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ADVERTISED PLAN

Bushfire Management Statement – Construction of Three Dwellings and Restricted Recreation Facility

Proposal: Construction of three dwellings and a restricted recreation facility

Address: Lots 22, 24, 26 and 31 Hotplate Drive, Mount Hotham

Applicant: Mountain Planning

Date: 22 April 2021



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Table of Contents

1.	Introduction	3
2.	Site Description	4
3.	Bushfire Hazard Assessment	9
4.	53.02-4.1 Landscape, siting and design objectives	10
4.1	Approved Measures AM 2.1, 2.2 and 2.3	10
5.	53.02-4.2 Defendable space and construction objective	12
5.1	Approved Measures AM 3.1 and 3.2	12
6.	53.02-4.3 Water supply and access objectives	14
6.1	Approved Measures AM 4.1 and 4.2	14

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This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06-1 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Planning for Bushfire.

The statement contains six components:

1. A **bushfire hazard landscape assessment** in plan form that describes the bushfire hazard of the general locality more than 150 metres from the site (this is provided at **Attachment A**).
2. A **bushfire hazard site assessment** in plan form that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard has been prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) – this is provided as **Attachment B**.
3. A **bushfire management statement** which describes how the proposed development responds to the requirements of Clause 44.06 and 53.02 (this report).
4. A **bushfire management plan** – this is provided as **Attachment C**.
5. Photos of the subject land **Attachment D**.

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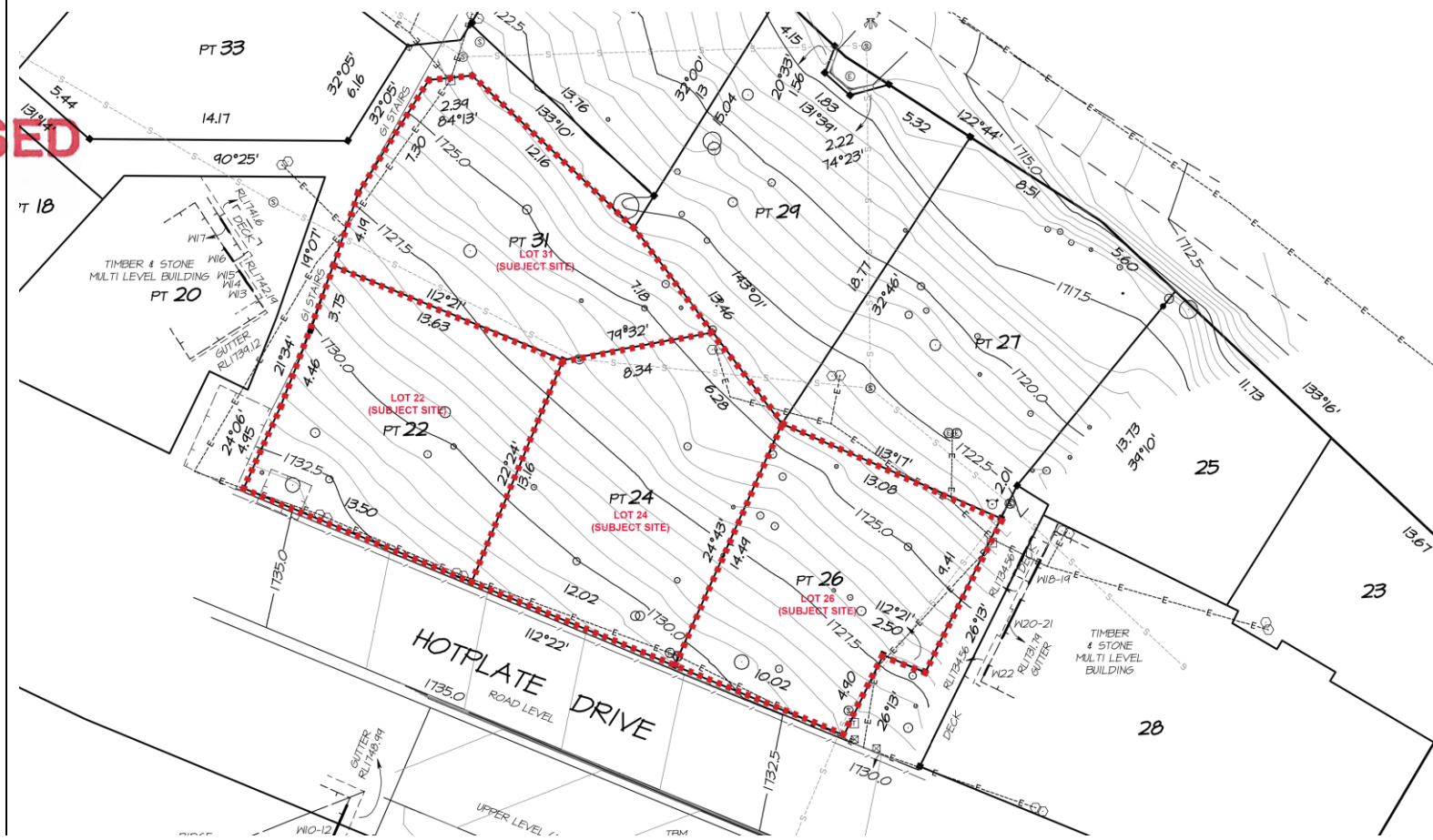
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Site Description

Site Shape Irregular
 Site Dimensions

The site shape and dimensions are shown in the figure below.

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Site Area
Existing use
and siting of
buildings
and works

Lot 22 is 177m², Lot 24 is 192m², Lot 26 is 172m² and Lot 31 is 175m²

The subject land is formally known as Crown Allotment 8A, Section B, Parish of Hotham. The leasehold allotments forming the subject land of these applications include Lot 22, 24, 26 and 31.

Lot 22, 24 and 26 abut Hotplate Drive and are located on the north eastern side of the road. Hotplate Drive is an elevated roadway that provides access to allotments to the north east and carparking to the south west which are underneath the upper road which runs parallel to the road accessing the subject allotments.

on and near
the land

The allotments are irregular in shape and consist of the following areas:

Lot 22 - 177m²

Lot 24 - 192m²

Lot 26 - 172m²

Lot 31 - 175m²

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Lot 31 is located on the northern side of Lot 22 and is accessed by the common staircase off Hotplate Drive which is located on the western side of Lot 22.

The subject land slopes from the south west down to the north east and each lot has an approximate fall of 5m across the allotment which equates to a slope of approximately 20 degrees.

The ground level of each allotment sits a lot lower than Hotplate Drive. Hotplate Drive has an AHD of 1,735m and the ground level of Lot 22 is 1,732.50m; this height difference is consistent for each allotment.

The subject land contains scattered native vegetation.

An aerial photo of the subject land and surrounds is shown in figure below.

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**Existing
vehicle
arrangement
s**

The subject land is accessible from Hotplate Drive, which is accessed off the Great Alpine Road.

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Location of

Fire hydrants are located within Hotplate Drive.

nearest fire

hydrant

Any other

The broader landscape is defined by steep hills consisting of native vegetation. The vegetation generally above 1400m (AHD) is Woodland vegetation with the vegetation below

features of

1400m being Forest. The subject land is located within a basin which sits on the northern side of the Great Alpine Road.

the site

relevant to

The Mt Hotham village is located to the west of the subject land and there are accommodation buildings to the south, north, east and west. Interspersed between the buildings to the north and east are snow gums and some understorey; the land to the north is generally connected Woodland vegetation.

bushfire

consideratio

ns

The subject land is susceptible to extremely large bushfire runs and this is compounded by the fact that the subject land is located on top of a saddle and could be subject to fires travelling from the north.

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The broader landscape risk for the locality of Mount Hotham is a Type Four due to the extent of Woodland vegetation surrounding the locality, the substantial bushfire runs and only one road off the mountain; however, it is noted that the Great Alpine Road does provide access to both Bright and Omeo.

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Refer to Attachment A for a scaled plan that shows the following:

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

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Residential Hazard Assessment

Classification of the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas. It is noted that the 150m assessment area is entirely within the valley floor.

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	Direction (Aspect)			
	North	South	East	West
Vegetation (within 150m of proposed building/works)	Woodland	Woodland	Woodland	Low Threat
Effective Slope (under the classifiable vegetation within 150m)	Downslope 30 degrees	Upslope	Downslope 5-10 degrees	Upslope
Distance (m) to Classifiable Vegetation	16m (Woodland)	16m (Woodland)	24m (Woodland)	235m (Woodland)

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53.02 Enabling landscape, siting and design objectives

Objective

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.

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4. Approved Measures AM 2.1, 2.2 and 2.3

Approved measures

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

The village is covered by Schedule 1 to the Bushfire Management Overlay (BMO) which provides alternative measures for bushfire mitigation to those specified within Clause 53.02. These alternative measures seeks to ensure that bushfire is mitigated to prevent the loss of life and property.

Bushfire mitigation is also assisted through the implementation of the Mount Hotham Alpine Resort Community Bushfire Emergency Management Plan (BEMP).

The implementation of the Schedule 1 requirements to the BMO and the BEMP are required given the substantial landscape risk of the subject land.

Given the significant landscape risk the Bushfire Attack Level (BAL) of the proposed dwelling will be a BAL 40 with defensible space maintained to the property boundary. In addition, the

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<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • 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. 	<p>implementation of the BEMP by the Resort Management Board will ensure that life is protected through the evacuation of the village in the event of a bushfire.</p> <p>The subject is located approximately 16m from a bushfire approaching from the north and 110m from the south west. The south west direction is relatively protected by the hard surface of Hotplate Drive, however, the close proximity to the north abutting Woodland vegetation means that the threat from the north would be substantial. However, there is limited sitting options due to the small size of the allotment. That said, the implementation of the resort BEMP and the ability for the resort to be evacuated and closed during a bushfire event means that people should not be within the subject buildings in the event of a bushfire.</p> <p>The subject buildings are located as close to Hotplate Drive as possible.</p> <p>The subject land does have access to Hotplate Drive which has access to the Great Alpine Road which will provide egress to Bright or Omeo depending on the direction of the bushfire front. These roads also provide excellent access for emergency services vehicles.</p>
<p>A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</p>	<p>The proposed buildings will be required to be constructed to a BAL 40.</p>
<p>Any other comments</p>	<p>The surrounding vegetation is Woodland and the broader bushfire risk can be mitigated through maintaining vegetation on the land, constructing the building to BAL 40, by providing access to the subject land for emergency services vehicles and the implementation of the BEMP.</p>
<p>Has Approved Measures AM 2.1, 2.2 and 2.3 been fully met?</p>	<p>YES</p>

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52.03-5 Defendable space and construction objective

Objective

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

5.1 Approved Measures AM 3.1 and 3.2

Approved measures

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A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person’s unit, industry, office or retail premises is provided with defendable space in accordance with:

- **Table 2 Columns A, B or C and Table 6 to Clause 52.03-5 wholly within the title boundaries of the land; or**
- **If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 52.03-5.**

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 52.03-5.

The table at Section 3 of this report provides a summary of the surrounding vegetation, distance to classifiable vegetation and slope. This details that the surrounding vegetation is either Woodland or low threat.

In normal circumstances, where a schedule to the BMO does not exist, Table 2 of Clause 53.02-5 applies to determine the defendable space and BAL. However, Schedule 1 to the BMO provides an alternative approved measure which requires the building to be constructed to a BAL 40.

With the implementation of a BAL 40 construction standard and defendable space to the property boundary it is submitted that the proposal complies with AM 3.1.

The Bushfire Management Plan show the areas of defendable space proposed.

A building used for accommodation (other than a dwelling or dependent person’s unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is:

- **Provided with defendable space in accordance with Table 3 and Table 6 to Clause 52.03-5 wholly within the title boundaries of the land.**
- **Constructed to a bushfire attack level of BAL12.5.**

The table at Section 3 of this report provides a summary of the surrounding vegetation, distance to classifiable vegetation and slope. This details that the surrounding vegetation is either Woodland or low threat.

In normal circumstances, where a schedule to the BMO does not exist, Table 2 of Clause 53.02-5 applies to determine the defendable space and BAL. However, Schedule 1 to the BMO

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provides an alternative approved measure which requires the building to be constructed to a BAL 40.

With the implementation of a BAL 40 construction standard and defensible space to the property boundary it is submitted that the proposal complies with AM 3.1.

The Bushfire Management Plan show the areas of defensible space proposed.

Has Approved Measure AM 3.1 and 3.2 been fully met?

Yes

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52.03-5.1 Water supply and access objectives

Objective

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

6.1 Approved Measures AM 4.1 and 4.2

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Approved measures

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- **A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 52.03-5.**
- **Vehicle access that is designed and constructed as specified in Table 5 to Clause 52.03-5.**

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

A building used for accommodation (other than a dwelling or dependent person's unit), child care 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 52.03-5.**

Schedule 1 to the BMO requires that new buildings meet the access and egress requirements of AM 4.1 only, there are no water supply requirements.

It is submitted that pursuant to Table 5 of Clause 53.02 there are no access and egress requirements as the proposed access is less than 30m in length.

Schedule 1 to the BMO requires that new buildings meet the access and egress requirements of AM 4.1 only, there are no water supply requirements.

It is submitted that pursuant to Table 5 of Clause 53.02 there are no access and egress requirements as the proposed access is less than 30m in length.

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• 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.

Has Approved Measure AM 4.1 and 4.2 been fully met?	YES
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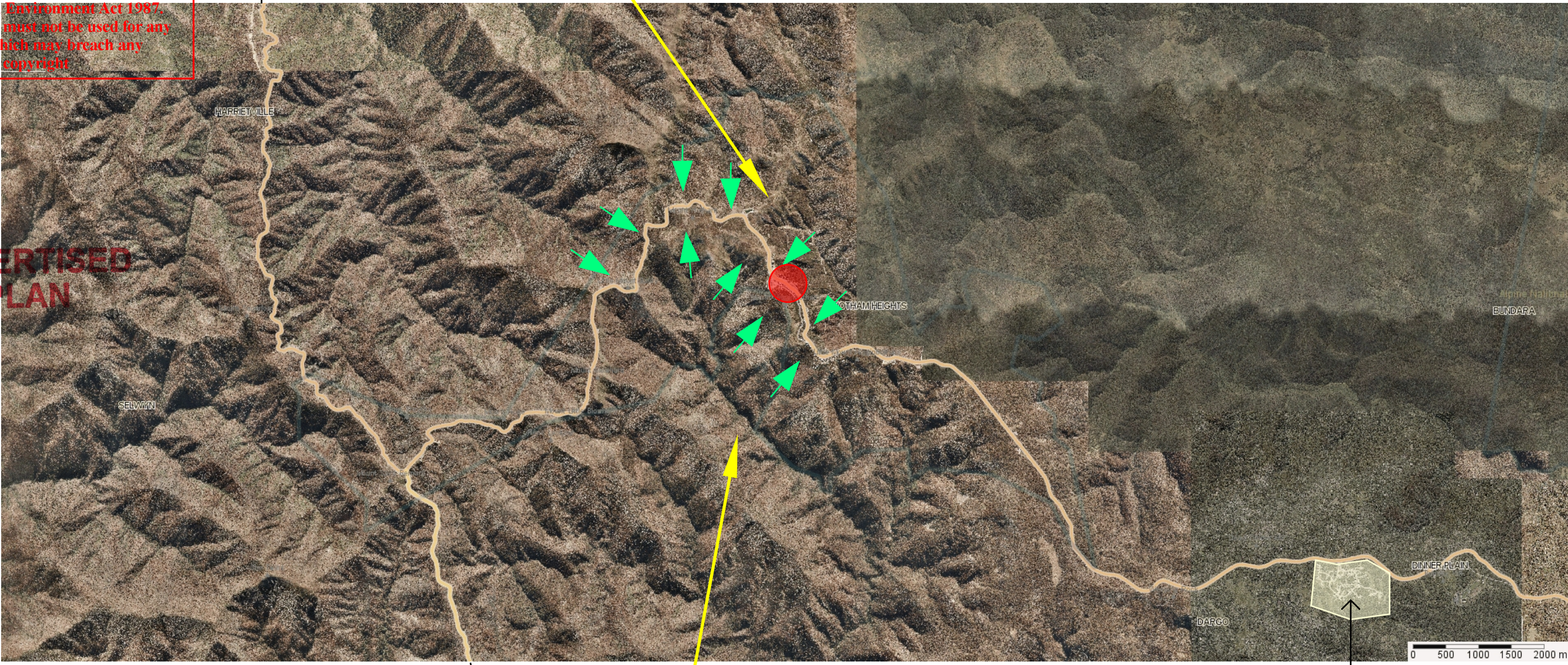
Attachment A – Bushfire Hazard Landscape Assessment

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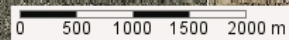
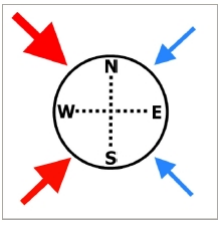
Potential Bushfire Run - ~ 11.5kms



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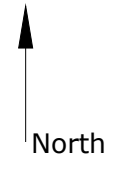
The landscape is defined as a Broader Landscape Type Four.
Entire area has been subject to the 1939, 2003 and 2013 bushfires.

- Subject Land
- Direction of slope



Mountain Planning
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**Bushfire Hazard Landscape Assessment
Lots 22, 24, 26 and 31 Hotplate Drive, Mt Hotham**



Drawn by; Nick V
Date: 22 April 2021
Ref: The Basin 2021 BHLA
Rev: 0
Scale: Not to Scale

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Attachment B – Bushfire Hazard Site Assessment

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Attachment C – Bushfire Management Plan

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Bushfire Protection Measures

The buildings must be constructed to a BAL-40

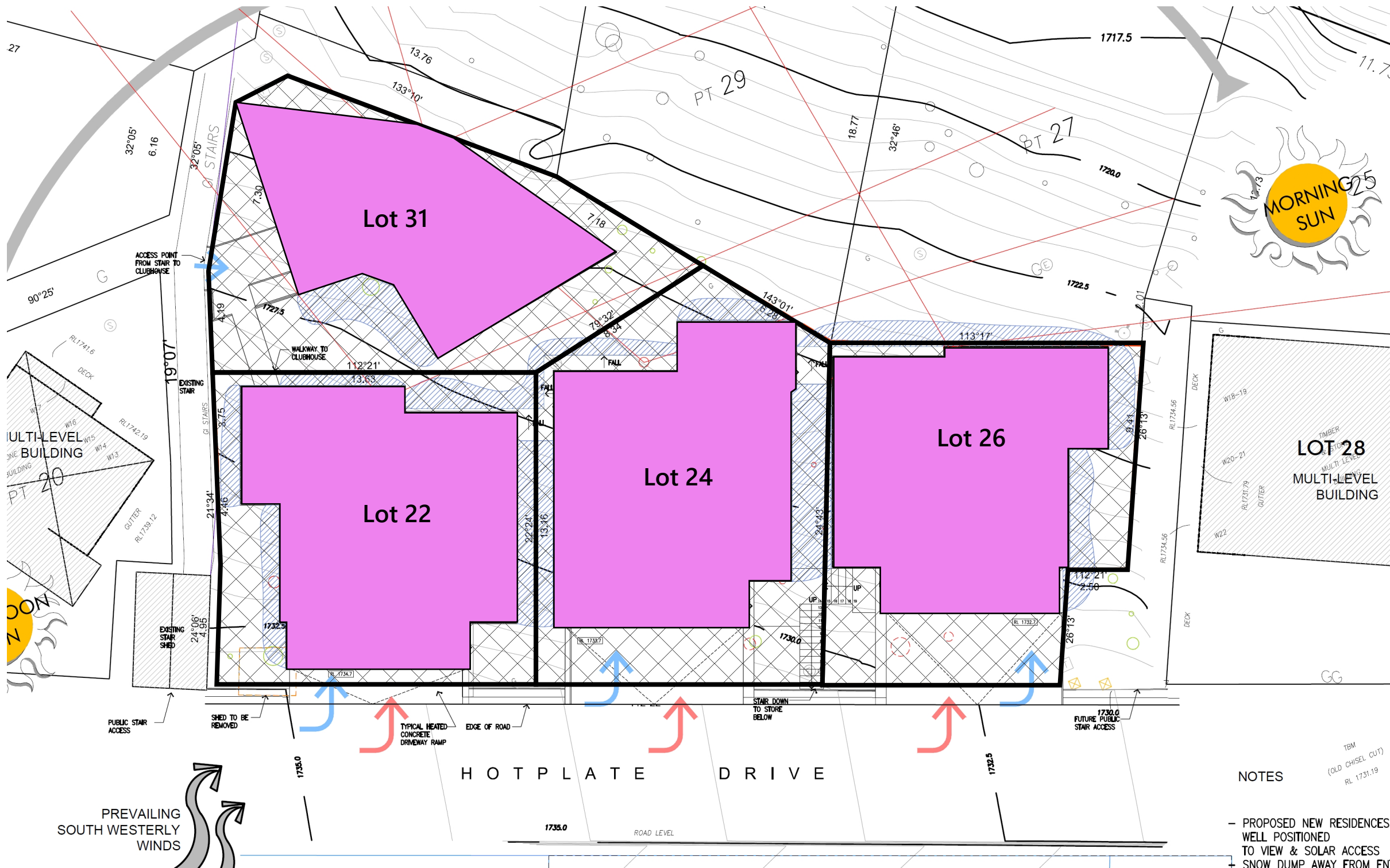
Defendable space will be provided to the boundary and the vegetation will be managed in accordance with the following requirements.

- Grass must be short cropped or 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.

Vehicle access must be in accordance with Table 5 to Clause 53.02.

The owner must comply with the Mount Hotham Alpine Resort Community Bushfire Emergency Management Plan and any directions by the Hotham Resort Management and the CFA.

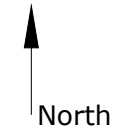
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- Defendable Space
- Proposed Buildings

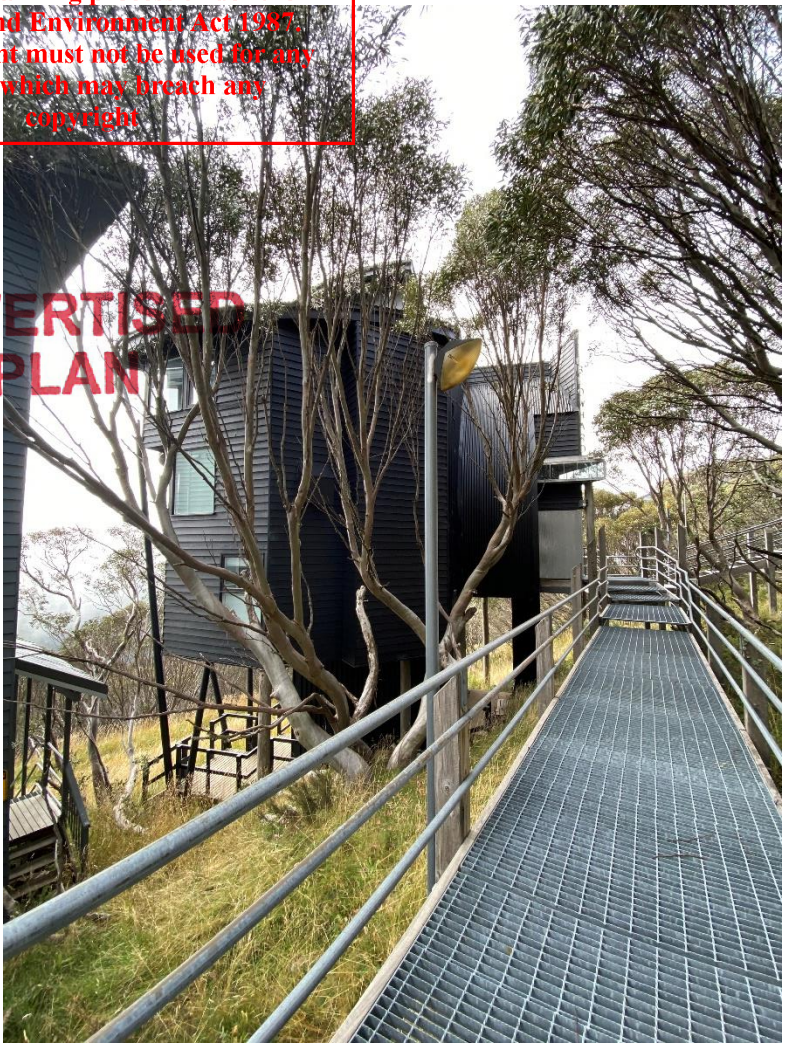
NOTES

- PROPOSED NEW RESIDENCES WELL POSITIONED TO VIEW & SOLAR ACCESS
- SNOW DUMP AWAY FROM FNT



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Attachment D – Photos of the Subject Land

Common stairway taken in front of Lot 34 looking at the building on Lot 32 with Lot 31 in the background in the right hand corner

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Common stairway alongside Lot 31 looking at Lot 32

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Existing building on Lot 20 looking over Lot 22 and Lot 31

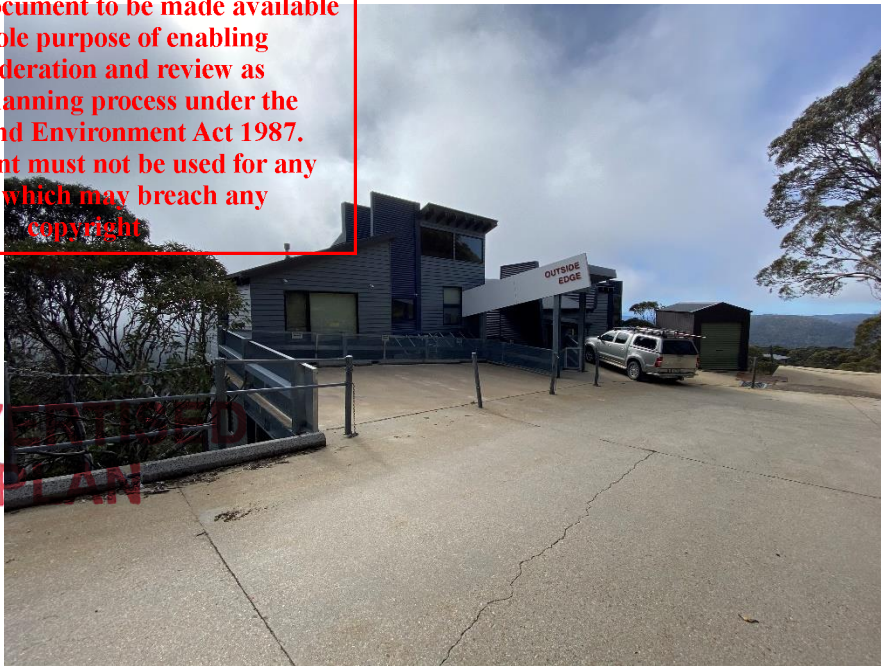
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Existing building on Lot 20 with windows overlooking Lot 22

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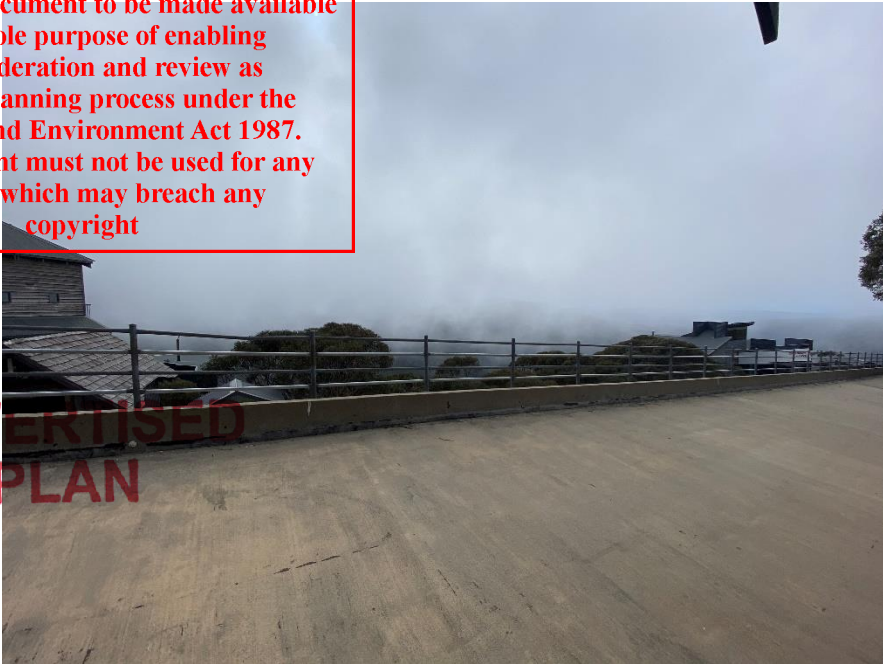
Existing building on Lot 38.



Existing streetscape of Hotplate Drive (photo is taken on the lower tier of the road)

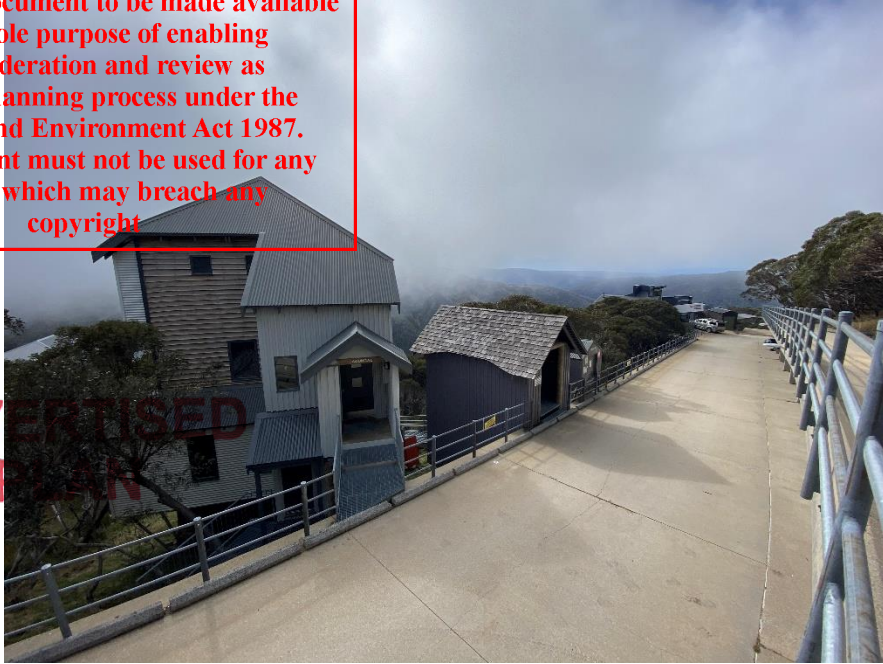
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Existing streetscape of Hotplate Drive (photo is taken from the upper tier of the road)

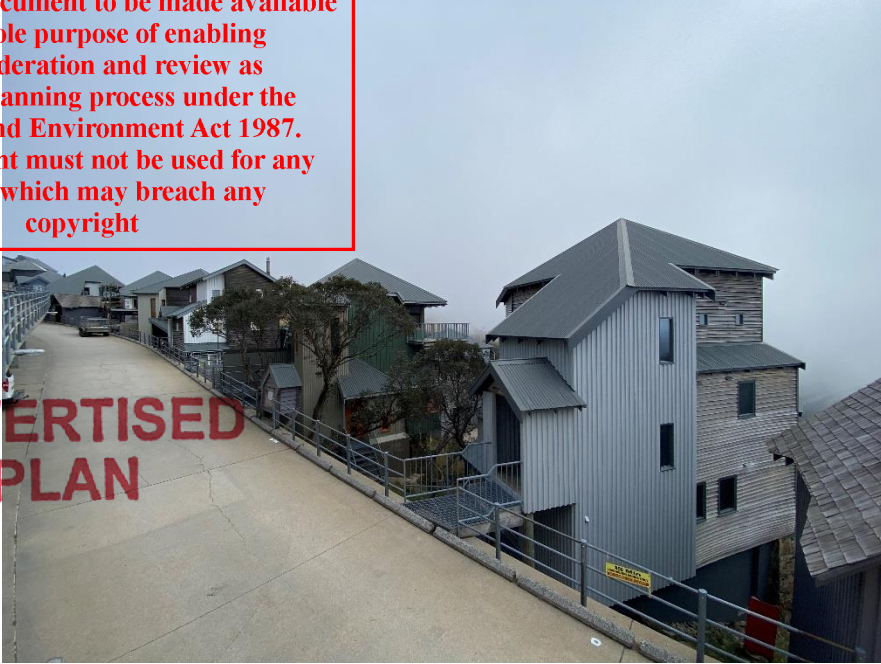
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Existing streetscape looking over the subject allotments to the south east

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Existing building adjoining to the north west. Note each building has a height of two storeys above the road level

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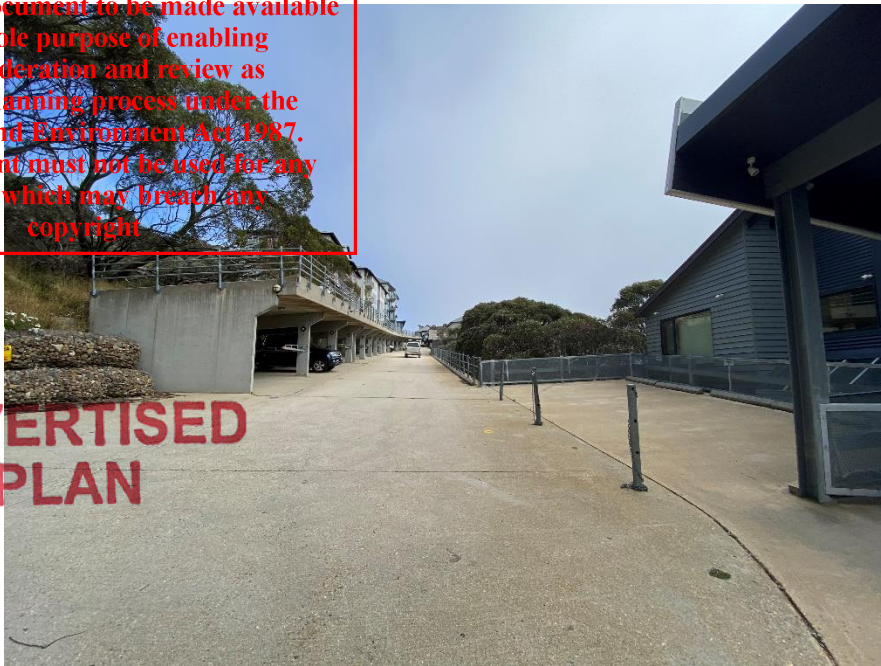
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Existing streetscape and building looking north west

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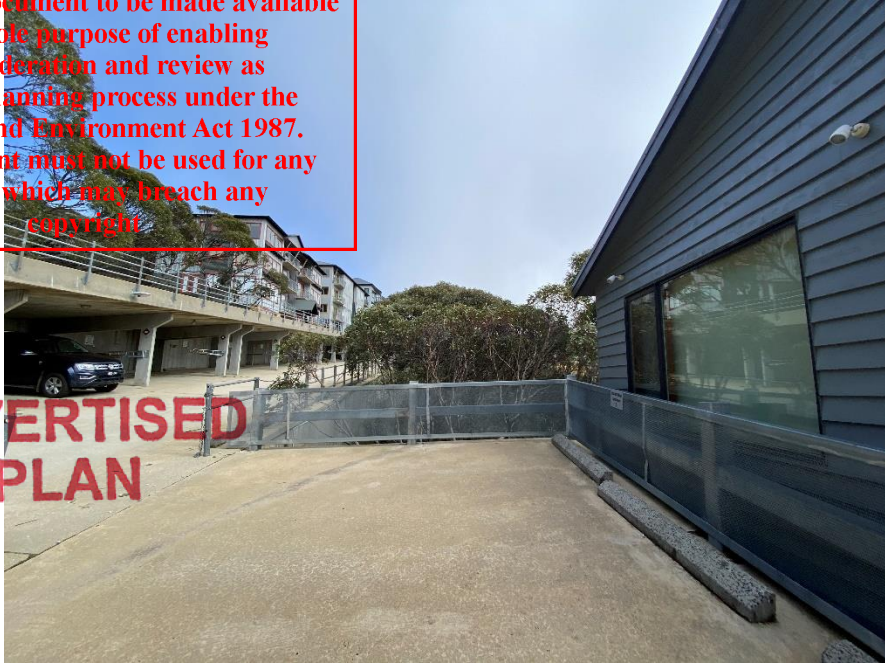
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Hotplate Drive looking north west

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View of the subject land from the adjoining Lot 28

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Aerial view of the subject land

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Aerial view of the subject land