

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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