

Plenty Valley Christian College  
840 Yan Yean Road,  
Doreen, VIC 3754

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

9 September 2024

Dear Peter

## **Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

This report has been prepared as a bushfire risk assessment to guide the design stages for a planning scheme amendment to update the Plenty Valley Christian College (PVCCV) school masterplan and increase student numbers

Currently, PVCC can only accept 1,120 students and expects to reach this cap in the next 5-6 years. Expanding student numbers to circa 1,500 students will assist the school to undertake a works program that will help ensure the viability of the school into the future through upgrades and construction of additional facilities common at similar education centres.

The lot(s) covered by this assessment (the site) are:

- 1\PS503260

We inspected the site on 23 March 2024

The Planning scheme has a fundamental provision at [Planning Policy Framework \(PPF\) clause 13.02](#) that simply put says that bushfire and life safety must be fundamental to every planning decision.

We believe that the subject property can be developed in a way that successfully meets the policies as detailed in the Planning Policy Framework (PPF) clause 13.02. The bushfire risk to this site is low and is far less than large parts of Victoria. With the required measures in place development is appropriate.

Under the Planning Policy Framework clause 13.02, land within a designated Bushfire Prone Area (BPA); subject to a Bushfire Management Overlay (BMO); or "*proposed to be used or developed in a way that may create a bushfire hazard*" have to be able "*To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*" Furthermore the [Operation of the Planning Policy Framework clause 71.02-3](#) states in part "*..... However, in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.*"

The subject property is in a designated Bushfire Prone Area. The subject property is not in a Bushfire Management Overlay Area. The subject property will not be subject to development that may create a bushfire hazard ie such as would a tree harvesting plantation.

**ADVERTISED  
PLAN**

## Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

Proposals at the “settlement” scale have to be able to achieve defensible space for a BAL-12.5 (viz. less than 12.5 kilowatts/square metre of radiant heat flux (RHF)) under AS3959 *Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018) for all subsequently created building envelopes. In accordance with [Planning Advisory Note 68 \(March 2018\)](#) the application that is the subject of this review is of a “Settlement Planning” nature as it is for a Planning Scheme Amendment.

As this is a “Settlement Planning” matter all new buildings will have to achieve a BAL-12.5 rating and appropriate setbacks from property boundaries.

This application can comply with all 13.02 settlement planning requirements.

Specification 43 Bushfire protection for certain Class 9 buildings has been introduced into the NCC in May 2023 and it affects the way we calculate defensible space.

S43C2 Separation from classified vegetation: The building must be separated from classified vegetation by one of two methods; (a) by not less than the minimum distances specified in Table S43C2; or (b) such that radiant heat flux (RHF) on exposed building elements will not exceed 10kW/m<sup>2</sup>. Method (b), ≤ 10kW/m<sup>2</sup>, will always calculate substantially less distances than Method (a) and we believe is more accurate and therefore is the method used in this report.

Note while Specification 43 S43C2 Method (b) requires a RHF of ≤ 10kW/m<sup>2</sup>, it also requires a minimum construction rating of BAL-19.

The methodology used for this report was to assess the perimeter of the school both by physical on the ground inspection, drone survey, review of subscription high resolution and generally up to date aerial photos, publicly available topographical and ecological maps and other information then assign, in accordance with AS3959-2018, to discrete sections, the relevant vegetation classification and topography under the classifiable vegetation for vegetation **off** the site but within the 100m assessment zone. We then have assigned to these sections the required defensible space, in accordance with Specification 43 Bushfire protection for certain Class 9 buildings S43C2 Method (b), by which any new building envelope must be setback from the perimeter of the development to achieve a RHF of ≤ 10kW/m<sup>2</sup>. This “defensible space” is in effect a **Building Exclusion Zone** and can be made up of perimeter roads, common areas such as maintained sports ground/playgrounds and building setbacks as well as maintained buffer zones (if required). Defensible space is a fuel reduced zone with restrictions on surface & elevated fuels ie vegetation as well as canopy cover.

While this site is not in a Bushfire Management Overlay (BMO), which is reserved for high-risk areas, the BMO conditions and requirements can be used for good first principles decision guidelines. A Bushfire Hazard Landscape Assessment, in accordance with the *DELWP Technical Guide* (Planning Permit Applications Bushfire Management Overlay) has been undertaken and enclosed herewith. Using this guide we have rated the site as a Landscape Type 1 and according to the CFA guideline *Applying the Bushfire Hazard Landscape Assessment in a Bushfire Management Overlay* if we apply the Approved Measures of the Victorian Planning Provisions clause 53.02-4 then it should mitigate the risk from the wider landscape to an acceptable level.

Compliance with AS3959, as required by PPF 13.02, shows the risk has been reduced to an acceptable level on a local scale.

## **Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

As we have shown later in this report this application can successfully meet the approved measures of the BMO VPP clause 53.02-4 and therefore, we believe the risk is reduced both on a landscape scale and a local scale to an acceptable level.

Included in this report are all the industry standard bushfire risk assessments:

- A Bushfire Hazard Site Assessment
- A Bushfire Hazard Landscape Assessment
- A Bushfire Management Statement
- An assessment against PPF13.02.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants in a bushfire event for reasons including, as detailed in the foreword to AS 3959-2018 *Construction of Buildings in Bushfire-prone Areas*, the degree of (future) vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions. The occupants are strongly encouraged to develop and practice a bushfire survival plan and in accordance with CFA advice a policy of “leave early” is always recommended

As far as practical, could you please check the basic information upon which this report is based and notify us if you find any discrepancies.

Should you require further information or have any questions with regard to any of the enclosed information please contact John on 0417 885 747.

Yours Sincerely

*John Burke*

**John Burke**

### **BAL Assessments**

Enclosed: Planning and Property Information / Master Plan / Site Maps / Bushfire Hazard Landscape Assessment / Bushfire Hazard Site Assessments / Defendable Space Vegetation Management requirements / Site Photos / Bushfire Management Statement / Analysis of PPF 71.02-3 and 13.02

For more information regarding our methodology please visit [www.BAL.net.au](http://www.BAL.net.au)

We work all over Victoria and specialize in:

*Simplified Procedure for determining the **BAL - Method 1 and Detailed Method Method 2** (Appendix B)*

*Bushfire Management Overlay (**BMO**) – Site, Vegetation and Hazard assessments*

*Bushfire Risk Assessments under **PPF 13.02***

***Experts' reports** for VCAT, the Building Appeals Board and Panel Hearings*

**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**

# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen



## Planning and Property Information

### PROPERTY DETAILS

Address: **840 YAN YEAN ROAD DOREEN 3754**  
Lot and Plan Number: **Lot 1 PS503260**  
Standard Parcel Identifier (SPI): **1\PS503260**  
Local Government Area (Council): **NILLUMBIK**  
Council Property Number: **191940**  
Directory Reference: **Melway 184 G1**

[www.nillumbik.vic.gov.au](http://www.nillumbik.vic.gov.au)

### Planning Scheme Zones

-  SUZ SPECIAL USE ZONE
-  SUZ3 SPECIAL USE ZONE - SCHEDULE 3

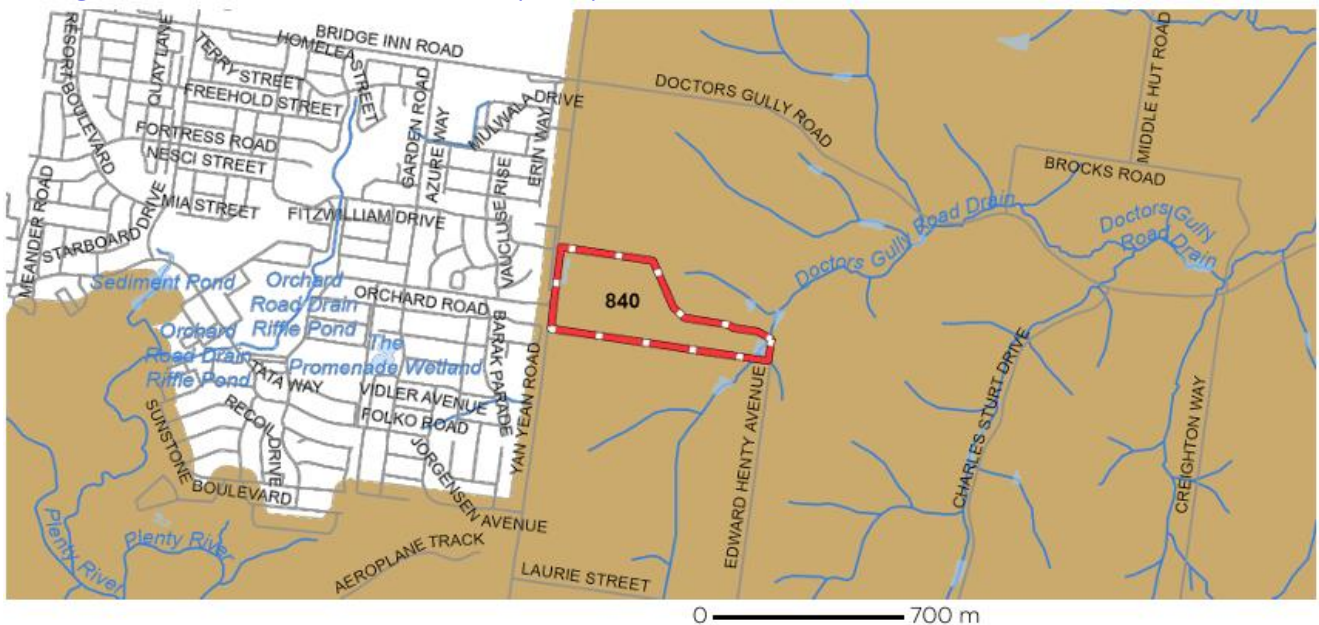
### Planning Scheme Overlays

-  ESO ENVIRONMENTAL SIGNIFICANCE OVERLAY
-  ESO1 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
-  PAO PUBLIC ACQUISITION OVERLAY
-  PAO1 PUBLIC ACQUISITION OVERLAY - PS MAP REF PAO1
-  SCO SPECIFIC CONTROLS OVERLAY
-  SCO13 SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO13

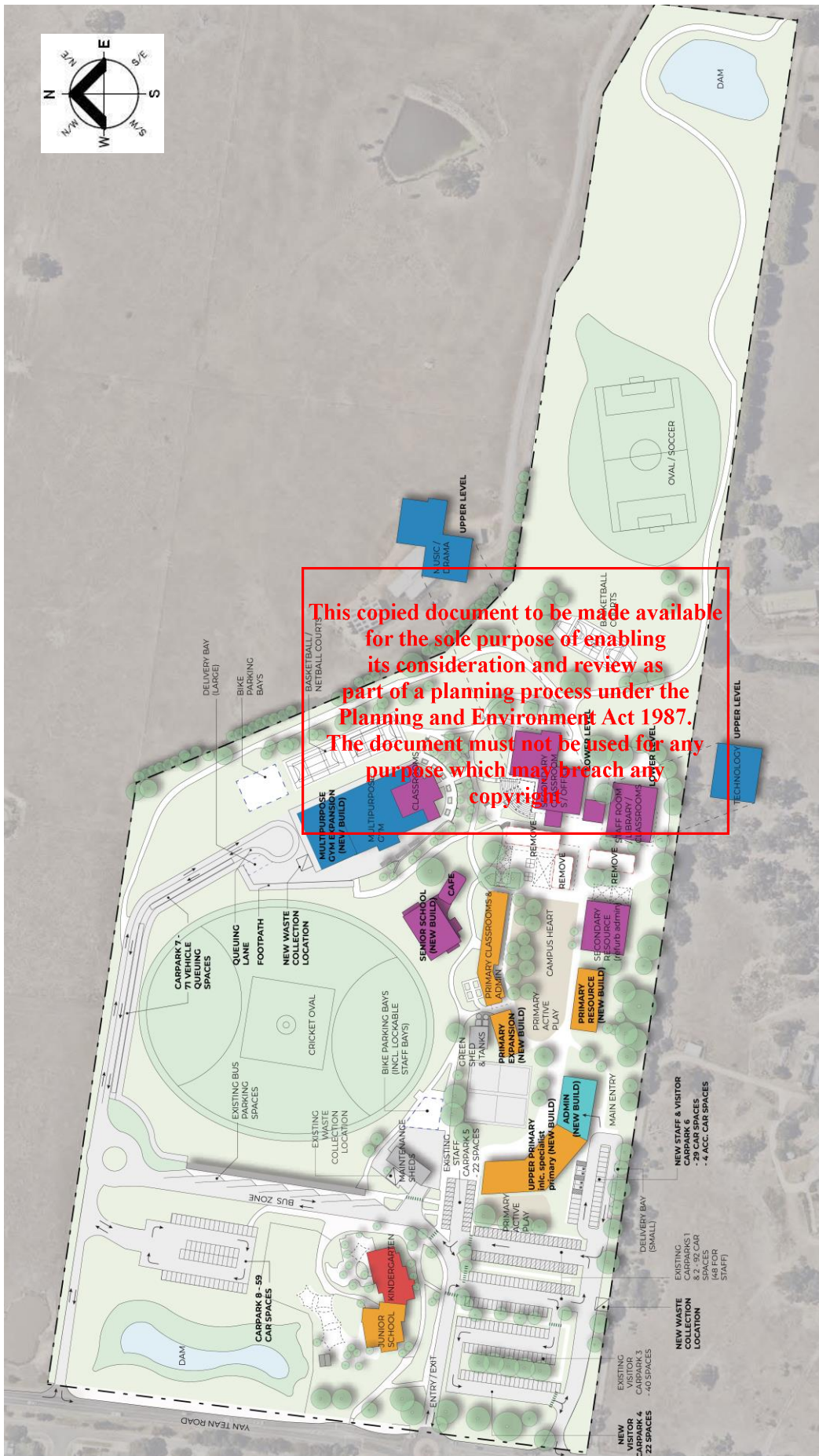
## ADVERTISED PLAN

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

### Designated Bushfire Prone Area (BPA)



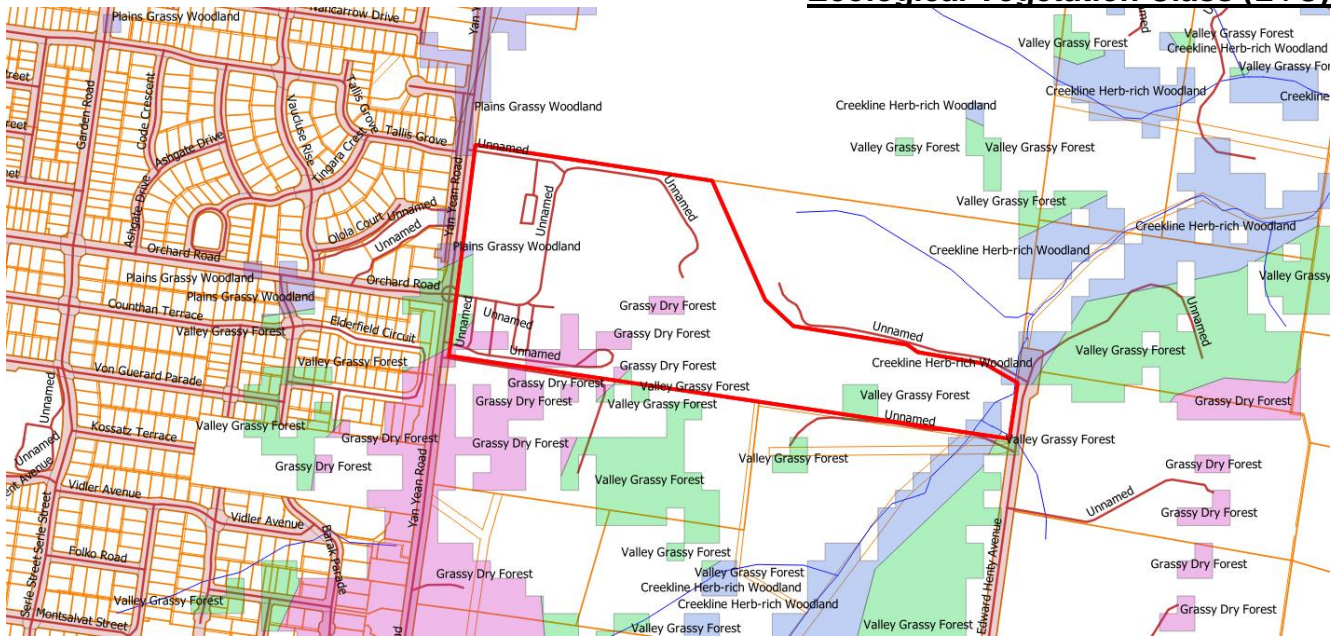
**Master Plan**



# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

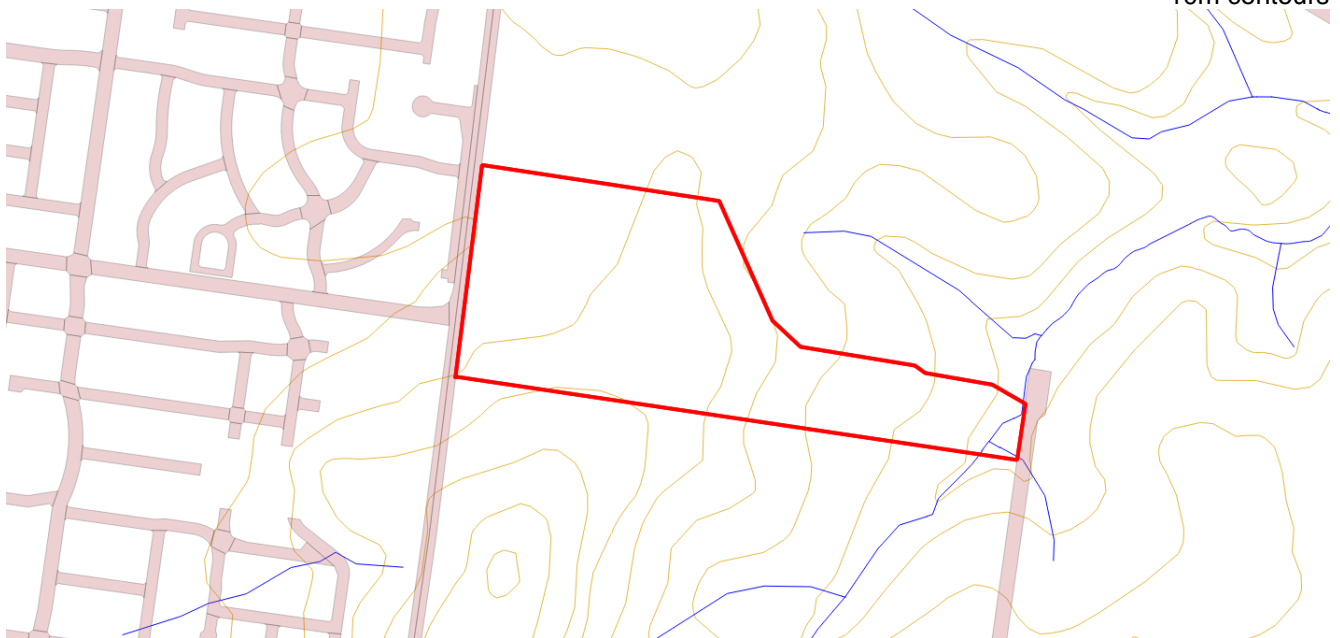
## Site Maps

### Ecological Vegetation Class (EVC)



Note: Very little if any natural EVC exists withing 500m of the school. Even the patch of Woodland we have identified south of the school is heavily modified by grazing and human intervention

### Contour Map 10m contours



**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

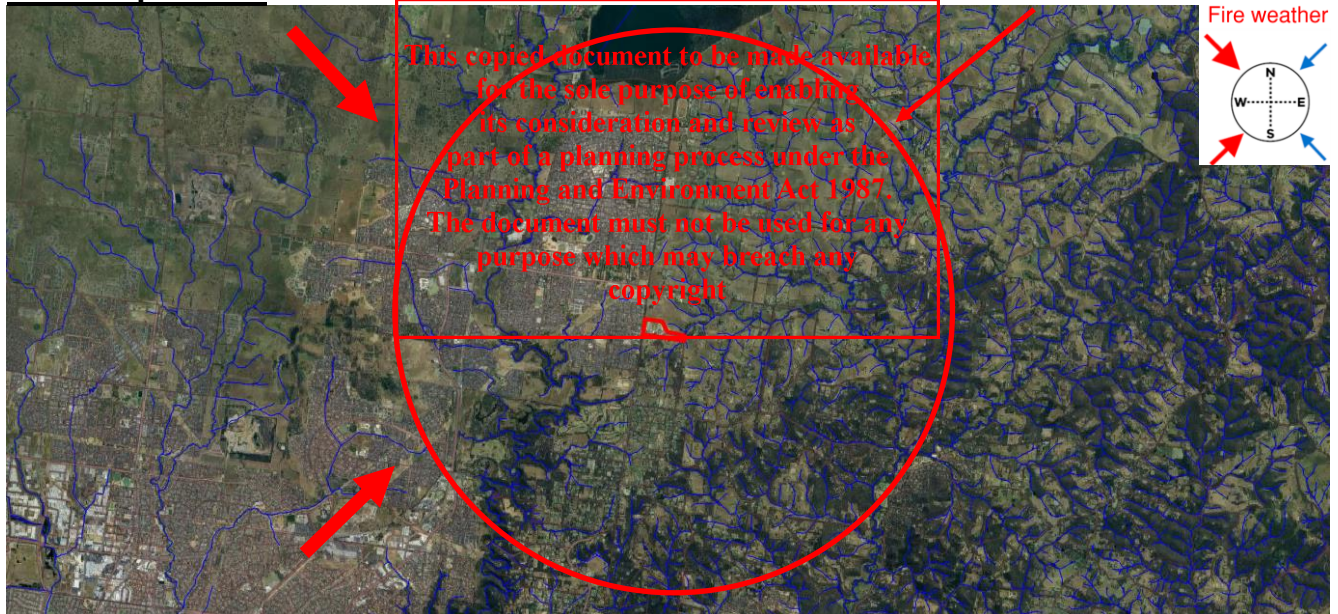
# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

## Bushfire Hazard Landscape Assessment

### Neighbourhood Scale



### Landscape Scale



It is considered that the fire risk from the wider landscape is no greater than that assumed by AS3959 and therefore adequately dealt with by the AS3959/Spec 43 defendable space tables and building construction controls and/or Radiant Heat modelling

The main fire weather comes from the North-West followed by the South-West (*Long, M (2006) A climatology of extreme fire weather days in Victoria*). The existing settlements in these directions provide significant shielding enough to ameliorate any landscape fire and any risk can be credibly dealt with by the AS3959/VPP defendable space and building construction controls.

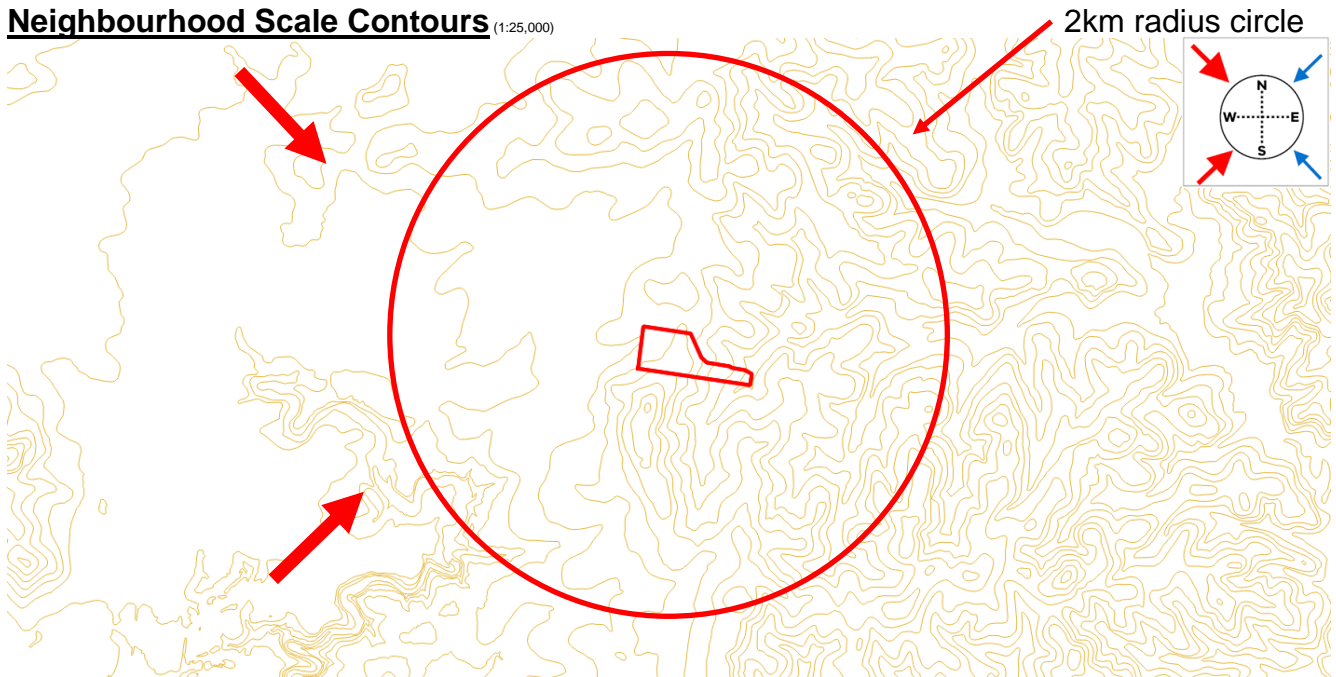
In accordance with the DELWP Technical Guide ([Planning Permit Applications Bushfire Management Overlay, September 2017](#)) we believe this site is situated in a "Broader Landscape Type 1" area. The landscape risk to this site is low and is less than large parts of Victoria. With the required measures in place development is appropriate.

**ADVERTISED  
PLAN**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Bushfire Hazard Landscape Assessment**

**Neighbourhood Scale Contours** (1:25,000)



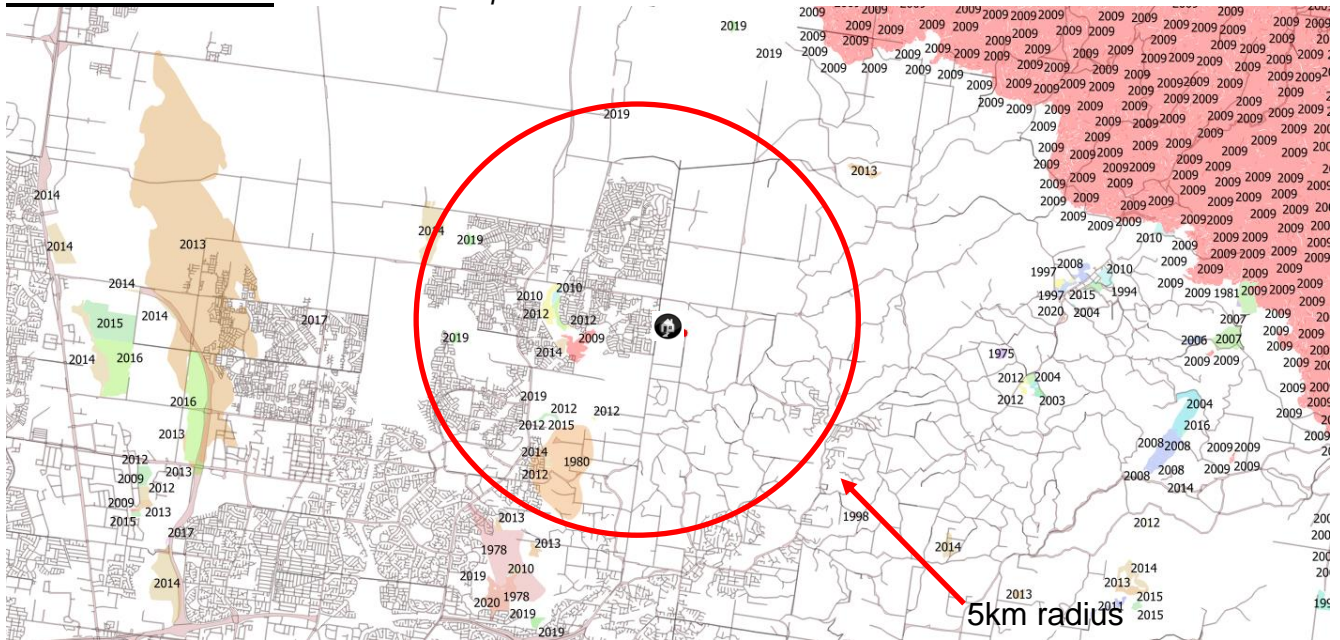
**ADVERTISED  
PLAN**

**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**

# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

## Bushfire Hazard Landscape Assessment

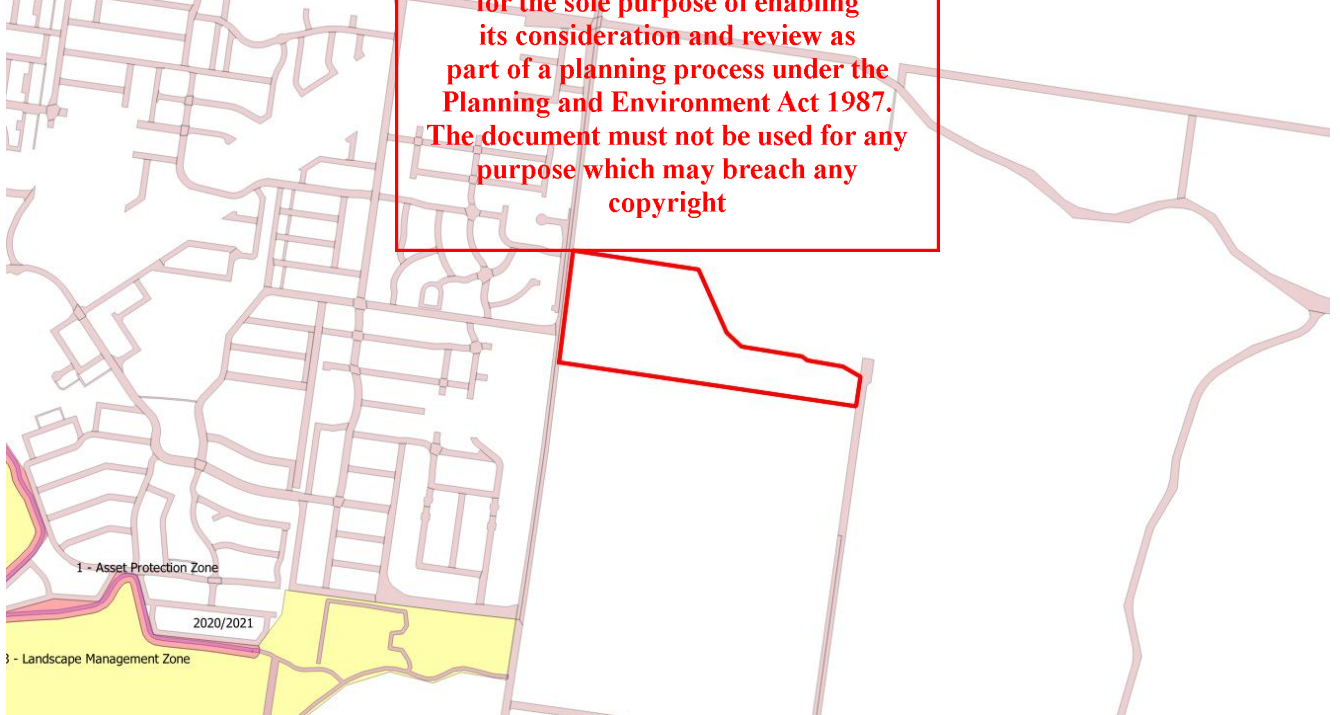
**Fire disturbances** = Bushfire 1970-present



### DELWP Joint Fuel Management Program (JFMP)

*Incorporating the Fire Operations Plan (FOP)*

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



### Joint Fuel Management Program

#### Burn Year



ADVERTISED  
PLAN

# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

## Bushfire Hazard Landscape Assessment

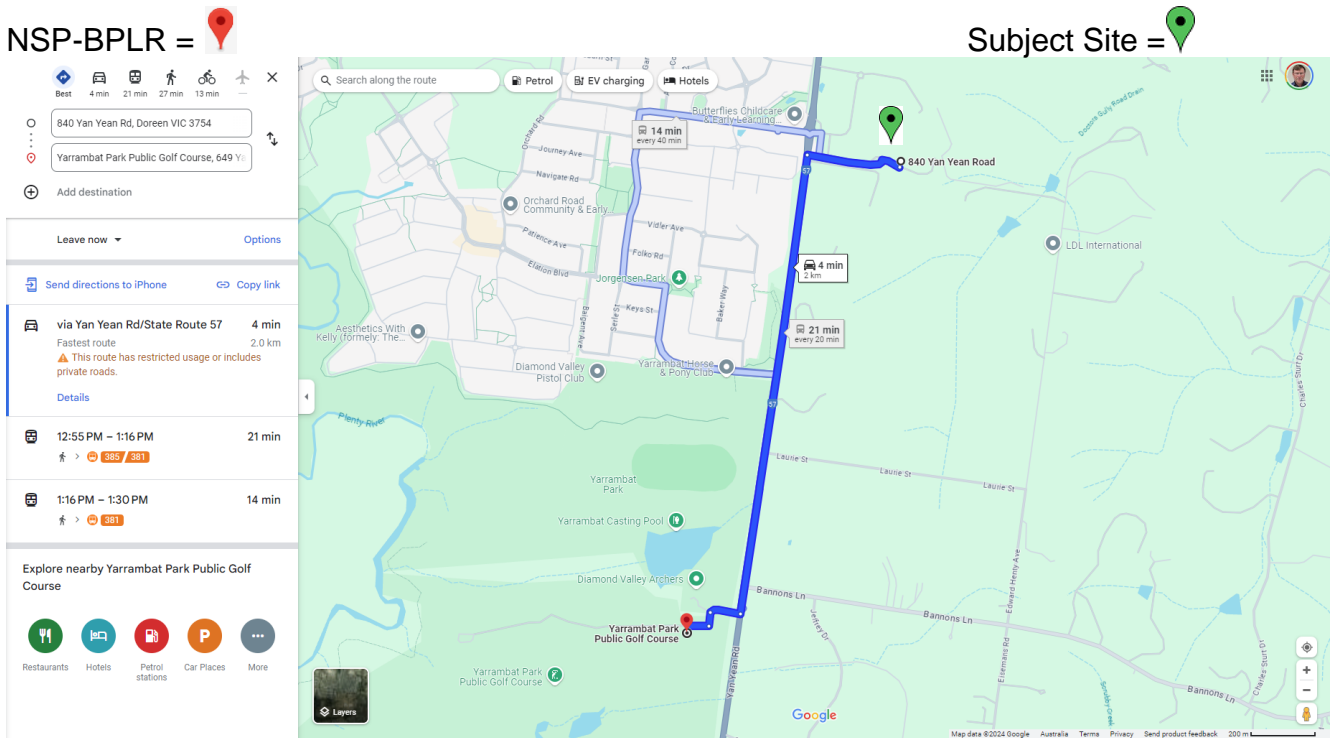
### Bushfire Place of Last Resort

A 'Neighbourhood Safer Place' also known as a 'Bushfire Place of Last Resort' (NSP-BPLR) is a place of last resort when all other bushfire plans have failed.

<https://www.cfa.vic.gov.au/plan-prepare/your-local-area-info-and-advice/neighbourhood-safer-places>

- Yarrambat Golf Course Clubhouse**  
649 Yan Yean Road, Yarrambat 3091 [Get directions](#)
- Hurstbridge Community Hub Hurstbridge Hurricanes Basketball Stadium**  
Graysharps Road (at the roads end), Hurstbridge 3099 [Get directions](#)
- Community Centre**  
Reserve Circuit (entry off Main Hurstbridge Road), Diamond Creek 3089 [Get directions](#)
- Diamond Hills Reserve Oval**  
244-246 Plenty River Drive (between Brentwick Dve & Bayonne Cl), Greensborough 3088 [Get directions](#)
- Outdoor Performance Area**  
Civic Drive (opposite Brentwick Drive), Greensborough 3088 [Get directions](#)

**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**

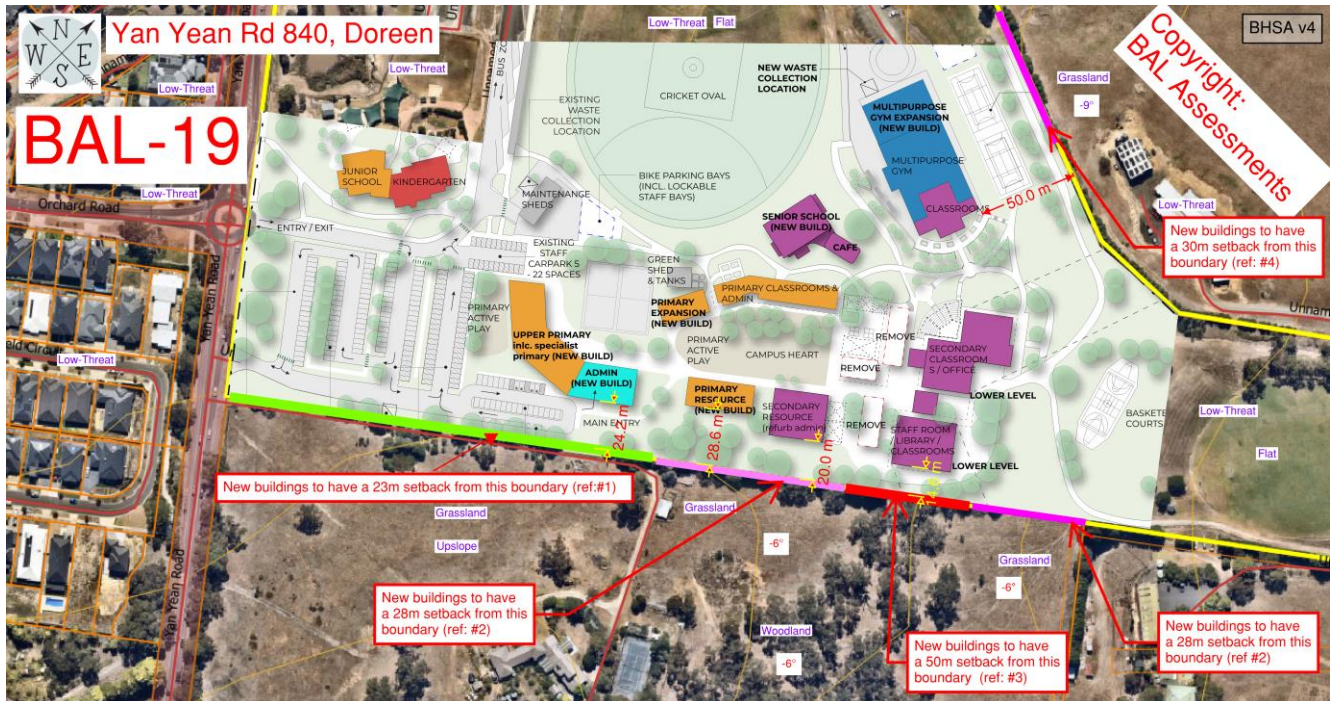


**ADVERTISED PLAN**

# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

## Bushfire Hazard Site Assessment

In accordance with Specification 43 Bushfire protection for certain Class 9 buildings S43C2.1.b ie such that radiant heat flux on exposed building elements will not exceed 10kW/m<sup>2</sup>



Specification S43C2.1.b has only been applied to new buildings.

The existing Secondary Resource (Refurbished Administration Building) and the existing Staff Room/Library/Classrooms Building would not meet this specification.

Advice should be taken from a Building Surveyor as to whether as existing buildings, they are exempt from Spec 43 Distances from Classifiable vegetation?

All other buildings around the perimeter of the site meet the Spec 43 Distances from Classifiable vegetation.

**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**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Bushfire Hazard Site Assessment – Ref: #1**

Bushfire Attack Level (BAL) calculation based on AS 3959		
Name of Assessor(s)	John Burke	
Date of assessment	23/03/2024	
Location of Assessment	Yan Yean Rd 840, Doreen	
Direction of assessment	South West (ref#1)	
Fire Danger Index <i>FDI</i>	100	GFDI= 130
Vegetation classification	Grassland	
Understorey Fuel Load (t/ha) <i>w</i>	4.5	
Total Fuel Load (t/ha) <i>W</i>	4.5	
Vegetation height (m) <i>VH</i>	n/a	
Slope to Vegetation (°)	0	Upslope
Slope under Vegetation (°)	0	Upslope
Distance to vegetation (m) <i>d</i>	23	
Flame Width (m) <i>Wf</i>	100	
Flame Temperature (K) <i>Tf</i>	1090	
Steady State ROS (km/hr) <i>Rslope</i>	16.9	
Height of Receiver (m) <i>h</i>	3.7	
Flame Length (m) <i>Lf</i>	7.5	
Flame Angle (°) <i>a</i>	n/a	
Radiant Heat Flux (kW/m <sup>2</sup> ) <i>q</i>	9.97	Specification 43; S43C2.1.b
Relevant BAL level	BAL -12.5	

© BAL Tool created by Andrew Burke

**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**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Bushfire Hazard Site Assessment – Ref: #2**

Bushfire Attack Level (BAL) calculation based on AS 3959		
Name of Assessor(s)	John Burke	
Date of assessment	23/03/2024	
Location of Assessment	Yan Yean Rd 840, Doreen	
Direction of assessment	South East (ref#2)	
Fire Danger Index <i>FDI</i>	100	GFDI= 130
Vegetation classification	Grassland	
Understorey Fuel Load (t/ha) <i>w</i>	4.5	
Total Fuel Load (t/ha) <i>W</i>	4.5	
Vegetation height (m) <i>VH</i>	n/a	
Slope to Vegetation (°)	6	Downslope
Slope under Vegetation (°)	6	Downslope
<b>Distance to vegetation (m) <i>d</i></b>	<b>28</b>	
Flame Width (m) <i>Wf</i>	100	
Flame Temperature (K) <i>Tf</i>	1090	
Steady State ROS (km/hr) <i>Rslope</i>	25.6	
Height of Receiver (m) <i>h</i>	1.6	
Flame Length (m) <i>Lf</i>	9.2	
Flame Angle (°) <i>a</i>	n/a	
Radiant Heat Flux (kW/m <sup>2</sup> ) <i>q</i>	9.60	Specification 43; S43C2.1.b
Relevant BAL level	BAL -12.5	

© BAL Tool created by Andrew Burke

**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**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Bushfire Hazard Site Assessment – Ref: #3**

Bushfire Attack Level (BAL) calculation based on AS 3959	
Name of Assessor(s)	John Burke
Date of assessment	23/03/2024
Location of Assessment	Yan Yean Rd 840, Doreen
Direction of assessment	South East (ref#3)
Fire Danger Index <i>FDI</i>	100
Vegetation classification	Woodland
Understorey Fuel Load (t/ha) <i>w</i>	15
Total Fuel Load (t/ha) <i>W</i>	25
Vegetation height (m) <i>VH</i>	n/a
Slope to Vegetation (°)	6 Downslope
Slope under Vegetation (°)	6 Downslope
<b>Distance to vegetation (m) <i>d</i></b>	<b>50</b>
Flame Width (m) <i>Wf</i>	100
Flame Temperature (K) <i>Tf</i>	1090
Steady State ROS (km/hr) <i>Rslope</i>	2.7
Height of Receiver (m) <i>h</i>	4.9
Sustained Flame Length (m) <i>Lf</i>	20.7
Flame Angle (°) <i>a</i>	80.0
Radiant Heat Flux (kW/m <sup>2</sup> ) <i>q</i>	9.85 Specification 43; S43C2.1.b
Relevant BAL level	BAL -12.5

© BAL Tool created by Andrew Burke

**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 Risk Assessment: Yan Yean Rd 840, Doreen**

**Bushfire Hazard Site Assessment – Ref: #4**

Bushfire Attack Level (BAL) calculation based on AS 3959	
Name of Assessor(s)	John Burke
Date of assessment	23/03/2024
Location of Assessment	Yan Yean Rd 840, Doreen
Direction of assessment	North East (ref#4)
Fire Danger Index <i>FDI</i>	100
Vegetation classification	Grassland
Understorey Fuel Load (t/ha) <i>w</i>	4.5
Total Fuel Load (t/ha) <i>W</i>	4.5
Vegetation height (m) <i>VH</i>	n/a
Slope to Vegetation (°)	9 Downslope
Slope under Vegetation (°)	9 Downslope
<b>Distance to vegetation (m) <i>d</i></b>	<b>30</b>
Flame Width (m) <i>Wf</i>	100
Flame Temperature (K) <i>Tf</i>	1090
Steady State ROS (km/hr) <i>Rslope</i>	31.4
Height of Receiver (m) <i>h</i>	0.3
Flame Length (m) <i>Lf</i>	10.2
Flame Angle (°) <i>a</i>	n/a
Radiant Heat Flux (kW/m <sup>2</sup> ) <i>q</i>	9.75 Specification 43; S43C2.1.b
Relevant BAL level	BAL -12.5

© BAL Tool created by Andrew Burke

**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**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Bushfire Hazard Site Assessment**  
**- Secondary Resource (Refurbished Administration Building)**

Bushfire Attack Level (BAL) calculation based on AS 3959		
Name of Assessor(s)	John Burke	
Date of assessment	23/03/2024	
Location of Assessment		
Yan Yean Rd 840, Doreen		
Direction of assessment	Sec Resource	
Fire Danger Index <i>FDI</i>	100	GFDI= 130
Vegetation classification	Grassland	
Understorey Fuel Load (t/ha) <i>w</i>	4.5	
Total Fuel Load (t/ha) <i>W</i>	4.5	
Vegetation height (m) <i>VH</i>	n/a	
Slope to Vegetation (°)	9	Downslope
Slope under Vegetation (°)	9	Downslope
<b>Distance to vegetation (m) <i>d</i></b>	<b>20</b>	
Flame Width (m) <i>Wf</i>	100	
Flame Temperature (K) <i>Tf</i>	1090	
Steady State ROS (km/hr) <i>Rslope</i>	31.4	
Height of Receiver (m) <i>h</i>	1.9	
Flame Length (m) <i>Lf</i>	10.2	
Flame Angle (°) <i>a</i>	n/a	
Radiant Heat Flux (kW/m <sup>2</sup> ) <i>q</i>	15.62	Does not meet Specification 43; S43C2.1.b
Relevant BAL level	BAL -19	

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

© BAL Tool created by Andrew Burke

**ADVERTISED  
PLAN**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Bushfire Hazard Site Assessment**  
**- Staff Room/Library/Classrooms Building**

Bushfire Attack Level (BAL) calculation based on AS 3959		
Name of Assessor(s)	John Burke	
Date of assessment	23/03/2024	
Location of Assessment	Yan Yean Rd 840, Doreen	
Direction of assessment	Staff/Lib/Classroom	
Fire Danger Index <i>FDI</i>	100	
Vegetation classification	Woodland	
Understorey Fuel Load (t/ha) <i>w</i>	15	
Total Fuel Load (t/ha) <i>W</i>	25	
Vegetation height (m) <i>VH</i>	n/a	
Slope to Vegetation (°)	6	Downslope
Slope under Vegetation (°)	6	Downslope
<b>Distance to vegetation (m) <i>d</i></b>	<b>14.6</b>	.
Flame Width (m) <i>Wf</i>	100	
Flame Temperature (K) <i>Tf</i>	1090	
Steady State ROS (km/hr) <i>Rslope</i>	2.7	
Height of Receiver (m) <i>h</i>	6.5	
Sustained Flame Length (m) <i>Lf</i>	20.7	
Flame Angle (°) <i>a</i>	51.0	
Radiant Heat Flux (kW/m <sup>2</sup> ) <i>q</i>	44.48	Does not meet Specification 43; S43C2.1.b
Relevant BAL level	BAL -FZ	

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

© BAL Tool created by Andrew Burke

**ADVERTISED  
PLAN**

## Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

### Defendable Space

*Defendable space* is a fuel reduced zone with restrictions on surface & elevated fuels ie vegetation as well as canopy cover.

Below is the vegetation management standard for this fuel reduced zone.

#### Defendable Space

Defendable space to a distance of {Refer Bushfire Hazard Site Assessments} metres around the proposed building(s) is provided and is 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 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- **The canopy of trees must be separated by at least 5 metres.**
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Also take into account the following from AS3959-2018 *Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018),

*NOTE: 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).*

#### References:

##### CFA Recommendations for Defendable Space

[https://www.cfa.vic.gov.au/articledocuments/400/BMO-Individual-conditions-defendable\\_space-Oct-2017.pdf.aspx](https://www.cfa.vic.gov.au/articledocuments/400/BMO-Individual-conditions-defendable_space-Oct-2017.pdf.aspx)  
and

##### Victorian Planning Provisions clause 53.02 Table 6

<https://planning-schemes.app.planning.vic.gov.au/Victoria%20Planning%20Provisions/ordinance/53.02>

Requirements detailed in this document do not guarantee survival of the buildings or the occupants in a bushfire event for reasons including, as detailed in the foreword to AS3959 *Construction of Buildings in Bushfire-prone Areas*, the degree of (future) vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions. The occupants are strongly encouraged to develop and practice a bushfire survival plan and in accordance with CFA advice a policy of "leave early" is always recommended.

**ADVERTISED  
PLAN**

# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

## Site Photographs

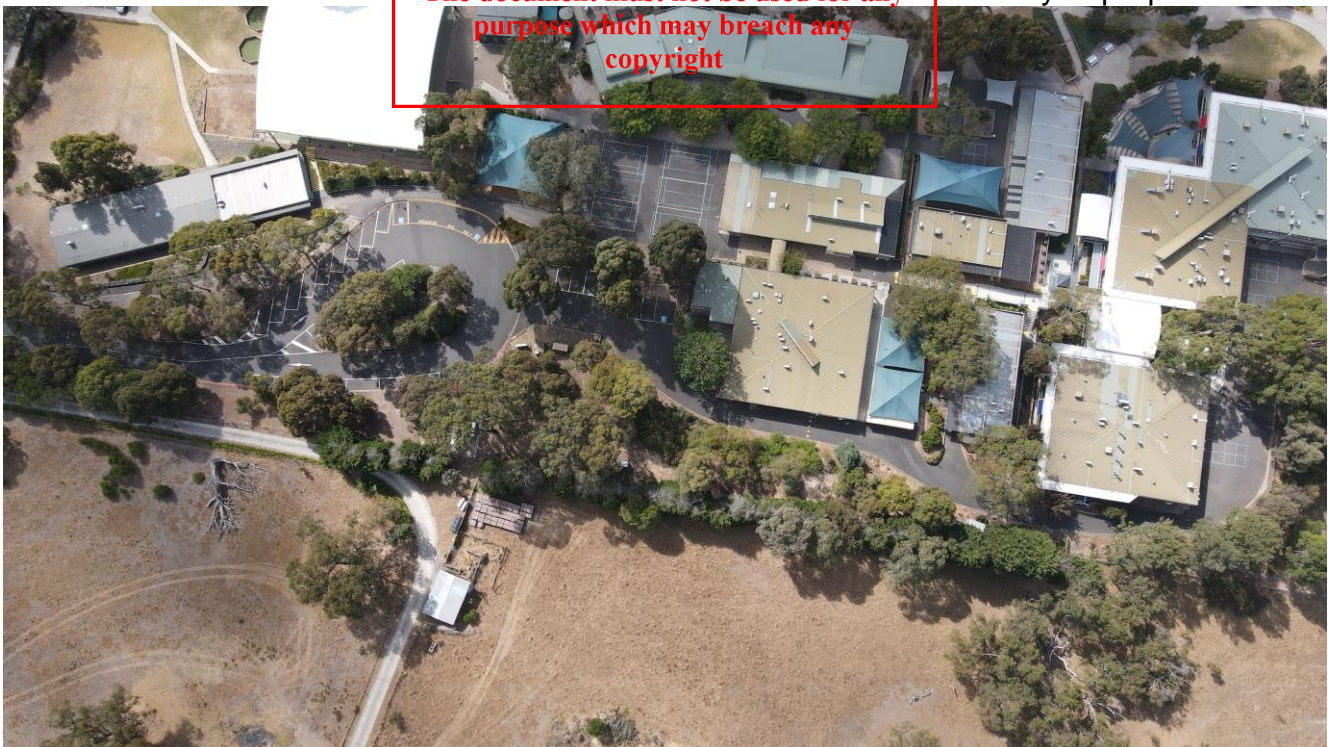
23/3

≈ Site of proposed works



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

≈ South Western boundary of proposed works

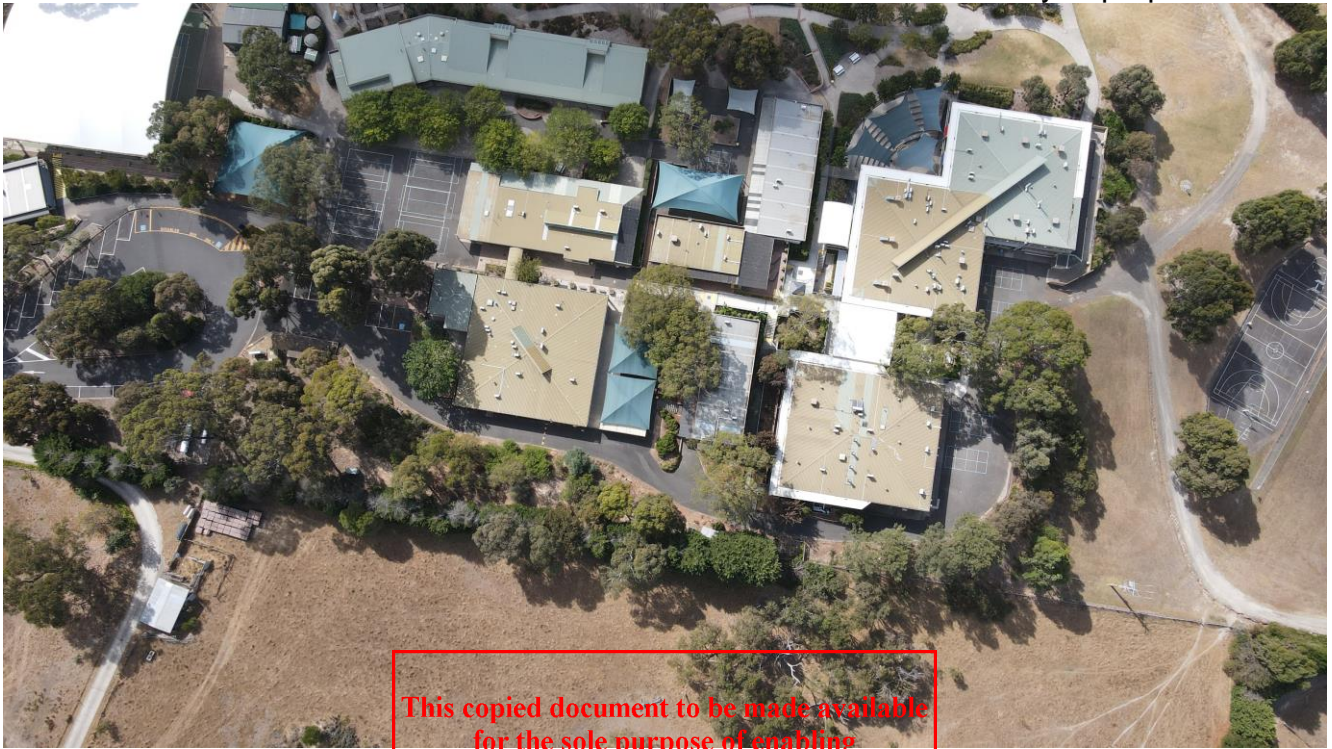


**ADVERTISED  
PLAN**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Site Photographs**

≈ South-Eastern boundary of proposed works



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

≈ North Eastern boundary of proposed works



**ADVERTISED  
PLAN**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Site Photographs**

≈ South of proposed works



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

≈ South of proposed works



**ADVERTISED  
PLAN**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Site Photographs**

≈ East of proposed works



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

≈ East of proposed works



**ADVERTISED  
PLAN**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

7

**Site Photographs**

≈ North of proposed works



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

≈ North of proposed works



**ADVERTISED  
PLAN**

# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

## Bushfire Management Statement

Pursuant to the *Bushfire Management Overlay*; clause 53.02 of the Victorian Planning provisions requires that development is only permitted if the risk to life, property and community infrastructure can be reduced to an acceptable level. Clause 53.02 contains various Objectives, Approved Measure (AM), Alternative Measures (AltM) and Decisions Guidelines.

\*It is noted that in relation to this assessment the relevant VPP defensible space table (Table 2) has been drawn from AS3959 and complies with AS3959.

The following table demonstrates how the requirements have been achieved and complied with:

REQUIREMENTS	COMPLIANCE
<b>53.02-4 Bushfire Protection objectives</b>	
<b>53.02-4.1 Landscape, Siting and Design objectives</b>	
<p>Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.</p> <p>Development is sited to minimise the risk from bushfire.</p> <p>Development is sited to provide safe access for vehicles, including emergency vehicles. Building design minimises vulnerability to bushfire attack.</p>	<p>While this area is not in a Bushfire Management Overlay (BMO), which is reserved for high-risk areas, the BMO conditions and requirements can be used for good first principles decision guidelines. A Bushfire Hazard Landscape Assessment, in accordance with the <a href="#">DELWP Technical Guide</a> (Planning Permit Applications Bushfire Management Overlay) has been undertaken and enclosed herewith. Using this guide have rated the site as a Landscape Type 1. If we apply the Approved Measures of the Victorian Planning Provisions clause 53.02-4 then it should mitigate the risk from the wider landscape to an <b>"acceptable level"</b>.</p> <p>Compliance with AS3959, as required by PPF 13.02, shows the risk has been reduced to an acceptable level on a local scale.</p> <p>The application can successfully meet the Approved and/or Alternative Measures of the BMO VPP clause 53.02-4 and therefore we believe the risk is reduced both on a landscape scale and local scale to an acceptable level.</p>
<b>Approved Measure 2.1</b>	
The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	<i>It is considered that the fire risk from the wider landscape is no greater than that assumed by AS3959 and therefore adequately dealt with by Specification 43 Bushfire protection for certain Class 9 buildings. Note that Spec 43 defensible space distances exceed AS3959..</i>
<b>Approved Measure 2.2</b>	
<p>A building is sited to ensure the site best achieves the following:</p> <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><i>Alternative siting of the buildings would not improve fire protection.</i></p> <p><i>The buildings are all in close proximity to the schools internal accessways where safe egress and access is easily available.</i></p> <p><i>This application will comply with the requirement as contained in Table 5 to Clause 53.02-5.</i></p>
<b>Approved Measure 2.3</b>	
A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	<i>This will be dealt with at detailed design stage</i>

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 is for the sole purpose of this review and is not to be copied.

ADVERTISED  
PLAN

## Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

### Bushfire Management Statement

<b>53.02-4.2 Defendable space and construction objectives</b>	
Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings	<i>As demonstrated below by the compliance with all applicable Approved Measures and/or Alternative Measure it has been shown that this development will reduce the Bushfire risk to an acceptable level.</i>
<b>Approved Measure 3.1</b>	
<p>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:</p> <ul style="list-style-type: none"> <li>Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or</li> <li>If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.</li> </ul> <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.</p>	<p><i>The site does meet the Defendable Space setback requirements of Specification 43 Bushfire protection for certain Class 9 buildings. Note that Spec 43 defendable space distances exceed AS3959.</i></p> <p><i>Not Applicable</i></p> <p><i>Defendable space will be provided for distances in accordance with Specification 43 Bushfire protection for certain Class 9 buildings. Note that Spec 43 defendable space distances exceed AS3959 and Table 2.</i></p>
<b>Approved Measure 3.2</b>	
<p>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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>Constructed to a bushfire attack level of BAL12.5.</li> </ul>	<i>Not Applicable</i>
<b>Alternative Measure 3.3</b>	
Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.	<i>Not Applicable</i>
<b>Alternative Measure 3.4</b>	
Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009* Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority. *(superseded by 2018 edition)	<i>Not Applicable</i>

**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**

## Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

### Bushfire Management Statement

<p><b>Alternative Measure 3.5</b></p>	<p><i>Not Applicable</i></p>
<p>A building used for a dwelling (including an extension or alteration to a dwelling) may provide defensible space to the property boundary where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• The lot has access to urban, township or other areas where: <ul style="list-style-type: none"> <li>▪ Protection can be provided from the impact of extreme bushfire behaviour.</li> <li>▪ Fuel is managed in a minimum fuel condition.</li> <li>▪ There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat.</li> </ul> </li> <li>• Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.</li> <li>• The dwelling is constructed to a bushfire attack level of BAL FZ.</li> </ul> <p>This alternative measure only applies where the requirements of AM 3.1 cannot be met.</p>	<p style="text-align: center; border: 2px solid red; padding: 10px;"><b>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</b></p>
<p><b>Alternative Measure 3.6</b></p>	<p><i>Not Applicable</i></p>
<p>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 defensible 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:</p> <ul style="list-style-type: none"> <li>• An integrated approach to risk management has been adopted that considers: <ul style="list-style-type: none"> <li>▪ The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.</li> <li>▪ The intended frequency and nature of occupation.</li> <li>▪ The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.</li> </ul> </li> <li>• Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.</li> </ul>	<p style="text-align: center; font-size: 2em; font-weight: bold; color: red;">ADVERTISED PLAN</p>
<p><b>Other unspecified Alternative Measures</b></p>	<p><i>Not Applicable</i></p>
	<p><i>Not Applicable</i></p>

## Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

### Bushfire Management Statement

<b>53.02-4.3 Water supply and access objectives</b>	
<p>A static water supply is provided to assist in protecting property.</p> <p>Vehicle access is designed and constructed to enhance safety in the event of a bushfire.</p>	<p><i>As demonstrated below by the compliance with all applicable Approved Measures and/or Alternative Measure it has been shown that this development will reduce the Bushfire risk to an acceptable level.</i></p>
<b>Approved Measure 4.1</b>	
<p>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:</p> <ul style="list-style-type: none"> <li>• A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.</li> <li>• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</li> </ul> <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.</p>	<p><i>This requirement is not required when not is a BMO.</i></p> <p><i>This application will comply with the requirement as contained in Table 5 to Clause 53.02-5 to the extent relevant,</i></p>
<b>Approved Measure 4.2</b>	
<p>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:</p> <ul style="list-style-type: none"> <li>• A static water supply for firefighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres.</li> <li>• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</li> <li>• 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.</li> </ul> <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.</p>	<p><i>Not Applicable</i></p> <p><b>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</b></p> <p><b>ADVERTISED PLAN</b></p>
<b>Other unspecified Alternative Measures</b>	
	<p><i>Not Applicable</i></p>

# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

## Analysis of PPF 13.02

Operation of the Planning Policy Framework (PPF) clause 71.02-3 and in more detail in PPF clause 13.02 of the Victorian Planning provisions requires that planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations

The following table demonstrates how the requirements have been achieved and complied with:

REQUIREMENTS	COMPLIANCE
<b>71.02-3 Integrated decision making</b>	
..... However in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations	<i>As demonstrated by the compliance with all applicable measures, principally defendable space and the BAL building construction controls, it can be shown that this development will reduce the Bushfire risk to an acceptable level.</i>
<b>13.02-1S Bushfire planning</b>	
<b>Policy Application</b>	
This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is: <ul style="list-style-type: none"> <li>• Within a designated bushfire prone area;</li> <li>• Subject to a Bushfire Management Overlay; or</li> <li>• Proposed to be used or developed in a way that may create a bushfire hazard</li> </ul>	<p><i>The site is within a designated bushfire prone area</i></p> <p><i>The site is not subject to a Bushfire Management Overlay (BMO) either totally or partially</i></p> <p><i>With the site managed for defendable space this development will reduce the bushfire hazard in the area.</i></p>
<b>Objective</b>	
To strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life.	<i>As demonstrated by the compliance with all applicable measures, principally defendable space and the BAL building construction controls, it can be shown that this development will reduce the Bushfire risk to an acceptable level.</i>
<b>Strategies</b>	
<b>Protection of human life</b>	
Give priority to the protection of human life by: <ul style="list-style-type: none"> <li>• Prioritising the protection of human life over all other policy considerations.</li> <li>• Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.</li> <li>• Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process.</li> </ul>	<p><i>As demonstrated by the compliance with all applicable measures, principally defendable space and the BAL building construction controls, it can be shown that this development will reduce the Bushfire risk to an acceptable level.</i></p> <p><i>The site is assessed as being safe for access and egress to BAL-Low areas, refer to the Bushfire Hazard Landscape Assessment enclosed herewith.</i></p> <p><i>Through the ongoing maintenance of the appropriate defendable space and building construction controls in accordance with Spec 43 the subject site should be suitable for shelter in place.</i></p> <p><i>However, in accordance with CFA advice a policy of “leave early” is always recommended.</i></p> <p><i>Through the application of the appropriate defendable space and building construction controls in accordance with AS3959 the bushfire risk will be reduced to an acceptable level</i></p>

This copied document to be made available for the sole purpose of demonstrating the compliance with all applicable measures, principally defendable space and the BAL building construction controls, it can be shown that this development will reduce the Bushfire risk to an acceptable level. The document must not be used for any purpose which may breach any copyright

ADVERTISED  
PLAN

# Bushfire Risk Assessment: Yan Yean Rd 840, Doreen

## Analysis of PPF 13.02

Bushfire hazard identification and assessment	
<p>Identify bushfire hazard and undertake appropriate risk assessment by:</p> <ul style="list-style-type: none"> <li>Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.</li> <li>Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.</li> <li>Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.</li> <li>Considering and assessing the bushfire hazard on the basis of:               <ul style="list-style-type: none"> <li>Landscape conditions - meaning conditions in the landscape within 20 kilometres and potentially up to 75 kilometres of a site;</li> <li>Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;</li> <li>Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and,</li> <li>The site for the development.</li> </ul> </li> <li>Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.</li> <li>Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.</li> <li>Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.</li> </ul>	<p><i>The application of AS3959, aided by the CFA publication Vegetation-Classes-Victorian-Bushfire-Management-Overlay, onsite assessments and measurements, available vegetation and contour mapping and the application of a severe fire weather index, known as a Fire Danger Index (FDI), of 100 in accordance with AS3959 adequately satisfies this requirement.</i></p> <p><i>The site is in a designated Bushfire Prone Area which requires the application of AS3959 and this has been undertaken as described elsewhere in the Bushfire Risk Assessment, in particular in the Bushfire Hazard Site Assessments enclosed herewith.</i></p> <p><i>The site is not subject to a Bushfire Management Overlay (BMO) either totally or in part and is not subject to the threat of extreme fire behaviour that would warrant the site being included in the future.</i></p> <p><i>A Bushfire Hazard Landscape Assessment has been undertaken, and enclosed herewith, in accordance with the DELWP Technical Guide.</i></p> <p><i>Landscape conditions have been assessed in the Bushfire Hazard Landscape Assessment enclosed herewith.</i></p> <p><i>Local conditions have been assessed in the Bushfire Hazard Site Assessment enclosed herewith and in the Bushfire Hazard Landscape Assessment enclosed herewith.</i></p> <p><i>Neighbourhood conditions have been assessed in the Bushfire Hazard Landscape Assessment enclosed herewith.</i></p> <p><i>The site has been assessed in the Bushfire Risk Assessment</i></p> <p><i>In informal discussions about a range of issues CFA advise that, if required, this discussion is to take place between council and the CFA after a consultants' report has been received.</i></p> <p><i>The bushfire risk to this site has been assessed and appropriate bushfire protection measures and building controls are outlined in the Bushfire Risk Assessment, in particular in the Bushfire Hazard Site Assessments enclosed herewith, and with the required measures, in particular the application of defensible space, in place development is appropriate.</i></p> <p><i>As demonstrated by the compliance with all applicable measures it can be shown that this development has reduced the Bushfire risk to an acceptable level. The bushfire risk to this site has been assessed and appropriate bushfire protection measures and building controls are outline elsewhere in the Bushfire Risk Assessment, in particular in the Bushfire Hazard Site Assessments, and with the required measures in place development is appropriate.</i></p>

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

ADVERTISED  
PLAN

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Analysis of PPF 13.02**

<p><b>Settlement planning</b></p> <p>Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:</p> <ul style="list-style-type: none"> <li>• Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009* Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009*). .*(superseded by 2018 edition)</li> <li>• Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009* Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009*) where human life can be better protected from the effects of bushfire. .*(superseded by 2018 edition)</li> </ul> <p>• Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.</p> <p>• Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.</p> <p>• Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.</p> <p>• Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.</p> <p>• Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009* Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009)</p>	<p><i>Bushfire Hazard Site Assessments in accordance with AS3959 and the Bushfire Management Overlay VPP clauses 44.06 and 53.02 have been undertaken, and enclosed herewith, for this application and the resulting building areas of the site can achieve a radiant heat flux of less than 10kilowatts/square metre (viz. BAL-12.5).</i></p> <p><i>A BAL-Low area is basically an area where there is no "classifiable" bushfire hazard vegetation, in accordance with AS3959, within 100m under AS3959 and 150m under the Bushfire Management Overlay.</i></p> <p><i>Suitable BAL-Low shelter in place areas will be available on this site ie areas greater than 100m from the perimeter of the development and a 'Neighbourhood Safer Place' also known as a 'Bushfire Place of Last Resort' (NSP-BPLR) is available locally however, in accordance with CFA advice, an action plan of leave early is recommended.</i></p> <p><i>Safe access is available to suitable BAL-Low shelter in place areas within the adjacent built-up residential areas. With the site managed for defensible space this development will reduce the bushfire hazard in the area.</i></p> <p><i>With the site managed for defensible space this development will reduce the bushfire hazard in the area.</i></p> <p><i>A Bushfire Hazard Landscape Assessment, in accordance with the DELWP Technical Guide, has been undertaken, and enclosed herewith, and with the required measures in place development is appropriate and will reduce the bushfire hazard in the area.</i></p> <p><i>With the required measures in place development on this site is appropriate.</i></p> <p><i>Bushfire Hazard Site Assessments in accordance with AS3959 and the Bushfire Management Overlay VPP clause 53.02-4 have been undertaken, and enclosed herewith, for this application and of the resulting building areas of the site can achieve a BAL-12.5 rating. Note while Specification 43 S43C2 Method (b) requires a RHF of ≤ 10kW/m<sup>2</sup>, it also requires a minimum construction rating of BAL-19.</i></p>
---	--

**This copied document to be made available for the sole purpose of the planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.**

## **Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

### **Analysis of PPF 13.02**

<b>Areas of biodiversity conservation value</b>	
Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.	<i>The development can successfully implement the required bushfire protection measures however the biodiversity impacts are outside the scope of this Bushfire analysis and is to be dealt with by others if required.</i>
<b>Use and development control in a Bushfire Prone Area</b>	
<p>In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:</p> <ul style="list-style-type: none"> <li>• Subdivisions of more than 10 lots.</li> <li>• Accommodation.</li> <li>• Child care centre.</li> <li>• Education centre.</li> <li>• Emergency services facility.</li> <li>• Hospital.</li> <li>• Indoor recreation facility.</li> <li>• Major sports and recreation facility.</li> <li>• Place of assembly.</li> <li>• Any application for development that will result in people congregating in large numbers.</li> </ul> <p>When assessing a planning permit application for the above uses and development:</p> <ul style="list-style-type: none"> <li>• Consider the risk of bushfire to people, property and community infrastructure.</li> <li>• Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.</li> <li>• Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.</li> </ul>	<p><i>As demonstrated by the compliance with all applicable measures it can be shown that this development will reduce the Bushfire risk to an acceptable level.</i></p> <p><i>This application includes one or more of the nominated triggers.</i></p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin: 10px 0;"> <p><b>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</b></p> </div> <p><i>As demonstrated by the compliance with all applicable measures it can be shown that this development will reduce the Bushfire risk to an acceptable level.</i></p> <p><i>The application of the identified defendable space and building construction controls in accordance with AS3959 and the Bushfire Management Overlay VPP clause 53.02-4 has addressed the identified bushfire risk</i></p> <p><i>The development can successfully implement the required bushfire protection measures however the biodiversity impacts are outside the scope of this Bushfire analysis and is to be dealt with by others if required.</i></p>
<b>Policy guidelines</b>	
<p>Consider as relevant:</p> <ul style="list-style-type: none"> <li>• Any applicable approved state, regional and municipal fire prevention plan.</li> </ul>	<p><i>Apart from a brief reference to Fire Prevention Notices in the Municipal Emergency Management Plan no other plans of relevance to this site have been identified.</i></p>

**ADVERTISED  
PLAN**

**Bushfire Risk Assessment: Yan Yean Rd 840, Doreen**

**Analysis of PPF 13.02**

<p><b>Policy documents</b></p> <p>Consider as relevant:</p> <ul style="list-style-type: none"> <li>Any applicable approved state, regional and municipal fire prevention plan.</li> <li>AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009). *(superseded by 2018 edition)</li> <li>Building in bushfire-prone areas - CSIRO &amp; Standards Australia (SAA HB36- 1993, 1993).</li> <li>Any bushfire prone area map prepared under the Building Act 1993 or regulations made under that Act.</li> </ul>	<p><i>Apart from a brief reference to Fire Prevention Notices in the Municipal Emergency Management Plan no other plans of relevance to this site have been identified.</i></p> <p><i>Bushfire Hazard Site Assessments have been conducted in accordance with NCC Specification 43 and are enclosed herewith</i></p> <p><i>This handbook is somewhat outdated since the subsequent publication of the new edition of AS3959 in 2009 and 2018 however to the extent it is relevant this application complies</i></p> <p><i>The site is in a designated Bushfire Prone Area which requires the application of AS3959 and that has been undertaken as described elsewhere in the Bushfire Risk Assessment.</i></p>
<p><b>13.02-1L Bushfire management in Nillumbik</b></p>	
<p><b>Policy Application</b></p>	
<p>This policy applies to land affected by the Bushfire Management Overlay or located in a Bushfire Prone Area.:</p>	<p><i>The site is within a designated bushfire prone area</i></p> <p><i>The site is not subject to a Bushfire Management Overlay (BMO) either totally or partially</i></p>
<p><b>Strategies</b></p>	
<p>Limit sensitive uses, such as dwellings</p> <p>Ensure that landscaping in rural areas, including vegetation screening, is designed to minimise fire risk.</p> <p>Minimise the impacts of fire protection works on roadside vegetation where possible</p> <p>Encourage buildings in locations where the actions necessary to mitigate bushfire risk minimises the impact on the environment</p> <p>Site and design buildings at the base of slopes or on gentle south or south-east facing slopes</p> <p>Avoid the siting of buildings on north or north-west facing slopes, particularly steeper slopes and the ridges above these slopes</p>	<p><i>A school would be regarded as a sensitive use; however, it is existing and we believe subject to certain conditions it can successfully be managed</i></p> <p><i>Vegetation plantings at the school are appropriate</i></p> <p><i>Roadside vegetation is outside the control of the school and is the responsibility of council.</i></p> <p><i>The school is existing and the natural environment has long ago disappeared.</i></p> <p><i>The school is exiting</i></p> <p><i>The siting of the school is appropriate.</i></p>
<p><b>Strategies</b></p>	
<p>Consider as relevant:</p> <p><i>Municipal Fire Management Plan 2013-2016 (Municipal Fire Management Planning Committee, 2013)</i></p> <p><i># This document has been superseded by the 2023-2026 plan</i></p>	<p><i>This document is more for council and agencies rather than school level.</i></p>

**This copied document is not to be used 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**

AS3959 Note:

PPF13.02 references the 2009 edition of AS3959. The 2018 edition of this standard has now been published. On 1 July 2020, National Construction Code (NCC) 2019 Amendment 1 was adopted. NCC 2019 has adopted the current 2018 edition of AS3959.

The Australian Building Codes Board (ABCB) released NCC 2022 on 1 October 2022. NCC 2022 was adopted by the states and territories on 1 May 2023.

NCC 2022 has adopted the current 2018 edition of AS3959.

We have applied the 2018 version of AS3959 but for the purposes of this Bushfire Risk Assessment there are no material differences in the assessment methods between the two editions, in particular there were no changes to the defendable space distances.