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Bushfire Management Statement

244 MT MORTON ROAD, BELGRAVE



Performing Arts & Senior Learning Centre

Reference: 20799

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Belgrave Christian School

FORMAL LAND DESCRIPTION:

Land in Plan PC374040

PROPOSAL:

Performing Arts & Senior Learning Centre

AUTHORITY:

Yarra Ranges Council

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1 EXECUTIVE SUMMARY

This Bushfire Management Statement has been prepared to address the requirements of the *Bushfire Management Overlay (BMO) (Clause 44.06)* and provide the Responsible Authority, together with the applicant, advice and recommendations for bushfire protection.

This Bushfire Management Statement identifies the existing conditions of the site and surrounds in accordance with the application requirements of *Bushfire Planning (Clause 53.02)* and offers a planning and design response, which shows how the development meets the relevant measures and decision guidelines.

The bushfire 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 house constructed to a BAL-29 construction standard has been designed to withstand a radiant heat flux of 29 kW/m²). This assessment is then used to determine the most appropriate combination of vegetation management zone and BAL construction for future buildings.

Based on a site assessment, the land subject to the proposed works currently comprises of Modified vegetation however this will be removed and managed to Low Threat conditions as part of the proposal and as such will not present a bushfire risk.

Conditions within 150m of the development site comprise of a mix of Low Threat, Modified and Forest Vegetation, which together with the surrounding landscape present a considerable bushfire risk.

The proposal seeks to develop a new performing arts and senior learning building on site. The building will be construction to BAL 29 requirements as per the recommendations of this report.

Vegetation management requirements will apply on site in accordance with Table 6.

There is an existing network of fire hydrants on site however a new water is proposed as part of this application.

Access around the perimeter of the site is provided via an existing 4m wide fire access track.

New access and carparking areas around the proposed building have been designed to accommodate emergency vehicles.

It is submitted that the proposed developments meets relevant requirements of the *BMO* including Approved Measures and applicable Alternative Measures of *Clause 53.02*, thereby the proposal mitigates risk to life and property to an acceptable level.

2 IMPORTANT ASSUMPTIONS

It is important to acknowledge that the policies and land conditions described herein were correct at the time of publishing. If regulations change and/or site conditions vary it may be necessary to review the bushfire risk and subsequent protection measures.

The measures outlined in this Bushfire Management Statement cannot guarantee safety during an extreme fire event. Residents will need to develop a Personal Bushfire Plan to clearly understand and plan for how they are going to act in response to a fire event. It is recommended that they refer to CFA publications for assistance.

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3 INTRODUCTION

Millar Merrigan have been engaged to prepare a Bushfire Management Statement to accompany a town planning submission for a proposed education building at Belgrave Christian School.

The *Bushfire Management Overlay (Clause 44.06) (BMO)* which applies to the site triggers a planning permit requirement for buildings or the carrying out of works.

Aside from implementing State & Local Planning Policies its purpose is:

- 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.

The *BMO* requires an application to meet the requirements of *Bushfire Planning (Clause 53.02)* and a full response to *Clause 53.02-4* is required given the nature of the proposal.

This report addresses the applicable requirements of the *Bushfire Management Overlay* and *Bushfire Planning*.

4 PROPOSAL

The applicant seeks to construct a new education building on the subject site. The building will provide a new space for performing arts and senior learning.

The building is to be located on parcel PC374040 which is an existing vacant parcel that comprises of mixed vegetation. Most of this vegetation will be removed as part of the proposal and the site will be managed to low threat conditions as per the remainder of the school site.

The layout provides for the continuation of the existing 4m fire access track around the perimeter of the site and connects back in Wattle Valley Road improving emergency vehicle circulation within the site. See Figure 1 below and Appendix 2.

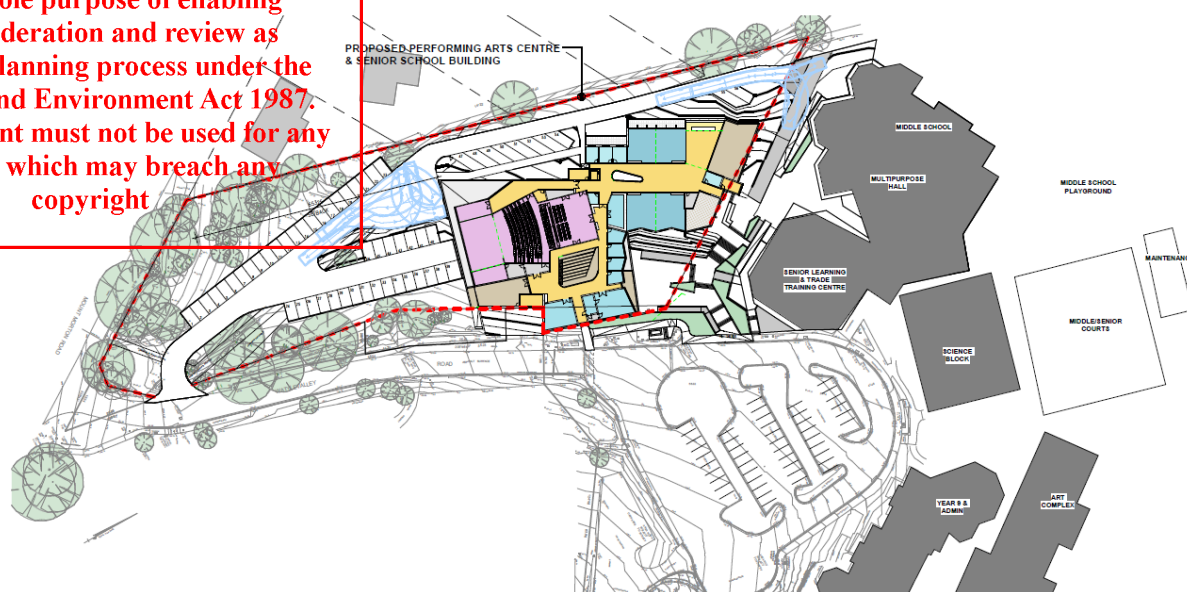


Figure 1: Proposed site layout plan

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ADVERTISED 5 PLAN PLANNING PROVISIONS

The land is contained within the Low Density Residential Zone, which alongside implementing State and Local Planning Policies, seeks:

- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

Pursuant to this clause a permit is required to use land for education. The use is already established on the overall site and is considered appropriate to extend into this lot.

The land is covered by a Significant Landscape Overlay (SLO22) which seeks to conserve and enhance the special landscape character of the site and surrounds. This overlay contains permit triggers for tree removal and buildings and works.

The only other overlay applicable is the Bushfire Management Overlay (44.06) (BMO) and this is used to guide the development of land in areas of high bushfire hazard. It requires consideration of the location, design and construction of development and the implementation of bushfire protection measures. The BMO mapping is based on the bushfire hazard and applied to areas of extreme fuel loads where there is a potential for extreme bushfire behaviour such as a crown fire and extreme ember attack and radiant heat. It takes into account vegetation, weather characteristics and slope. The entire local area is impacted by the BMO given the sites location in the vegetated hills, see Figure 2 below.

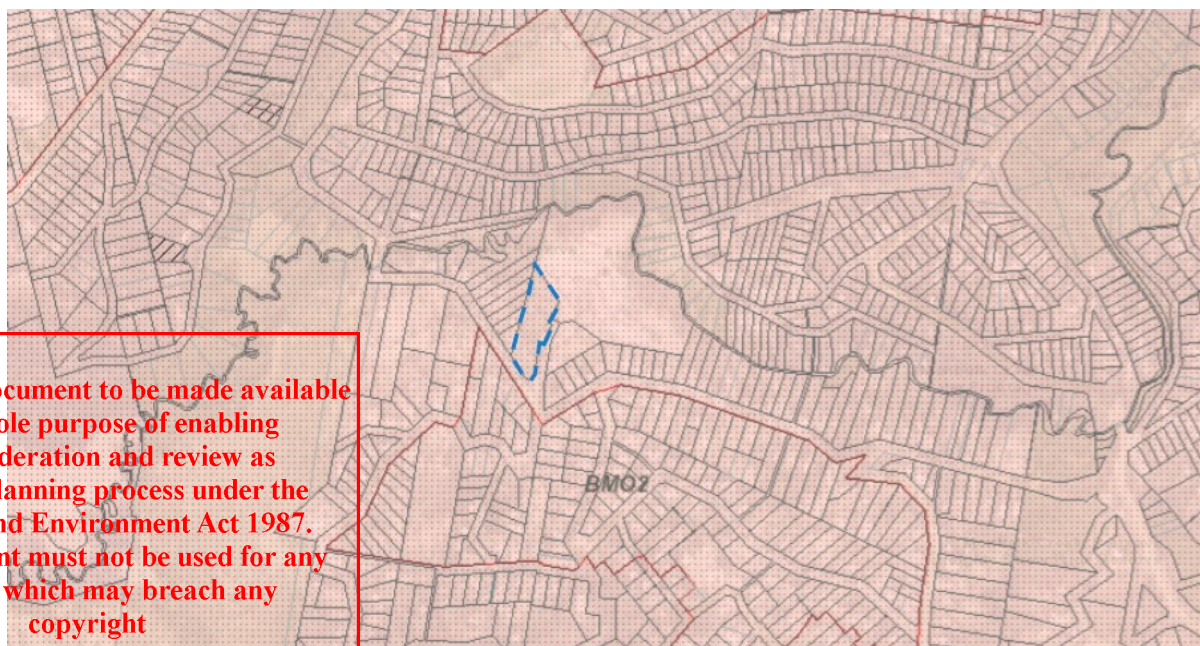


Figure 2: Extent of BMO (source: Vicplan)

In accordance with Clause 44.06-3 bushfire protection measures for buildings and works are enforced by application of the following permit condition:

The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

This report seeks to address the requirements of the BMO.

Refer to the property report at Appendix 3 for confirmation of the zone and overlays.

The Planning Policy Framework (PPF) provides the broad framework for bushfire protection policy and provisions in the planning scheme.

This includes *Clause 13.02 - Bushfire*, which aims to *strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*.

The Yarra Ranges Planning Scheme mentions bushfire mentions bushfire planning throughout a number of policies.

Clause 65 – Decision Guidelines requires that before deciding on an application or approval of a plan, the responsible authority must consider, among other things, whether the proposal will ‘produce acceptable outcomes’ in relation to the degree of 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.

This Bushfire Management Statement has made an assessment of fire hazard, resulting in a design which is responsive to the opportunities and constraints. Use of the land for education is already established and the extension to the existing School has regard to the overarching policy objectives of the PPF and the *BMO*.

Through application of suitable mitigation measures, the risk to life and property from bushfire can be reduced to an acceptable level.

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6 BUSHFIRE HAZARD SITE ASSESSMENT

6.1 THE SITE

The land is irregular in shape with a frontage to Mt Morton Road to the south and Wattle Valley Road to the east. It has an overall area of approximately 8339sqm and comprises of carparking and vegetation, see Figure 3 below. The land is in the ownership of Belgrave School which is developed on the adjacent lot to the north.

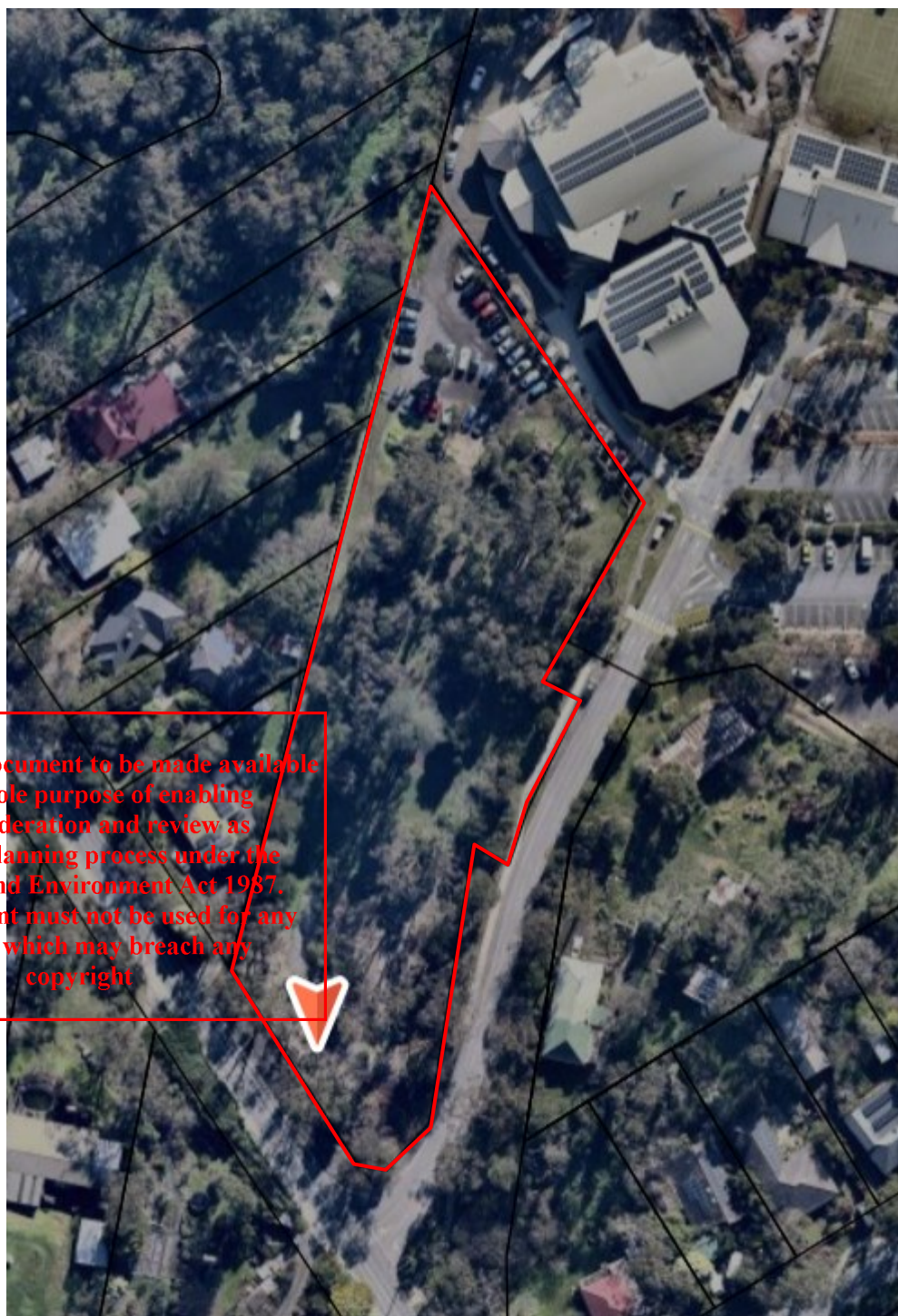


Figure 3: Overall site (source: Nearmap)

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Vehicle access to the school is gained via Wattle Valley Road which provides access to numerous parking areas and a 4m wide fire access track that wraps around the periphery of the school site.

The topography of the land is undulating, falling from Mt Morton Road towards the north of the site.

The land is not encumbered by any restrictions however is dissected by easements for drainage and sewerage purposes, see the Certificate of Title at Appendix 4.

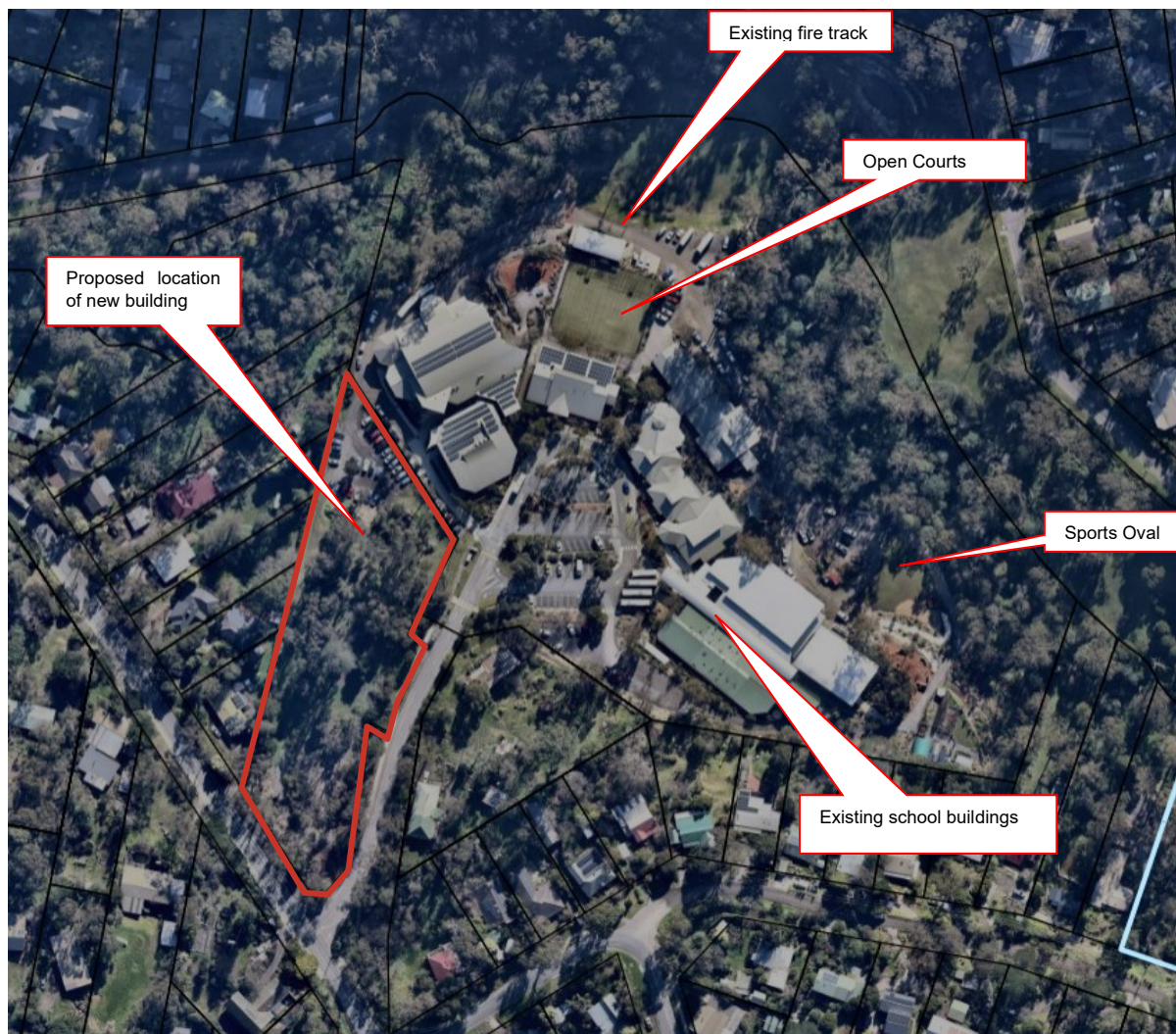


Figure 4: Aerial Photograph of site and surrounds

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Photograph 1: Existing carpark at the northern extent of the site



Photograph 2: Modified nature of conditions on the site

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The BMO requires an assessment within 150m of a site. This area comprises a mix of low threat modified vegetation and forest areas along the Monbulk Creek as shown in the site assessment plan in Figure 5 below.

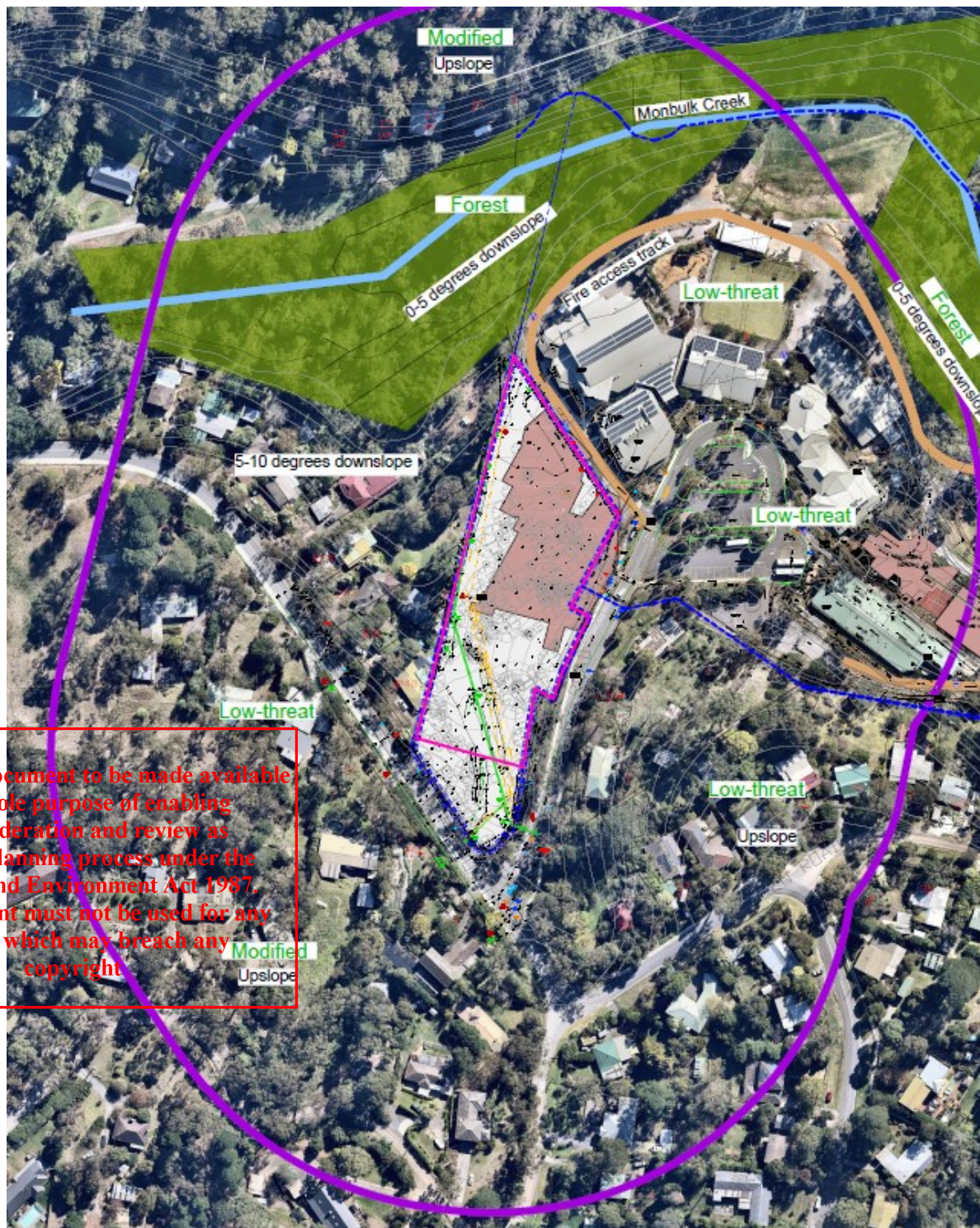


Figure 5: Site assessment area

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6.2 BUSHFIRE BEHAVIOUR

To effectively implement bushfire protection measures it is important to understand bushfire behaviour and how buildings are destroyed. There are three major factors that influence bushfire behaviour; being topography, weather conditions (such as temperature and wind) and vegetation.

The ways in which a building is destroyed by bushfire can be through ember attack, radiant heat, localised flame contact, flame contact from fire front or extreme fire front, see Figure 6 below.






EMBER ATTACK	RADIANT HEAT	LOCALISED FLAME CONTACT	FLAME CONTACT FROM FIRE FRONT	EXTREME FIRE BEHAVIOUR
				
<ul style="list-style-type: none"> • May occur from the hazard in very close proximity to a building (nearby trees, neighbouring houses). • May occur from fire behaviour in the surrounding landscape. • Most common way houses catch fire during a bushfire. • Occurs when small burning twigs, leaves and bark are carried by wind, landing in and around a building. • Can happen before, during and after a bushfire. 	<ul style="list-style-type: none"> • Occurs from the hazard in close proximity to a building (up to 150 metres). • The heat you can feel from a fire. • Can ignite surfaces without flame contact or ember attack. • Dries out vegetation ahead of a bushfire so that it burns more readily. 	<ul style="list-style-type: none"> • Occurs from the hazard in close proximity to a building (up to 50 metres). • Direct flame contact from individual elements, such as vegetation, fences or structures. • Burning elements may arrive from neighbouring land. • Can occur in areas where the vegetation is modified or is managed as a garden. • Not direct flame contact from a moving fire front. 	<ul style="list-style-type: none"> • Occurs from the hazard in close proximity to a building (150 metres). • Direct flame contact from a fire front where vegetation is in a mostly natural state (such as in national parks). • Occurs when a building is in close proximity to the vegetation. • May arise in lower risk areas (such as from a local park) or in higher risk areas (larger vegetated areas such as forests and coastal reserves). 	<ul style="list-style-type: none"> • Occurs from fire behaviour in the surrounding landscape, including where it interacts with the hazard in close proximity to a building. • Arises in high risk landscapes, with long fire runs, steep topography and vegetation in a mostly natural state. • Influenced by fuel loads and drought conditions. • Associated with high temperatures, wind, cyclonic winds, lightning. • Extreme ember attack will occur. • Associated with weather as seen on Black Saturday. • Any fire that starts and takes hold will be so intense that life safety may be seriously compromised.

Figure 6: Forms of Bushfire Attack (source: DELWP, Planning Permit Applications Bushfire Management Overlay, Technical Guide)

The shape of the land has a strong effect on bushfire. A fire will burn faster and more intensely uphill because the flames can reach more unburnt fuel in front of the fire. The heat radiating from the fire pre-heats fuel on the slope ahead of the fire, making the fuel even more flammable. For every 10° slope, the fire will double its speed.

By increasing in speed the fire also increases in intensity, becoming even hotter. The opposite applies to a fire travelling downhill. The flames reach less fuel, and less radiant heat pre-heats the fuel in front of the fire. For every 10° of downhill slope, the fire will halve its speed.

Fire tends to move more slowly as the slope decreases.

(Source: DELWP, Planning Permit Applications Bushfire Management Overlay, Technical Guide)

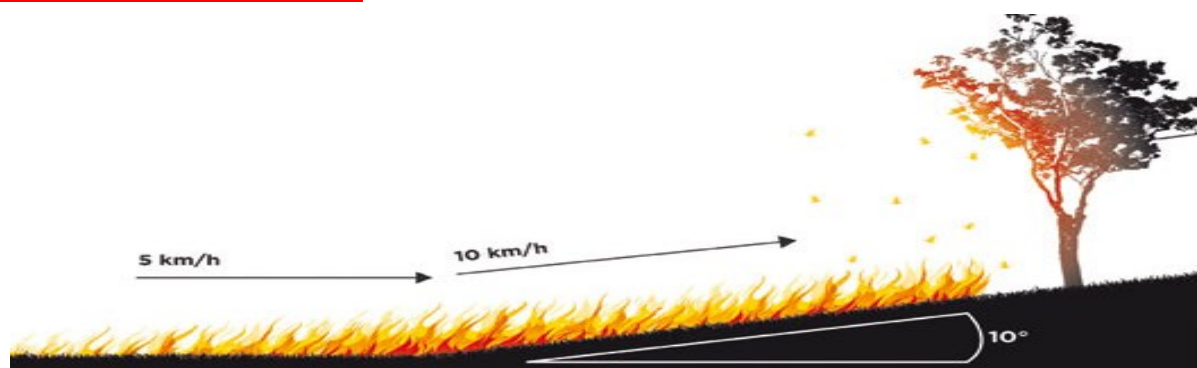
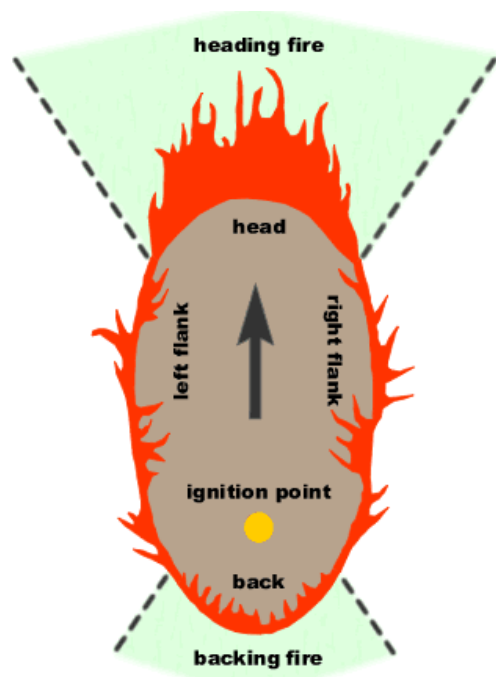


Figure 7: How fire speed increase uphill (source: DELWP, Planning Permit Applications Bushfire Management Overlay, Technical Guide)

The weather plays an important factor in bushfire occurrence with temperature, wind, humidity and atmospheric condition all being contributing factors. Bushfires often start on hot, dry, windy days.

Wind influences the speed at which fire spreads, the direction in which a fire travels, the size of the fire front, the intensity of the fire and the likelihood of embers and spot fires.

Vegetation is however the primary source of fuel for a bushfire and the amount of fuel present, together with the location of buildings can directly affect their survival. The only factor people have any control over is fuel; therefore, by reducing fuel load and creating defensible space around a building, the bushfire risk can be reduced.



A bushfire can behave in a variety of ways:

- Head fire – a fire where the flames are blown towards the fuel;
- Flank fire - a fire where the fire edge is generally parallel to the wind;
- Back fire – a fire that moves into the wind with flames leaning over the burnt ground.

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Figure 8: Bushfire Behaviour

6.3 VEGETATION

The vegetation management requirements together with the building construction requirements of the *Bushfire Management Overlay (BMO)* and *AS3959* aim to ensure that risk to life and property from bushfire can be reduced to an acceptable level.

The vegetation classification, together with effective slope is utilised for the purposes of determining defensible space and construction requirements.

The classification system of *AS3959* uses a generalised description of vegetation based on the *AUSLIG* (Australian Natural Resources Atlas: No. 7 - Native Vegetation) classification system.

Vegetation within 150m of the site is indicated on the Site Plan at Figure 4 above. There are three types of vegetation as follows:

Low-Threat

The developed residential areas to the east and west of the site and the school site to the north all offer managed conditions and are considered as low-threat in accordance with *Section 2.2.3.2* of *AS3959* which lists the following exclusions:

- Vegetation of any type that is more than 100 m from the site.*
- Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.*

- c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified.
- d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

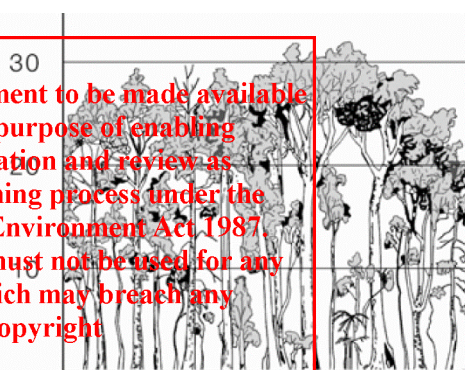
NOTES:

1. Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
2. A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

Forest

In comparison to the low-threat areas are the vegetated areas along Monbulk Creek which comprise of tall Eucalypts with a thick understory. The interface between the school and the creek is collaboratively managed by Melbourne Water and the school. This vegetation is comparative to Forest which AS3959 describes as follows:

- Trees 10–30 m high; 30–70% foliage cover (may include understorey of sclerophyllous low trees and tall scrubs or grass).
- Typically dominated by eucalypts.

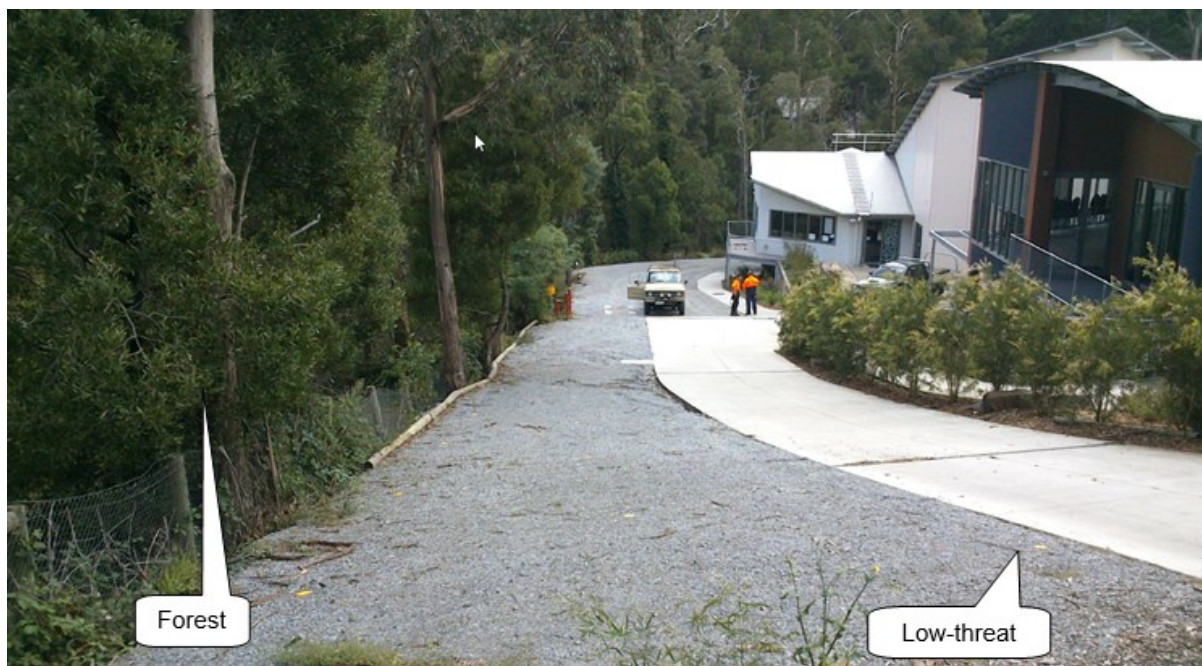


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Modified

There are residential allotments on the southern side of Mt Morton Road that contain a moderate canopy coverage with understory managed. Given the extent of canopy coverage in these areas it is inappropriate to classify them as low threat, however due to the managed understory they do not fit classification for Forest or Woodland. These areas are therefore considered to be Modified.



Photograph 3: Existing School grounds and vegetation along Monbulk Creek



Photograph 4: Looking at Forest vegetation from within the school grounds

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Photograph 5: existing fire access track

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6.4 SLOPE

The slope of land under vegetation influences likely fire behaviour and as the slope increases so does the rate of spread of a fire and its intensity. The slope within 150m of the subject site has been assessed and indicated on the Site Plan at Figure 3. It sees a general fall from south to northwest towards Monbulk Creek, where it then rises up towards Bellbird Street.

The wider area comprises a series of steep ridges and gullies, as seen in Figure 9.

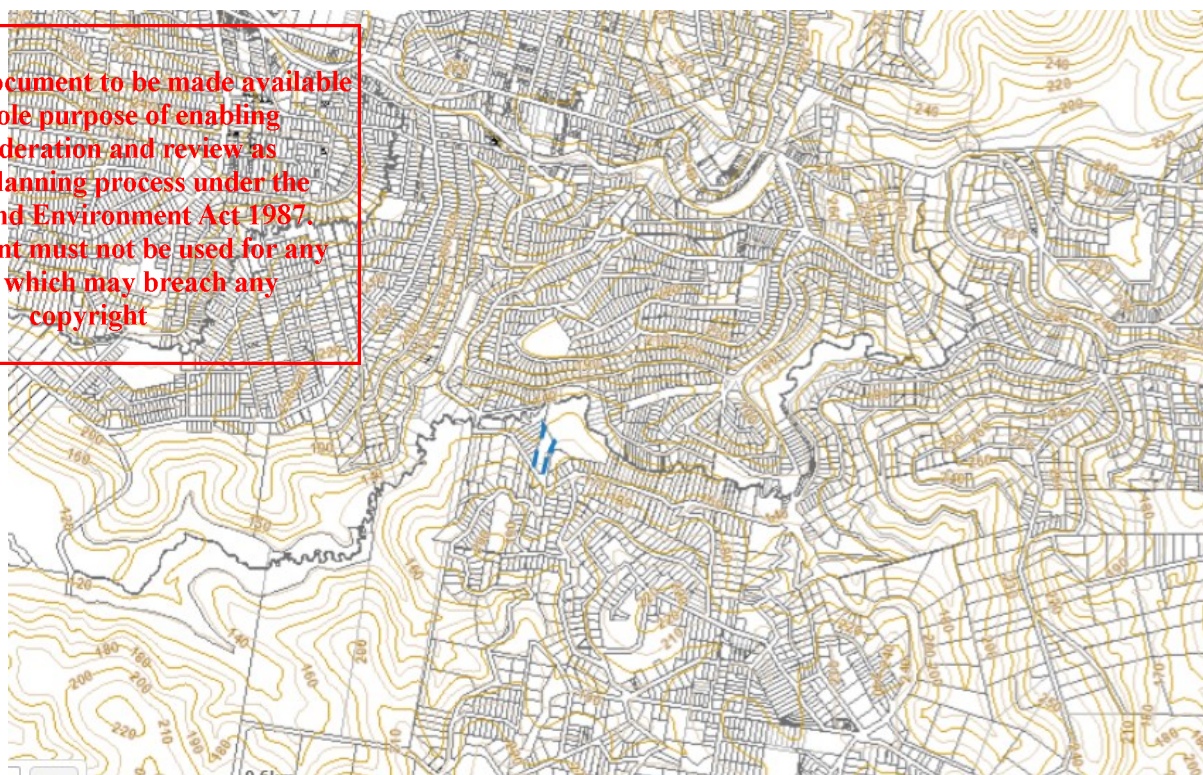


Figure 9: Topography in Surrounding Area (source: Vicplan,)

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7 BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

7.1 LANDSCAPE ASSESSMENT

The bushfire hazard landscape assessment provides information on the bushfire hazard for 20km (or greater) around a development site. Considering bushfire from this broader landscape perspective is important as it affects the level of bushfire risk a development and its future occupants may be exposed to. The landscape assessment seeks to:

- Provide factual information on the bushfire hazard (vegetation extent and slope)
- Provide information on key features of the general locality that are relevant to better understanding the protection provided by the location
- Provide contextual information on a site

(Source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017).

Bushfire is a dynamic hazard and can be highly unpredictable. Because of this, the factors that contribute to the bushfire risk are diverse. The purpose of the landscape assessment is not to predict the outcome of a bushfire event but to provide information that builds a better understanding of the bushfire risk in a location and to help make informed decisions.

(Source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017).

The likelihood of a bushfire, its severity and intensity, and the potential impact on life and property varies depending on where a site is located in the surrounding landscape. There are a number of factors that influence the potential bushfire behaviour at a landscape scale, including:

- Topography;
- Extent and continuity of vegetation;
- The location and exposure of the urban area, township, isolated rural area to bushfire;
- The potential fire run and area that is likely to be impacted by the fire, for example a fire in a grassland may only impact one or two streets into a residential area, however a large bushfire may impact many km in front of the main fire;
- The extent of neighbourhood-scale damage the bushfire may produce.

(Source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017).

The subject land is located within a Low Density Residential Zone some 2.5km south of the main hub of Belgrave. These areas are developed with housing and various vegetated reserves break up the urban areas, see Figure 10 below.

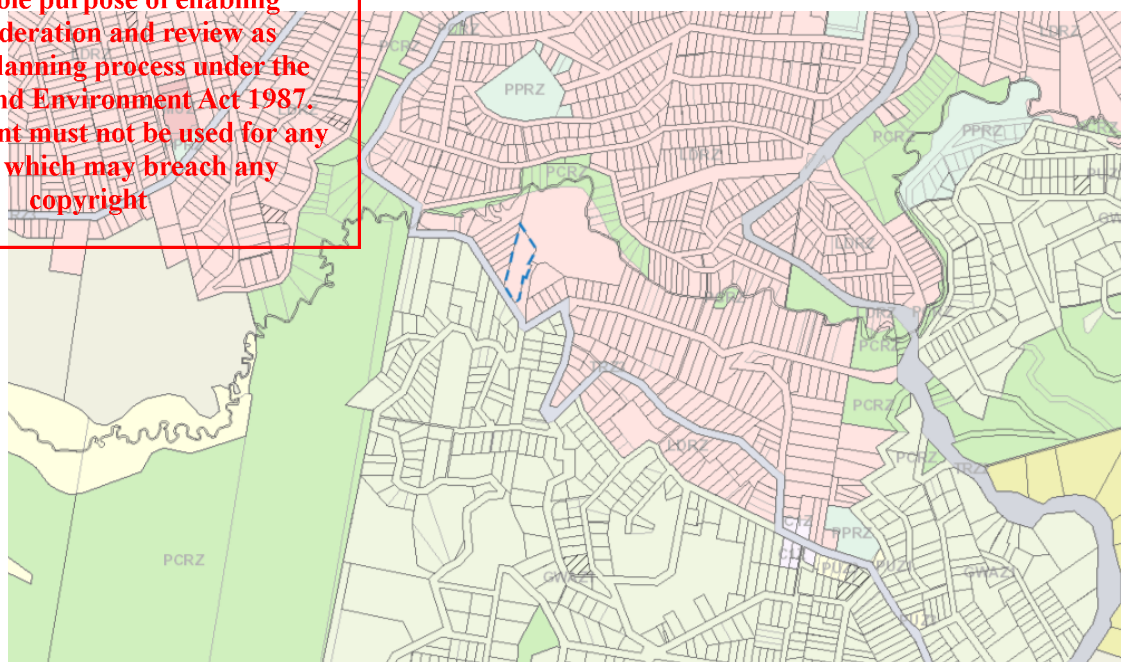


Figure 10: Surrounding Zoning (source: Vicplan)

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In addition to site and adjacent based risk, the broader landscape risk must be considered to determine the bushfire risk. As demonstrated in Figure 11, the site sits between two vegetation areas to the northeast and southwest.

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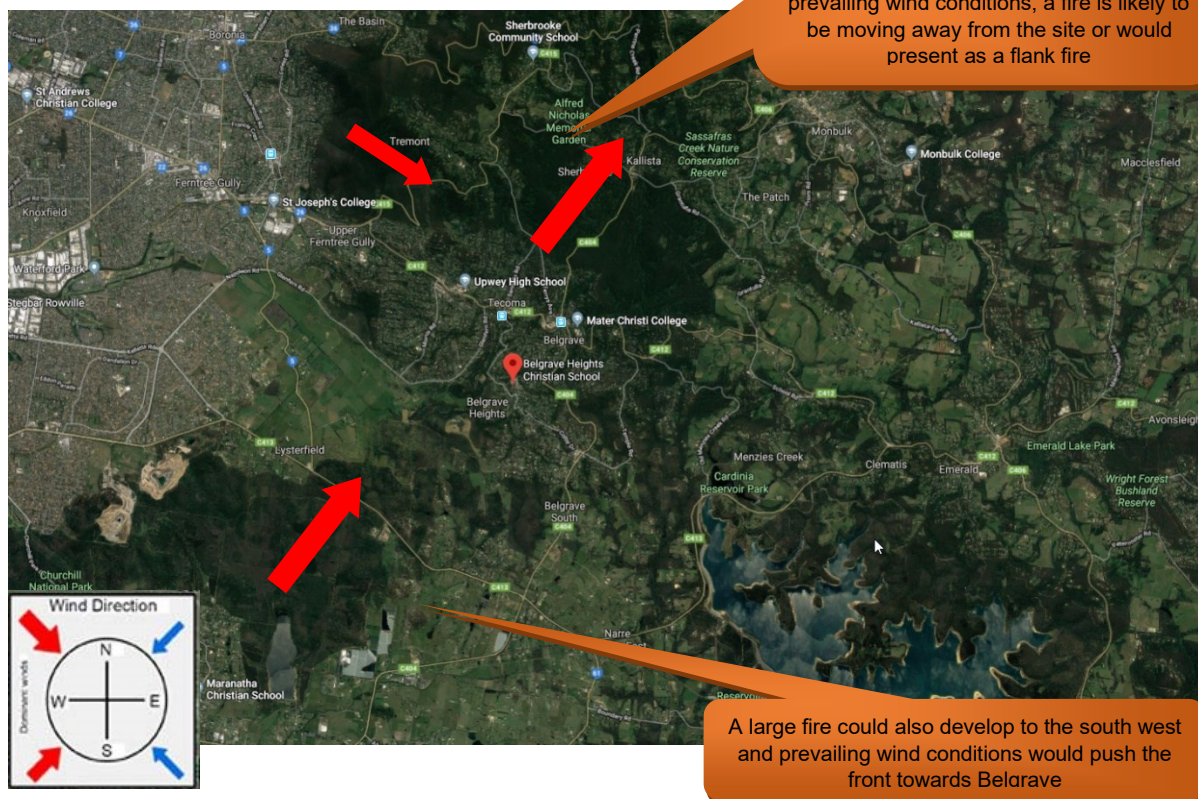


Figure 11: Landscape Assessment (potential fire runs indicated with red arrows)

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The area is comparable to Broader Landscape Type Three which describes the landscape as follows: 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. Bushfire can approach from more than one aspect; The site is located in an area that is not managed in a minimum fuel condition; Access to an appropriate place that provides shelter from bushfire is not certain. (source: Planning Permit Applications Bushfire Management Overlay, Technical Guide, DELWP, 2017).

The Yarra Ranges Municipal Fire Management Plan (Oct 2012) (YRMFMP) notes that:

- The Yarra Ranges are recognised as having one of the highest fire risk environments in the world due to its mountainous topography, highly flammable native vegetation and climatic patterns that combine to create severe fire hazard conditions almost every year. Another factor that makes this area particularly hazardous is the combination of forest/urban environments, the number of residents and tourists and limited access and egress routes.

The Yarra Ranges Municipal Fire Management Plan (2011-14) (YRMFMP) notes that:

- The second most destructive fire in Victoria (prior to the recent 2009 fires) was “Ash Wednesday”. Over 100 fires started on 16 February 1983. Fires swept across Victoria and South Australia, killing 75 people and causing widespread damage. The fire at Belgrave

Heights and Upper Beaconsfield covered an area of 9,200 hectares and resulted in the loss of 21 lives (including 11 CFA volunteers) and 238 buildings.

The YRMFMP lists significant fires that have occurred in the municipality since the turn of the century. These include the Ash Wednesday and Black Friday bushfires, as well as the Black Saturday Bushfires of 2009. Fire events have previously occurred to the north-west and south of the site as demonstrated in Figure 12 below.

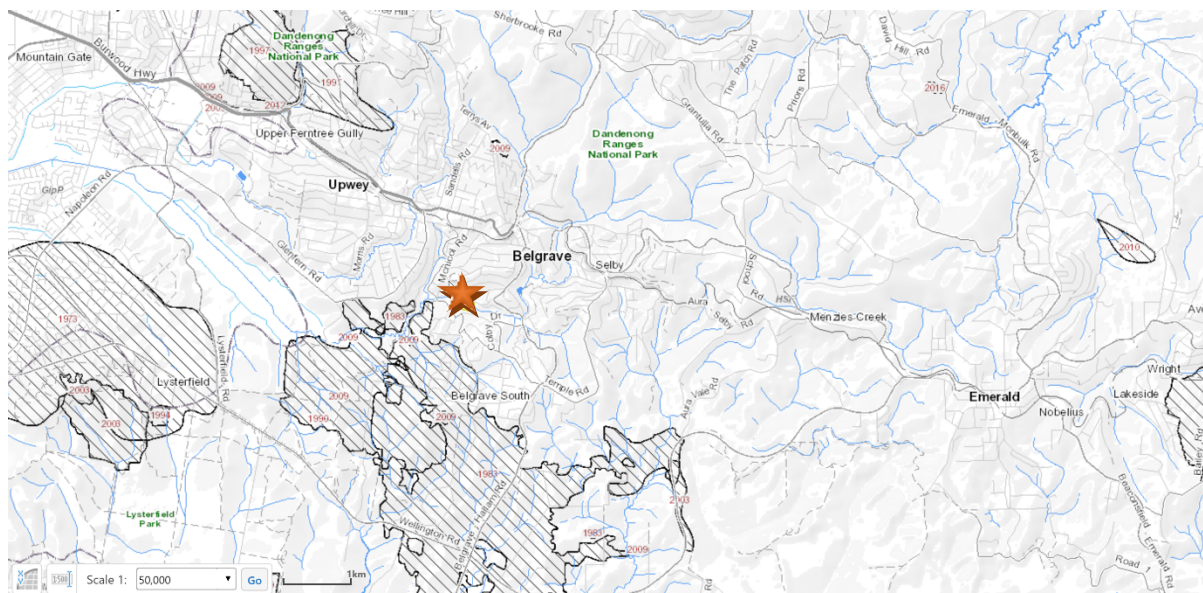


Figure 12: Bushfire History (source: Naturekit)

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7.2 BUSHFIRE SCENARIOS

Bushfire is a dynamic hazard and is highly unpredictable, and as such it is not possible to ascertain the exact location and source of a bushfire outbreak. It is however possible to consider likely spread and direction of fire based on accepted understanding of bushfire behaviour.

A change in wind direction is one of the most dangerous influences on fire behaviour and many people who die in bushfires get caught during or after a wind change.

In Victoria, hot, dry winds typically come from the north and northwest and are often followed by a southwest wind change. In this situation the side of the fire can quickly become a much larger fire front which may breach any

The subject site could be impacted upon by bushfire under the wind direction typical of extreme fire weather, however any fire from the northwest would be slowed by the downhill topography of the Dandenong Ranges and the presence of urbanised areas, such as Belgrave Town Centre. A flank fire rather than a fire front would be the most likely impact from this direction.

There is a high risk of a bushfire approaching from the south-west following the wind change typically associated with the passage of a cold front following a period of hot weather, as Lysterfield Park is present in this location and has a fire history as recent as 2009. Fire activity from this direction would develop to a large scale and a fire front would head towards Belgrave.

In any scenario, spot fires and ember attack would be certain.

Leaving early from high risk areas on high risk days is obviously the safest option, however the school provides large areas of low-threat conditions and has a Bushfire Preparedness Policy (Appendix 4). It is also noted that the school does not operate on Code Red days.

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8 DEFENDABLE SPACE & CONSTRUCTION STANDARDS

8.1 DEFENDABLE SPACE

Defendable space is identified as one of the most important aspects of preparing a property for bushfire, as it provides separation between the building and the hazardous vegetation. It is an area of land around a building where vegetation is modified and managed to reduce the effects of flame contact, radiant heat and embers associated with bushfire. The term 'defendable space' is defined by the planning scheme as:

An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with bushfire.

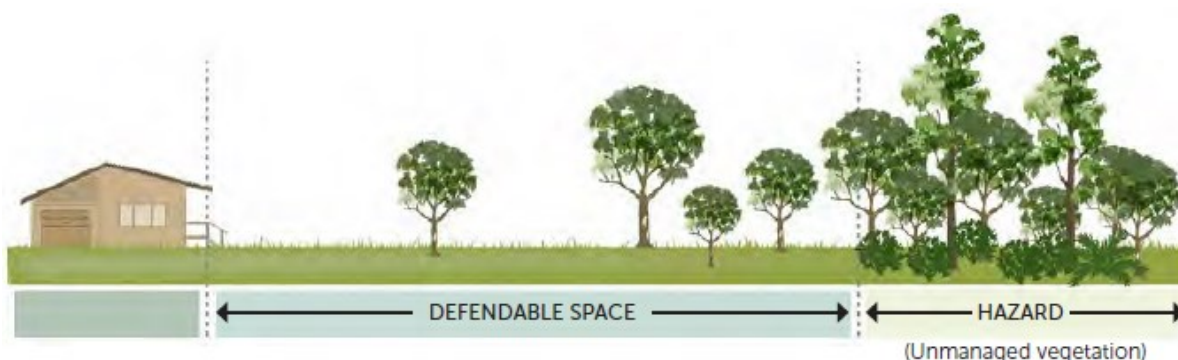


Figure 13: Defendable Space

8.2 CONSTRUCTION STANDARDS

AS 3959-2009 provides a series of construction standards relating to the level of ember attack and/or radiant heat and/or flame contact that may be expected to impact upon buildings. These range from BAL-LOW (where there is insufficient risk to warrant enhanced construction) to BAL-FZ (over 40 kW/m² and possibly flame contact). The envisaged impacts for each defendable space and construction requirement is illustrated in Figure 14 below.

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CLAUSE 52.47-3 DEFENDABLE SPACE TABLES	Table 1 Column A Table 2 Column A Table 3	Table 1 Column B Table 2 Column B	Table 1 Column C Table 2 Column C	Table 1 Column D Table 2 Column D	Table 1 Column E
CONSTRUCTION STANDARD (BUSHFIRE ATTACK LEVEL)	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ

Figure 14: Defendable Space & Construction Requirements (source: DELWP)

The Bushfire Attack Level (BAL) and defendable space is determined in accordance with Table 3 to Clause 53.02 for a building used as an education centre, which requires 70m of defendable space and BAL-12.5 construction.

Alternative Measure 3.6 allows for the application of defendable space in accordance with Table 2, where it can be demonstrated that:

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- An integrated approach to risk management has been adopted that considers:
 - The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.
 - The intended frequency and nature of occupation.
 - The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.
- Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

The requirements of Table 3 cannot be met due to the size of the site, the location of the proposed building and surrounding bushfire hazards.

The following table summarises the slope, vegetation and defensible space distances as derived from the above assessment and Table 2:

Vegetation	Slope	BAL-29 Defensible Space
Forest	0-5 degrees downslope	32m
Low Threat	All slopes	50m or property boundary
Modified	All slopes	50m or property boundary

In light of site and surrounding conditions and the fact that the school have an integrated approach to risk management, it is considered appropriate to apply Table 2 and given the presence of Modified vegetation a **BAL-29** construction standard applies. The proposed building is located ~36m away from Forest vegetation and defensible space of 50m or to the property boundary has been applied. The defensible space required for this construction standard is shown in Figure 15 below and in the attached Bushfire Management Plan.

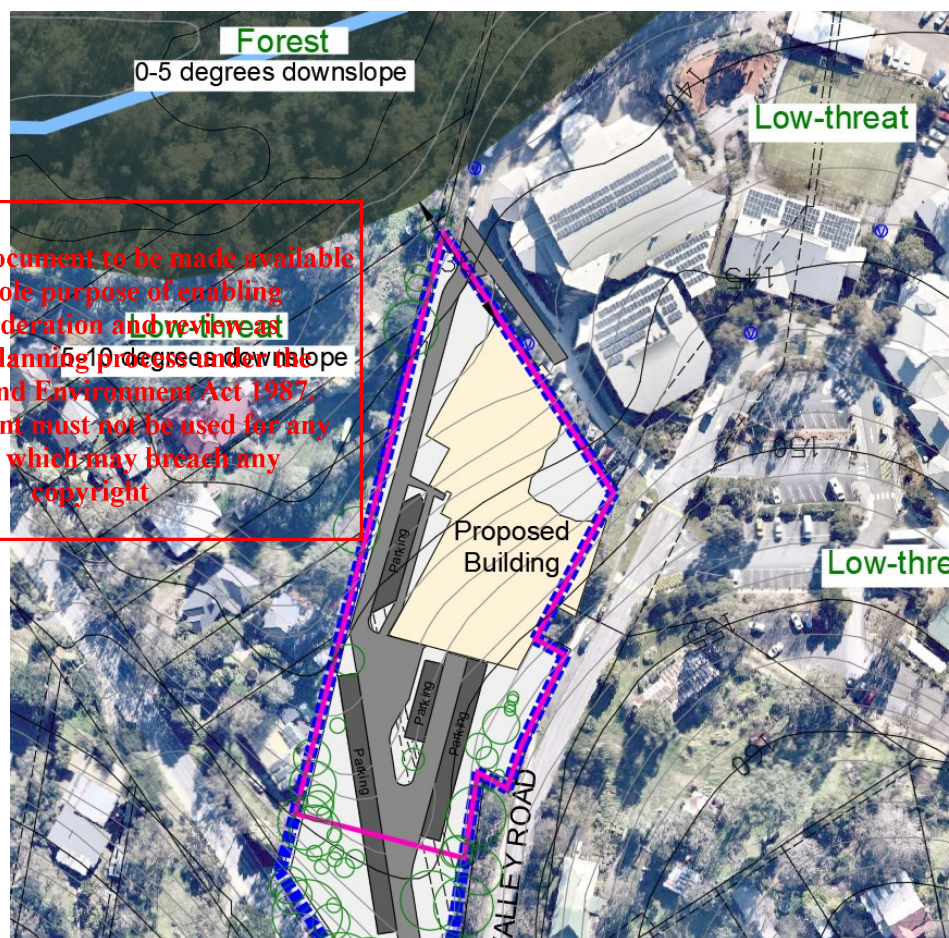


Figure 15: Defendable space to property boundaries

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8.3 VEGETATION MANAGEMENT

The impact of a bushfire can be reduced where vegetation has been modified and other fuel sources removed from around the building as this reduces the amount of fuel available to burn.

Vegetation management does not however require the removal of all fuels as plants and trees can provide protection from strong winds, intense heat and embers.

Table 6 of Clause 53.02 outlines the following requirements for vegetation management in defensible space areas:

- *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 at maturity 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 5sqm 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.

There are numerous trees proposed to be removed from the site to facilitate development and level changes required on site. As such, the bushfire defensible space can be managed in accordance with specified requirements. There are very few trees retained within the defensible space and the management regimes of Table 6 will be adopted. Any new landscaping is to comply with the specified requirements.

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9 BUSHFIRE MANAGEMENT STATEMENT

The following section assesses the proposed building against the requirements of *Bushfire Planning (Clause 53.02)* as required by the *BMO*. The provisions of *Clause 53.02* contain:

- **Objectives:**
An objective describes the outcome that must be achieved in a completed development.
- **Approved Measures (AM):**
An approved measure meets the objective.
- **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.
- **Decision Guidelines:**
The decision guidelines set out the matters that the responsible authority must consider before deciding on an application, including whether any proposed alternative measure is appropriate.

Clause 53.02-4 applies and the tables at Section 9.1 below provide an assessment against each applicable element.

9.1 BUSHFIRE PROTECTION OBJECTIVES

REQUIREMENT
<p>53.02-4.1 Landscape, siting and design objectives</p> <ul style="list-style-type: none"> ▪ <i>Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.</i> ▪ <i>Development is sited to minimise the risk from bushfire.</i> ▪ <i>Development is sited to provide safe access for vehicles, including emergency vehicles.</i> ▪ <i>Building design minimises vulnerability to bushfire attack.</i> <p>Approved Measures</p> <p>AM 2.1 The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>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.</p> <p>AM 2.3 A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</p>
ASSESSMENT
<p>AM2.1 As outlined in Section 5, the bushfire hazard landscape assessment defines the subject location as landscape type 3 as a fire could approach in more than one direction. No amount of design consideration can change the landscape risk. The site sits within an area that contains adjoining low threat environments, including the existing school grounds where an integrated approach to fire risk is established.</p> <p>AM2.2 Bushfire protection can be enhanced by considering the separation of a building from the bushfire hazard, proximity to public roads and emergency service vehicle access on a site. The building is sited to exceed BAL-29 separation from forested areas to the north and is appropriately setback</p>

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from the remainder of areas which comprises of low threat or modified vegetation. The building is in proximity to Wattle Valley Road and access can be provided for emergency service vehicles.

AM2.3

Detailed building plans will need to demonstrate compliance with AS3959 for BAL-29.

REQUIREMENT

53.02-4.2 Defendable Space and Construction

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

Approved Measures

AM 3.2

A building used for accommodation, a childcare 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 53.02-5 wholly within the title boundaries of the land.*
- *Constructed to a bushfire attack level of BAL 12.5.*

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AltM 3.6

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 may provide defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that:

- *AltM 3.6 An integrated approach to risk management has been adopted that considers:

 - *The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.*
 - *The intended frequency and nature of occupation.*
 - *The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.**
- *Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.*

ASSESSMENT

AM3.2

Due to site and surrounding conditions, it is not possible to meet the requirements of Table 3 and as such an alternative measure is applied.

AltM 3.6

Column C to Table 2 has been applied, resulting in BAL-29 construction standard. The school have a Bushfire Preparedness Policy (Appendix 4) which includes a commitment to close on Code Red days. Given the urbanised setting of the site itself, it is considered appropriate to apply an increased construction standard and reduced defendable space.

REQUIREMENT

52.47-2.3 Water Supply and Access

- *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.*

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Approved Measures**AM 4.1**

- 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 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

ASSESSMENT**AM 4.1**

Reticulated water is available to the area and the school already has a static water supply on site, together with a series of fire hydrants. Two new 20,000L water tanks are shown adjacent to the proposed building to meet this measure.

An existing fire access track provides circular access around existing/proposed buildings. The access will be continued to loop around the proposed building and carpark area and link back in with Wattle Valley Road. The access will be designed to the requirements of this standard. CFA attend the site on an annual basis and we are advised by the school that access satisfies their requirements.

10 LANDSCAPING

Any landscape design must pay particular attention to the vegetation management requirements outlined in Section 6.3 to ensure that new landscaping does not create a bushfire hazard on site.

Refer to CFA's *Landscaping for Bushfire* publication for a detailed guide to appropriate landscaping.

11 CONCLUSION & RECOMMENDATIONS

The property is in a region of high bushfire risk given the wider surrounding landscape however the landscape threat is managed to an acceptable level due to the urban nature of the site itself, and the fact that the school have an integrated approach to risk management.

The proposed buildings are appropriately setback from forested vegetation to the north of the site which run along Monbulk Creek.

The requirements of Table 3 to 53.02-5 cannot be met due to site and surrounding conditions, and as such an Alternative Measure is proposed in accordance with AltM 3.6. An increased Bushfire Attack Level (BAL 29) with reduced defendable space is therefore applied. This is considered appropriate given the site conditions and fact that the school have an integrated approach to risk management, which includes a Fire Preparedness Policy. The bushfire defendable space can easily be managed in accordance with specified requirements.

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Water supply requirements outlined in Table 4 are met with the provision of a 40,000L static water supply. This is located within close proximity to proposed works and adjacent to the fire access track.

An existing fire access track provides excellent circulation around existing/proposed buildings and is considered acceptable in satisfying CFA access requirements.

In accordance with Mandatory Conditions under Clause 44.06-5, a permit to construct a building or construct or carry out works must include the following condition:

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

It is submitted that the proposed development offers an acceptable risk to life and property to meet the requirements of the Bushfire Management Overlay and Clause 53.02 – Bushfire Planning. There are no outstanding bushfire related issues and it is recommended that support be forthcoming from CFA in respect to this aspect of the application.

The details and responses in this Bushfire Management Statement are based on site and surrounding conditions at the time of inspection together with information supplied by the applicant regarding the proposal. Should there be design alterations or variations in site conditions that may affect the bushfire risk this statement should be reviewed accordingly.

It should be borne in mind that the measures contained in AS 3959-2009 and within this Statement cannot guarantee that a future building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions (Foreword from AS 3959-2009). Future lot owners are encouraged to develop their own personal bushfire risk management plan that deals with all aspects of bushfire mitigation and personal survival.

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12 REFERENCES

State Government, Victoria

Regional Bushfire Planning Assessment – Melbourne Metropolitan Region

DELWP

Planning Permit Applications: Bushfire Management Overlay, Technical Guide (September 2017)

CFA, Burwood East, Victoria

FSG LUP 0002

Requirements for Water Supply & Access in the Bushfire Management Overlay

CFA, Burwood East, Victoria

FSG LUP 0003

Assessing Vegetation in a Bushfire management Overlay

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CFA (November 2012), Burwood East, Victoria

Planning for Bushfire Victoria, Guidelines for Meeting Victoria's Bushfire Planning Requirements

Standards Australia (2009) , Standards Australia, North Sydney, New South Wales

AS3959 – Construction of Buildings in a Bushfire Prone Areas

CFS (Oct 2010), Government of South Australia, Adelaide

Fact Sheet No. 06

AUSLIG (1990)

Atlas of Australian Resources: Vegetation

Yarra Ranges Planning Scheme

Yarra Ranges Council Website

DEPI website

Fire Operations Plans – interactive mapping

DEPI website

Fire History – interactive mapping

DPCD (2012)

Regional Bushfire Planning Assessment – Melbourne Metropolitan Region

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APPENDIX 1: Property Report

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From www.planning.vic.gov.au at 01 December 2022 11:45 AM

PROPERTY DETAILS

Address: **244 MT MORTON ROAD BELGRAVE 3160**
 Lot and Plan Number: **Plan PC374040**
 Standard Parcel Identifier (SPI): **PC374040**
 Local Government Area (Council): **YARRA RANGES**
 Council Property Number: **245836**
 Planning Scheme: **Yarra Ranges**
 Directory Reference: **Melway 84 D1**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **MONBULK**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

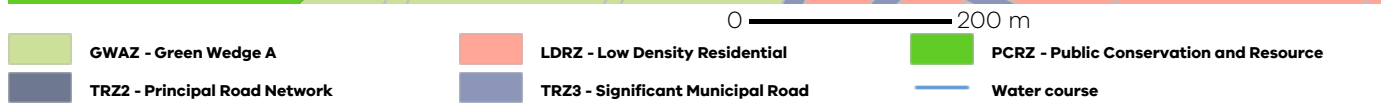
[View location in VicPlan](#)

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



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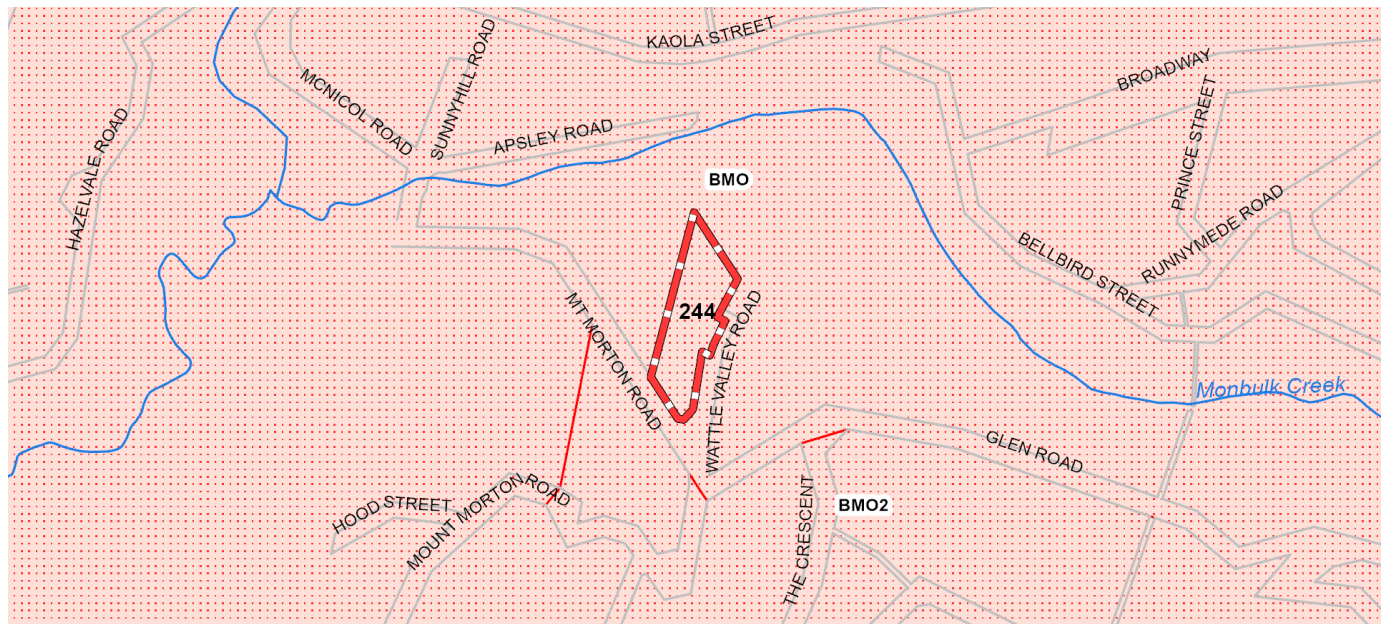
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

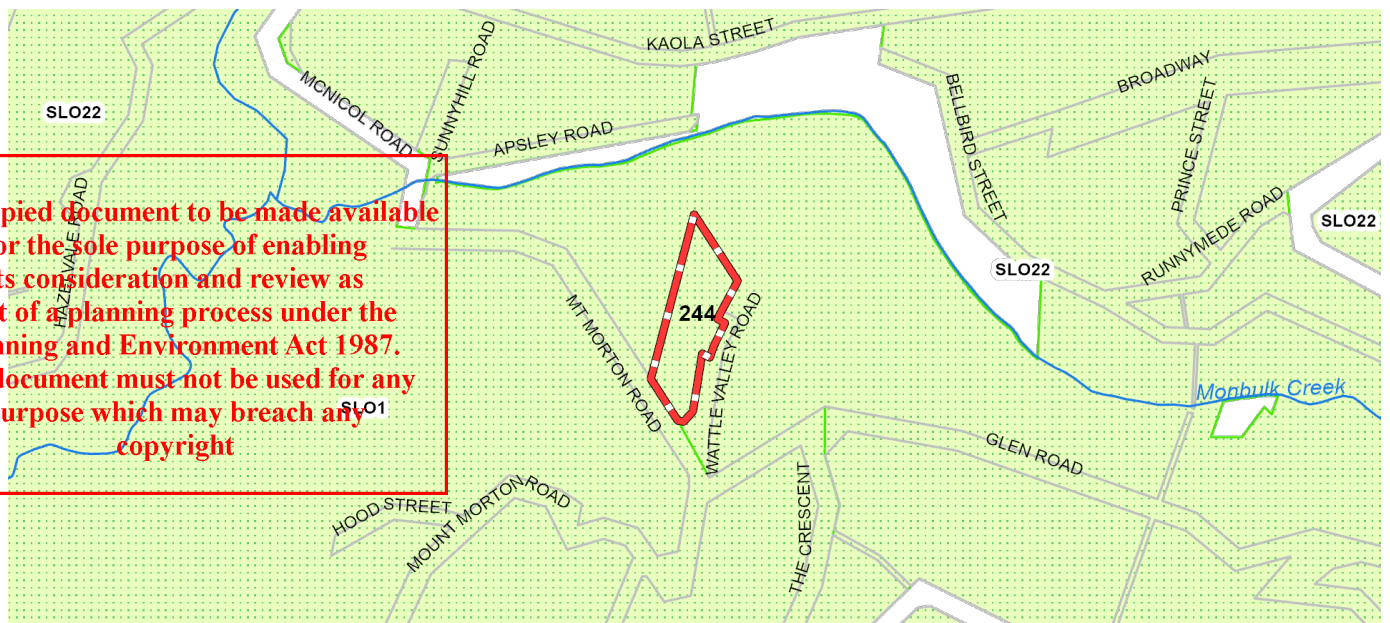
BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

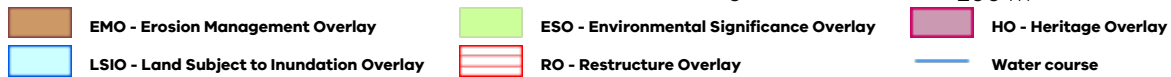
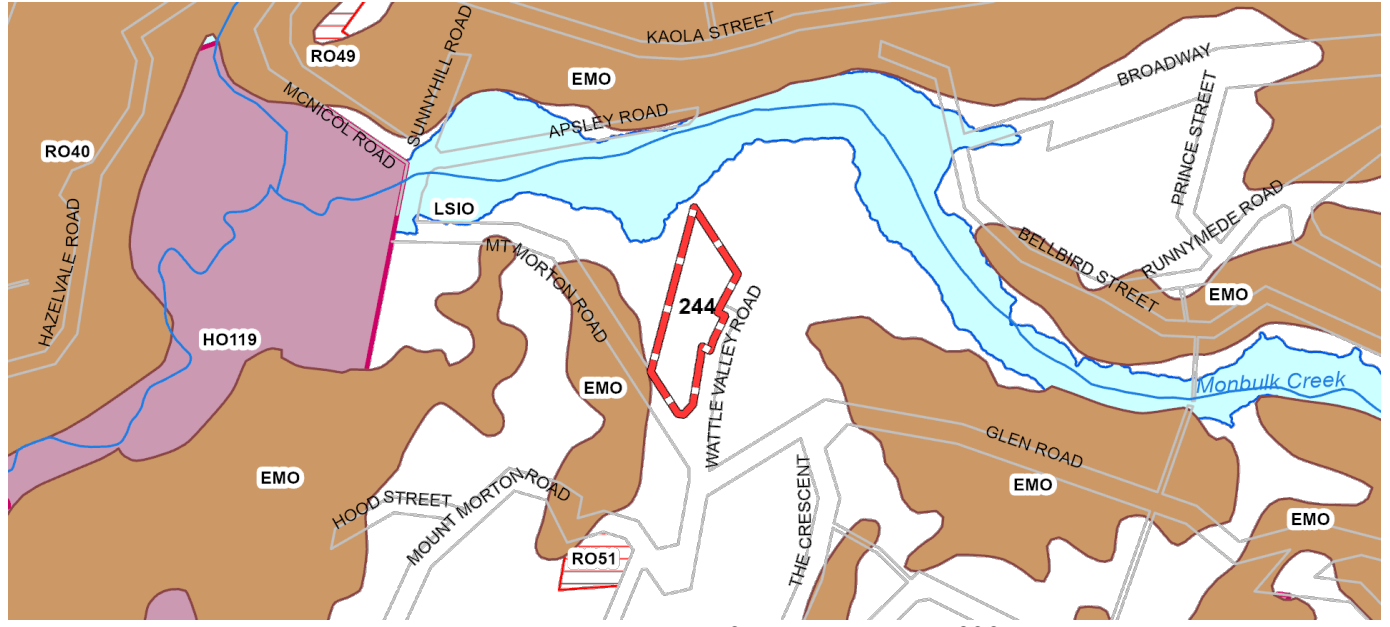
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\) LGA377](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[RESTRUCTURE OVERLAY \(RO\)](#)

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



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Further Planning Information

Planning scheme data last updated on 24 November 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

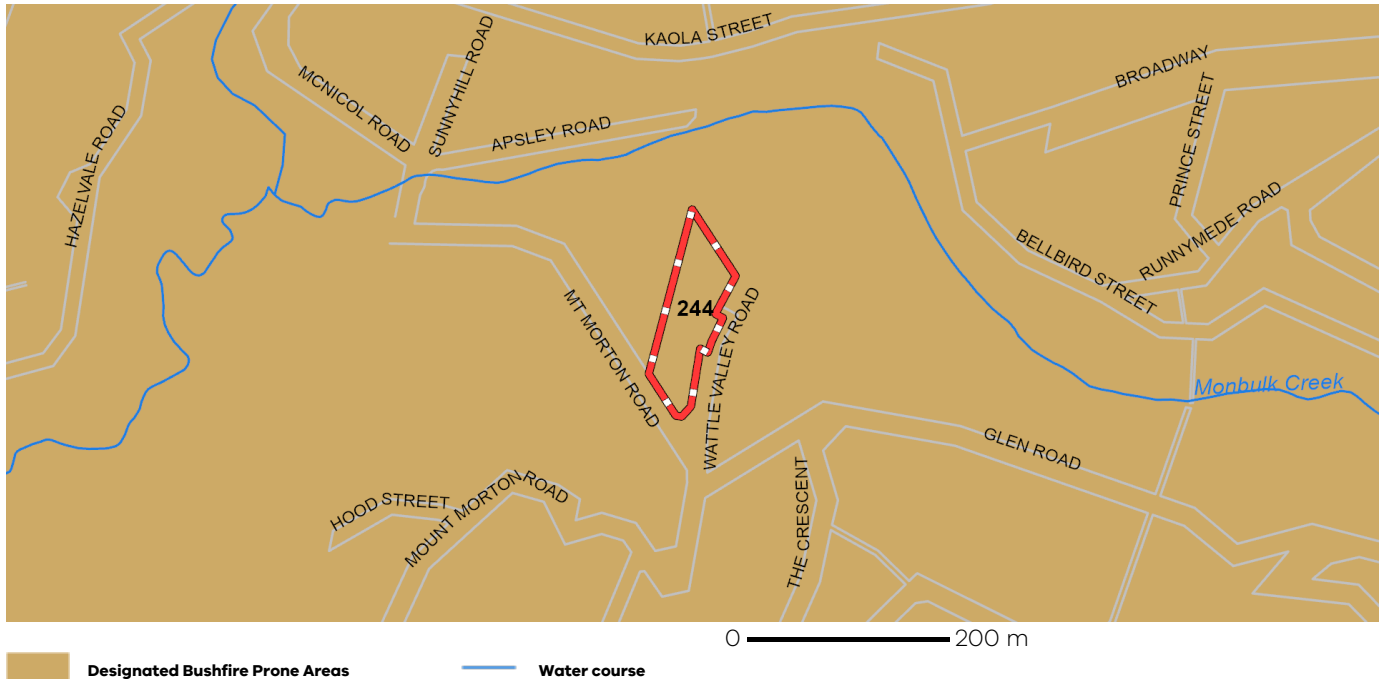
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information about the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <http://www.vba.vic.gov.au>. The Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme

Documents that fire refer visit <http://www.planning.vic.gov.au>.

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Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

Appendix 2: Certificate of Title

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 11458 FOLIO 465

Security no : 124088092729M
Produced 12/02/2021 02:05 PM

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LAND DESCRIPTION

Land in Plan of Consolidation 374040N.
PARENT TITLES :
Volume 10816 Folio 480 Volume 11454 Folio 403
Created by instrument PC374040N 21/11/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BELGRAVE HEIGHTS CHRISTIAN SCHOOL OF THE PRESBYTERIAN CHURCH OF VICTORIA INC
of 20 WATTLE VALLEY ROAD BELGRAVE VIC 3160
AT794522Y 23/11/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PC374040N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT729309S (E)	CONV PCT & NOM ECT TO LC	Completed	29/10/2020
AT794522Y (E)	TRANSFER	Registered	23/11/2020

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-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 244 MT MORTON ROAD BELGRAVE VIC 3160

ADMINISTRATIVE NOTICES

NIL
eCT Control 22142D MOORES
Effective from 23/11/2020

DOCUMENT END

APPENDIX 3: Development Plans

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APPENDIX 4: Bushfire Preparedness Policy

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Bushfire Preparedness Policy

PURPOSE

BHCS and is responsible for the well-being and safety of its staff, students and visitors. As the School is located in a high risk bushfire zone, the Bushfire Preparedness Policy ensures that the School is able to implement the necessary emergency procedures should a bushfire occur. The policy further takes into account the safety of its staff and students in relation to bushfires for offsite activities and ensures that the School complies with the measures introduced in relation to the Bushfire At Risk Register (BARR) on which the School appears.

REFERENCES

To be used in conjunction with the following policies:-

- The Emergency Management Plan
- The Threat Response Booklet
- Tree Management Policy
- Excursion/Camp Risk Management Plans
- Emergency Procedure for visiting schools

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BUILDING COMPLIANCE

As the School is located in a high risk bushfire zone its buildings, facilities and grounds comply with the local laws and regulations that apply to schools including all relevant planning and health and safety laws. This includes:-

- Building compliance with specific Bushfire Attack Level ratings (for shelter-in-place)
- A three metre wide fire track around the School's perimeter for the easy access of emergency vehicles, which also serves as a fire break
- Specialised roof access including anchor points
- A designated bushfire hydrant with dedicated water storage tanks

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IMPLEMENTATION

The School's emergency management plan documents the roles and responsibilities in cases of emergency. This plan is reviewed annually and after any significant event.

The School has in place a regular maintenance schedule for the purposes of ensuring the following:-

- The monitoring and removal of materials that can easily be ignited including branches overhanging buildings, debris and rubbish around buildings and debris in gutters as well as ensuring that dry grass and vegetation is kept at an acceptable height.
- The monitoring of its fire track to ensure safe and easy access for all emergency vehicles should this be necessary
- The safe storage of flammable materials
- The monitoring of all its emergency safety equipment, which falls into two categories.
 - Items such as torches, gloves, safety glasses, ember attack fire extinguishers and other safety equipment is checked and maintained by maintenance staff on a regular basis
 - Further safety equipment is maintained and checked by external organisations and includes fire hoses, fire extinguishers and fire hydrants. In this case, the CFA come in on a 6 monthly basis in order to ensure the equipment is certified and in working order.
- The regular monitoring of first-aid materials and equipment

The School also has in place the following:-

- Designated Assembly Points in case of emergency.
- Regular drills (one per term) for the purposes of training and educating staff and students and identifying any weaknesses that may exist in the procedure. During Term 1 and Term 4 these are whole school drills.
- Staff Inductions
- Annual drills by the CFA on School premises for the purposes of ensuring their familiarity with our property
- Planned information updates to families of information related to the School being on the BARR and what this means
- Emergency evacuation maps indicating exit points and fire safety equipment
- Emergency Procedures for visiting schools
- Strategically placed Emergency Management Plans and Threat Response Booklets for use by staff in case of emergency
- OH&S Meetings that regularly review any areas of concern

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ADVERTISED PLAN

ON DAYS OF HIGH FIRE DANGER - ONSITE

On days of high fire danger the School will implement the following:-

- Maintain a heightened state of awareness and readiness
- Be prepared to enact its Emergency Management Plan
- Ensure it maintains open lines of communication with the local CFA, complying with their instructions as necessary

ON DAYS OF HIGH FIRE DANGER - OFFSITE ACTIVITIES

All camps and excursions require a Risk Management Form/Assessment to have been submitted before they are authorised. These take into account all manner risks including the hazards posed by season, location and weather.

The Principal and/or Deputy Principal will determine whether or not to cancel any activity in cases of high fire danger.

BARR AND CODE RED DAYS

As we are in a high risk bushfire zone and on the BARR, the School complies with the necessary instructions in relation to Code Red Days. The School does not operate on these days and puts in place the following:-

- Notifies School families via email and newsletter at the beginning of the year that the School is on the BARR and what this means
- Notifies parents of the School's closure on Code Red Days as soon as the School is made aware by the Department of Education
- Changes the message on the answering machine informing callers of the School's closure due to a Code Red Day
- Cancels all its bus routes during a Code Red Day
- Locks the School's gates to prevent access on a Code Red Day
- Places posters informing of closure due to a Code Red Day

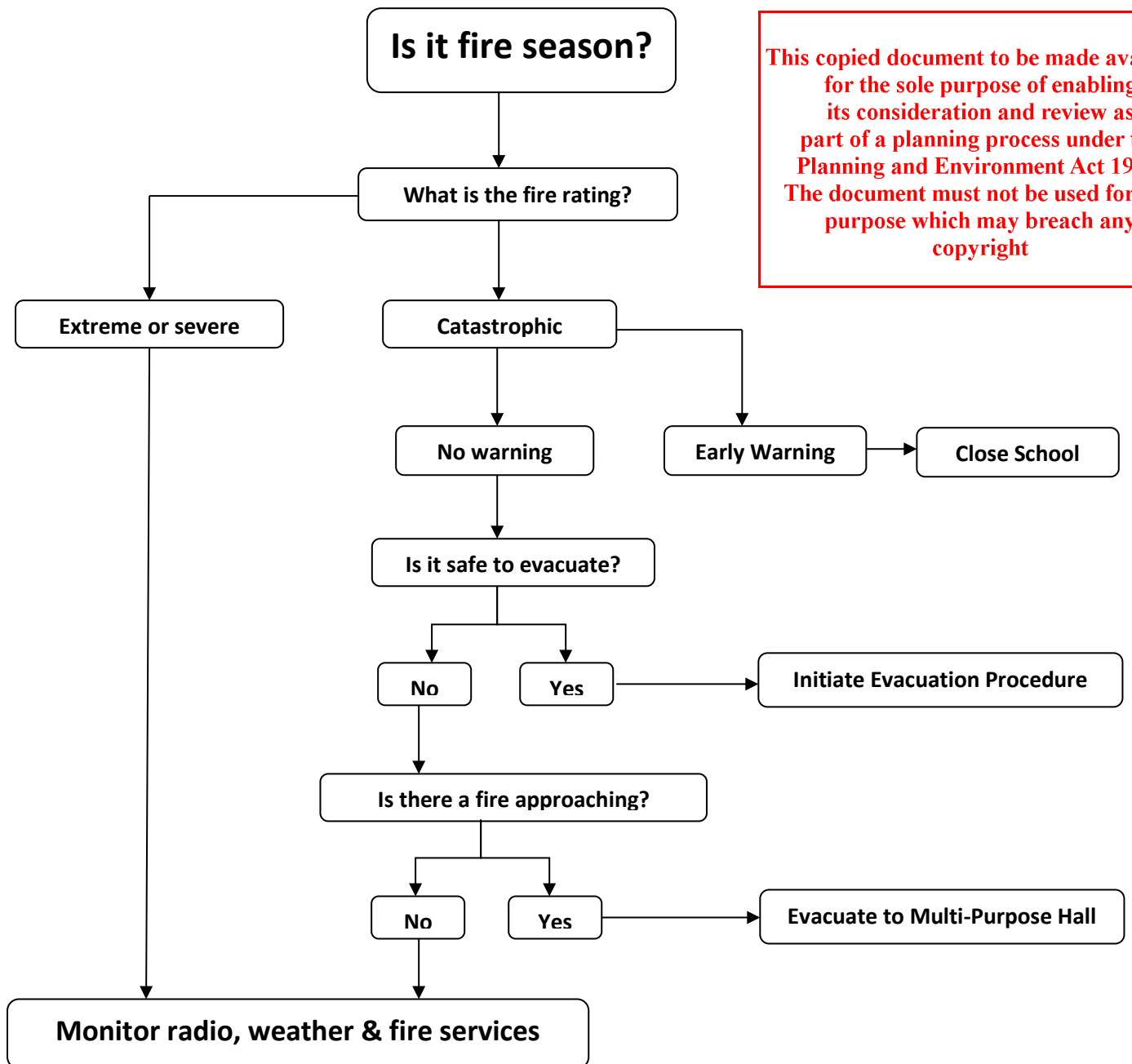
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BUSHFIRE MANAGEMENT PROCEDURE

Belgrave Heights Christian School is in a risk area for bush fire and must following Mandatory State Guidelines to close on days that have been classed as CODE RED.

In the event of a bush fire starting during a school day and the school has not already received a 'State Alert' or message from Local Fire Authorities, the Principal will communicate with Local Fire Authorities to seek direction and instruction, which would then be carried out by the School.



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APPENDIX 5: Bushfire Management Plan

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Construction Standard:

The building is to be designed and constructed to a minimum construction standard of BAL-29.

Access:

Access for fire fighting vehicles must meet the following requirements:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a trafficable width of 3.5m.
- Be clear of encroachments for at least 0.5m on each side and 4m vertically.
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 percent)(8.1 degrees) with a maximum of no more than 1 in 5 (20 percent) (11.3 degrees) for no more than 50m.
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1 degrees) entry and exit angle.
- 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 dwelling.
 - 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.
- Passing bays must be provided at least every 200 metres.
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Defendable Space:

Defendable space is provided for a distance of 50 metres or to the property boundary, whichever is the lesser, and will be modified and managed in accordance with the following requirements:

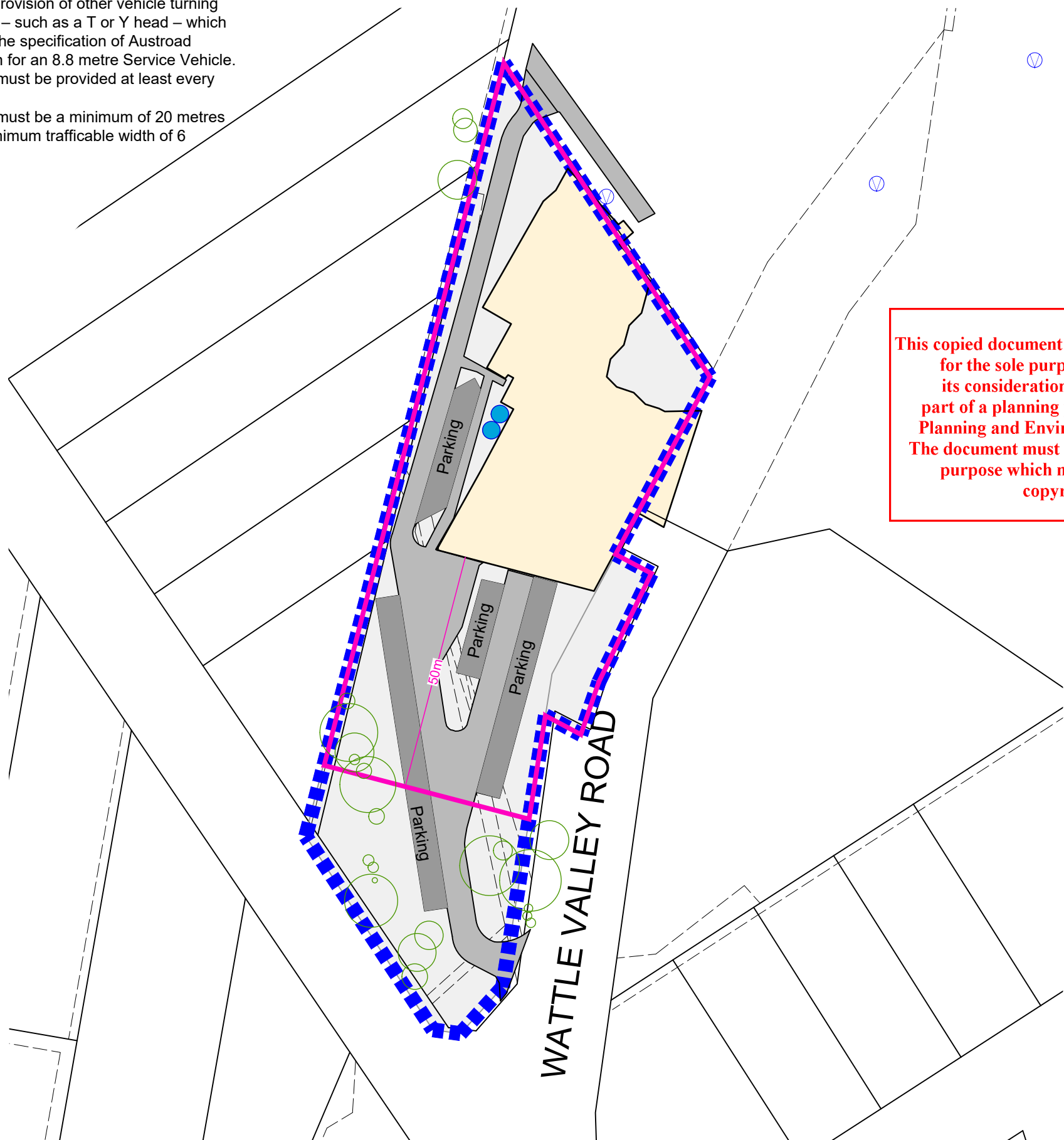
- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 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 5sqm 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.

Water Supply:

A minimum 40,000L effective water supply for fire fighting purposes is to be installed. Water supply must meet the following requirements:

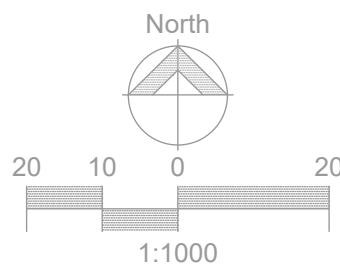
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for fire fighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable fro the building or appropriate identification signage to the satisfaction of the responsible authority.
- Be located within 60m of the outer edge of he 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).

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- Proposed building
- Site Boundary
- BAL 29 Defendable space
- Proposed 20,000L water tank
- Existing fire hydrants
- Tree to be retained
- Access



Millar | Merrigan

BUSHFIRE MANAGEMENT PLAN

Proposed Performing Arts and Senior Learning Building
 Belgrave Heights Christian School
 244 Mt Morton Road, Belgrave
 20799 BMP4 Version 1 (September 2022)