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## ADVERTISED PLAN

### **Bushfire Management Statement – Extension to existing dwelling and construction of a second dwelling**

**Proposal:** Extension to existing dwelling and construction of a second dwelling

**Address:** 130 Great Alpine Road, Mount Hotham

**Applicant:** Mountain Planning

**Date:** 22 April 2021



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## 1. Introduction

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:

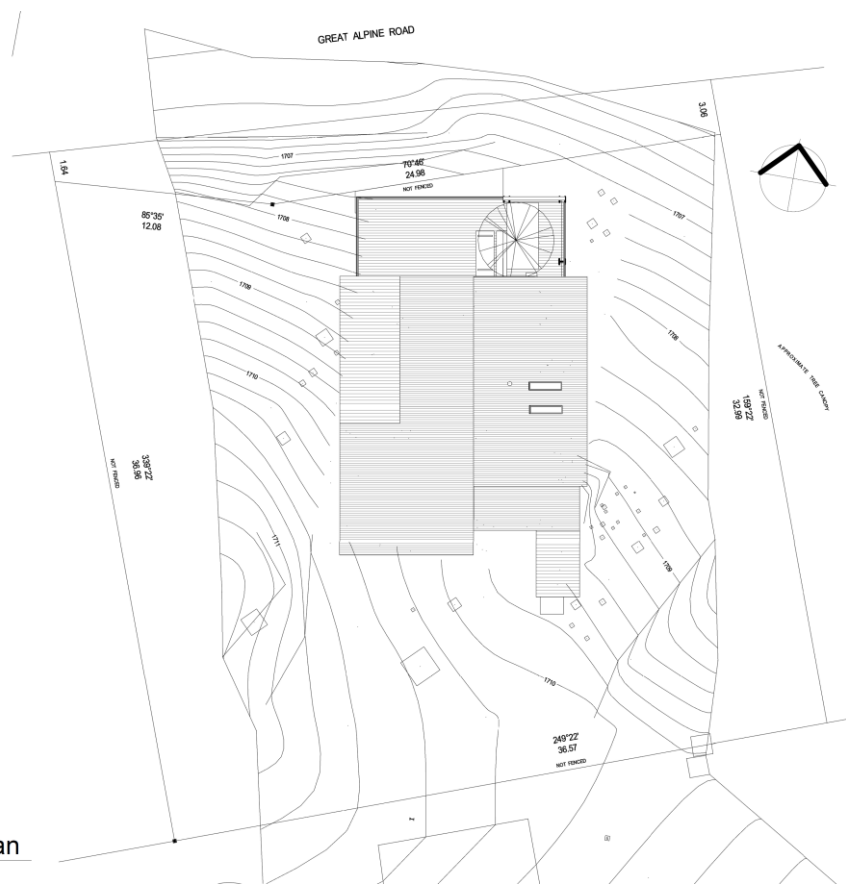
1. A **bushfire hazard landscape assessment** in plan form that describes the bushfire hazard of the general locality more than 150 metres from the site (this is provided at **Attachment A**).
2. A **bushfire hazard site assessment** in plan form that describes the bushfire hazard within 150 metres of 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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## 2. Site Description

<div data-bbox="206 339 1068 371"><p>Site Shape</p></div> <div data-bbox="206 371 1068 1355"><p>Site Dimensions</p><div data-bbox="262 785 799 1091"><p>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</p></div></div>	<div data-bbox="1068 339 2022 371"><p>Irregular</p></div> <div data-bbox="1068 371 2022 1355"><p>The site shape and dimensions are shown in the figure below.</p></div>
---	---



Site Area	1,240m <sup>2</sup>
Existing use and siting of buildings and works on and near the land	<p>The subject land is formally known as Crown Allotment 2024, Parish of Hotham. The subject land is a relatively large parcel of land fronting Crown Allotment 2025, Parish of Hotham, which is leased by the Resort Management Board (RMB). Crown Allotment 2025 fronts the Great Alpine Road and provides access to the subject land. The land area is 1,240m<sup>2</sup> and it is approximately 36.57m wide and 36.98m deep, measured along the western boundary.</p> <p>The subject land contains a centrally located two storey dwelling. The dwelling is clad in cedar shingles with a natural stone base. The dwelling is in need of maintenance and repairs; further the existing cladding need urgent replacement due to weathering and also highly combustible nature which would jeopardise the building in the event of a bushfire.</p> <p>The subject land rises from the Great Alpine Road to the south slightly; there is an approximate fall of less than 2m across the site.</p> <p>The land also has a rear frontage to Davenport Drive located along the southern boundary.</p> <p>The subject land contains some rocky outcrops and sparse stands of mature snow gums.</p> <p>To the west of the subject land is a large apartment building. To the east is a modest ski lodge, well separated from the subject building. To the south is Davenport Drive which provides vehicular access in the Summer and ski access in the Winter.</p> <p>An aerial photo of the subject land and surrounds is shown in figure below.</p>

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Existing vehicle arrangements	The subject land is accessible from the Great Alpine Road to the north and Davenport Drive to the south.
Location of nearest fire hydrant	Fire hydrants are located within Davenport Drive.
Any other features of the site relevant to bushfire considerations	<p>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 1400m being Forest. The subject land is located on the south side of the Great Alpine Road within the residential area of Davenport.</p> <p>The subject land is well separated from the Woodland vegetation to the north with an approximate setback of 40m.</p> <p>Davenport Drive and the south abutting lodges also provides reasonable separation from the southern Woodland vegetation which is setback approximately 80m.</p> <p>The snow gums surrounding the existing building are actually quite sparse, despite the view from the aerial image, and there is little to no understorey due to the rocky nature of the ground around the building.</p>

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These setbacks from north and south vegetation and the sparse vegetation around the existing building provide reasonable protection in the event of a bushfire. This is evidenced through recent bushfires in the area which extended up the Great Alpine Road but did not cross the road and impact the subject land.

However, looking at the broader landscape, 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 ridge and could be subject to fires travelling from the north and south.

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 around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- 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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### 3. Bushfire 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.

	Direction (Aspect)			
	North	South	East	West
<b>Vegetation</b> (within 150m of proposed building/works)	Woodland	Woodland	Woodland	Woodland
<b>Effective Slope</b> (under the classifiable vegetation within 150m)	Downslope >20 degrees	Downslope >20 degrees	Upslope	Downslope 0-5 degrees
<b>Distance (m) to Classifiable Vegetation</b>	40m (Woodland)	80m (Woodland)	0m (Woodland)	0m (Woodland)

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## 4. 53.02-4.1 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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### 4.1 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.**

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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

	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.
<b>A building is sited to ensure the site best achieves the following:</b> <ul style="list-style-type: none"> <li>• The maximum separation distance between the building and the bushfire hazard.</li> <li>• The building is in close proximity to a public road.</li> <li>• Access can be provided to the building for emergency service vehicles.</li> </ul>	<p>The subject is located approximately 40m from a bushfire approaching from the north and 80m from the south. These are the maximum setbacks achievable for the subject land.</p> <p>The dwelling will be setback within close proximity to the Great Alpine Road and a new service road will be constructed to access to the subject land. Access is also obtainable from Davenport Drive.</p> <p>Emergency services can access the site via Great Alpine Road and Davenport Drive. The Mount Hotham CFA has over snow fire trucks that can access Davenport Drive in Winter.</p>
<b>A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</b>	The proposed building will be required to be constructed to a BAL 40.
<b>Any other comments</b>	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.
<b>Has Approved Measures AM 2.1, 2.2 and 2.3 been fully met?</b>	<b>YES</b>

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## 5 53.02-4.2 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

**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.**

**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.**

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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 Woodland.

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.

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Has Approved Measure AM 3.1 and 3.2 been fully met?

Yes

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## 6 53.02-43 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.

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### 6.1 Approved Measures AM 4.1 and 4.2

#### 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.**

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.

**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.

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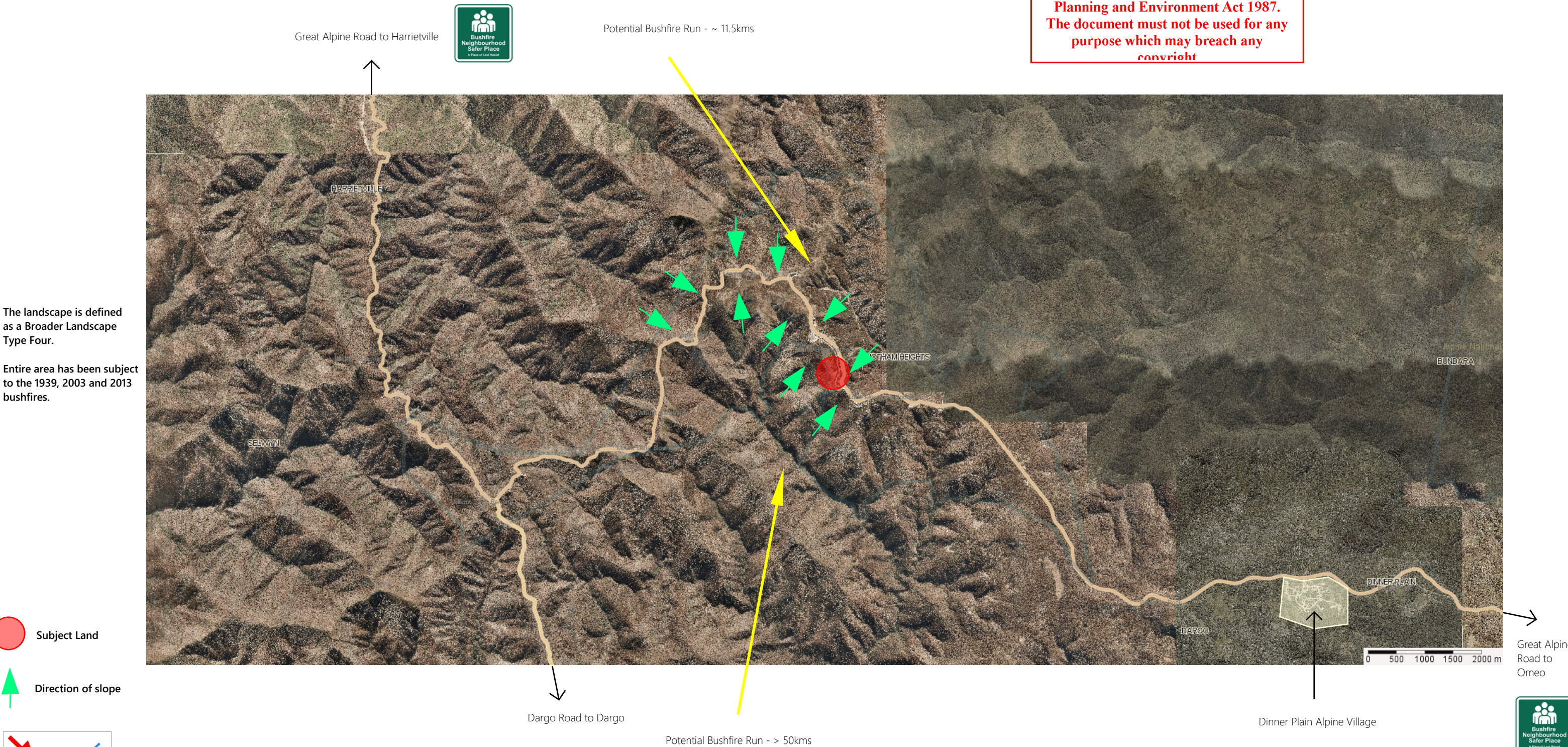
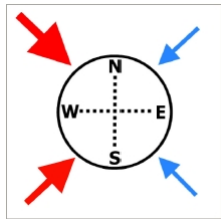
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The landscape is defined as a Broader Landscape Type Four.  
Entire area has been subject to the 1939, 2003 and 2013 bushfires.

Subject Land  
Direction of slope



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## Attachment B – Bushfire Hazard Site Assessment

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Woodland  
Downslope  
>20 degrees

20m Contours

Woodland  
Upslope

Subject Land

Woodland  
Downslope  
>20 degrees

Woodland  
Downslope  
0-5 degrees

Fire Hydrant

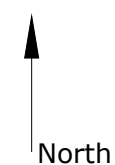
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### Bushfire Hazard Site Assessment 130 Great Alpine Road, Mount Hotham



Drawn by; Nick V  
Date: 27 May 2021  
Ref: 130 Great Alpine Road, Mount Hotham BHA  
Rev: 0  
Scale: Not to Scale



## 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:

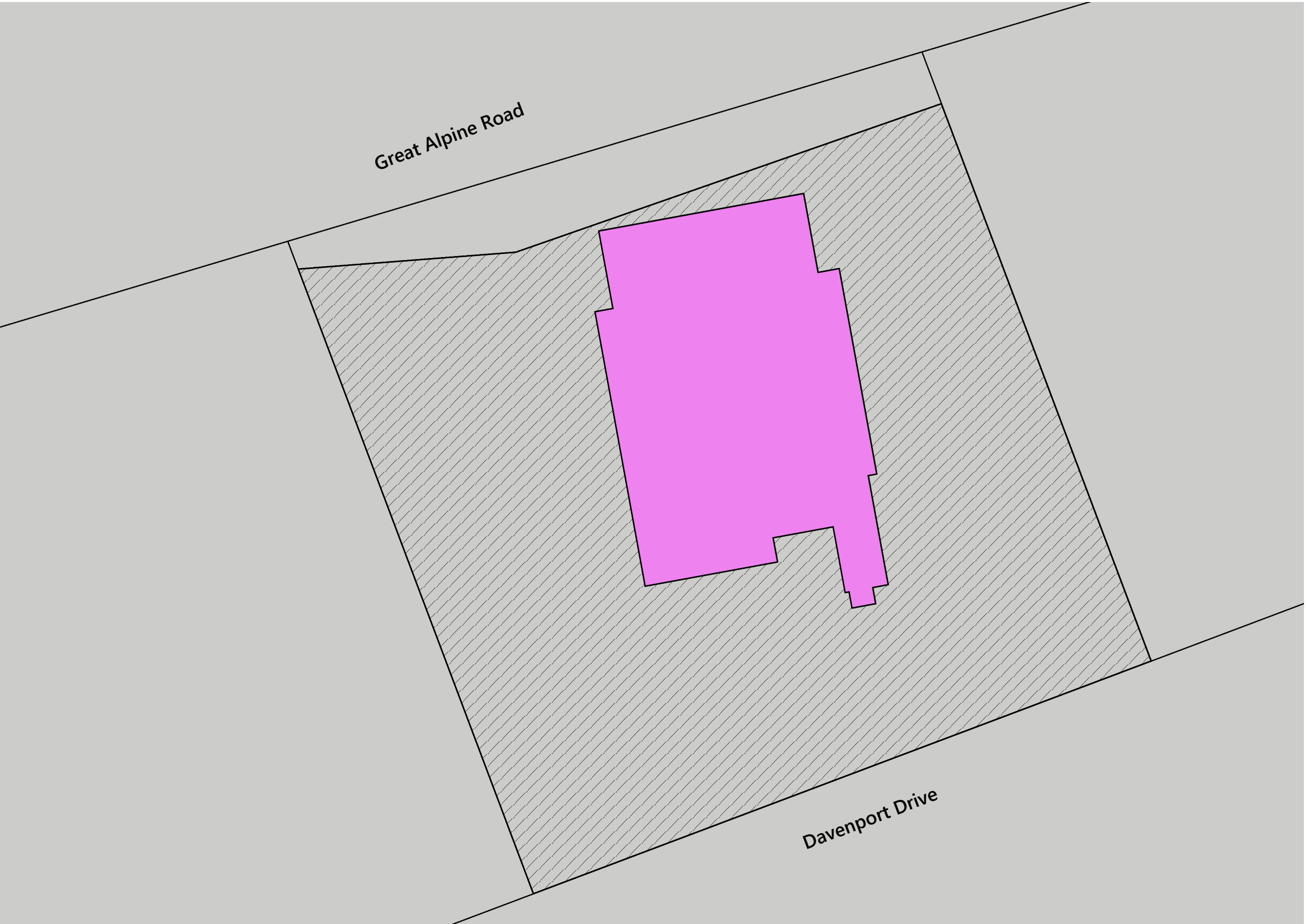
- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of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

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.

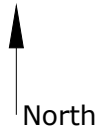
**Defendable Space**

**Proposed Buildings**



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**Bushfire Management Plan**  
**130 Great Alpine Road, Mt Hotham**



Drawn by; Nick V  
Date: 22 April 2021  
Ref: 130 Great Alpine Road, Mt Hotham BMP  
Rev: 0  
Scale: Not to Scale

## Attachment D – Photos of the Subject Land



*Existing informal access to the subject land*

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*Existing dwelling as viewed from the Great Alpine Road*

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*Subject tree to be removed to the right of the proposed garage*

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*Subject tree to be removed to the left of the proposed garage*

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*Existing front facade of the dwelling*

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*Existing western elevation*

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*Existing southern elevation*

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*Existing eastern elevation*

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*Existing service road to be extended to provide access to the subject land*

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*Existing access off the Great Alpine Road*



*Existing streetscape view*

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