

19 December 2023

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Dear Mia

Re: National Vietnam Veterans Museum 24 Churchill Road Newhaven

I refer to your request dated 20 November 2023 for updated advice in relation to the bushfire risk associated with a proposed National Vietnam Veterans Museum at 24 Churchill Road Newhaven.

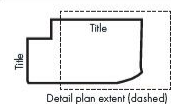
It is proposed to construct a new Vietnam Veterans Museum on the north side of Phillip Island Road near the intersection with Cape Woolami Road as shown on the plan below:

Landscape Plan

1. Existing dams
 2. Swamp Paperbark/Woodland
 3. Vegetation conservation areas [EVC]
 4. Green roof to Museum
 5. Commemorative Garden and Vietnamese cultural memorial
 6. Terrace picnic lawn and Museum spill out space
 7. Cafe Terrace
 8. Nature Play area
 9. Main Museum Entry
 10. Carpark
 11. Caribou aircraft display
 12. Event Lawn
 13. Screen mounds
 14. Site entry
 15. Service entry
 16. Overflow Parking
 17. Planted drainage swales
 18. Central Wetland pond
 19. WSUD planting dividing east and west carpark zones
 20. Flag poles and distinctive entry marker
 21. Walking trail and boardwalk network
- w/p Underground pipe



Key plan



The proposed museum is in close proximity to the existing Vietnam Veterans Museum on the south side of Phillip Island Road.

I provide the following advice on bushfire risk.

Bushfire Designation

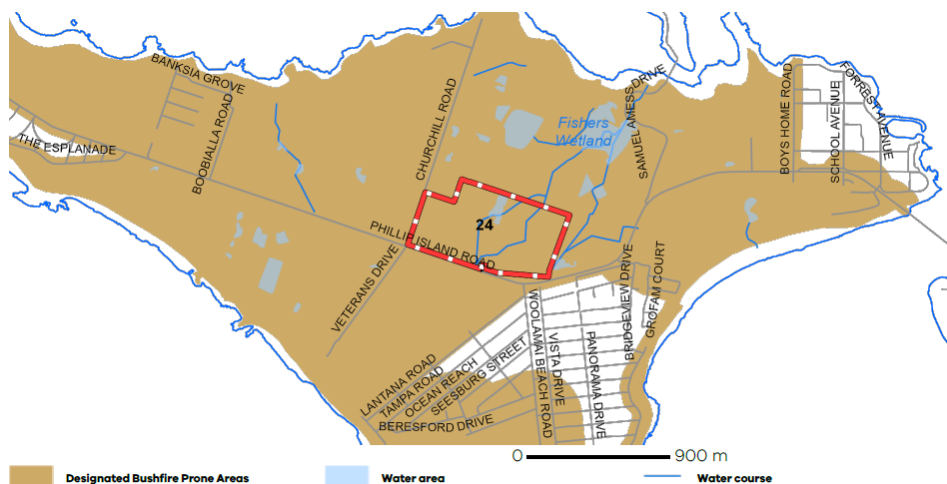
The land is not located within a Bushfire Management Overlay under the Bass Coast Planning Scheme as shown on the plan below:



The location outside the Bushfire Management Overlay is significant because:

- State planning policy states that the Bushfire Management Overlay identifies areas where the extent of vegetation can create an extreme bushfire hazard.
- A planning permit under the Bushfire Management Overlay is not triggered.
- The provisions of Clause 53.02 (Bushfire Planning) do not apply.

The land is wholly contained within a Bushfire Prone Area under the Building Regulations 2018 as shown on the plan below:



This triggers consideration of bushfire risk under state planning policy in Clause 13.02-1S of the planning scheme as set out below:

"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:

- *Subdivisions of more than 10 lots*
- *Accommodation*
- *Childcare 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".*

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Bushfire Site Hazard Assessment

A bushfire site hazard site assessment describes the bushfire hazard within 150 metres of the development. The description of the hazard is prepared in accordance with AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia). The plan below shows the bushfire hazard within 150m of the museum building:



The land within 150m of the museum comprises open paddocks which would be classified as grassland under AS3959. It is noted that the landscaping plan proposes significant revegetation with swamp paperbark which would be classified as scrub under AS3959. Subject to maintaining a distance of 31m from the façade of the building to the north, west and east in a minimal fuel condition (managed gardens, paved areas, ponds, carparking, etc) a bushfire attack level of BAL12.5 can be achieved for the museum. The sunken nature of the building into the landscape minimises any bushfire risk from the south. State planning policy identifies a bushfire attack level of BAL12.5 as a low risk location.

Bushfire Landscape Hazard Assessment

The surrounding landscape is predominantly open paddocks with gentle slopes. A grassfire in the surrounding landscape will have a limited fire run due to the geography of Phillip Island including urban areas. A limited fire run means fires will be more localised fires of a lesser intensity, although given the exposed nature of the island, stronger winds will be experienced from most directions. In south eastern Australia, the greatest bushfire threat occurs when there is a strong dry north westerly wind followed by a south westerly wind change. Under these conditions there is the potential for short run grassfires from the north west and south west. There are scrub areas to the north east and east associated with Phillip Island Nature Parks, however their size and separation from the museum poses little bushfire risk.

There is no history of significant bushfires / grassfires on Phillip Island on the mapping available from DELWP.

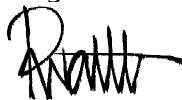
Overall the landscape bushfire risk to the site is considered to be low given the absence of significant bushland areas on Phillip Island and likelihood of grassfires being more localised fires of limited intensity.

Conclusion

The bushfire risk to the museum from the surrounding landscape and immediate site environs is low and there is no reason from a bushfire risk perspective why the museum should not proceed. The low risk location is consistent with state planning policy in relation to bushfire planning which seeks to prioritise the protection of human life and direct development to low risk locations. The museum should be constructed to a bushfire attack level of BAL12.5 and an area of 22m around the facades of the museum should be maintained in a minimal fuel condition such as managed gardens shown on the plan.

If you have any questions in relation to this advice, please do not hesitate to contact me.

Regards



Phil Walton
XWB Consulting



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