

BUILDING UPGRADE/RETRO-FIT WORKS

Building upgrade/retro-fit works required to comply with Bushfire Management Plan and the Building Regulations 2018, including the Australian Standard AS3959 to achieve a minimum Bushfire BAL Assessment Rating of BAL 29 include:

MAIN BUILDING

1. Line exposed timber columns incorporated in external walls with fibre cement or metal sheet, to meet BAL-29 requirements.
2. Install bushfire shutters / screens to all external doors or replace all external doors with doors that meet BAL-29 requirements.
3. Install bushfire shutters to all windows or replace all windows with windows that meet BAL-29 requirements.
4. Replace all pipework penetrating the roof with noncombustible equivalents.
5. If it is not able to be established during the change of use that the timber verandah posts are of a bushfire-resistant timber species, they will need to be replaced or a fire engineered Performance Solution prepared to retain them in their current form.

FORMER NURSERY/GIFT SHOP AND FERNERY/SHED

1. Line exposed timber columns incorporated in external walls with fibre cement or metal sheet, to meet BAL-29 requirements.
2. Install bushfire shutters / screens to all external doors or replace all external doors with doors that meet BAL-29 requirements.
3. Replace the ventilation openings in the external walls in the vicinity of the externally accessed sanitary facility and workshop with noncombustible framing and a mesh complying with AS 3959-2018.
4. Install bushfire shutters to all windows or replace all windows with windows that meet BAL-29 requirements.
5. Replace the roof lights / vents with non-combustible equivalents.
6. If it is not able to be established during the change of use that the timber verandah posts and the eaves linings are of a bushfire resistant timber species, they will either need to be replaced or a fire engineered Performance Solution prepared to retain them in their current form.

Legend

-  Site Boundary
-  Building Outline
-  Defendable Space Boundary
-  Long Rigid Bus - Swept Paths (entering)
-  Long Rigid Bus - Swept Paths (exiting)

Native Vegetation Removal

-  Scattered Tree
-  Riparian Forest
-  Swampy Riparian

Notes

1. Removal of Native Vegetation in accordance with Biodiversity Assessment prepared by Abzeco (Report 22061, Version 1.0, July 2022).
2. Defendable Space in accordance with Bushfire Management Plan prepared by SBA Fire (V8.2, 21 March 2022).
3. Refer to Traffic Impact Assessment prepared by One Mile Grid (12 November 2021) for detailed Access and Car Park Plan.
4. Building upgrade/retro-fit works required to comply with Bushfire Management Plan and the Building Regulations 2018, including the Australian Standard AS3959 to achieve a minimum Bushfire BAL Assessment Rating of BAL 29.

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Site Plans



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PLAN

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Nillumbik Shire Council

SPOT
PLANNING