

# BUSHFIRE RISK ASSESSMENT

775 & 799 HIGH STREET, MELTON WEST

**ADVERTISED PLAN**

**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**

# Table of Contents

Table of Contents ..... 2

1. Introduction ..... 3

2. Bushfire Hazard Assessment ..... 4

    Bushfire Hazard Landscape Assessment ..... 4

    Bushfire Hazard Landscape Assessment Plan ..... 5

    Bushfire Hazard Site Assessment ..... 6

    Bushfire Hazard Site Assessment Plan ..... 7

3. Bushfire Risk Assessment ..... 8

## Document Control

Version	Date	Issue
V1	07/12/2025	RFI

## Solve Town Planning Pty Ltd

This work remains the copyright of Solve Town Planning. No part may be reproduced or used without written permission of Solve Town Planning.

**Disclaimer:** The views expressed in this report are those of the author. Information in this document is current at the time of writing. While all professional care has been undertaken in preparing this document, the author accepts no liability for loss or damages incurred resulting on reliance placed on its context.

**ADVERTISED  
PLAN**

**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**

# 1. Introduction

This report has been prepared to support a planning permit application for the use and development of the land at 775 & 799 High Street, Melton West for an education centre. The site is proposed to be used for a “vehicle store” as defined by the Scheme and the proposed building is ancillary to that use.

The subject land is not identified by a Bushfire Management Overlay as having any significant bushfire risk. Notwithstanding that, the land is located on the fringe of a designated bushfire prone area.

Clause 13.02 states that in a Bushfire Prone Area, bushfire risk should be considered when assessing application for use and development of the land for an “education centre”.

A Bushfire Hazard Landscape Assessment and a Bushfire Hazard Site assessment has been prepared which demonstrates that the level of bushfire risk is low and given the existing and future intended uses will remain so in perpetuity. There are no additional bushfire mitigation measures which are necessary to be implemented into the design or built form.

This report is accompanied by:

- Bushfire Hazard Landscape Assessment
- Bushfire Hazard Site Assessment

**ADVERTISED  
PLAN**

**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**

# 2. Bushfire Hazard Assessment

The following bushfire hazard assessment seeks to understand the likely forms of bushfire attack if it were to occur. The Bushfire Hazard Assessment is a function of:

- Bushfire Hazard Landscape Assessment (An assessment of the bushfire hazard from the broader landscape that is more than 150m from the subject site), and
- Bushfire Hazard Site Assessment (An assessment of the bushfire hazard within 150m of the subject site)

## Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment provides information on the Bushfire Hazard more than 150m away from the site.

This area would be classified as a broader landscape type one in accordance with the BMO technical guide. These are landscapes where:

- There is little vegetation beyond 150 metres of the site (except grasslands and low threat vegetation).
- Extreme bushfire behaviour is not possible.
- The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. · Immediate access is available to a place that provides shelter from bushfire.

The most likely forms of fire behaviour at the landscape scale that could potentially impact the site are limited to ember attack from the Long Forest located approximately 2 km north west of the subject land.

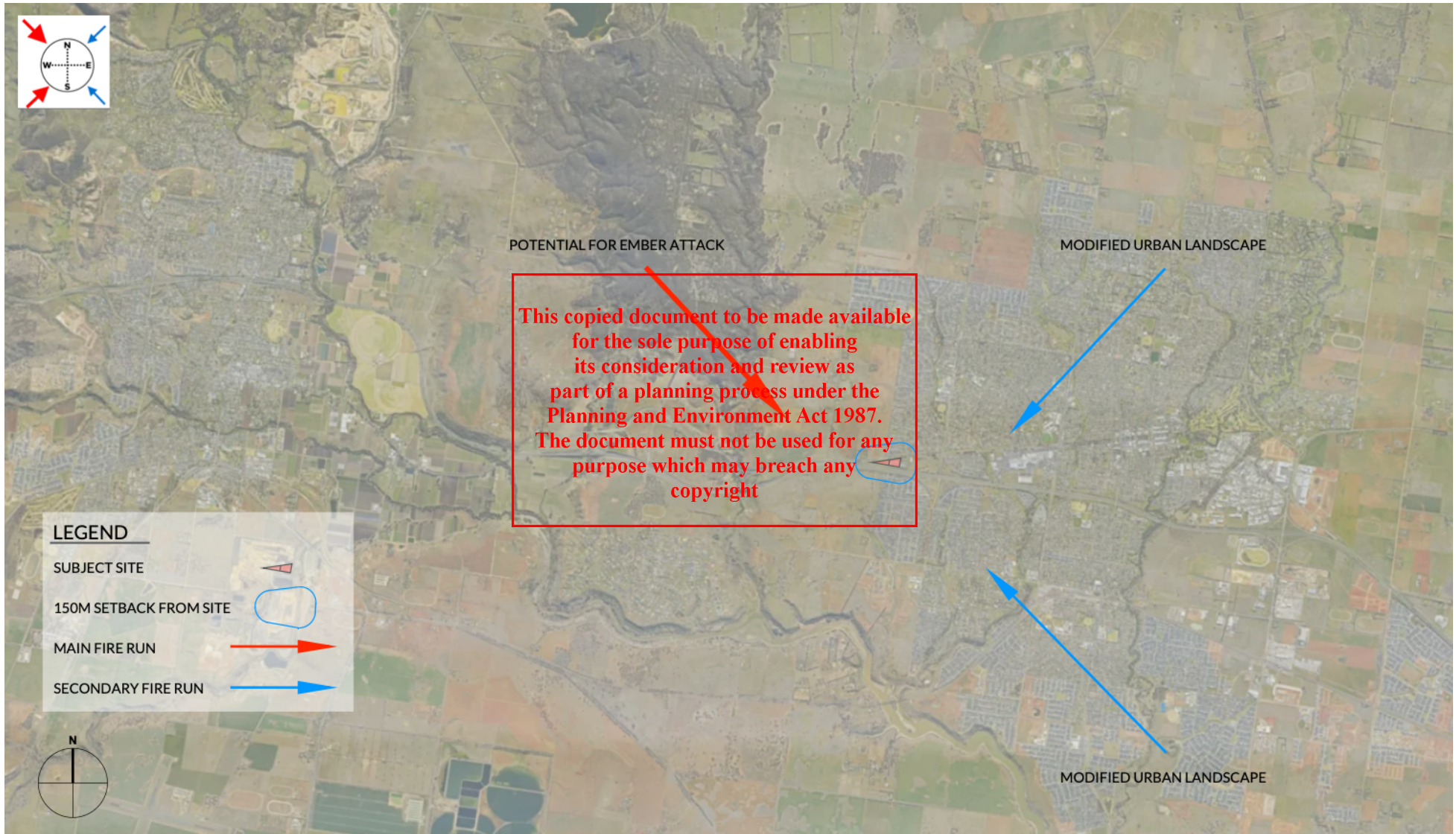
A Bushfire Hazard Landscape Assessment Plan is provided on the following page:

**ADVERTISED  
PLAN**

**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**

# ADVERTISED PLAN

## Bushfire Hazard Landscape Assessment Plan



## Bushfire Hazard Site Assessment

Vegetation within 150m of the subject site was assessed in accordance with the methodology of AS3959 and the BMO Technical Guide (DELWP).

Table 1 below documents the outcomes of the assessment.

A Bushfire Site Assessment plan is provided on the following page.

	North	East	South	West
Vegetation Classification	Low Threat Vegetation	Low Threat Vegetation	Low Threat Vegetation	Low Threat Vegetation
Effective Slope Under Classified Veg.	Flat	Flat	Flat	0-5 degrees upslope
Distance between site and classified Veg.	>150m	>150m	>150m	>150m

\*\* The land within 150m of the subject site have been assessed as low threat and excludable on the basis of:

- f) Grassland managed in a minimal fuel condition, maintained lawns, maintained public reserve in conjunction with the drainage and road reserves
- e) Non vegetated areas (roads, rock/dirt, services, public reserves)

**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**

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## Bushfire Hazard Site Assessment Plan



# 3. Bushfire Risk Assessment

Having undertaken the above assessments we consider the risk to human life to be “low” without having to undertake any specific bushfire mitigation measures.

It is considered that the proposal is consistent with the State policy objectives at Clause 13.02-1S.

**ADVERTISED  
PLAN**

**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**