

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

23 November 2023

St Paul Anglican Grammar School
150 Bowen Street,
Warragul Victoria 3820
Att: Leah Young
lyoung@stpaulsags.vic.edu.au;
imacus@smithtracey.com.au;

Dear Leah

Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

This report has been prepared as a bushfire risk assessment to guide the design stages for a planned subdivision and development a new school in Longwarry, Shire of Baw Baw.

The lots covered by this assessment (the site) are:

- 1\PS829788
- 2\PS829788 (Part)

We inspected the site on 17 April 2020.

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 properties 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 less than large parts of Victoria. With the required measures in place development is appropriate.

The vegetation hazard to the site is Grassland which allows for some scattered trees. As these scattered trees do not form part of a denser Forest or even a Woodland we see no possibility of a canopy fire in these trees, particularly with the requirement to remove branches below 2m for trees within the defendable space. For this reason, we have deleted the requirement for 5m canopy separation for trees within the defendable space.

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.

Proposals at the "settlement" scale have to be able to achieve defendable 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

Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

In accordance with [Planning Advisory Note 68 \(March 2018\)](#) the application that is the subject of this review is not of a “Settlement Planning” nature where BAL-12.5 is required to be achieved. This application can comply with all 13.02 settlement planning requirements in any event.

For proposals other than at the settlement scale ie where the buildings have to be able to achieve defendable space for a BAL-12.5 (viz. less than 12.5 kilowatts/square metre of radiant heat flux), then a range of defendable space distances/BAL ratings are available. Using AS3959-2018 *Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018) we have provided the required defendable space for BAL-12.5, BAL-19 and BAL-29 only. As a guide we note that under the BMO, BAL-40 can only be used where there are significant siting constraints and BAL-FZ only if specific conditions are met. Neither of these two higher ratings would be recommended for new developments. We would recommend BAL-12.5 defendable space distances be achieved where possible.

The methodology used for this report was to assess the perimeter of the proposed development both by physical on the ground inspection, drone survey, review of subscription service 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 defendable space, in accordance with AS3959, by which any building envelope must be setback from the perimeter of the development to achieve a range of BAL construction rating and no more than the allowable radiant heat flux. The reason the setback is from the perimeter of the development is that the current and subsequent owners of the subject site(s) have no control as to the management of the vegetation outside the property boundaries. This “defendable 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 on property as well as maintained buffer zones (if required). Defendable 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.

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.

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: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

Drouin Precinct Structure Plan Requirement: R38

Before the commencement of works for a stage of subdivision, a Construction Management Plan that addresses Bushfire Risk Management must be submitted to and approved by the responsible authority and the CFA. The Construction Management Plan must specify, amongst other things:

- Measures to reduce the risk from the fire within the surrounding rural landscape and protect residents from the threat of fire.
- A separation buffer, consistent with the separation distances specified in AS3959-2009, between the edge of development and non-urban areas.
- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

This report fulfils all of these requirements however for clarity we will summarise the responses here:

- 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/VPP defensible space tables and building construction controls.
- This report and in particular the Bushfire Hazard Site Assessment has addressed the issue of defensible space calculated in accordance with VPP53.04 table 2 which is based on AS3959 addresses this issue and sufficient defensible space is provided so that the majority of the resulting building areas of the site can achieve a BAL-12.5 rating.
- This report and in particular the Bushfire Hazard Landscape Assessment has addressed the issue of access and egress to suitable BAL-Low and Shelter-in-Place areas.

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.

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.

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 school is 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.

**ADVERTISED
PLAN**

Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

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

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: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

Planning and Property Information

Address: MCGLONE ROAD LONGWARRY 3816

Lot and Plan Number: This property has 3 parcels. See table below.

Standard Parcel Identifier (SPI): See table below.

Local Government (Council): BAW BAW **Council Property Number:** 33139

Directory Reference: VicRoads 96 F3

	Lot/Plan or Crown Description	SPI
A	Lot 1 PS829788	1\PS829788
B	Lot 2 PS829788	2\PS829788
C	Lot 3 PS829788	3\PS829788
D	Lot RES1 PS829788	RES1\PS829788
E	Lot RES2 PS829788	RES2\PS829788

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

Planning Zone Summary

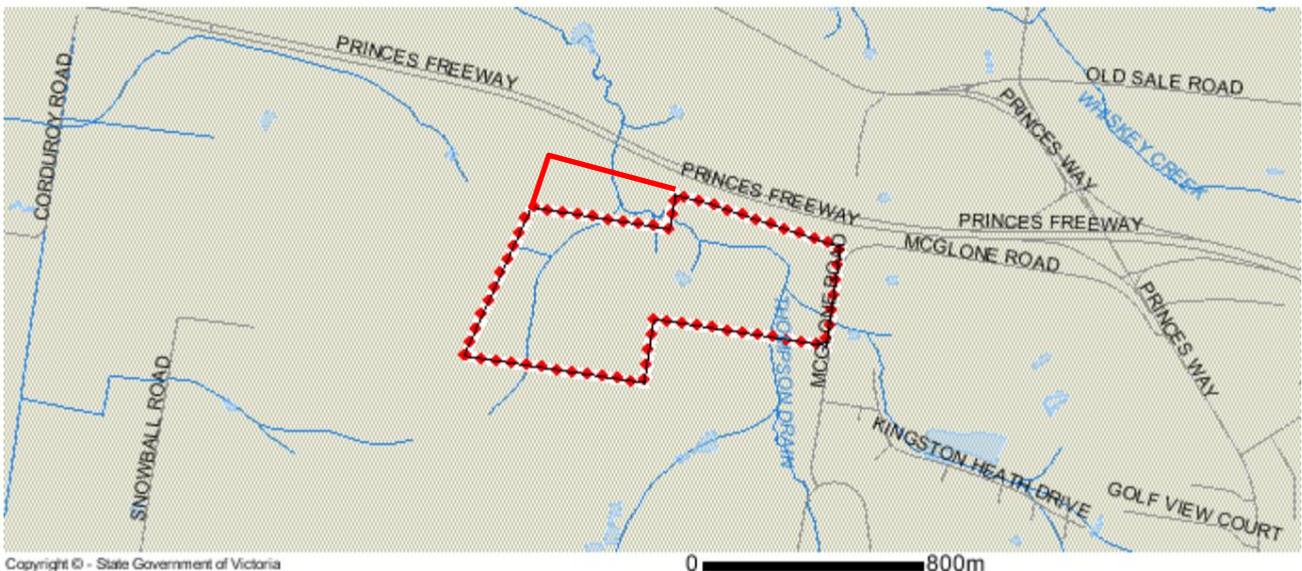
Planning Zones: FARMING ZONE (FZ)
 SCHEDULE TO THE FARMING ZONE (FZ)
 URBAN GROWTH ZONE (UGZ)
 URBAN GROWTH ZONE - SCHEDULE 2 (UGZ2)

Planning Overlays: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)
 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 3 (DCPO3)
 FLOODWAY OVERLAY (FO)
 FLOODWAY OVERLAY SCHEDULE (FO)

Areas of Aboriginal Cultural Heritage Sensitivity:
 All or part of this property is an 'area of cultural heritage sensitivity'.

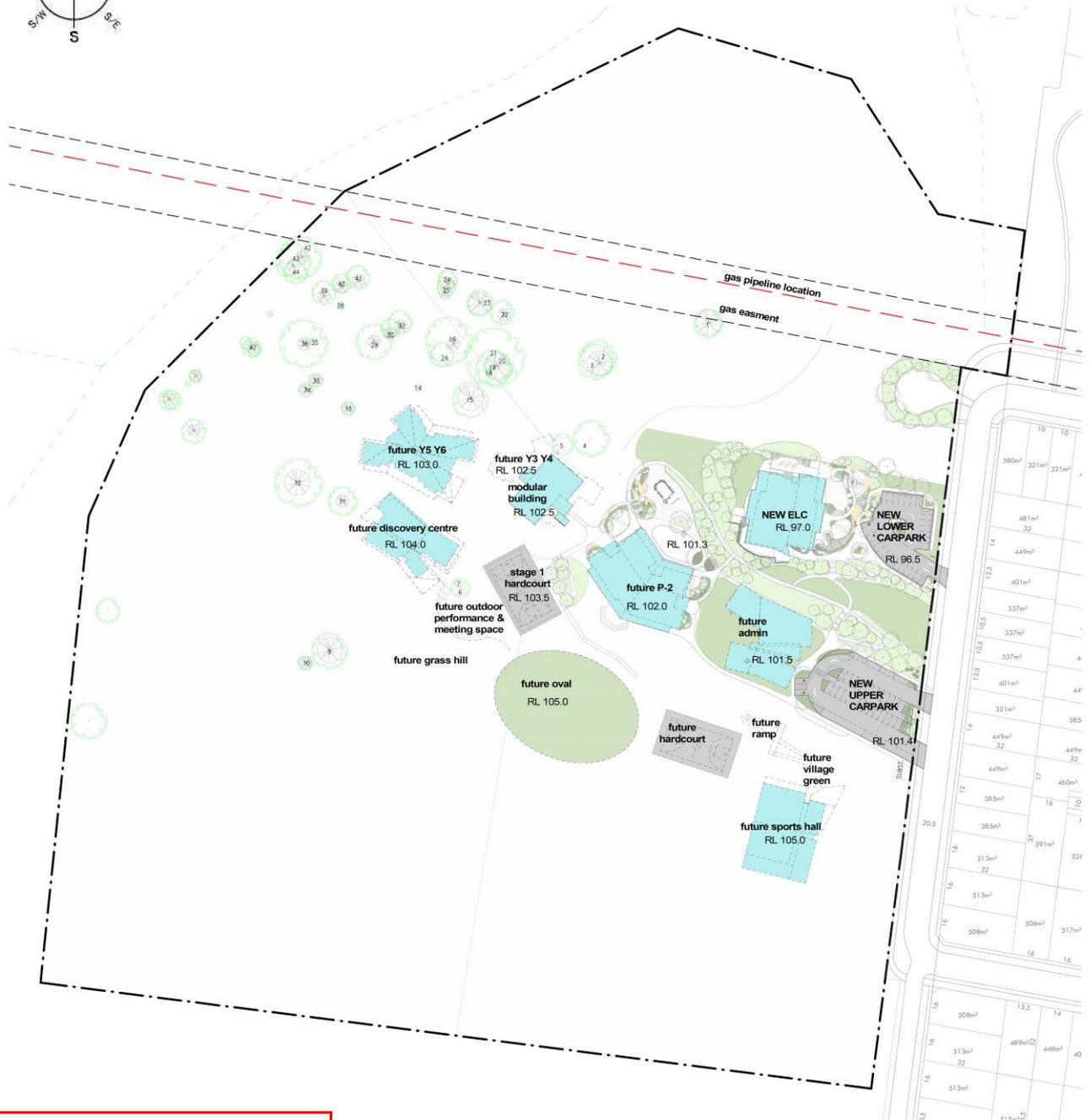
Designated Bushfire Prone Area (BPA)

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.



ADVERTISED
 PLAN

Master Plan



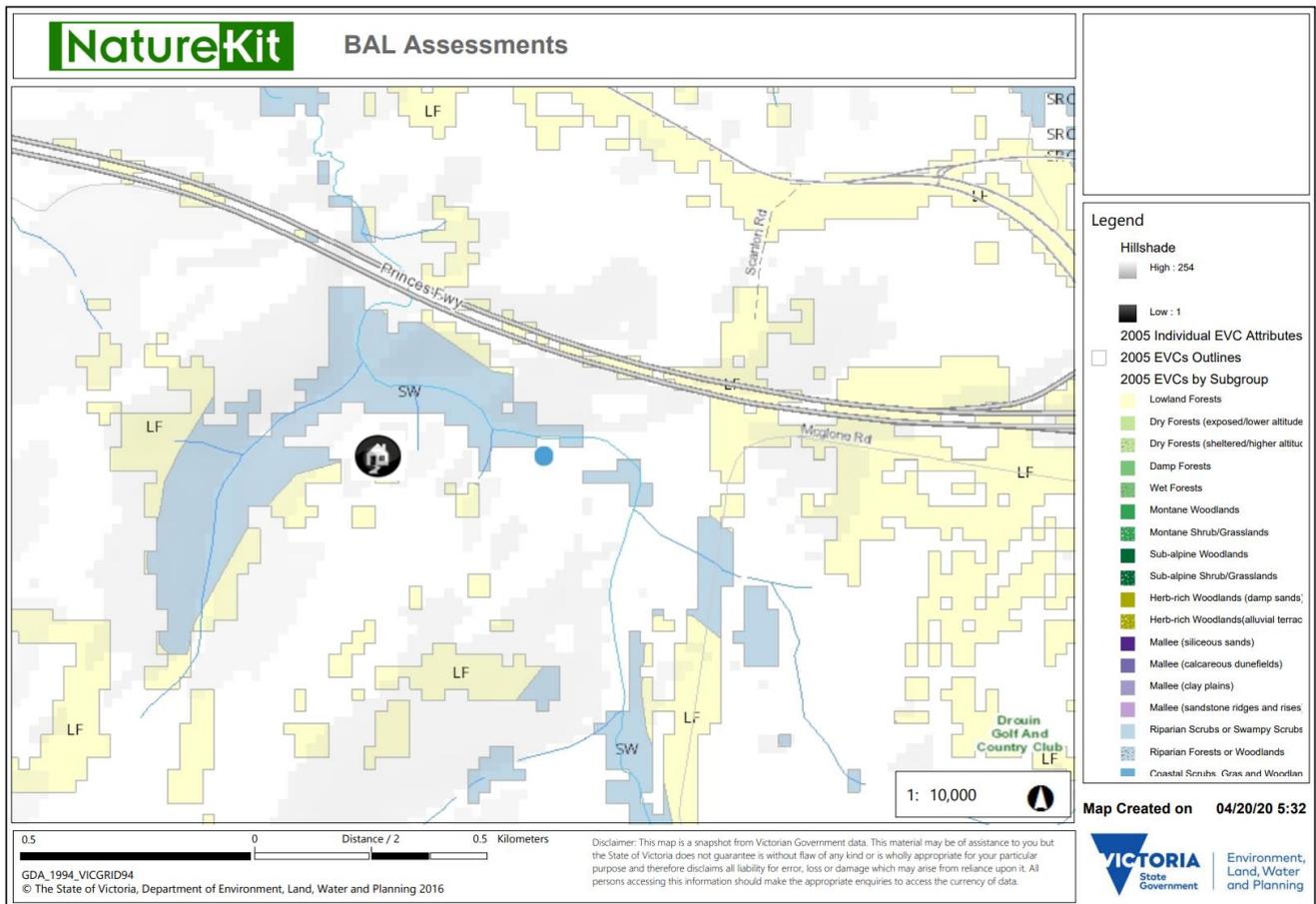
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

ADVERTISED PLAN

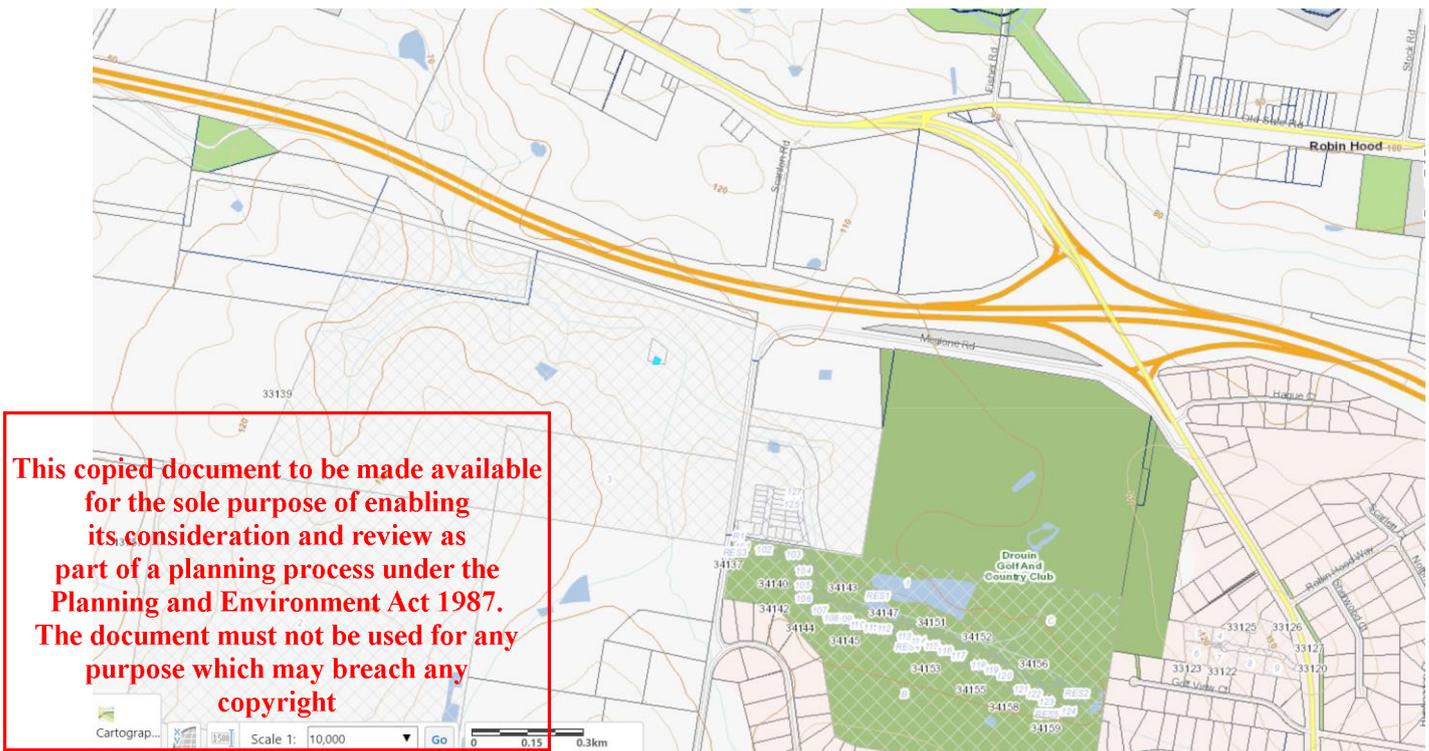
Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

Ecological Vegetation Class (EVC)



SW= EVC 937, Swampy Woodland (EVC Benchmarks: Trees to 15m ht, 15% canopy cover)
 LF = EVC 16, Lowland Forest (EVC Benchmarks: Trees to 25m ht, 30% canopy cover)

Contour Map



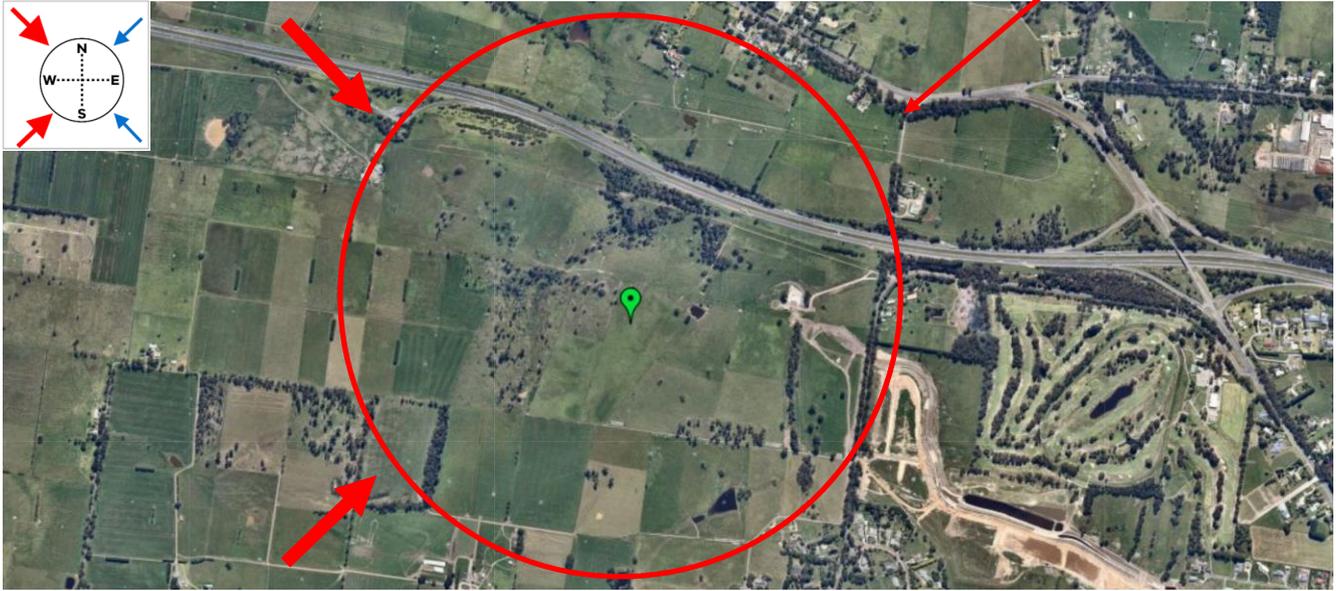
ADVERTISED PLAN

Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

Bushfire Hazard Landscape Assessment

Neighbourhood Scale

1.5km



Landscape Scale

6 km



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/VPP defensible space tables and building construction controls.

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*). There is sufficient distance of modified grazed farmland vegetation in these directions to ameliorate any landscape fire and any risk can be credibly dealt with by the AS3959/VPP defensible space and building construction controls. The main landscape fire risk in this case is from a Grassland fire and this can be credibly dealt with by the AS3959/VPP defensible 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 "Broad landscape type 1" area. The landscape risk to this site is low and is less than the large parts of Victoria. With the required measures in place development is appropriate.

(Planning Permit Applications Bushfire Management Overlay, September 2017)
This site is situated in a "Broad landscape type 1" area. The landscape risk to this site is low and is less than the large parts of Victoria. With the required measures in place development is appropriate.
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

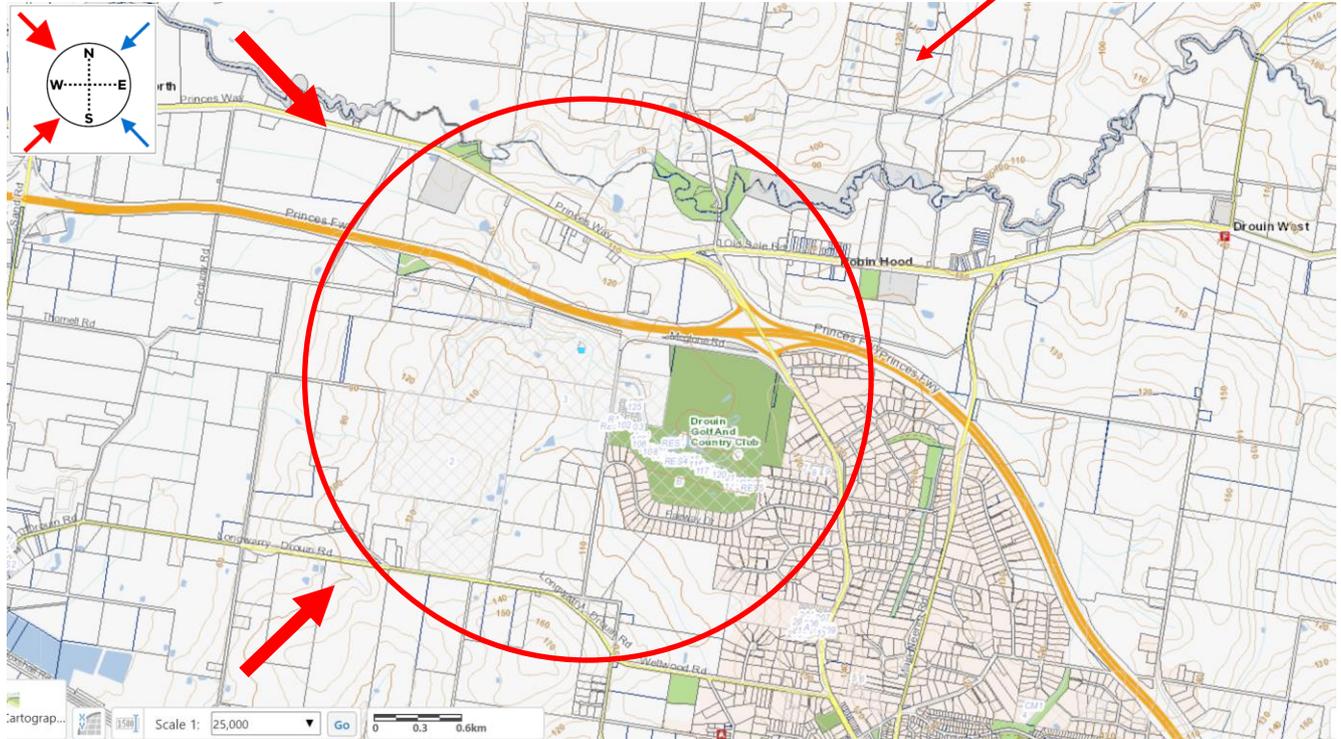
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

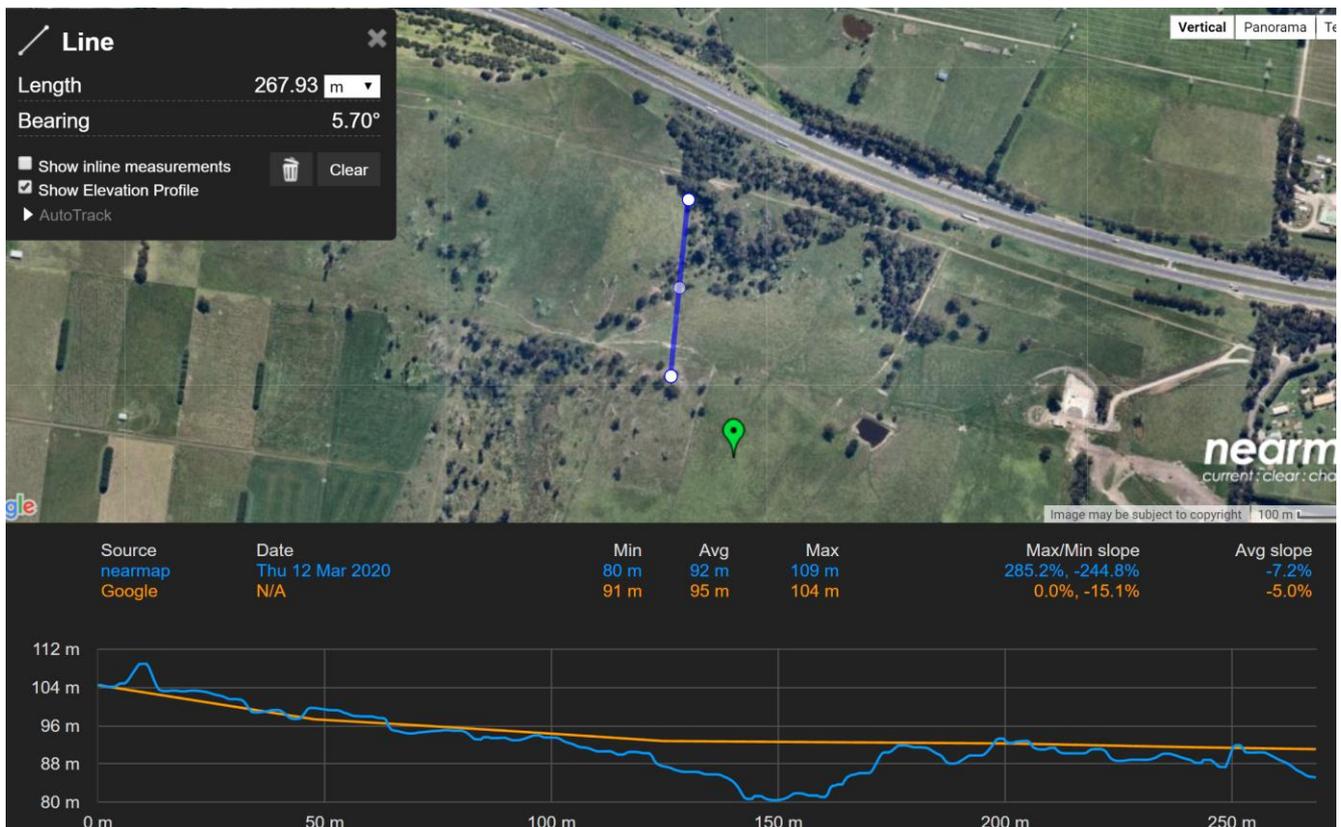
Bushfire Hazard Landscape Assessment

Neighbourhood Scale Contours

2km radius circle

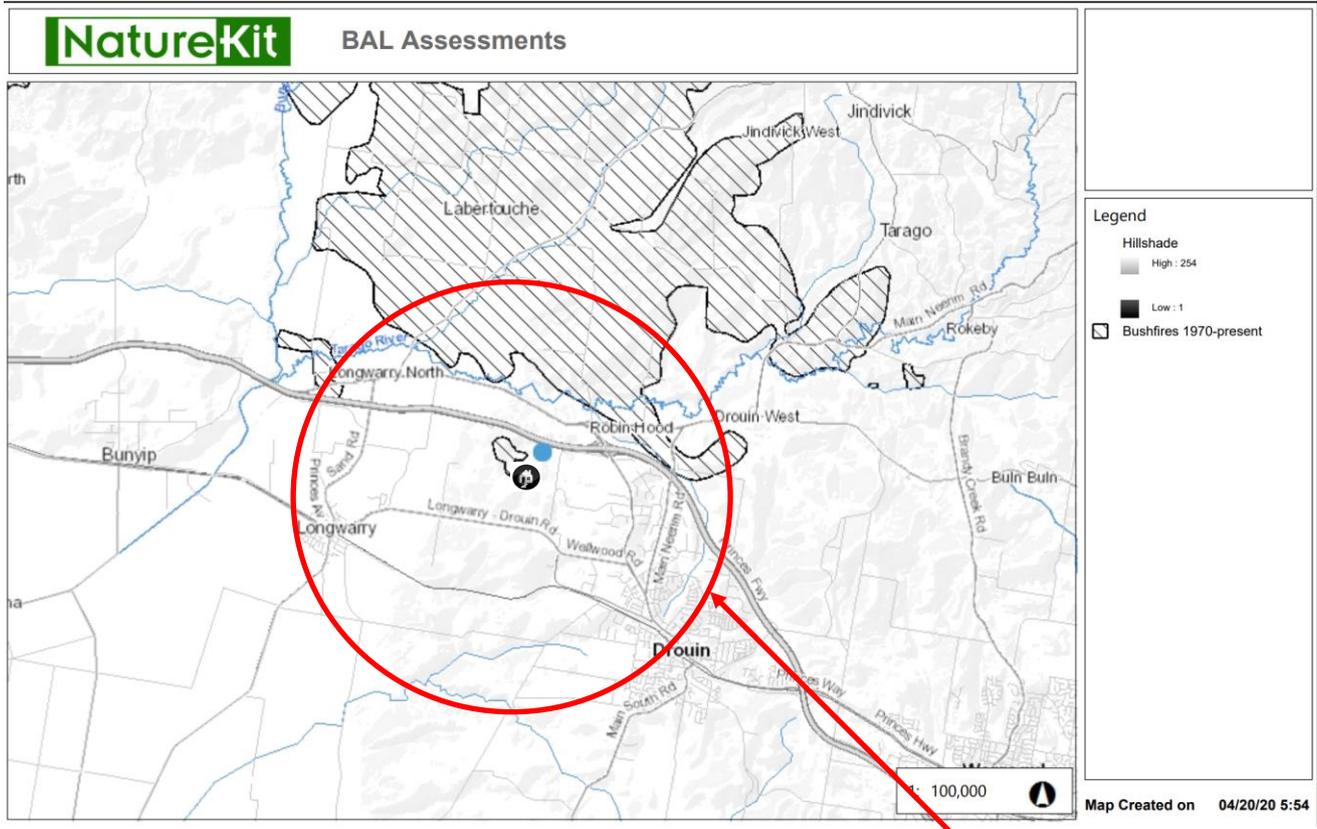


Elevation Profile



Bushfire Hazard Landscape Assessment

NatureKit Map – Fire disturbances  = Bushfire 1970-present

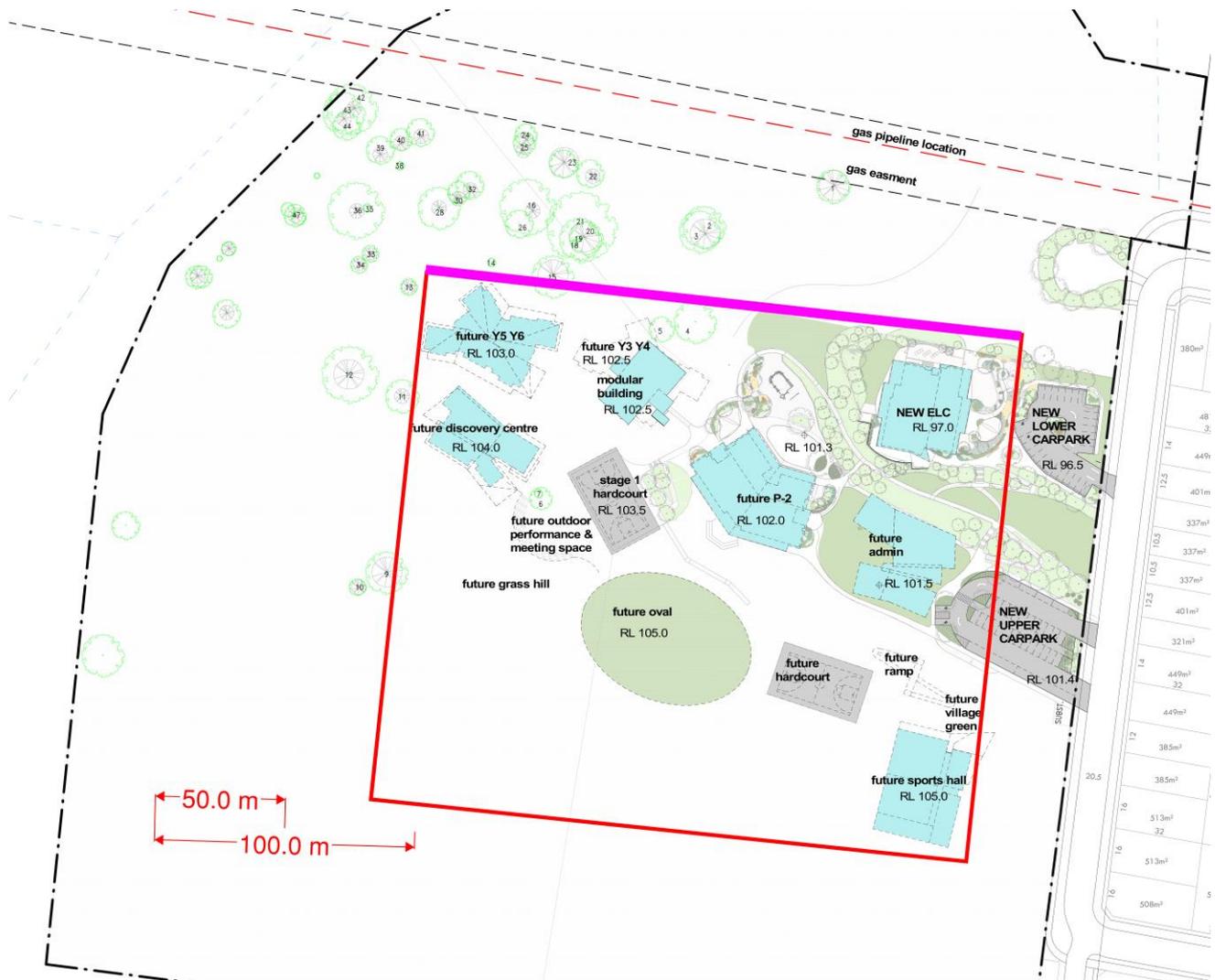


5km radius

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 Hazard Site Assessment - NORTH



This section is bordered by Grassland before moving into woodland at >100m from the boundary. of the far side of the freeway.

Vegetation: Grassland

Slope: -15 °

The following defendable space from this boundary of the development would be required:

BAL-12.5 = 28m

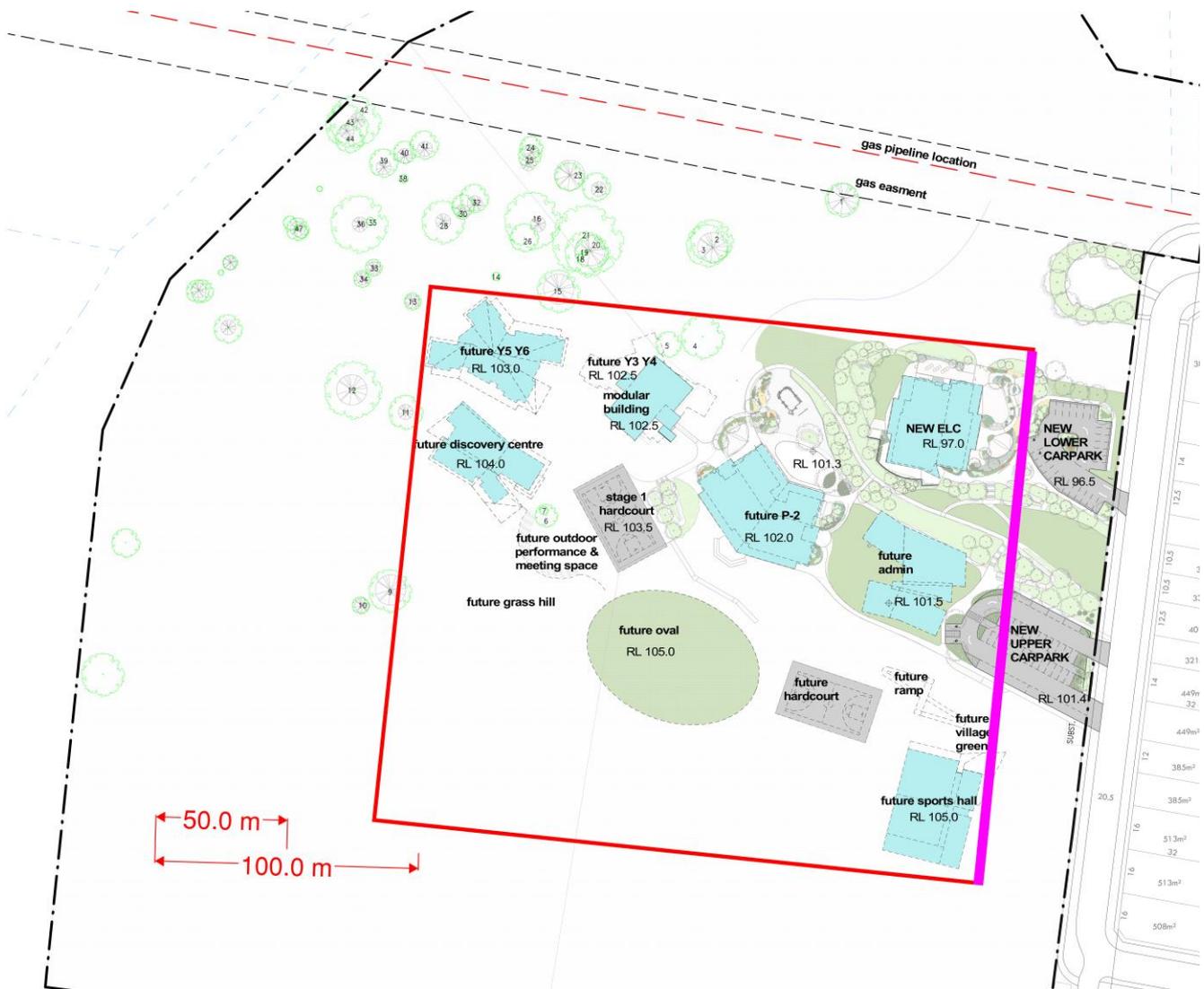
BAL-19 = 20m

BAL-29 = 13m

**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 Hazard Site Assessment - EAST



This section is bordered by a proposed residential subdivision which is likely to proceed first however to be conservative we have classified the area in it natural state.

Vegetation: Grassland

Slope: < -5 °

The following defendable space from this boundary of the development would be required:

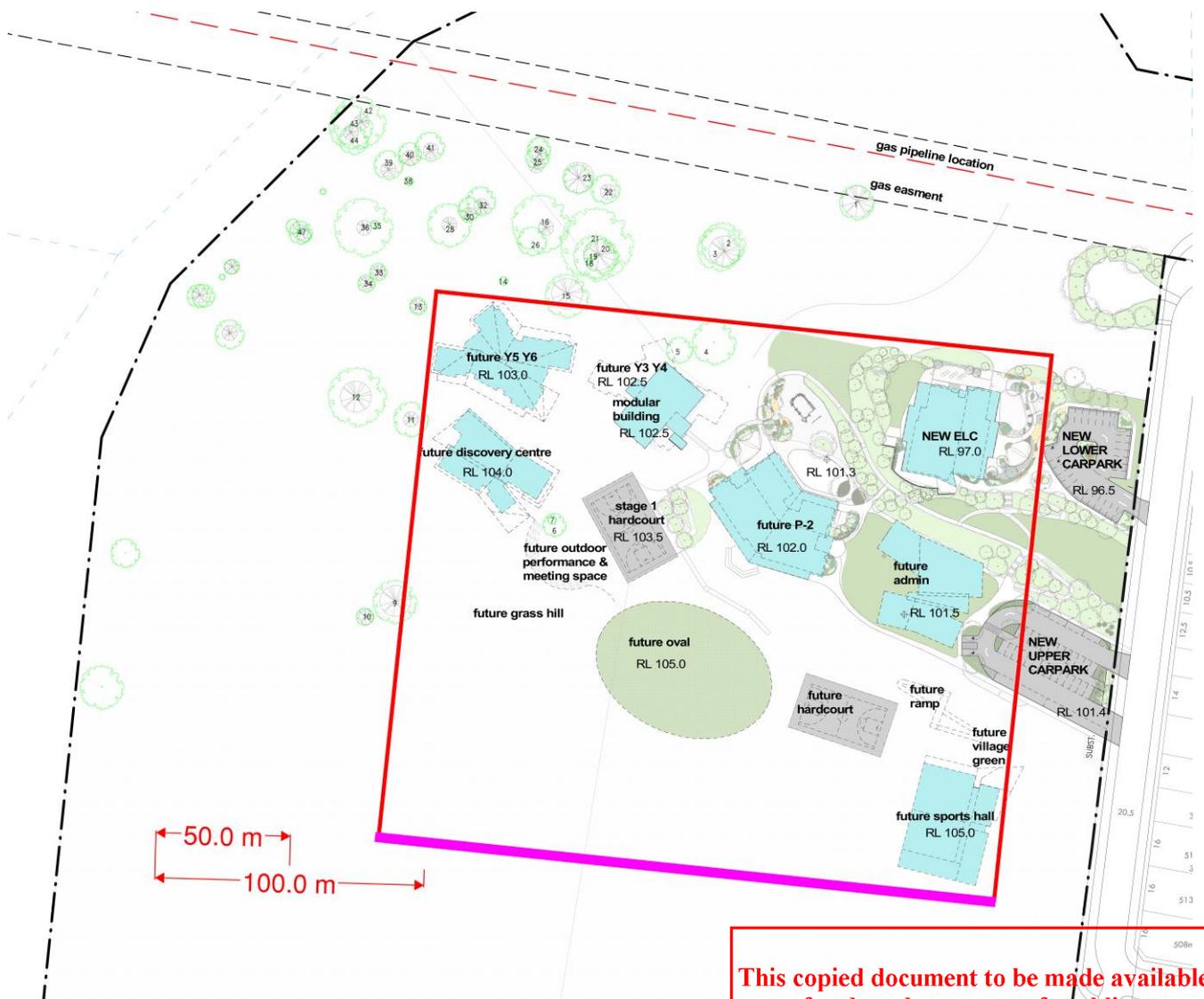
- BAL-12.5 = 22m
- BAL-19 = 15m
- BAL-29 = 10m

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

Note should the residential lots as shown on the drawings provided commence prior to the certificate of compliance. Then a rating of Bal-12.5 would apply with 0m defendable space.

Bushfire Hazard Site Assessment - SOUTH



This section is bordered by grassland to the south.

Vegetation: Grassland

Slope: Upslope

The following defendable space from this boundary of the development would be required:

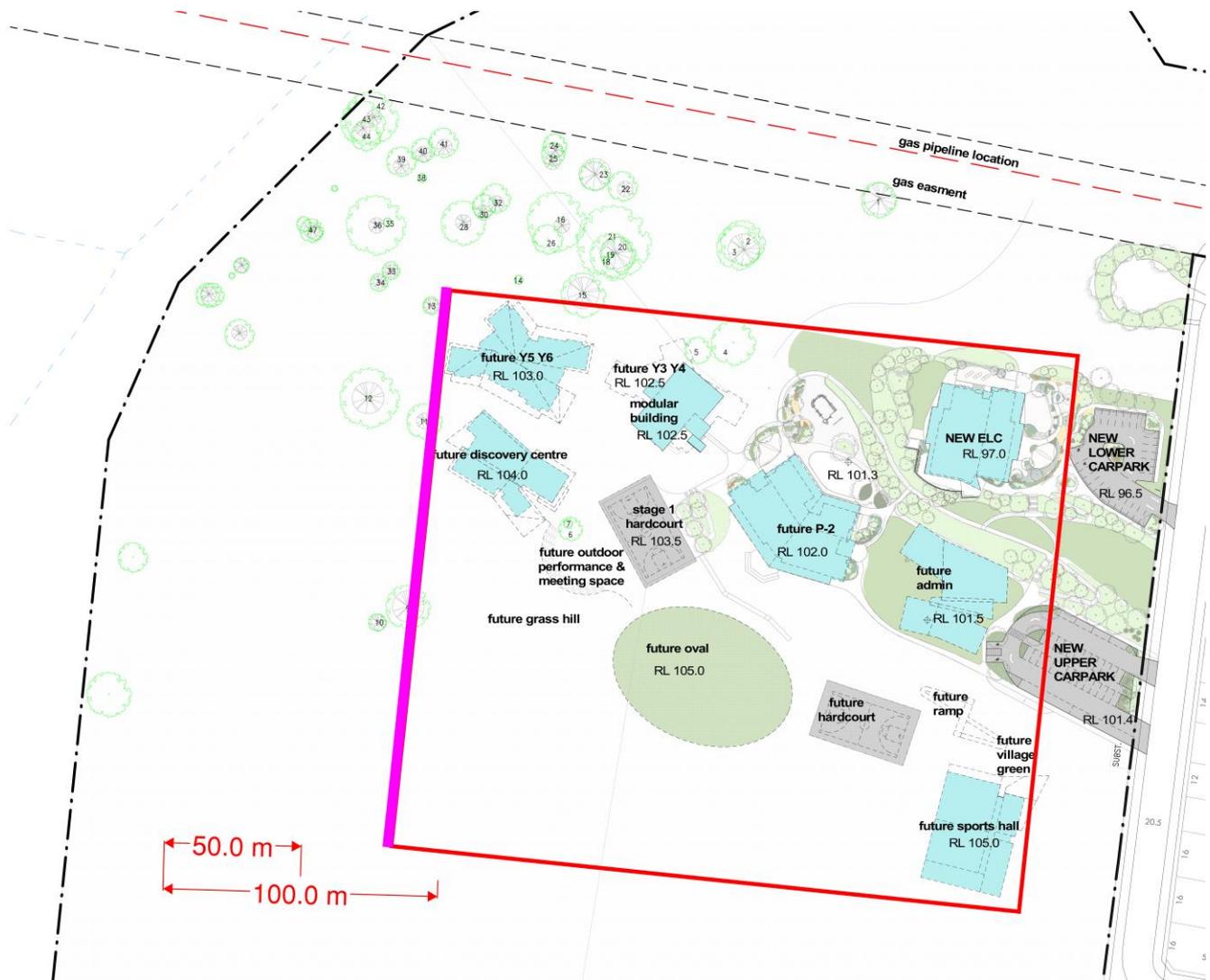
BAL-12.5 = 19m

BAL-19 = 13m

BAL-29 = 9m

**ADVERTISED
PLAN**

Bushfire Hazard Site Assessment – WEST



This lot is bordered by grassland on the western boundary, the area has some remnant trees however the predominant vegetation is Grassland.

Vegetation: Grassland

Slope: -15 °

The following defendable space from this boundary of the development would be required:

BAL-12.5 = 28m

BAL-19 = 20m

BAL-29 = 13m

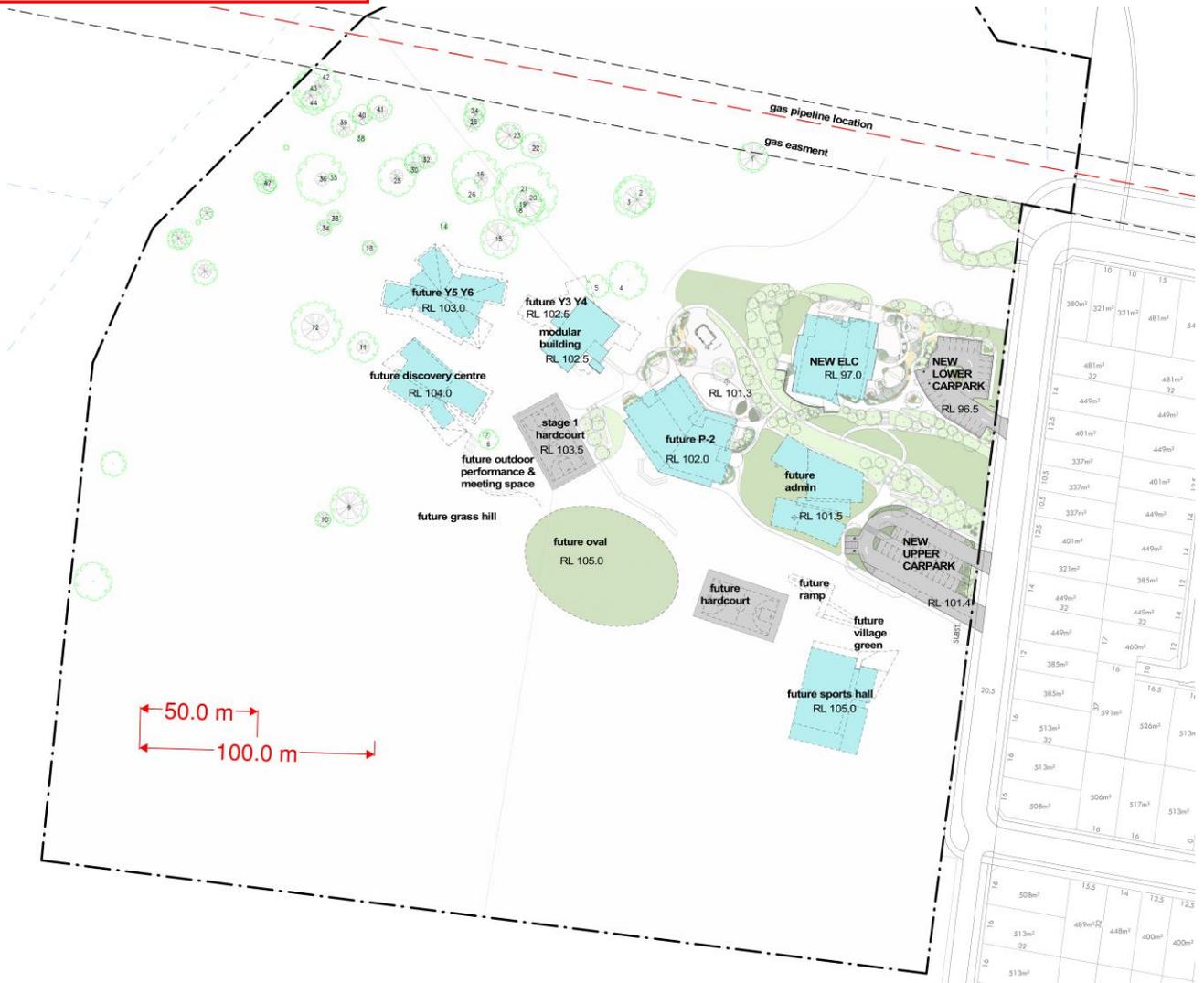
**ADVERTISED
PLAN**

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

Review of Initial Site 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

ADVERTISED PLAN



*Note measurements have been scaled from a pdf document, as such should be considered indicative only.

North - The plan can achieve defensible space for BAL-12.5 (i.e >28m)

East -The plan can achieve defensible space for BAL-12.5 (i.e >22m)

South - The plan can achieve defensible space for BAL-12.5 (i.e >19m)

West - The plan can achieve defensible space for BAL-12.5 (i.e >28m)

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
and

Victorian Planning Provisions clause 53.02 Table 6

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

**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: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

Site Photographs

≈ North of proposed works



≈ East of proposed works



**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

**ADVERTISED
PLAN**

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

≈ West of proposed works



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

≈ From North of proposed works facing South-West

**ADVERTISED
PLAN**



Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

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 defendable 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
53.02-4 Bushfire Protection objectives	
53.02-4.1 Landscape, Siting and Design objectives	
<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> <div data-bbox="156 994 699 1308" style="border: 2px solid red; padding: 5px; color: red; text-align: center;"> <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>	<p><i>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 DELWP Technical Guide (Planning Permit Applications Bushfire Management Overlay) has been undertaken and enclosed herewith. Using this guide 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”.</i></p> <p><i>Compliance with AS3959, as required by PPF 13.02, shows the risk has been reduced to an acceptable level on a local scale.</i></p> <p><i>This 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 a local scale to an acceptable level.</i></p>
Approved Measure 2.1	
<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p>	<p><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 the *VPP defendable space tables.</i></p>
Approved Measure 2.2	
<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • 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><i>The site does meet the Defendable Space setback requirements of the “BMO” when calculated with the relevant *VPP Table</i></p> <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 school and adjacent subdivision roads 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>
Approved Measure 2.3	
<p>A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.</p>	<p><i>This will be dealt with at detailed design stage</i></p>

ADVERTISED
PLAN

Bushfire Management Statement

53.02-4.2 Defendable space and construction objectives	
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>
Approved Measure 3.1	
<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"> • Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or • If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5. <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>Not Applicable</i></p> <p><i>Not Applicable</i></p> <p><i>Not Applicable</i></p>
Approved Measure 3.2	
<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"> • 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 BAL12.5. 	<p><i>Not Applicable</i></p> <p><i>The site does meet the Defendable Space setback requirements of the AS3959</i></p> <p><i>Defendable space can be provided for BAL-12.5</i></p>
Alternative Measure 3.3	
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>
Alternative Measure 3.4	
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>

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 Management Statement

<p>Alternative Measure 3.5</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"> • The lot has access to urban, township or other areas where: <ul style="list-style-type: none"> ▪ Protection can be provided from the impact of extreme bushfire behaviour. ▪ Fuel is managed in a minimum fuel condition. ▪ There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat. • Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment. • The dwelling is constructed to a bushfire attack level of BAL FZ. <p>This alternative measure only applies where the requirements of AM 3.1 cannot be met.</p>	<p><i>Not Applicable</i></p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin: 20px auto; width: 80%;"> <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>
<p>Alternative Measure 3.6</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"> • An integrated approach to risk management has been adopted that considers: <ul style="list-style-type: none"> ▪ 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. 	<p><i>Not Applicable</i></p> <div style="text-align: center; margin: 20px auto; width: 80%;"> <p>ADVERTISED PLAN</p> </div>
<p>Other unspecified Alternative Measures</p>	<p><i>Not Applicable</i></p>

Bushfire Management Statement

<p>53.02-4.3 Water supply and access objectives</p>	
<p>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.</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>
<p>Approved Measure 4.1</p>	
<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"> • A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. • Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. <p>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.</p>	<p><i>This requirement is not required when not is a BMO and Hydrants will be provided in accordance with CFA requirements</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>
<p>Approved Measure 4.2</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 is provided with:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	<p><i>Not Applicable</i></p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin: 20px auto; width: 80%;"> <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> <p style="text-align: center; font-size: 24px; font-weight: bold; color: red; margin-top: 20px;">ADVERTISED PLAN</p>
<p>Other unspecified Alternative Measures</p>	
	<p><i>Not Applicable</i></p>

Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

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
71.02-3 Integrated decision making	
..... 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>
13.02-1S Bushfire planning	
Policy Application	
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"> • Within a designated bushfire prone area; • Subject to a Bushfire Management Overlay; or • Proposed to be used or developed in a way that may create a bushfire hazard 	<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 developed this will reduce the grassfire hazard in the area.</i></p>
Objective	
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>
Strategies	
Protection of human life	
Give priority to the protection of human life by: <ul style="list-style-type: none"> • Prioritising the protection of human life over all other policy considerations. • 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. • Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision-making at all stages of the planning process. 	<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 AS3959 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>

**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

ADVERTISED PLAN

Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

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"> • Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard. • 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. • Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard. • Considering and assessing the bushfire hazard on the basis of: <ul style="list-style-type: none"> ▪ Landscape conditions - meaning conditions in the landscape within 20 kilometres and potentially up to 75 kilometres of a site; ▪ Local conditions - meaning conditions in the area within approximately 1 kilometre of a site; ▪ Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and, ▪ The site for the development. • Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures. • 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. • 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. 	<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. 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 Assessments 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. 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 outlined 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 is to be used only 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

Analysis of PPF 13.02

<p>Settlement planning</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"> • 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} • 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} • 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. • 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. • 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. • Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis. • 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><i>In accordance with Planning Advisory Note 68 (March 2018) the application that is the subject of this review is not of a "Settlement Planning" nature. In any event this application can comply with these requirements.</i></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 majority of the resulting building areas of the site can achieve a radiant heat flux of less than 12.5 kilowatts/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</i></p> <p><i>Safe egress 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 style="text-align: center;">ADVERTISED PLAN</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 the majority of the resulting building areas of the site can achieve a BAL-12.5 rating</i></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

Bushfire Risk Assessment: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

Analysis of PPF 13.02

Areas of biodiversity conservation value	
<p>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.</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. Although it does not take any specific expertise to see that the subject site is currently a grassed paddock.</i></p>
Use and development control in a Bushfire Prone Area	
<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"> • Subdivisions of more than 10 lots. • Accommodation. • Child care centre. • Education centre. • Emergency services facility. • Hospital. • Indoor recreation facility. • Major sports and recreation facility. • Place of assembly. • Any application for development that will result in people congregating in large numbers. <p>When assessing a planning permit application for the above uses and development:</p> <ul style="list-style-type: none"> • Consider the risk of bushfire to people, property and community infrastructure. • Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk. • Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts. 	<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 data-bbox="810 763 1358 1099" style="border: 2px solid red; padding: 10px; text-align: center;"> <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> <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. Although it does not take any specific expertise to see that the subject site is currently a grassed paddock.</i></p>
Policy guidelines	
<p>Consider as relevant:</p> <ul style="list-style-type: none"> • Any applicable approved state, regional and municipal fire prevention plan. 	<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: McGlones Rd 1\PS829788 + 2\PS829788 (Part), Longwarry

Analysis of PPF 13.02

Policy documents	
<p>Consider as relevant:</p> <ul style="list-style-type: none"> Any applicable approved state, regional and municipal fire prevention plan. AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009). .*{superseded by 2018 edition} Building in bushfire-prone areas - CSIRO & Standards Australia (SAA HB36- 1993, 1993). Any bushfire prone area map prepared under the Building Act 1993 or regulations made under that Act. 	<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 AS3959 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>

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.

**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