

WELLINGTON SHIRE CITY COUNCIL

PLANNING SUBMISSION REPORT

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**2 Merrick Street, Stratford
VIC 3862**

PROPOSAL

St. Patrick's Primary School
New Administration and Learning Facilities

Crosier Scott
Architects

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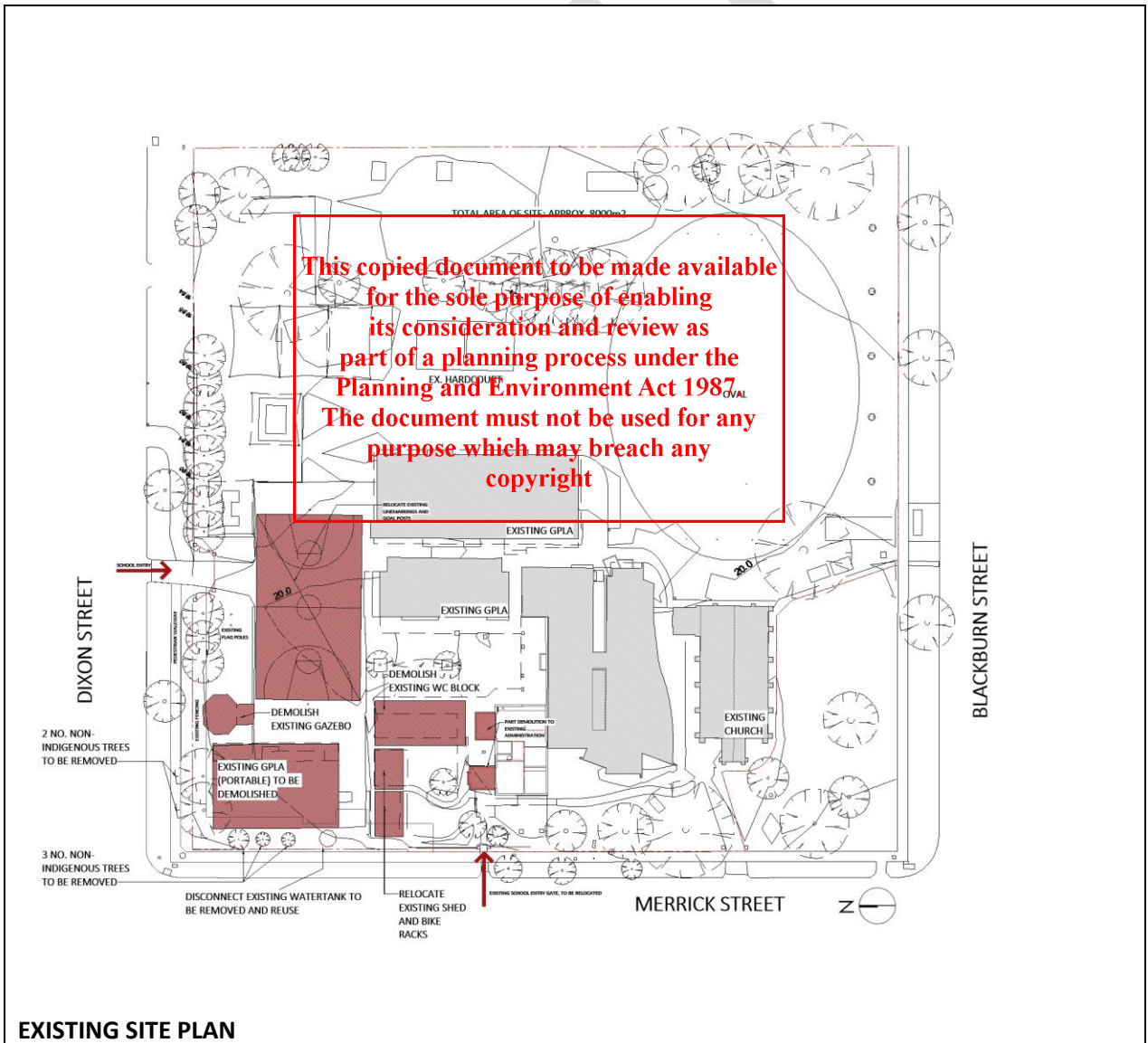
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INTRODUCTION

The attached document provides an overview of the proposed works at 2 Merrick Street, Stratford VIC 3862. The site is currently home to St Patrick's Primary School and St Patrick's Catholic Church. The project entails:

- New proposed 2-storey Administration/Learning Facility, with minor external enhancements.
- Demolish existing portable building, including demolition of existing gazebo structure.
- Relocating Existing Bike Shed and Storage Shed
- Part demolish Existing Administration and minor refurbishment.

THE SITE



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The site is located at 2 Merrick Street, Stratford. The site is currently used as a school, as well as sharing a site with St Patricks Catholic Church.

The site is bounded by Dixon Street to the north, residential area to the east, Blackburn street to the south and Merrick Street to the west along with Avon River. Surrounding the site is predominantly residential area, with Blackall Creek Reserve to the west and some light commercial use to the east boundary of the school, along Tyers Street. The school grounds are relatively flat with one grassed oval to the east of the site and outdoor hardcourt to the north.

The overall site area boasts street frontages on three boundaries, 101 metres along Dixon Street, 103 metres along Merrick Street and 101 metres along Blackburn Street. The total area of the site is 1.034 hectares (10,344.09m².)

The site is relatively flat with a slight gradual slope from the south-west corner of the site (Merrick Street/Blackburn Street) down towards Dixon street and the east boundary, with an approximate 1 metre decline over a 102 metre stretch.

ZONING

The subject site is located in a Neighbourhood Residential Zone – Schedule 1.

Heritage Overlay

A portion of the site along the south-west boundary is subject to a Heritage Overlay (HO333). The Heritage place is St Patricks Catholic Church with controls applied. The proposed use of the site is to remain unchanged, and there are no proposed works to St Patricks Catholic Church, therefore the proposal does not trigger a planning permit under Clause 43.01 (Heritage Overlay) under the Wellington Planning Scheme.

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Aboriginal Cultural Heritage Overlay

Most entire of the site is subject to an Aboriginal Cultural Heritage Overlay. The proposed building and works are exempt from requiring a Cultural Heritage Management Plan (CHMP) as the land was being lawfully used as an education centre in 1929.

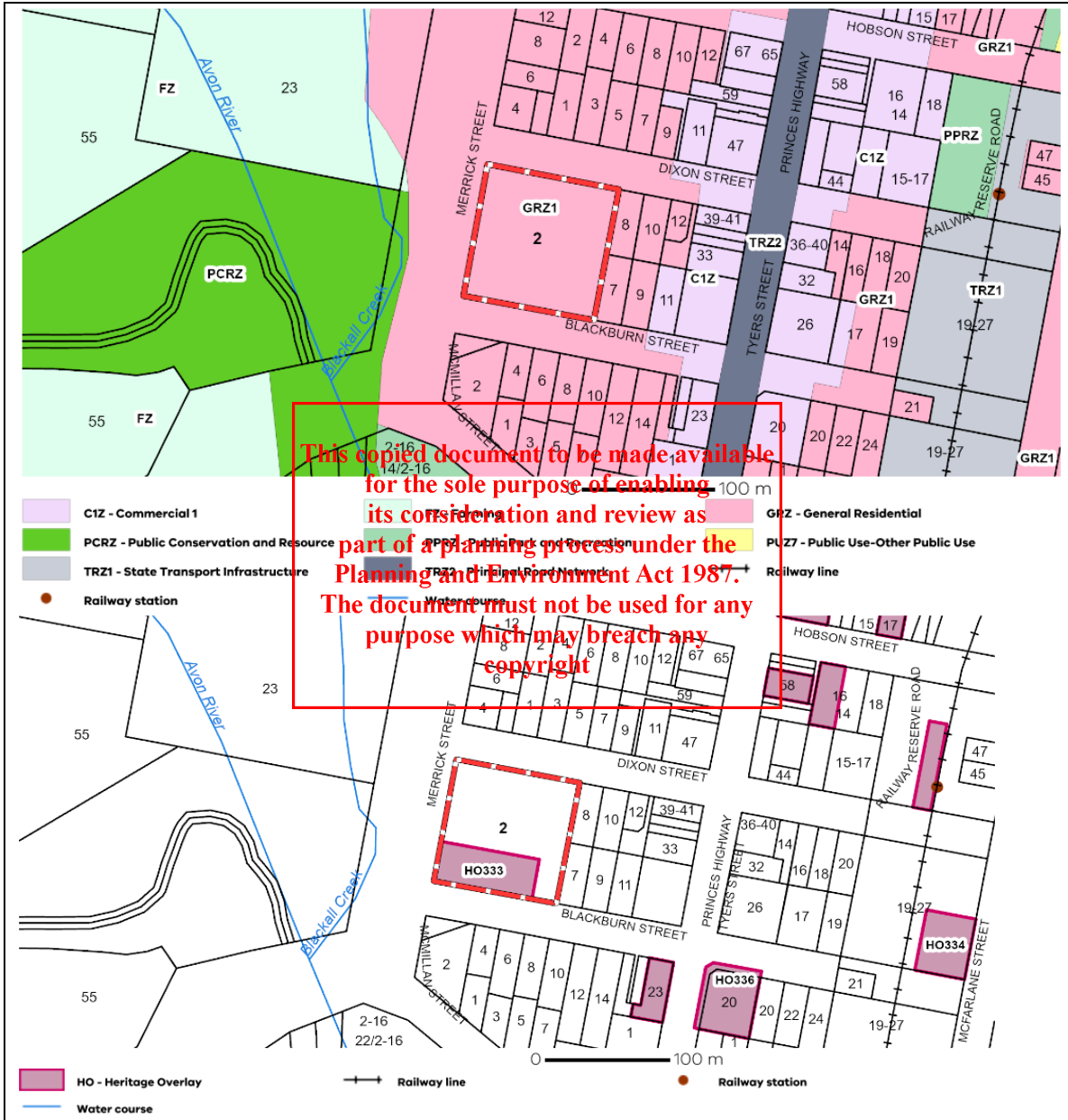
The Regulations outline that where a ‘high impact activity’ is proposed in an ‘area of cultural heritage sentivity’, a CHMP must be prepared to assess the likelihood of, and manage harm to, any Aboriginal cultural heritage in the activity area.

Whilst Section 46(1)(b) of the Regulations confirm that building and works for land used as an ‘education centre’ do constitute a ‘high impact activity’, Section 45(3) states: *“Despite sub regulation (1), the construction of a building or the construction or carrying out of works on land is not high impact activity if it is for, or associated with, a purpose listed under sub regulation (1)(b) for which the land was being lawfully used immediately before 29 May 2007.*

Given that the land has been lawfully used as an Education Centre since 1929, the building and works are not classified as a high impact activity and no CHMP is required.

Designated Bushfire Prone Area Overlay

The site is subject to a Designated Bushfire Prone Area (as is the whole Wellington Shire). After consulting with the council, council has confirmed building should be constructed to a BAL level of 12.5 (see attached email correspondence). Also see attached Bushfire Assessment prepared by Greenwood Consulting Pty Ltd, responding to Clause 13.02-1S (Bushfire Planning) of the Wellington Planning Scheme.



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EXISTING SITE

The site currently serves as a church and school for the Catholic Parish of St Patrick in Stratford and surrounding suburbs. The proposed work will not change the site's existing use.

The site is situated in close proximity to various public facilities, including Stratford Railway Station and Stratford Football Ground. Surrounding land uses consist of residential dwellings, typically constructed of either brick or weatherboard. The area is serviced by V-line railway service, a bus route and Princes Hwy.



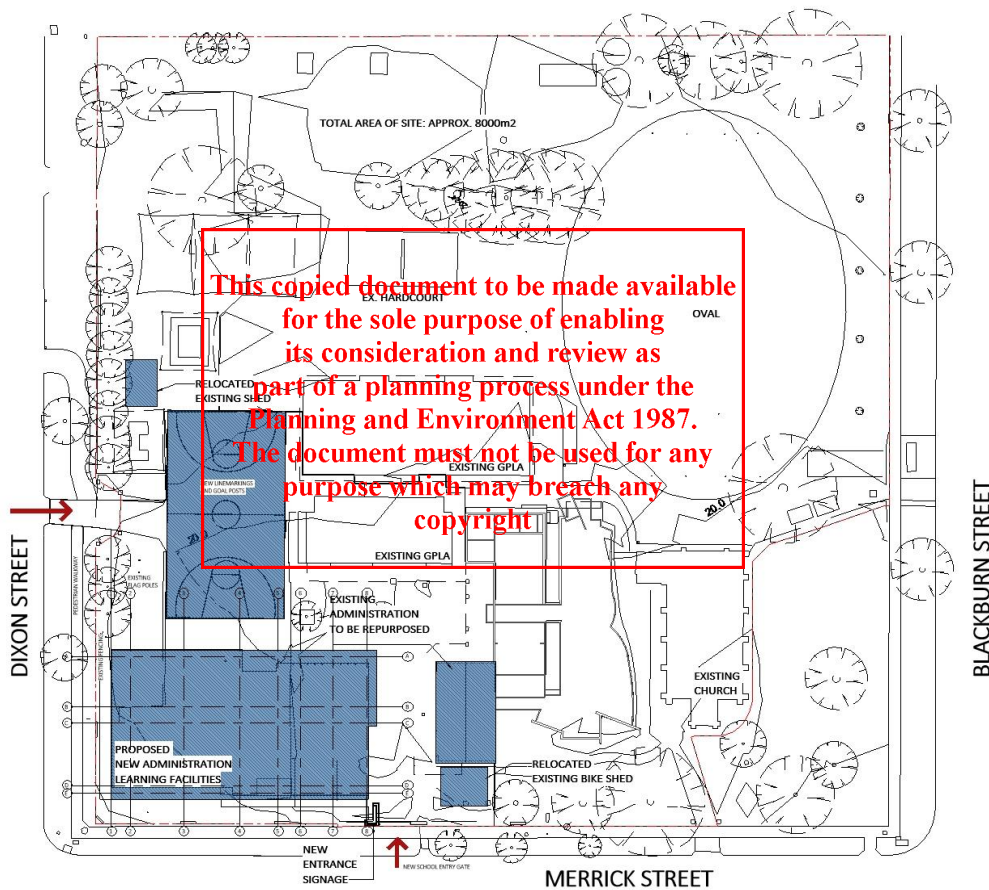
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PROPOSED WORKS

The proposed scope of works seeking approval for as part of permit application is:

- New proposed 2-storey Administration/Learning Facility, with minor external enhancements.
- Demolish existing portable building, including demolition of existing gazebo structure.
- Relocating Existing Bike Shed and Storage Shed
- Part demolish Existing Administration and minor refurbishment.



PROPOSED SITE PLAN

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NEW ADMINISTRATION / LEARNING FACILITY



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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- The proposed building features administration facilities on the ground floor, and general purpose learning areas on the first floor. The total area of the combined building is approximately 922m², and is situated more than 2m from Dixon Street, the northern property boundary, and 3.7m from Merrick Street, the western property boundary.
- The ground floor will include reception, admin, multipurpose hall, first aid, staff office and amenities.
- The first floor will include four new classrooms, collaboration space, 3 breakout spaces and outdoor terrace.
- The number of students is not expected to increase.
- The proposal for the refurbished New Learning Facility and Administration aims to create a healthy indoor environment with a strong focus on natural light, solar orientation, good ventilation, the use of allergy-free materials, and improved thermal insulation.
- The refurbished New Learning Facility and Administration will include sensory spaces that allow children to engage and play in a calming manner. These sensory spaces are designed to support sensory integration, proprioception, and stimulation by providing a safe place where children can regulate.

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EXISTING ADMINISTRATION

EXISTING FLOOR PLAN

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PROPOSED FIRST FLOOR PLAN

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- The proposed works features demolishing existing Staff Lounge and Waiting area. The total area of demolition is approximately 24.5m².
- Wall openings are to be infilled with lightweight studwork, with FC sheet Cladding, painted to match existing masonry façade.
- Minor refurbishment to the building will enable improved circulation and functionality of spaces, and repurposing existing facilities for staff use.

PLANNING GUIDELINES

MINISTER OF PLANNING

Clauses 72.01-1 of the Wellington planning scheme states:

"The Wellington Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule."

Clause 72.01-1 states:

"The Minister of Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and endorsement of, approval of or being satisfied with matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:

Primary school or secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school, if any of the following apply:

- *The estimated cost of development is \$3 million or greater."*

As the estimated cost of development for the application is approximate \$5.6 million, the Minister of Planning is the responsible authority for the proposal pursuant to Clause 72.01-1 of the Wellington Planning Scheme.

SIGNS

According to Clause 52.05 (Signs), all proposed signage attached to the building are "Business Identification Sign", and the total display area of all signs to each premises exceed 8 sqm. A permit is required for signage attached to the proposed building. Refer to Town planning drawings for signage details.

NATIVE VEGETATION

Based on a pre-application meeting with the council on 28th August, 2024, council has confirmed the vegetation to be removed in our proposal are not native species, and therefore no planning permit is required for Removal of native vegetation under Clause 52.17.

Clauses 32.08 Schedule 1 of the Wellington planning scheme outline the development design guidelines for Non-residential use within a General Residential Zone 1.

STORMWATER MANAGEMENT

Please see attached statement provided by our Civil Engineers addressing Clause 53.18 Stormwater Management in Urban Management.

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<p>DESIGN RESPONSE Wellington Shire Council Wellington Planning Scheme – Clause 54 One Dwelling on a Lot or a Small Second Dwelling on a lot</p>	
<p><i>Whether the use or development is compatible with residential use.</i></p>	<p>The proposed classroom building works align with residential use and maintain consistency with the existing building function on site.</p>
<p><i>Whether the use generally serves local community needs.</i></p>	<p>The proposed classroom building works generally serve the needs of the local community.</p>
<p><i>The scale and intensity of the use and development.</i></p>	<p>The proposed Classroom building is a single-story building that replaces an existing building of similar size. The proposed building site is bounded by St Peter Chanel School and the Parish car park to the South, Kororoit Creek to the North, Marcellin Crescent to the West and Harrison Street. There should be no major implications or concerns regarding overshadowing, overlooking or neighbouring interference.</p>
<p><i>The design, height, setback and appearance of the proposed buildings and works.</i></p>	<p>The proposed Prep Centre, located over 31m away from Marcellin Crescent, would be scarcely noticeable from the road and would blend in well with the surrounding neighbouring properties.</p>
<p><i>The proposed landscaping.</i></p>	<p>The proposed work will occupy a similar footprint to the existing building. There will be no loss of vegetation due to the proposed work. Over 30% of the existing site area is permeable.</p>
<p><i>The provision of car and bicycle parking facilities.</i></p>	<p>Car and bicycle parking facilities, along with associated access ways, will remain unchanged on the site.</p>
<p><i>Any proposed loading and refuse collection facilities.</i></p>	<p>There will be no alterations to the existing loading and refuse collection facilities.</p>
<p><i>The safety, efficiency and amenity effects of traffic to be generated by the proposal.</i></p>	<p>The proposal is not expected to significantly impact traffic on the site, as the existing vehicular access crossings will remain the same as before.</p>
<p><i>Water Sensitive Urban Design Plan</i></p>	<p>The proposal is not expected to cause major implications or concerns to the existing stormwater systems. There are existing water tanks on site that can be connected to the new stormwater system for potential reuse for school amenities.</p>
<p><i>Environmentally Sustainable Design Reports</i></p>	<p>The proposal adopted good design principals with the implementation of double glazing, material with thermal mass properties and consideration of water collection and reuse to minimise negative impacts on the environment.</p>

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APPENDIX 1 – EMAIL CORRESPONDENCE FROM COUNCIL

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Matthew Law

From: Francois Theron <Francoist@wellington.vic.gov.au>
Sent: Tuesday, 15 October 2024 10:37 AM
To: Matthew Law
Cc: Kritsaya Jintakom; Alan Cubbon; Kevin Chiu; Nell Mooney
Subject: RE: PA2403231 2 Merrick Street, Stratford VIC3862 St Patricks Primary School - Designated Bushfire Prone Area

Categories: [Project Archive/Educational/St Patrick's PS - Stratford], CC OK

Hi Matthew

Please be Advised that the subject site 2 Merrick Street Stratford is not in the Bushfire Management Overlay and therefore no Planning Permit required for the construction of the buildings in terms of Bushfire Management Overlay. The subject site is designated as Bushfire Prone (as is the whole Wellington Shire) and therefore buildings should be constructed to a BAL level of 12.5.

I hope this clarifies it.

Regards

Francois



Francois Theron
Senior Statutory Planning

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♻️ Consider the environment. Do you really need to print this email?

Council acknowledges the Gunaikurnai People as the Traditional Owners of the land that is now Wellington Shire.

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From: Matthew Law <MatthewL@croscott.com.au>
Sent: Tuesday, 15 October 2024 10:24 AM
To: Francois Theron <Francoist@wellington.vic.gov.au>
Cc: Kritsaya Jintakom <KritsayaJ@wellington.vic.gov.au>; Alan Cubbon <Alan@croscott.com.au>; Kevin Chiu <Kevin@croscott.com.au>; Nell Mooney <nell@croscott.com.au>
Subject: PA2403231 2 Merrick Street, Stratford VIC3862 St Patricks Primary School - Designated Bushfire Prone Area

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Hi Francois,

Hope you are doing well.

Once again thank you for your assistance and clarification on our BAL rating requirement regarding our proposal at St Patrick's Primary School Stratford.

As discussed via phone yesterday, our site is identified as a Designated Bushfire Prone Area. According to Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas, "All new homes constructed in a BPA must be built to a minimum BAL 12.5 to help withstand ember attack.....Higher construction levels may be required as determined by the site BAL assessment."

We have obtained a BAL Assessment stating the determined BAL rating for our proposed building is BAL-19. As a result, we will be designing and constructing to a minimum BAL-19 standard.

Please confirm Wellington Shire Council's acceptance on this.

Matthew Law

Project Coordinator

Phone: 03 8862 7900 | Direct: 03 8862 7930 | Mobile: 0402 746 990 |
MatthewL@croscott.com.au | www.crosierscott.com.au

MELBOURNE | BRISBANE

Crosier Scott
Architects



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Crosier Scott Architects respectfully acknowledge the Wurundjeri People of the Kulin Nation as the Traditional Owners and custodians of this land and pay respect to their Elders past and present.



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APPENDIX 2 – BAL ASSESSMENT

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Greenwood Consulting P/L

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Email: shannan.r@rgc.net.au
A.B.N. 54 170 171 876
Web: www.rgc.net.au



2024

BUSHFIRE ATTACK LEVEL ASSESSMENT

Prepared For Crosier Scott Architects

Site address

2 Merrick St, Stratford, Vic, 3862

Prepared by Daniel Benincasa

Bushfire Planning Consultant

Grad. Cert. Bushfire Planning & Management (2nd Class Hons, Div. B), University of Melbourne

25 October 2024

Reference: 8101 241025 BAL CSA Merrick Stratford 2 St

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1. DOCUMENT CONTROL

File reference	File type	Modifications	Modified by	Date
8101 241002 BAL CSA Merrick Stratford 2 St	BAL	Original Document	Daniel Benincasa	8/10/2024
8101 241025 BAL CSA Merrick Stratford 2 St	BAL	Amend Classification from 9A to 9B Client Notified	Daniel Benincasa	25/10/2024

2. DOCUMENTS REVIEWED

Title	Date	Author	Company
03_Architectural Drawings	24/09/2024	VL	Crosier Scott Architects

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3. INTRODUCTION

This report determines the Bushfire Attack Level (BAL) for the proposed construction of a childcare development at 2 Merrick St, Stratford. The project, under the guidance of Crosier Scott Architects, involves the construction of a Class 9b building, as classified by the (Victorian Building Authority, 2024).

This BAL assessment has been prepared to guide the proposed development and ensure compliance with AS3959:2018, Construction of buildings in bushfire-prone areas, in conjunction with the requirements of Specification 43: Bushfire Protection for Certain Class 9 Buildings, as part of the National Construction Code (NCC) (Australian Building Codes Board, 2022).

The assessment focuses on ensuring the development is resilient to bushfire hazards, particularly with respect to radiant heat exposure. Table S43C2 of Specification 43 sets out the minimum separation distances between the building and classified vegetation, aiming to limit radiant heat flux to no more than 10 kW/m².

In cases where full compliance with separation distances cannot be achieved due to constraints, advisory mitigation measures will be implemented to meet the NCC Specification 43 requirements.

Advisory Mitigation Measures:

- **Use of Non-Combustible Materials:**
Where separation distances from vegetation cannot be fully met, non-combustible AS1530-approved materials may be used as a deemed-to-satisfy solution. These materials are particularly effective for grassland and similar low-risk vegetation, acting as barriers to radiant heat.
- **Enhanced Construction Standards:**
To meet Specification 43, the building may require higher BAL ratings by fire-resistant materials and construction methods, ensuring protection against bushfire risks when separation distances are reduced.
- **Vegetation Management:**
Vegetation management on-site will adhere to NCC requirements for Class 9 buildings in bushfire-prone areas.

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4. AS 3959 BAL SITE ASSESSMENT REPORT

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018. Consideration has been given to the conditions and factors evident on the date of the assessment, including vegetation and slope.

FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

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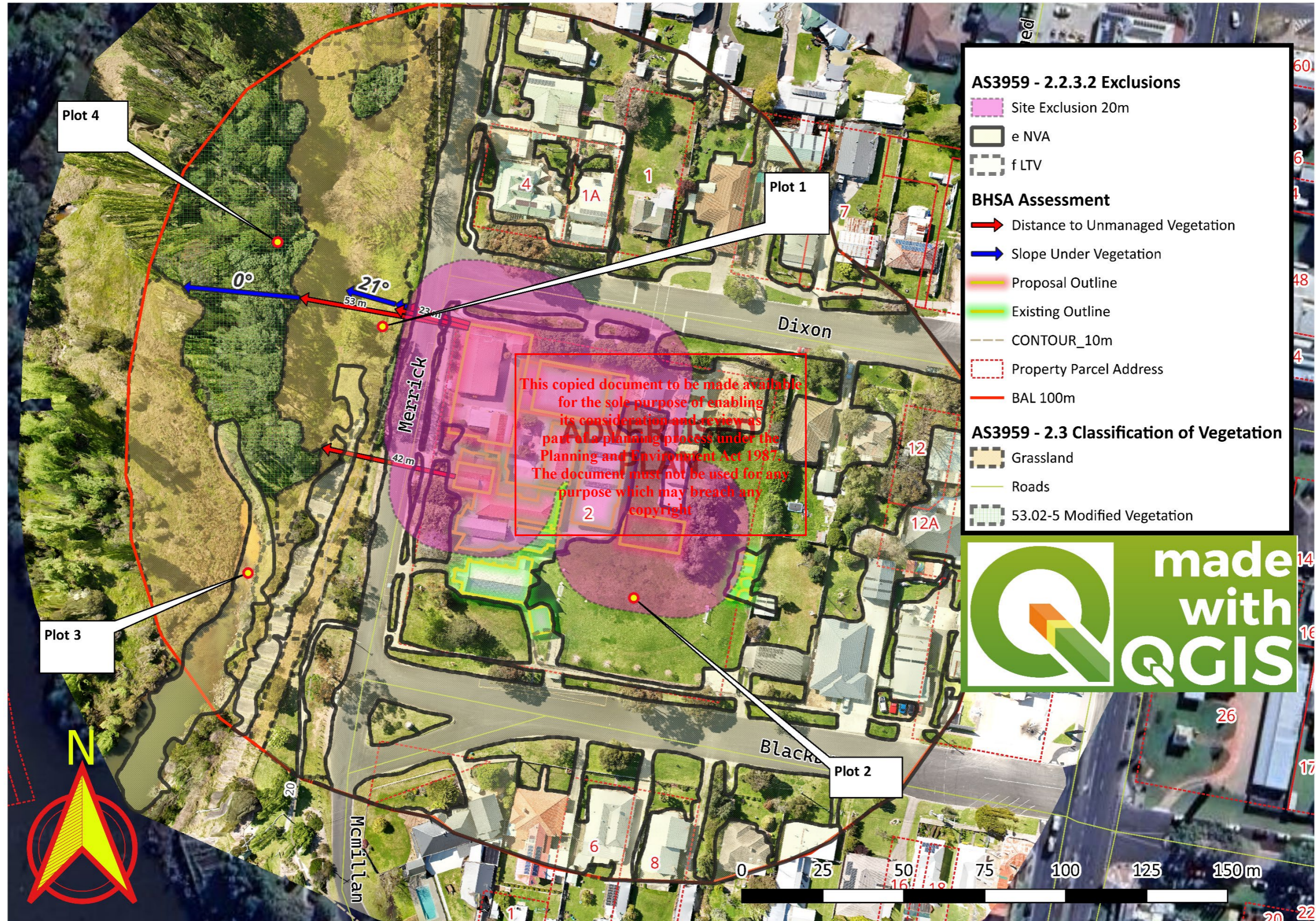
4.1 PROPERTY DETAILS & DESCRIPTION OF WORKS

TABLE 1 ADDRESS, LGA & VBA CLASS				
Address Details	Unit no	Street no	Lot no	Street Merrick St
	Stratford			State VIC
Town	Wellington Shire Council			Postcode 3862
Local government area	Wellington Shire Council			
Main BCA class of the building	Class 9b	Use(s) of the building	School Facility	
Description of the building or works	Construction			

TABLE 2 PLANNING SCHEME, ASSESSMENT & REPORT DETAILS			
Lot and Plan Number Allot. 49C PARISH OF GEMBROOK (Refer Appendix 1)	SPI (Standard Parcel Identifier) 49C\PP2645	Is the site within a designated bushfire-prone area? YES	Is the site within a Bushfire Management Overlay YES
Planning Scheme Zone RURAL CONSERVATION ZONE – SCHEDULE 2 (RCZ2)	Council Property Number 2646250500	Assessor Dan Benincasa	Assessment Date 3 October 2024
Report / Job Number 8096	Report Version 2	Report Date 25 October 2024	

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4.2 SITE MAPPING – AERIAL 100M BAL ASSESSMENT



4.3 SITE 3D MAPPING – BUSHFIRE HAZARD SEPARATION (100M BAL REFERENCE)

Blackburn Street - 10/3/2024



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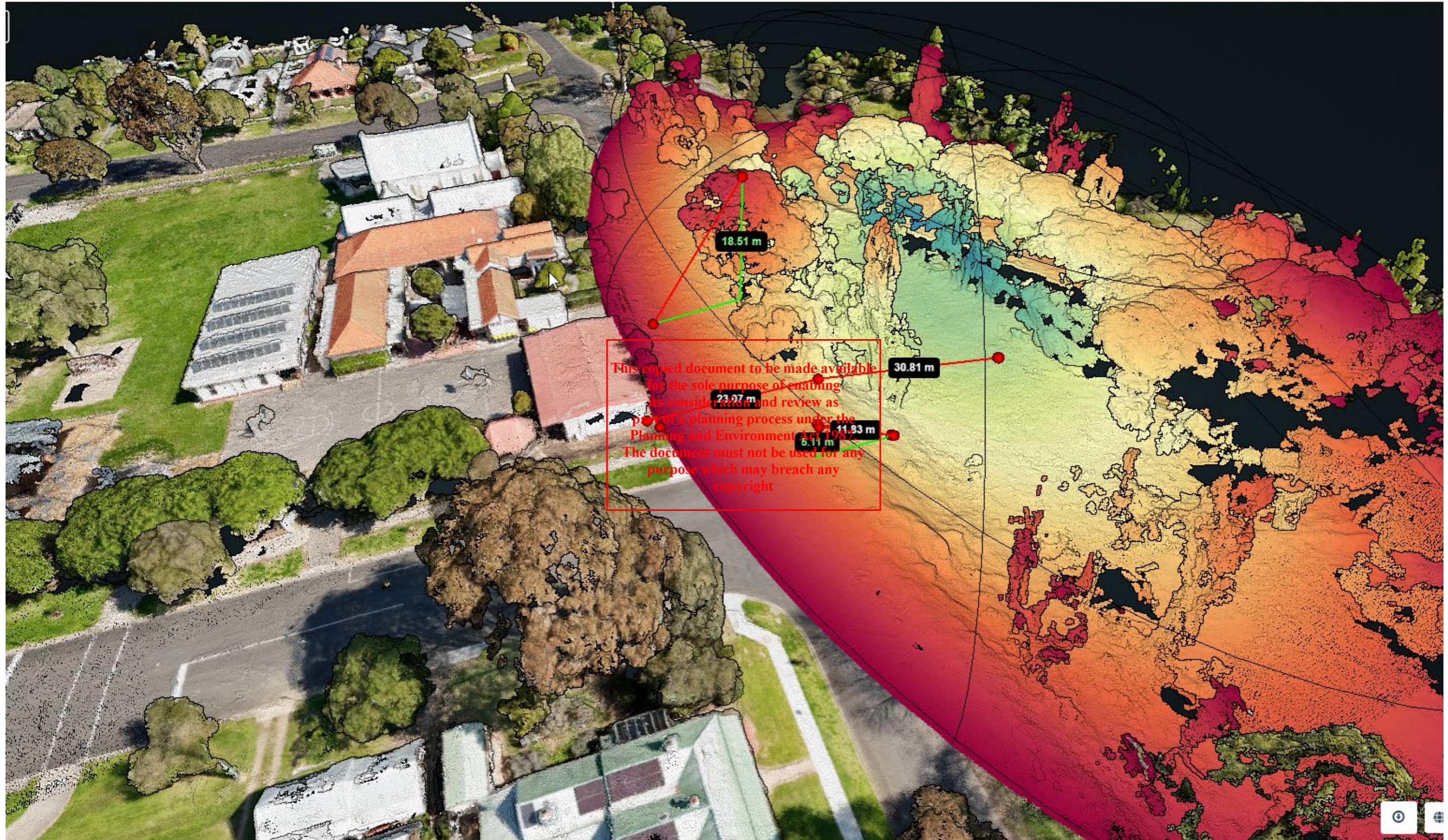
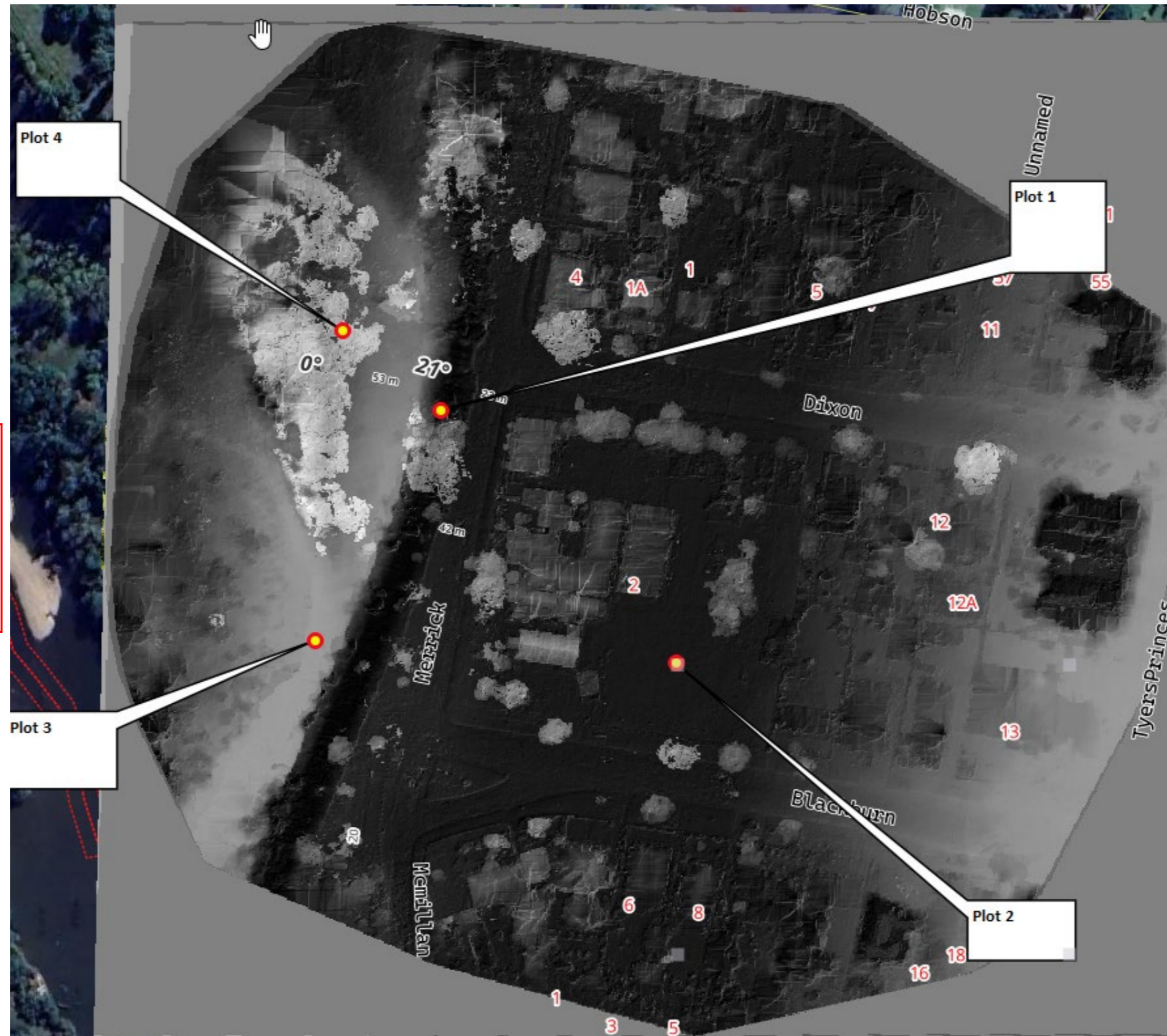


Figure 2 This 3D model illustrates the Bushfire Risk Separation and potential fuel load risk, including Tree Heights.

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4.4 SITE 3D MAPPING – SURFACE MODEL FOR TERRAIN AND POTENTIAL FUEL LOAD



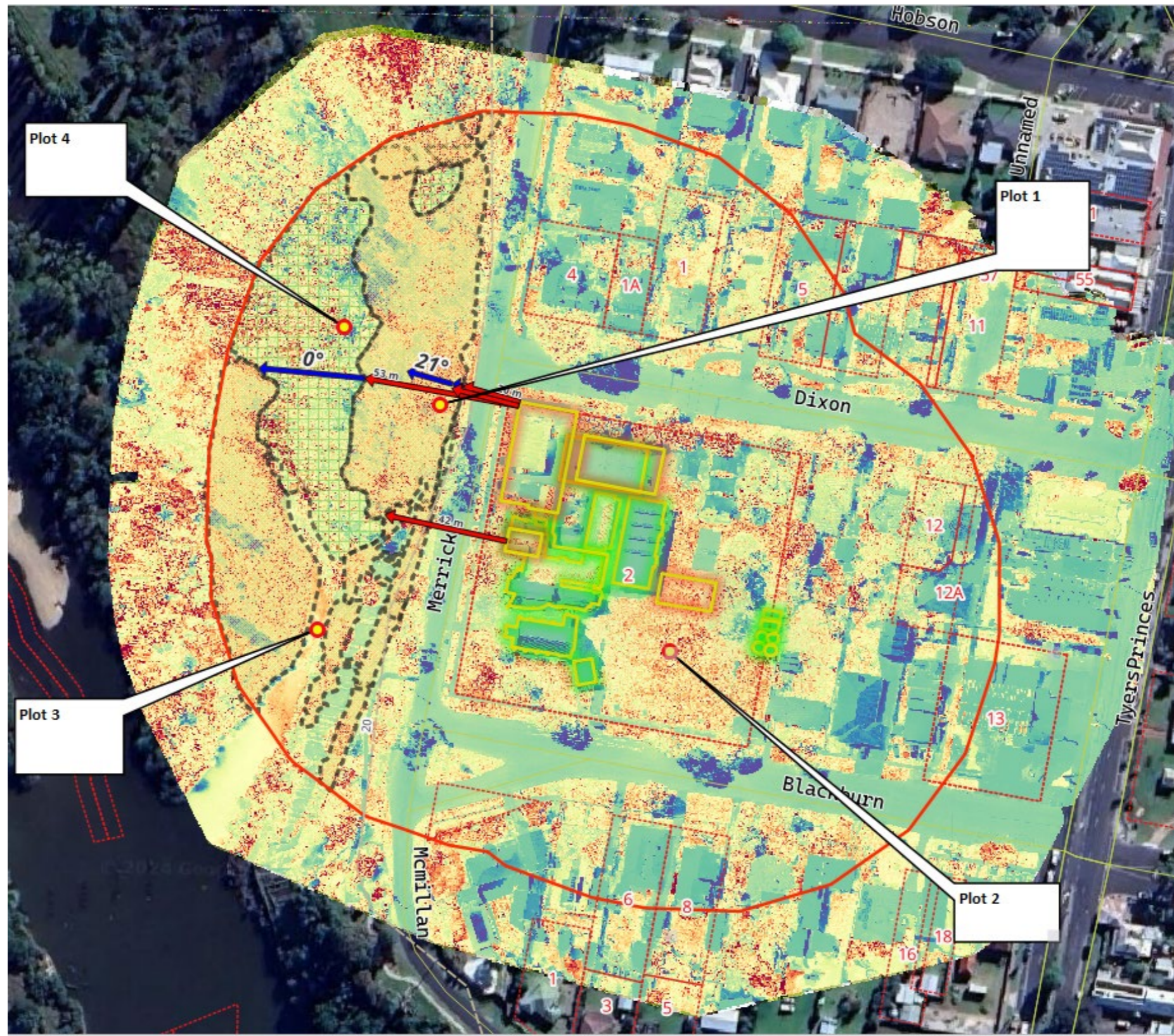
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Figure 3 The surface model provides a detailed view of the terrain around the development site. Understanding elevation changes and terrain features is crucial in assessing fuel accumulation and how a bushfire might behave in the area. For example, fires tend to move faster uphill, and valleys can accumulate dense vegetation, increasing fuel load.

4.5 NDVI PLANT HEALTH MAP

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Figure 4 The NDVI map in this figure provides an analysis of vegetation health around the proposed development site. High NDVI values represent healthy, dense vegetation (Green), while lower values indicate areas with sparse or stressed vegetation (Red).

4.6 BROADER BUSHFIRE HAZARD – AERIAL DRONE ASPECTS



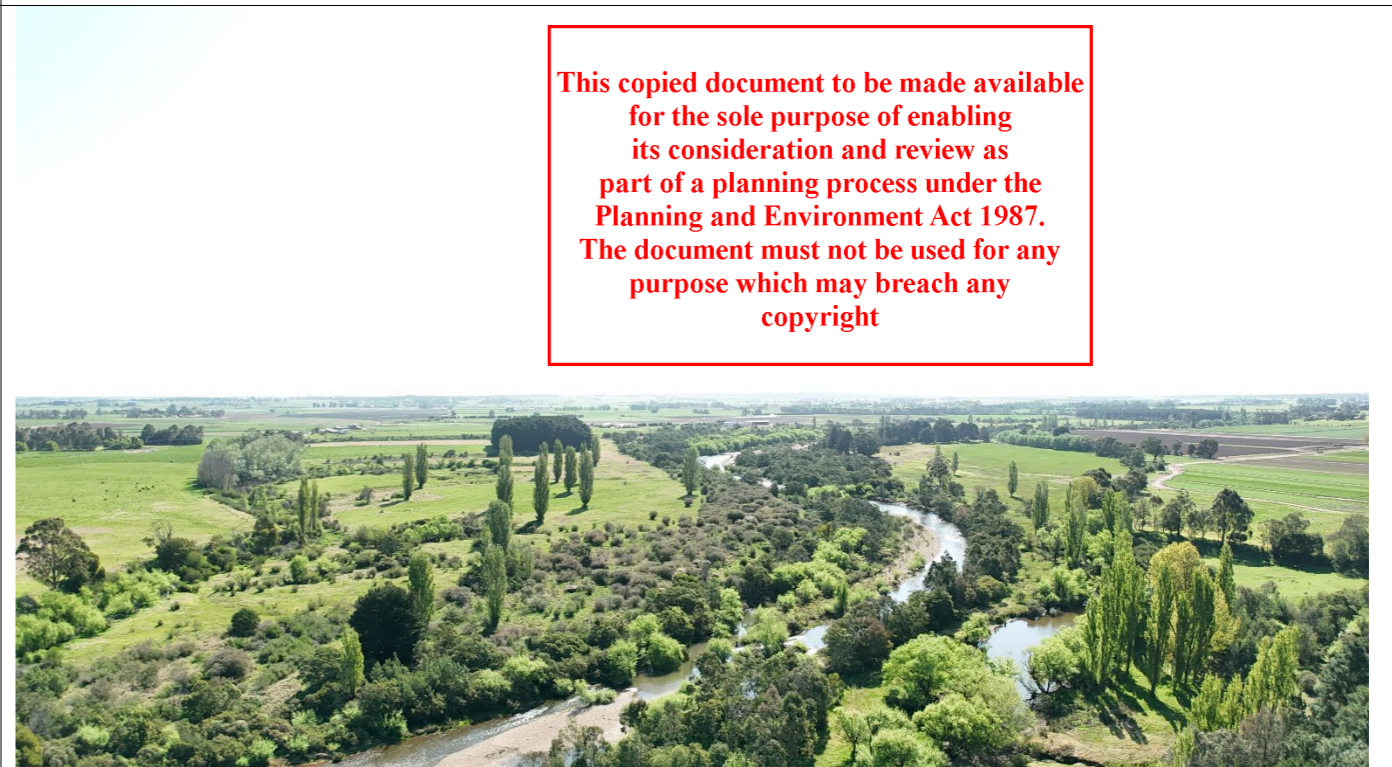
North Aspect



South Aspect



East Aspect



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West Aspect

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4.7 VEGETATION PHOTO PLOT MAP





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Figure 5 Plot Map

5. VEGETATION CLASSIFICATION SITE PHOTOS

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

<p>Photo ID:</p>	<p>DJI_202410031422 47_0236_D</p>	<p>Plot:</p>	<p>1</p>	 <p><i>Plot 1 Highlights the grass-covered embankment with a slope >20 degrees, approximately 23m from the proposal.</i></p> <p><i>The plot also contains offsite trees to a height of 8m and 18m within 20m of the proposal.</i></p>
<p>Vegetation Classification or Exclusion Clause</p>				
<p>Class G Grassland – Dense sown pasture G-25</p>				
<p>Description / Justification for Classification</p>				
<p>Understory and fuel load Surface Fine Fuel Hazard: Low (Litter poorly interconnected. Large Bare Soil. <60% Surface Litter Cover. Very thin litter layer <10mm.). Near-Surface Fine Fuel Hazard: Low <10% Plant Cover <10% dead Near-surface fuel is absent or virtually absent. Elevated Fine Fuel Hazard: Moderate 20–30% Plant Cover <20% Most of the fine fuel is at the top of the layer Bark Hazard: Low Other Bark Types No trees present or Trunk and branches of tree entirely smooth Overall Fuel Hazard Rating: LOW 5-8 t/ha Height of vegetation Trees 18m tall Vegetation coverage Sparse Canopy: 10-30% cover canopy, widely spaced trees with minimal overlap of tree crowns with Sparse Understorey, Fuel Load: Low Minimal ground cover, scattered low grasses and herbs, little to no shrubs. Density of vegetation Low <20% Plant cover Easy to walk in any direction without needing to choose a path between shrubs. Description of exclusion clause if applied. Effective slope: 21° Separation distance: 23m</p>				
<p>Photo ID:</p>	<p>DJI_202410031429 03_0424_D</p>	<p>Plot:</p>	<p>1</p>	
<p>Vegetation Classification or Exclusion Clause</p>				
<p>Class G Grassland – Dense sown pasture G-25</p>				
<p>Description / Justification for Classification</p>				
<p>Understory and fuel load Surface Fine Fuel Hazard: Low (Litter poorly interconnected. Large Bare Soil. <60% Surface Litter Cover. Very thin litter layer <10mm.). Near-Surface Fine Fuel Hazard: Low <10% Plant Cover <10% dead Near-surface fuel is absent or virtually absent. Elevated Fine Fuel Hazard: Moderate 20–30% Plant Cover <20% Most of the fine fuel is at the top of the layer Bark Hazard: Low Other Bark Types No trees present or Trunk and branches of tree entirely smooth Overall Fuel Hazard Rating: LOW 5-8 t/ha Height of vegetation Trees 18m tall Vegetation coverage Sparse Canopy: 10-30% cover canopy, widely spaced trees with minimal overlap of tree crowns with Sparse Understorey, Fuel Load: Low Minimal ground cover, scattered low grasses and herbs, little to no shrubs. Density of vegetation Low <20% Plant cover Easy to walk in any direction without needing to choose a path between shrubs. Description of exclusion clause if applied. Effective slope: 21° Separation distance: 23m</p>				

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Photo ID:	DJI_202410031419 47_0146_D	Plot:	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
Understory and fuel load			
Surface Fine Fuel Hazard: Low (Litter poorly interconnected. Large Bare Soil. <60% Surface Litter Cover. Very thin litter layer <10mm.).			
Near-Surface Fine Fuel Hazard: Low <10% Plant Cover <10% dead Near-surface fuel is absent or virtually absent.			
Elevated Fine Fuel Hazard: Low <20% Plant Cover or low flammability species<20% Zero Vertical Continuity			
Bark Hazard: Low Other Bark TypesNo trees present or Trunk and branches of tree entirely smooth			
Overall Fuel Hazard Rating: LOW 3-7 t/ha			
Height of vegetation			
Trees are approximately 10 metres tall.			
Vegetation coverage			
Sparse Canopy: 10-30% cover canopy, widely spaced trees with minimal overlap of tree crowns with Sparse Understorey, Fuel Load: Low Minimal ground cover, scattered low grasses and herbs, little to no shrubs.			
Density of vegetation			
Low <20% Plant cover Easy to walk in any direction without needing to choose a path between shrubs.			
Description of exclusion clause if applied.			
Low Threat vegetation maintained regular grass <100mm, large canopy spaces.			
Effective slope: N/A			
Separation distance: N/A			



Photo ID:	DJI_202410031421 21_0193_D	Plot:	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
Understory and fuel load			
Surface Fine Fuel Hazard: Low (Litter poorly interconnected. Large Bare Soil. <60% Surface Litter Cover. Very thin litter layer <10mm.).			
Near-Surface Fine Fuel Hazard: Low <10% Plant Cover <10% dead Near-surface fuel is absent or virtually absent.			
Elevated Fine Fuel Hazard: Low <20% Plant Cover or low flammability species<20% Zero Vertical Continuity			
Bark Hazard: Low Other Bark TypesNo trees present or Trunk and branches of tree entirely smooth			
Overall Fuel Hazard Rating: LOW 3-7 t/ha			
Height of vegetation			
Trees are approximately 10 metres tall.			
Vegetation coverage			
Sparse Canopy: 10-30% cover canopy, widely spaced trees with minimal overlap of tree crowns with Sparse Understorey, Fuel Load: Low Minimal ground cover, scattered low grasses and herbs, little to no shrubs.			
Density of vegetation			
Low <20% Plant cover Easy to walk in any direction without needing to choose a path between shrubs.			
Description of exclusion clause if applied.			
Low Threat vegetation maintained regular grass <100mm, large canopy spaces.			
Effective slope: N/A			
Separation distance: N/A			



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Photo ID:	DJI_202410031421 49_0207_D	Plot:	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(e) Non Vegetated Areas			
Description / Justification for Classification			
Understory and fuel load			
Surface Fine Fuel Hazard: Low (Litter poorly interconnected. Large Bare Soil. <60% Surface Litter Cover. Very thin litter layer <10mm.)			
Near-Surface Fine Fuel Hazard: Low <10% Plant Cover <10% dead Near-surface fuel is absent or virtually absent.			
Elevated Fine Fuel Hazard: Low <20% Plant Cover or low flammability species<20% Zero Vertical Continuity			
Bark Hazard: Low Other Bark TypesNo trees present or Trunk and branches of tree entirely smooth			
Overall Fuel Hazard Rating: LOW 0t/ha			
Height of vegetation			
Trees are approximately 0 metres tall.			
Vegetation coverage			
Choose an item. canopy, widely spaced trees with minimal overlap of tree crowns with Sparse Understorey, Fuel Load: Low Minimal ground cover, scattered low grasses and herbs, little to no shrubs.			
Density of vegetation			
Low <20% Plant cover Easy to walk in any direction without needing to choose a path between shrubs.			
Description of exclusion clause if applied.			
Non-vegetated areas (NVA) include Concrete embankments, permanent waterways, roads, and footpaths.			
Separation distance: N/A			



Non-Vegetated Areas (NVA) include:

- Merrick St
- Footpaths
- Concrete Drainage Slope
- Blackall Creek
- A Strip of low threat consistently managed grass exists between the road and grassland.
- A small strip of grassland exists between the LTV & NVA concreted slope.

Photo ID:	DJI_202410031422 05_0215_D	Plot:	3
Vegetation Classification or Exclusion Clause			
Class A Forest - Open forest A-03			
Description / Justification for Classification			
Understory and fuel load			
Surface Fine Fuel Hazard: Low (Litter poorly interconnected. Large Bare Soil. <60% Surface Litter Cover. Very thin litter layer <10mm.)			
Near-Surface Fine Fuel Hazard: Low <10% Plant Cover <10% dead Near-surface fuel is absent or virtually absent.			
Elevated Fine Fuel Hazard: Low <20% Plant Cover or low flammability species<20% Zero Vertical Continuity			
Bark Hazard: Low Other Bark TypesNo trees present or Trunk and branches of tree entirely smooth			
Overall Fuel Hazard Rating: LOW 0t/ha			
Height of vegetation			
Trees are approximately 0 metres tall.			
Vegetation coverage			
Choose an item. canopy, widely spaced trees with minimal overlap of tree crowns with Sparse Understorey, Fuel Load: Low Minimal ground cover, scattered low grasses and herbs, little to no shrubs.			
Density of vegetation			
Low <20% Plant cover Easy to walk in any direction without needing to choose a path between shrubs.			
Description of exclusion clause if applied.			
Non-vegetated areas (NVA) include Concrete embankments, permanent waterways, roads, and footpaths.			
Separation distance: N/A			



Non-Vegetated Areas (NVA) include:

- Merrick St & Dixon St
 - Footpaths
 - Basketball Court
- A small strip of Low-threat Vegetation (LTV) managed grassland exists between Merrick St. & Grassland Creek Embankment.

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Photo ID:	DJI_202410031422 47_0236_D	Plot:	4
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Vegetation Classification or Exclusion Clause

Modified - 53.02-5 Table 1 & 2

Description / Justification for Classification

Understory and fuel load
 Surface Fine Fuel Hazard: Moderate (Litter well connected. Some Bare Soil. 60-80% Surface Litter Cover. Thin litter layer 10-25mm).
 Near-Surface Fine Fuel Hazard: Moderate 10-20% Plant Cover <20% dead Gaps many times the size of fuel patches.
 Elevated Fine Fuel Hazard: Moderate 20-30% Plant Cover <20% Most of the fine fuel is at the top of the layer
 Bark Hazard: Moderate Other Bark Types Limited amount of combustible bark.
Overall Fuel Hazard Rating: HIGH 15-25 t/ha
Height of vegetation
 Trees are approximately 20 metres tall.
Vegetation coverage
 Moderate 50-70% cover canopy, tree crowns that are more frequently touching or slightly overlapping, creating a more continuous cover with Open Understorey, Fuel Load: Low to moderate, Scattered shrubs and grasses, some small trees, significant gaps.
Density of vegetation
 Moderate 20-30% Plant Cover <20% dead Easy to choose a path through but brush against vegetation occasionally.
Description of exclusion clause if applied.
Effective slope: 0°
Separation distance: 53m



Photo ID:	DJI_202410031429 07_0426_D	Plot:	4
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Vegetation Classification or Exclusion Clause

Modified - 53.02-5 Table 1 & 2

Description / Justification for Classification

Understory and fuel load
 Surface Fine Fuel Hazard: Moderate (Litter well connected. Some Bare Soil. 60-80% Surface Litter Cover. Thin litter layer 10-25mm).
 Near-Surface Fine Fuel Hazard: Moderate 10-20% Plant Cover <20% dead Gaps many times the size of fuel patches.
 Elevated Fine Fuel Hazard: Moderate 20-30% Plant Cover <20% Most of the fine fuel is at the top of the layer
 Bark Hazard: Moderate Other Bark Types Limited amount of combustible bark.
Overall Fuel Hazard Rating: HIGH 15-25 t/ha
Height of vegetation
 Trees are approximately 20 metres tall.
Vegetation coverage
 Moderate 50-70% cover canopy, tree crowns that are more frequently touching or slightly overlapping, creating a more continuous cover with Open Understorey, Fuel Load: Low to moderate, Scattered shrubs and grasses, some small trees, significant gaps.
Density of vegetation
 Moderate 20-30% Plant Cover <20% dead Easy to choose a path through but brush against vegetation occasionally.
Description of exclusion clause if applied.
Effective slope: 0°
Separation distance: 53m



Modified Vegetation, not low threat

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5.1 RELEVANT FIRE DANGER INDEX

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index			
FDI 40 <input type="checkbox"/>	FDI 50 <input type="checkbox"/>	FDI 80 <input type="checkbox"/>	FDI 100 <input checked="" type="checkbox"/>
<i>Table 2.7</i>	<i>Table 2.6</i>	<i>Table 2.5</i>	<i>Table 2.4</i>

5.2 POTENTIAL BUSHFIRE IMPACTS

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	Downslope >20 degrees	23	BAL – 19
2	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – 12.5
3	Excludable – Clause 2.2.3.2(e)	N/A	N/A	BAL – LOW
4	53.02-5 Table 1 & 2 Modified	Downslope >0-5 degrees	53	BAL – 12.5

Table 2 BAL Analysis

***Modified Vegetation is not classified for a BAL rating as per AS3959:2018. Instead, it has a BAL rating derived from Bushfire Planning Clause 53.02-5 'Defendable Space & Construction'. It is a minimum requirement that modified vegetation plots construct to a minimum BAL 29 construction standard, with defendable space being 50 metres or to the property boundary, whichever is lesser."**

5.3 DETERMINED BUSHFIRE ATTACK LEVEL (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	BAL – 19
----------------------------------	-----------------

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6. DISCLAIMER

Importantly, this BAL assessment provides a calculated fire risk model based on current conditions and does not forecast potential future events. Given the modelled fire risk, it remains crucial for property owners and residents to be vigilant and adhere to bushfire safety measures, including the use of appropriate construction materials for any redevelopment or maintenance work.

By fully understanding the property's BAL rating and acting in accordance with the AS3959:2018 standards, the risks associated with bushfires can be significantly mitigated, even if they cannot be eliminated.

7. STATEMENT

BPAD ACCREDITED PRACTITIONER STATEMENT AND DETAILS

I have taken all reasonable steps to ensure that the information provided is correct and reflects the conditions of the site on the date of the assessment. Assessments can be subject to CFA & FRV Referrals and hence open to varying observations of vegetation classification.

Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and, where required, an updated report issued.

Signed



Daniel Benincasa

Date

Thursday, 3rd October, 2024

Authorised Practitioner Badge



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APPENDIX 1 PLANS AND DRAWINGS

PLANS AND DRAWINGS

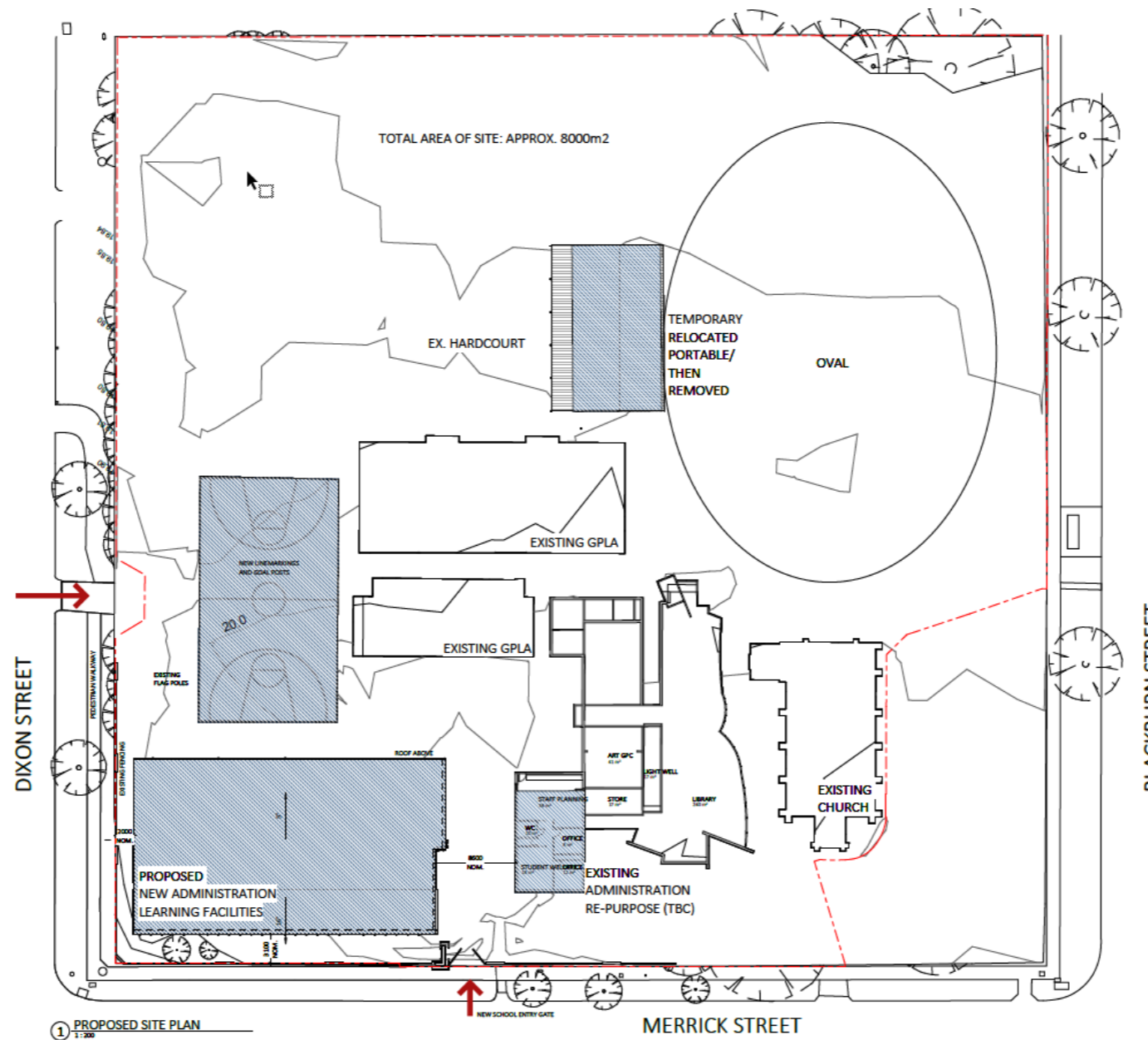
Plans and drawings relied on to determine the bushfire attack level.

Drawing / Plan Description Proposed Site Plan

Job Number 22.094

Revision Preliminary

Date of Revision 24-09-24



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Figure 6 Site Plan Courtesy of Crosier Scott Architects 03_Architectural Drawings

PLANS AND DRAWINGS

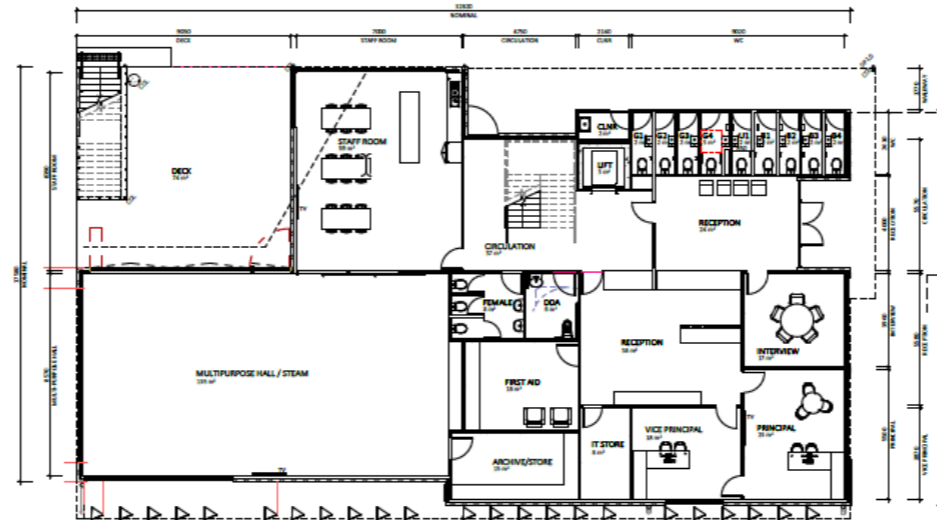
Plans and drawings relied on to determine the bushfire attack level.

Drawing / Plan Description Proposed Floor Plans

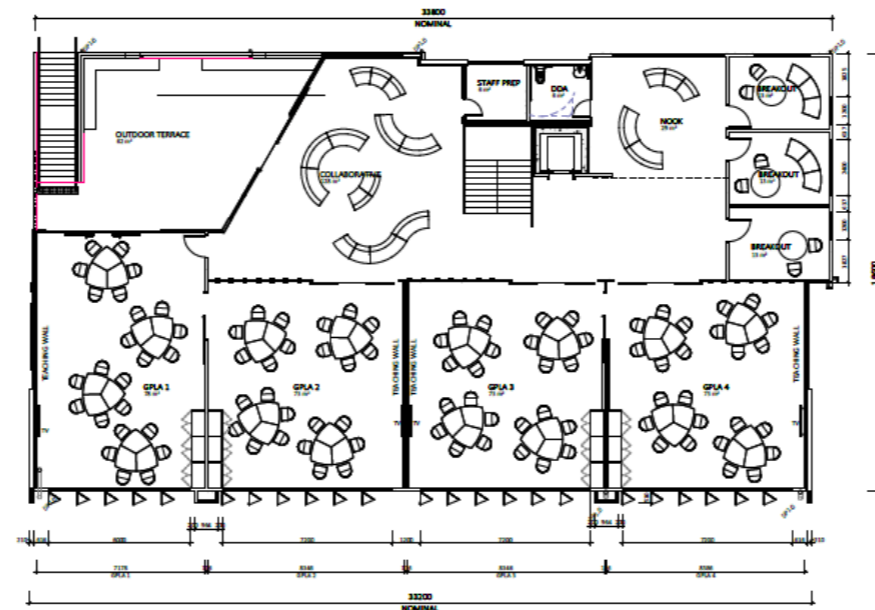
Job Number 22.094

Revision Preliminary

Date of Revision 24-09-24



1 PROPOSED GROUND LEVEL
1:100



2 PROPOSED FIRST LEVEL
1:100

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Figure 7 Proposed Floor Plan Courtesy of Crosier Scott Architects 03_Architectural Drawings

APPENDIX 2 ADDITIONAL INFORMATION / ADVISORY NOTES

TABLE 3 RECOMMENDATIONS

Site Inspection and Assessment:

Location: 2 Merrick Street, Stratford

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This bushfire risk assessment for St Patrick Primary School evaluates compliance with AS 3959:2018 standards and NCC Specification 43 for Class 9b buildings.

The assessment focuses on the determined Bushfire Attack Level (BAL) and specific site characteristics.

Vegetation Classification and Potential Bushfire Impacts

The bushfire impacts for the proposed development have been assessed across four distinct plots, considering vegetation classification, slope, and separation distance. There are notable challenges in aligning site characteristics with AS 3959:2018 and NCC standards due to:

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- Vegetation Classification Inconsistency:** Mixed vegetation types, including grassland with tree cover, do not accurately classify vegetation classification and increase uncertainty in radiant heat exposure calculations.
 - Slope Aspects Outside Method 1 Tolerances:** The steep slopes in Plot 1 exceed the standard tolerances for Method 1 under AS 3959:2018, which may lead to an underestimation of fire risk.
 - Vegetation Classification:** Both Plot 1 & Plot 4's vegetation did not conform neatly to the classifications in AS 3959:2018 Table 2.3. Due to this inconsistency, the Overall Fuel Hazard Assessment Guide was used, relying on fuel load equivalency in tonnes per hectare to determine the appropriate vegetation classification and risk level.

These factors create ambiguities in compliance and safety, particularly under catastrophic fire conditions. Relocating the site to the east is advised, allowing for shielding from existing buildings and increased separation from vegetation west of Merrick Street.

Radiant Heat Exposure Analysis for Plot 1

- Method 1 Analysis:** Plot 1 was initially rated as BAL-19 using Method 1, based on slope and vegetation type. However, with slopes exceeding 20 degrees, Method 1 may underestimate radiant heat exposure.
- Vegetation and Slope Limitations:** The presence of tree cover within the heat transmissivity line increases fuel loads, raising the possibility of radiant heat exceeding 10 kW/m², especially under catastrophic conditions.

- **Separation Requirement:** For low-risk grassland on downslopes, Specification 43 mandates a 50-metre separation to keep heat exposure below 10 kW/m². The current 23-metre separation is insufficient, resulting in non-compliance with NCC standards. Radiant Heat Exposure Analysis for Plot 4

Radiant Heat Exposure Analysis for Plot 4

- **Vegetation Analysis:** Though classified as modified, Plot 4 aligns with woodland characteristics per AS 3959:2018 Section 2.3, with 10-30% foliage cover and a grassy understorey.
- **Fuel Load Assessment:** According to AS 3959:2018 Method 2 and the Overall Fuel Hazard Assessment Guide, woodland typically has fuel loads between 15-25 tonnes per hectare, leading to significant radiant heat exposure.
- **Separation Requirement:** High-risk woodland on flat or upslope terrain requires 60 metres of separation under Specification 43 to limit radiant heat below 10 kW/m². With only 53 metres, Plot 4 does not comply with NCC standards. Recommendations

Relocate Development for NCC Compliance:

Relocate Development for Compliance:

Move the proposed development to the east, ensuring:

1. 60 metres separation from the modified woodland in Blackall Creek's riparian zone.
2. 50 metres separation from grassland parallel to Merrick Street.

This relocation will address radiant heat exposure concerns by meeting required separations, aligning with AS 3959:2018 and NCC standards, and eliminating the need for more robust BAL construction at the current site.

Conclusion

The current proposal does not meet NCC compliance standards due to insufficient separation from vegetation, which is critical for managing radiant heat exposure. By relocating the development, the project can align with both AS 3959:2018 and NCC requirements, ensuring a safer and more resilient design.

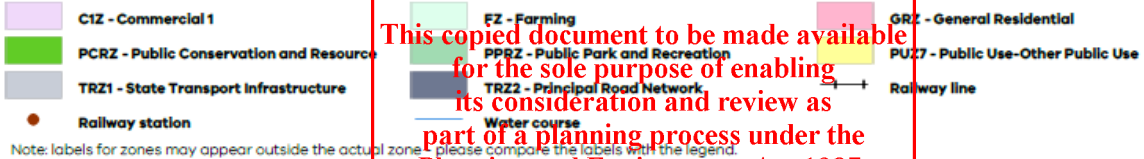
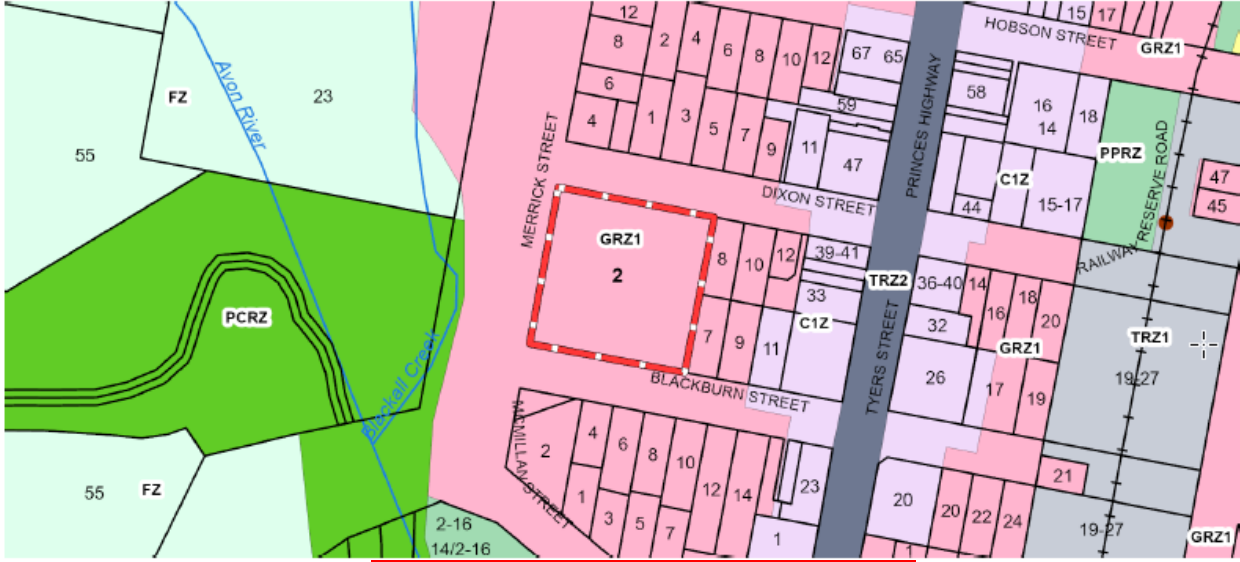
This comprehensive assessment should guide decision-making to ensure the proposed development at St Patrick Primary School meets both safety and regulatory standards.

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APPENDIX 3 PROPERTY PLANNING REPORTS

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

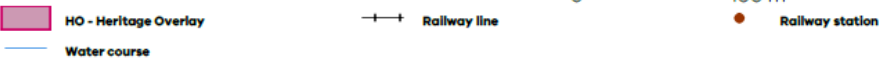


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Figure 8 Planning Zone (Victoria State Government, 2024)

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO333)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Figure 9 Heritage Overlay (Victoria State Government, 2024)

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This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.

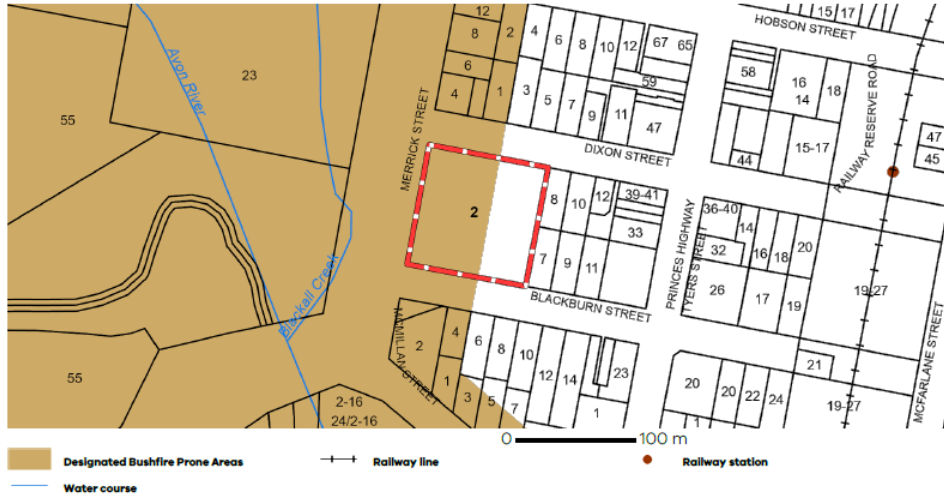


Figure 10 Bushfire Prone Area (Victoria State Government, 2024)

All or part of this property is an 'area of cultural heritage sensitivity'.
 'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.
 Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two-part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.
 If a significant land use change is proposed (for example, the demolition, removal or modification of a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, changes to the dwelling, alteration of buildings and minor works are exempt from this requirement.
 Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved.
 For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.nms.net.au/govQuestions.asp>.

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More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.victoria.vic.gov.au/aboriginal-heritage-legislation>

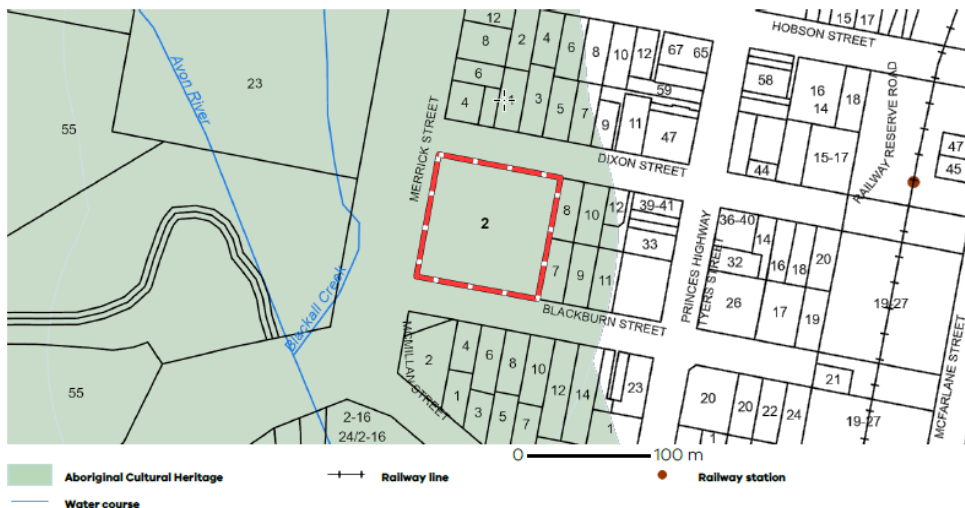


Figure 11 Area of Aboriginal Cultural Heritage Sensitivity (Victoria State Government, 2024)

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PROPERTY DETAILS

Address: **2 MERRICK STREET STRATFORD 3862**
 Crown Description: **This property has 5 parcels. See table below**
 Standard Parcel Identifier (SPI): **See table below**
 Local Government Area (Council): **WELLINGTON** www.wellington.vic.gov.au
 Council Property Number: **77248**
 Directory Reference: **Vicroads 695 Q4**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 10120 sq. m (1.01 ha)
Perimeter: 402 m

For this property:
 — Site boundaries
 — Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

Lot/Plan or Crown Description	SPI
TOWNSHIP OF STRATFORD	
A Allot 1 Sec. 2	1-2\PP5736
B Allot 2 Sec. 2	2-2\PP5736
C Allot 3 Sec. 2	3-2\PP5736
D Allot 4 Sec. 2	4-2\PP5736
E Allot 10 Sec. 2	10-2\PP5736

Figure 12 Detailed planning property report detailed Planning Property Report (Victoria State Government, 2024)

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APPENDIX 4 CLASSIFICATION OF VEGETATION

AS PER TABLE 2.3 AS3959-2018 (Standards Australia, 2018)

Vegetation Classification	AUSLIG Description	Grouping in AS 3959-2009	Descriptions from AS 3959-2009.
Forest	Tall open forest	A	Trees over 30 metres high; 30–70% foliage cover; (may include understorey ranging from rainforest and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts.
	Tall woodland		
	Open forest		
	Low open forest		
	Pine plantations		Trees 10–30 metres in height at maturity, generally comprising Pinus species or other softwood species, planted as a single species for the production of timber.
Woodland	Woodlands	B	Trees 10–30 metres high; 10–30% foliage cover dominated by eucalypts; understorey of low trees to tall shrubs typically dominated by Acacia, Callitris or Casuarina.
	Open woodlands		
	Low woodland		
	Low open woodland		
	Open shrubland		Woodlands grade to open shrublands in the arid and semi-arid zones.
Shrubland	Closed heaths	C	Found in wet areas that are affected by poor soil fertility or shallow soils. Shrubs 1–2 metres high, often comprising Banksia, Drosera, Melaleuca and Grevillea. Wet heaths occur in the littoral (shore) zone. Montane heaths occur on low or water-logged soils.
	Open heaths		
	Low shrubland		
Scrub	Closed scrub	D	Found in areas wet enough to support eucalypt trees, which are affected by poor soil fertility or shallow soils. >30% foliage cover. Dry heaths occur in rocky areas. Shrubs >2 metres high. Often coastal heaths and wetlands.
	Open scrub		Trees greater than 2 metres high, 10–30% foliage cover. Dominated by eucalypts or co-dominant Melaleuca and Myoporum with a mixed understorey.
Mallee/Mulga	Tall shrubland	E	Vegetation dominated by shrubs (especially eucalypts) with a multi-stemmed habit; usually greater than 2 metres in height; <30% foliage cover. Understorey of widespread to dense low shrubs or sparse grasses. Note: Mulga is not found in Victoria.
Rainforest	Tall closed forest	F	Trees 10–40 metres in height; >90% foliage cover; understorey may contain a large number of species with a variety of heights.
	Low closed forest		
Grassland		G	All forms, including situations with shrubs and trees if the overstorey foliage cover is less than 10%.

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APPENDIX 5 EXCLUSIONS

As defined in AS3959:2018 (Standards Australia, 2018)- 2.2.3.2 - Low threat vegetation and non-vegetated areas, some areas may be considered low-threat vegetation and or non-vegetated areas and thus can be excluded from classification in accordance with Section 2.2.3.2 of AS 3959:2018 if they meet one or more of the following:

- (a) *Vegetation of any type that is more than 100m from the site (**this exemption is not applicable if a BMO applies**)*
- (b) *Single areas of vegetation less than 1ha in area and not within 100m of other areas of vegetation being classified vegetation.*
- (c) *Multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or each other or of other areas of vegetation being classified vegetation.*
- (d) *Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified vegetation.*
- (e) *Non-vegetated areas are permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings, and rocky outcrops.*
- (f) *Vegetation is regarded as a low threat due to flammability, moisture content or fuel load. This includes grassland managed in a minimum fuel condition¹, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks².*

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¹ Minimum 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 100mm).

² A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

APPENDIX 6 VEGETATION MANAGEMENT REQUIREMENT

Defendable Space



Note: These requirements are contained in Table 6 of Clause 53.02, 'Defendable space, construction, water supply, vehicle access, vegetation management and outbuilding construction requirements' and must not be changed unless agreed in writing by CFA

Vegetation (and other flammable materials) within the defendable space will be modified and 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.**

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APPENDIX 7 BAL AND PREDICTED FIRE ATTACK

Bushfire Attack level (BAL)	Description of predicted bushfire attack and levels of exposure
BAL – LOW	There is insufficient risk to warrant specific construction requirements
BAL – 12.5	Ember attack
BAL – 19	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19 kW m ²
BAL – 29	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19 and 29 kW m ²
BAL – 40	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames
BAL – FZ	Direct exposure to flames from fire front in addition to heat flux and ember attack

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APPENDIX 8 DETERMINING OVERALL FUEL HAZARD & INDICATIVE FUEL LOADS

① Bark Hazard	② Elevated Fine Fuel Hazard	③ Combined Surface and Near-surface Fine Fuel Hazard *				
		L	M	H	VH	E
Low or Moderate	L	L	M	M	H	H
	M	L	M	M	H	H
	H	L	M	H	VH	VH
	VH	VH	VH	VH	VH	VH
	E	E	E	E	E	E
High	L	L	M	H	H	H
	M	L	M	H	H	H
	H	L	H	H	VH	VH
	VH	VH	VH	VH	VH	E
	E	E	E	E	E	E
Very High or Extreme	L	L	VH	VH	VH	E
	M	M	VH	VH	VH	E
	H	M	VH	VH	VH	E
	VH	E	E	E	E	E
	E	E	E	E	E	E

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* Combined Surface and Near-surface Fine Fuel Hazard is a measure of the Surface Fine Fuel Hazard adjusted to account for the level of near-surface fine fuel

Fuel	Fuel hazard rating				
	Low	Moderate	High	Very High	Extreme
Bark	0	1	2	5	7
Elevated	0-1	1-2	2-3	3-5	5-8
Near-surface	1-2	2-3	3-4	4-6	6-8
Surface	2-4	4-10	8-14	12-20	16-20+

Plot Classification measures use Overall fuel Hazards and Indicative fuel loads for comparative fuel load calculations. (Hines, Tolhurst, Wilson, & McCarthy, 2010)

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APPENDIX 9 CLASS 9 BUILDING VEGETATION SEPARATION

Extraction From -Specification 43 Bushfire protection for certain class 9 buildings (Australian Building Codes Board, 2022), S43C2 Separation from classified vegetation, as per NCC 2022 Volume One - Building Code of Australia Class 2 to 9 buildings, Section G Ancillary provisions.

(1) The building must be separated from classified vegetation—

a) by not less than the minimum distances specified in Table S43C2; or

b) such that radiant heat flux on exposed building elements will not exceed 10kW/m².

(2) For the purposes of (1), the term 'classified vegetation' has the meaning that it has in AS 3959.

TABLE S43C2 MINIMUM DISTANCE OF BUILDING TO CLASSIFIED VEGETATION		
ING TO CLASSIFIED VEGETATION		
VEGETATION CLASSIFICATION	SLOPE	MINIMUM DISTANCE (m) OF THE BUILDING TO CLASSIFIED VEGETATION
HIGH RISK	UPSLOPE AND FLAT LAND	60
HIGH RISK	DOWNSLOPE MAX 20 DEGREES	110
MEDIUM RISK	UPSLOPE AND FLAT LAND	40
MEDIUM RISK	DOWNSLOPE MAX 20 DEGREES	80
LOW RISK	UPSLOPE AND FLAT LAND	30
LOW RISK	DOWNSLOPE MAX 20 DEGREES	50

1. Table values are based on a Fire Danger Index of 100 in accordance with AS 3959.

2. High risk equates to vegetation classification of forest and woodland in accordance with AS 3959.

3. Medium risk equates to vegetation classification of scrub and rainforest in accordance with AS 3959.

4. Low risk equates to vegetation classification of shrubland, mallee/mulga and grassland in accordance with AS 3959.

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