curves must have a minimum inner radius of 10 metres;
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres; and
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Where the length of access is greater than 100 metres, the following additional design and construction requirements apply:

- A turning area for fire fighting vehicles must be provided close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres;
 - A driveway encircling the complex; and
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Where the length of access is greater than 200 metres, the following additional design and construction requirements apply:

- Passing bays must be provided at least every 200 metres; and
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

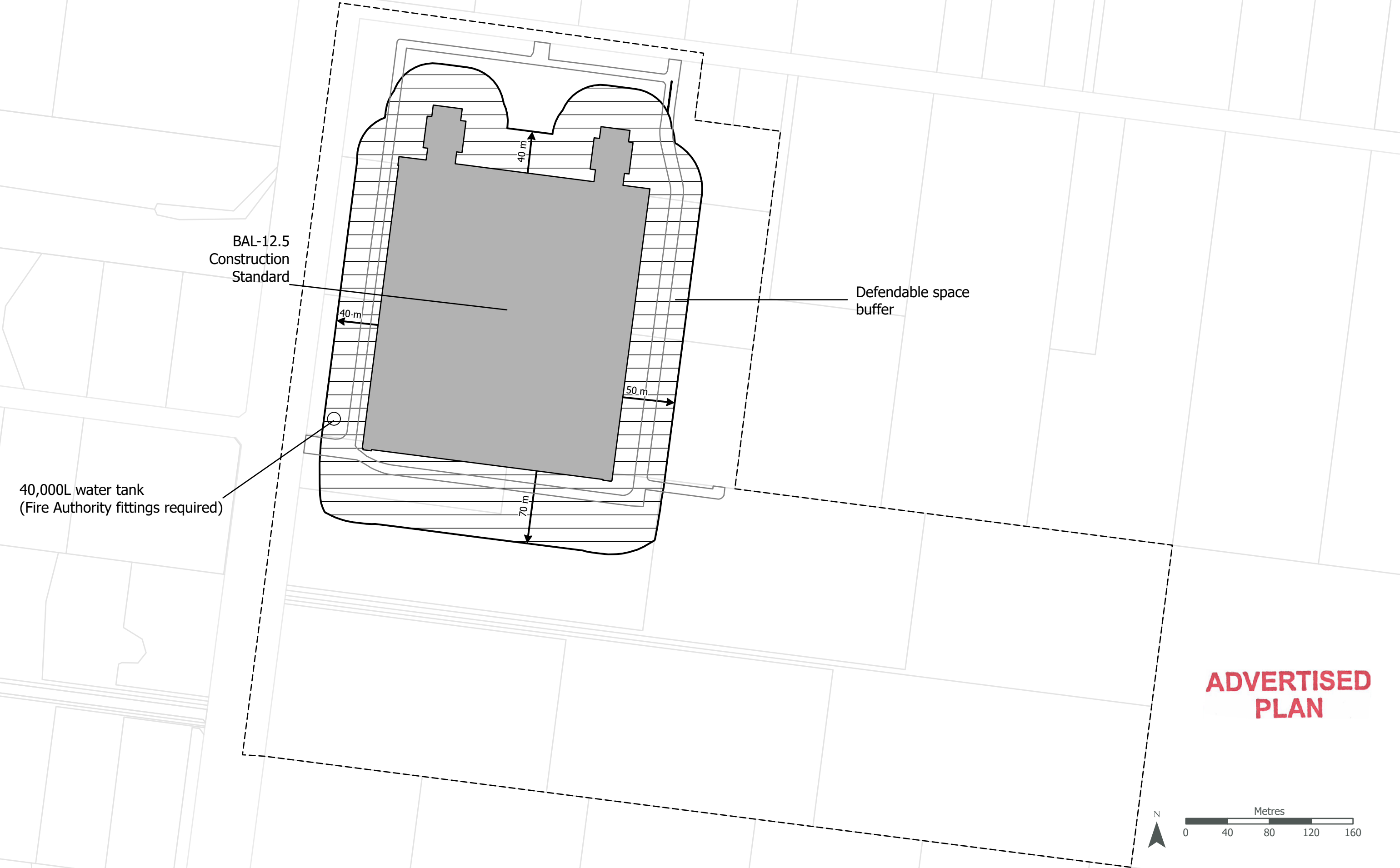
**ADVERTISED
PLAN**

Appendix 5: Bushfire Management Statement (BMS)

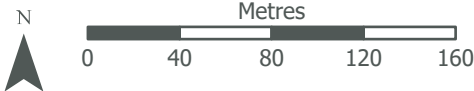
**ADVERTISED
PLAN**

1390-1450 Western port Highway, Cranbourne South : Bushfire Management Plan

Nature Advisory Report 24184 - March 2026



ADVERTISED
PLAN



SCHEDULE OF CONDITIONS – BUSHFIRE PROTECTION MEASURES

BAPS Hindu Mahā-Mandir, Melbourne

Nature Advisory Report 24184.02 25th March 2026

Defendable space management Defendable space as shown on the plan must be maintained to the following requirements: ▪ Grass must be short cropped and maintained during the declared fire danger period. ▪ All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. ▪ Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. ▪ Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. ▪ Shrubs must not be located under the canopy of trees. ▪ Individual and clumps of shrubs must not exceed 5 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.	Access designed to accommodate CFA access Access driveways for fire-fighting purposes must meet the following design and construction requirements: ▪ 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 4m vertically. ▪ Curves must have a minimum inner radius of 10 metres. ▪ The average grade must be no more than 1 in 7 (14.4 per cent/8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent/11.3 degrees) for no more than 50 metres. ▪ Dips must have no more than a 1 in 8 (12.5 per cent/7.1 degrees) entry and exit angle. Where the length of access is greater than 100 metres, the following additional design and construction requirements apply: ▪ A turning area for fire fighting vehicles must be provided close to the building by one of the following: ○ A turning circle with a minimum radius of eight metres. ○ A driveway encircling the complex. ○ The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8-metre Service Vehicle.
Water supply for firefighting purposes An approved building must be provided with a static water supply for firefighting and property protection purposes. 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, and have an effective water supply of 40,000 litres for firefighting purposes. ▪ Have all fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal. ▪ Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided. ▪ Be located within 60 metres of the outer edge of the approved building. ▪ The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed. ▪ Incorporate a ball or gate valve (British Standard Pipe (BSP) 65 millimetres) and coupling (64 millimetres CFA 3 thread per inch male fitting). Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).	Construction ▪ All buildings will be designed and constructed to a minimum Bushfire Attack Level of BAL-12.5.

**ADVERTISED
PLAN**