

Planning Permit Application
for
Proposed two-lot subdivision
in a
Bushfire Management Overlay
at
1363 Whittlesea-Yea Road
Kinglake West 3757
August 2022

Prepared for:	Agyakar Singh Grewal 1363 Whittlesea-Yea Road, Kinglake West
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Prepared by:	Dean Putting, Yarra Valley BAL Assessments PO Box 292, Yarra Glen, 3775 0409 330 458 dean@yval.com.au
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VERSION	DATE	DETAILS
	29.07.2022	Initial Site Visit / Inspection
A	05.08.2022	Final for client approval

Assessing Fire Safety Officer – Please cc dean@yvbal.com.au in emails relating to this document

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1. INTRODUCTION

Clause 44.06 – Bushfire Management Overlay (BMO) applies to the land on which this proposed development is located.

The purpose of the BMO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

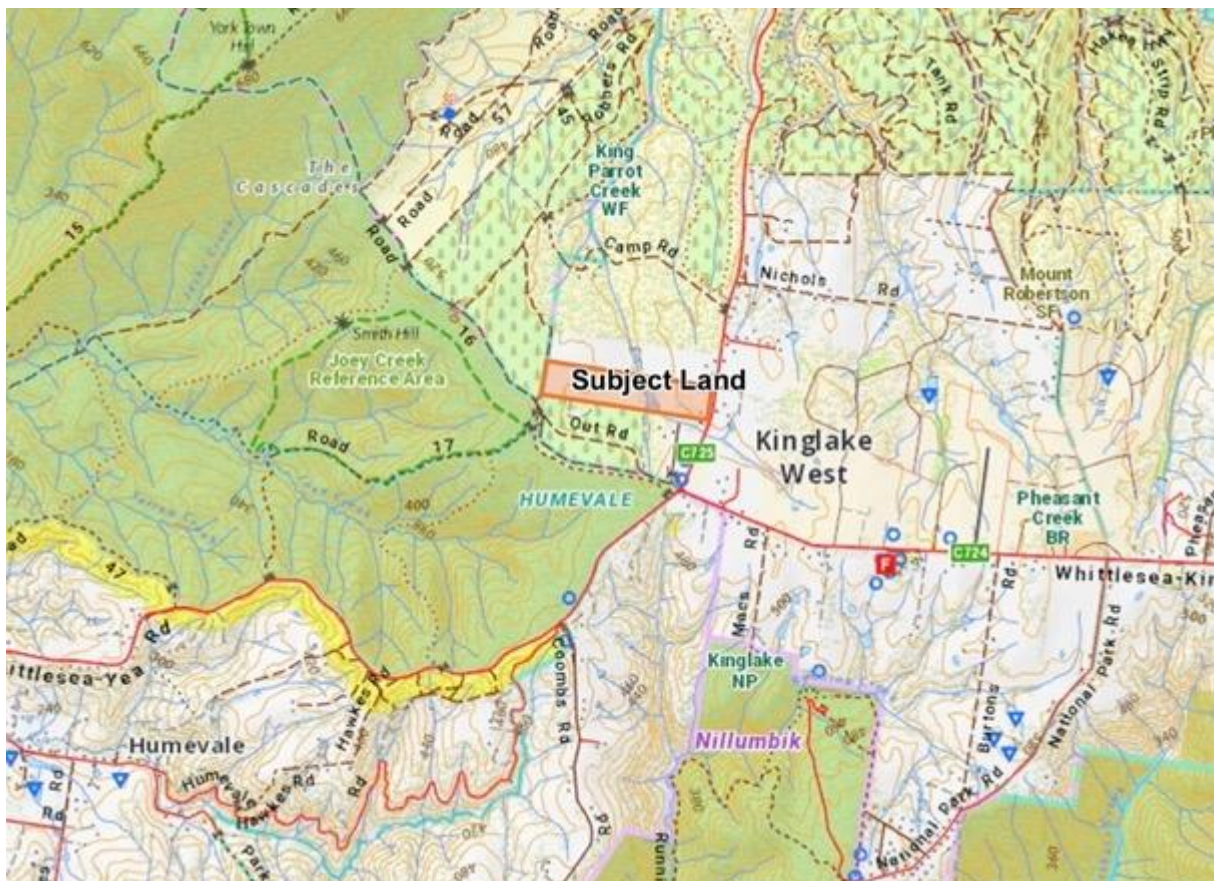
As the proposal is for a two-lot subdivision, it is subject to Clause 44.06-2 Permit Requirement.

No development is currently being proposed. This document aims to demonstrate that future development capable of meeting the requirements of Clause 53.02 within the title boundaries is possible on both lots.

Clause 53.02 – Bushfire Planning sets out the planning requirements for applications under Clause 44.06 – Bushfire Management Overlay.

This document has been prepared in accordance with the requirements of Clause 53.02.

Locality Map



2. PROPOSED DEVELOPMENT

The proposal is for a two-lot subdivision for Agyakar Singh Grewal at 1363 Whittlesea-Yea Road, Kinglake West

The land is identified as Allotment 4B on TP540938J and is within the Murrindindi Shire Council's area of responsibility.

The property is located within a Farming Zone (FZ).

Two Planning Overlays apply to the Lot:

- Bushfire Management Overlay (BMO)
- Environmental Significance Overlay-Schedule 1 (ESO1)

A mortgage is the only encumbrance noted on the Title. No easements are identified on the Title Plan

APPLICATION PATHWAYS

Pathway One - Dwellings In Existing Settlements

Clause 53.02-3 applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met:

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone.
- There is only one dwelling on the lot.
- The application meets all of the approved measures contained in Clause 53.02-3

Clause 53.02-4 applies to all other applications

Pathway Two - All Other Buildings and Works

Clause 53.02-4 applies to all other buildings and works, including an application that does not meet all the approved measures in Clause 53.02-3

Pathway Three - Subdivisions

Clause 53.02-4.4 contains requirements for subdivisions.

The application is for a two lot subdivision therefore the pathway for this application is Pathway Three - Subdivisions

Pathway One	Pathway Two		Pathway Three
53.02-3	53.02-4		53.02-4.4
Dwellings In Existing Settlements	Dwellings, DPUs, Industry, Office or Retail Premises	Other - Child Care, Education Centre, Hospital, Leisure & Recreation or Place of Assembly	Subdivisions
APPROVED MEASURES			
AM 1.1	AM 2.1	AM 2.1	AM 5.1
AM 1.2	AM 2.2	AM 2.2	AM 5.2
AM 1.3	AM 2.3	AM 2.3	AM 5.3
	AM 3.1	AM 3.2	AM 5.4
	AM 4.1	AM 4.2	
ALTERNATIVE MEASURES			
Not Permitted	AltM 3.3	AltM 3.6	AltM 5.5
	AltM 3.4		
	AltM 3.5		

3. BUSHFIRE HAZARD SITE ASSESSMENT

The Bushfire Hazard Site Assessment describes the bushfire hazard within 150m of the proposed development and provides an analysis of the site.

Site Description

- The subject land is a rectangular shaped parcel located on the west side of Whittlesea-Yea Road. It has a width of 301.75m and a depth of 1468.12m giving an overall area of 44.3ha. It is the same size of the adjacent lot to north under the same ownership. The proposal will create a new 68m deep and 295.75m wide lot along the road boundary, allowing a 6m wide access along the north boundary to the rear lot. The land falls from west and east towards a drainage line that crosses the land a little east of the centre of the lot. A large dam has been constructed along this low point as well as another above it to the northwest.
- The land has been developed and contains a single dwelling and a number of outbuildings associated with the horticultural use of the land. Two crossovers provide access to the land from Whittlesea-Yea Road, one directly to the dwelling and the other to the northeast corner of the lot, extending along the north boundary of the land.
- Vegetation on the west part of the land is open pasture. Some remnant forest vegetation remains along the drainage line and around the dam whilst the east part of the land has been developed for horticultural production beneath and extensive netting system to protect berry crops from birds and hail damage.
- As noted earlier, the adjacent land to north is under the same ownership of the subject land. This is also used for cropping but not netted and open vegetable crops grown on the area east of the drainage. Land on the east side of Whittlesea Yea Road is zoned Rural Living with some lots relatively recently subdivided but not yet developed. These lots have a cover of pasture grass. Remnant forest vegetation grows on the roadsides. The understory on the adjacent roadside is open with a cover of leaf litter across the surface whilst the opposite side of the road, regrowth following the 2009 bushfires presents a wall of vegetation on that side. Both strips are of limited length with interruptions in continuity.
- Reticulated water is not available in Kinglake West. Water for domestic use is collected rainfall or sourced from bores and stored in tanks on site.
- Whittlesea-year road is one of the main roads to and through Kinglake West, the other being the Whittlesea-Kinglake Road. Both of these roads traverse forested country and travel on them might not be possible during bushfire activity on the district.
- A Neighbourhood Safer Place has been established at Kinglake West Recreation Reserve, 3.3km travel from the subject land. This facility is a Place of Last Resort and should only be used as such when other plans fail or become unviable. *Leaving the district early on days of elevated fire danger is always the safest option*

Existing dwelling



Driveway access to dwelling



Adjacent roadside vegetation



Driveway access to northeast corner of lot



View south existing dwelling & outbuildings



Development in adjacent land to north



View west along driveway on north boundary



Netted cropping. Site of proposed building envelope.



Vegetable row crops of adjacent land to north



View south along road showing variation in vegetation



Hazard Assessment

The assessment is prepared using the process set out in Planning Permit Applications BMO Technical Guide, which integrates relevant parts of AS 3959:2018 *Construction of buildings in bushfire prone areas*.

a. Vegetation Classification

AS 3959:2018 2.2.3 Vegetation and CFA Vegetation Classes: Victorian Bushfire Management Overlay (Feb 2014) were used to determine the vegetation type

	N	E	S	W
Vegetation Type	Low Threat	Low Threat	Low Threat	Low Threat

b. Exclusions – Low threat vegetation and non-vegetated areas

AS 3959:2018 2.2.3.2 Exclusions apart from (a)

	N	E	S	W
Exclusions	(e) (f)	(f)	(f)	(f)

c. Distance to classifiable vegetation

AS 3959:2018 2.2.4 Distance of the site from classifiable vegetation

	N	E	S	W
Distance of building from vegetation	n/a	n/a	n/a	n/a

d. Effective Slope

AS 3959:2018 2.2.5 Effective slope of land under the classified vegetation

	N	E	S	W
Effective Slope	Flat/upslope	Upslope	>0-5° downslope	>0-5° downslope

4. DEFENDABLE SPACE & CONSTRUCTION REQUIREMENTS

The process for determining the achievable defensible space and associated BAL rating for the building construction requirements is informed by the Bushfire Hazard Site Assessment in the previous section.

Vegetation type, exclusions, distances of the building to the classified vegetation and effective slopes are all facts that contribute to the existing bushfire hazard and potential defensible space achievable on the site.

Given the pathway ascertained in Section 2. Proposed Development, **Table 2 Defendable space and construction** of Clause 53.02-5 will be used to determine the requirements

Construction requirements and defensible space distances achievable within the title boundaries based on the Bushfire Hazard Site Assessment

	N	E	S	W
Vegetation Classification	Low Threat			
BAL Rating	BAL 29 (see AM 2.1 in AM 5.1)			
Defendable Space	50m or PB	50m or PB	50m or PB	50m or PB

50m or PB = Defendable space to be provided to distance specified or to the property boundary, whichever is the lesser

5. BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The Bushfire Hazard Landscape Assessment describes the bushfire hazard of the general locality more than 150m from the site

Regional Bushfire Planning Assessment

This area is noted in the RBPA Hume Region – Murrindindi Shire section.

Area Code: 55-016

Location: Kinglake West

Description: Kinglake west consists of small residential lots surrounded by vegetation associated with Kinglake National Park and state forest. A number of residential lots are also vegetated.

Bushfire Hazard

- Forest fuels from both pine and native forests constitute the greatest hazard on a landscape scale
- Messmate stringybarks are common to the EVCs in the vicinity. Long unburnt mature messmates develop an extreme bark hazard capable of generating prolific firebrands and embers responsible for short and medium distance spot fire ignitions downwind of main fire front.
- Ribbon barked eucalypts are common in Damp and Riparian forest types. Long distance spotting is associated with firebrands from these species when combined with strong convective fire development.
- Fuel loads in the National Park have been reaccumulating since 2009 and are now greater than 80% of steady state (pre 2009) values for the forest types.
- High wind reduction at surface within tall forests and pine forests.

b. Weather

- Subject to weather patterns typical of southern Victoria
- Wind patterns from N-NW associated with elevated fire danger – hot dry continental winds with increasing velocity over a number of days culminating in a W-SW change ahead of a cold front. Gusty conditions ahead of, during and after passage of front followed by cooler and moist maritime southwest airstream.

c. Topography

- Kinglake West located on top of the great divide.
- Mountains rise steeply from the south to the ridge with gentler slopes extending north
- High relief terrain.
- Topographic influences are likely to include; increased uphill rates of spread, top of slope acceleration, lee slope turbulence, channeling of winds along valleys, anabatic and katabatic winds.

Potential Fire Runs

N-NW:

- Potentially long fire run from north through forest vegetation across elevated country down into King Parrot Creek valley. Gradual uphill run through pines then forest of Kinglake West Education Area to edge of adjacent cropping land to north. Cultivated/irrigated crops stopping surface spread. Downwind ember showers out of forest, in Education Area 350m to north, across adjacent and subject land.

- Potentially long fire run from northwest through forest vegetation. Spotting aiding spread across grassland into and through pines then forest to boundary of adjacent land to north. Firebrand and ember attack across cropping land towards site.

W-SW:

- Post wind change fire run potential dependent on extent and location of pre change fire perimeter, especially the eastern flank. Potential ignitions under winds from these directions on the wind change can also result in rapid fire development and spread.
- Potential fire run from west through forest vegetation with long uphill run increasing rate of spread. Heavy ember showers out of pine plantation adjacent to west boundary of subject land. Run across grassland towards cropping area and development.
- Potential fire run from southwest across heavily dissected south side of range over up and down slopes. Uphill run through and out of forest, into pines to south boundary of subject land. Run in grassland and remnant forest along drainage on subject land with spotting and ember showers across crops and site.

Fire History & Prevention Works

The information supplied here is based on publicly available records, which primarily relate to larger fires in the landscape and planned burns on public land. Whilst this does not reflect the frequency of ignitions that are controlled by first attack crews, before developing to a significant size, it does include the more notable fires in the district within the past 30 years and also reflects the level of preventative burning on public land undertaken by FFMV and their predecessors.

The February 2009 Bushfires burnt through a significant part of the Kinglake West area. These originated to the northwest and spread rapidly through the forests of the State Forest and National Park. Downwind spot ignitions from lofted firebrands increased rates of spread and developed into multiple fires well ahead of the main flaming front. Coalescing spot fires resulted in significant areas of deep flaming.

Forest Fire Management Victoria conduct planned burns in parcels of forest on public land in the district. These are targeted at moderating fire spread towards residential development or to aid suppression ahead of fire entering the water catchments. Burning is not generally carried out within catchments and fuel loads are usually higher within than outside.

Fuel modification works on private land is generally limited to treatment of annual grass growth by grazing, haymaking, slashing or a combination of these. Planned burning in forest vegetation on private land is not common and any areas burnt are usually to protect a single asset and of little benefit to the broader community.

Broader Landscape Type

The subject site is located in a Broader Landscape Type Three. The characteristics include:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site.
- Bushfire can approach from more than one aspect.
- The site is located in an area that is not managed in a minimal fuel condition
- Access to an appropriate place that provides shelter from bushfire is not certain.

6. BUSHFIRE MANAGEMENT STATEMENT

53.02-4.4

Subdivision Objectives

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

APPROVED MEASURES

AM 5.1: Subdivision

Requirement

An application to subdivide land, other than where **AM 5.2** applies, demonstrates that each lot is capable of meeting:

- The defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5.
- The approved measures in Clause 53.02-3 and Clause 53.02-4.

Response

Defendable space

Each lot is capable of providing defensible space of Column C of Table 6 to Clause 53.02-5.

Defendable space of Column C can be provided around the existing dwelling within the title boundaries of proposed subdivision. This is based on the roadside vegetation with varying understories on each side being classified as modified. Dwelling set back from the east/road boundary of 20m. Vegetation around it to the northwest and east is of low bushfire threat.

Vegetation within the site assessment area for a future dwelling/building envelope is low threat in all directions. This has the capacity to achieve Column A defensible space however, due to the risk in the broader landscape, it is considered more appropriate for construction standard of BAL 29 be applied to the dwelling. See AM2.1.

AM 2.1: Broader Landscape requires that the bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

- The subject and adjacent land to north are used for horticultural cropping with low threat vegetation across the east parts of the lots. Grassland extends across the west parts with some remnant native forest growing in the gully that crosses the land. This provides a good buffer from radiant heat generated by burning forest vegetation. The low nature of the crops however will allow embers and firebrands to be carried across the open area unimpeded which is likely to increase ember load potential to buildings interrupting the wind flow. As such, application of BAL 29 construction is deemed appropriate for an additional level of resilience.

AM 2.2: Siting requires that a building (envelope) is sited to ensure the site best achieves the following:

- 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.

Response

- The proposed building envelope is located within an assessment area of low threat vegetation.
- The building envelope is less than 200m from the road boundary via the existing on site access
- The building envelope is sited to utilise the existing road along the north boundary of the land for access. This will require some upgrading to meet required specifications as well as an extension to the dwelling site. The existing dwelling has its own direct access from Whittlesea-Yea Road.

AM 4.1: Water Supply and Access requires that a building used for a dwelling is provided with

- A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5 (The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies).
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

Response

Both resulting parcels of land are greater than 1000m² in size.

10,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

- Is stored in an above ground tank constructed of concrete or metal
- All fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use
The water supply must also-
- Incorporate a separate ball or gate valve (65 millimetre BSP) and coupling (64mm CFA 3 threads per inch male fitting)
- Be located within 60 metres of the outer edge of the approved building
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Any pipework and fittings must be a minimum of 65 millimetres (excluding CFA coupling)

Access

The length of the driveway from the road boundary to the proposed building envelope is >100m.

Access for firefighting purposes must be provided which meets the following requirements:

- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4 percent) (8.1°) with a maximum of no more than 1 in 5 (20 percent) (11.3°) for no more than 50 metres
- Have a minimum trafficable width of 3.5m of all-weather construction.
- Be clear of encroachments for at least 0.5 metres on each side and 4m above the accessway
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1°) entry and exit angle.
- Incorporate a turning area for fire fighting vehicles close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meets the specification of Austroad Design for an 8.8 metre Service Vehicle

AM 5.2: Residential and Rural Subdivisions

Requirement

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- Each lot satisfies the approved measure in **AM 2.1**
- A building envelope for a single dwelling on each lot that complies with **AM 2.2** and provides defensible space in accordance with:
 - Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots: or
 - Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.

The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.

- Defensible space wholly contained within the boundaries of the proposed subdivision.
- Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilize communal areas such as roads, where that land can meet the requirements for defensible space.
- Vegetation management requirements, in accordance with Table 6 to implement and maintain the defensible space required under this approved measure.
- Water supply and vehicle access that complies with **AM 4.1**.

Response

The proposal is for a two-lot subdivision in a Farming Zone

AM 5.3: Perimeter Road

Requirement

An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support firefighting.

Response

Not applicable. Proposal is for a two-lot subdivision.

AM 5.4: Manage the Risk

Requirement

A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

Response

Not applicable. Proposal is for a two-lot subdivision.

ALTERNATIVE MEASURE

AltM 5.5: Residential and Rural Subdivisions

Requirement

A building envelope for a subdivision that creates 10 or more lots required under **AM 5.2** may show defensible space in accordance with Table 2 Column C and Table 6 to Clause 53.02-5 where it can be demonstrated that:

- All other requirements of **AM 5.2** have been met.
- Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment

Response

Not applicable. Proposal is for a two-lot subdivision.

7. OTHER PLANNING PROVISIONS

Zones

Clause 35.07 *Farming Zone* also includes a requirement for bushfire protection measures.

35.07-2 *Use of land for a dwelling* includes (in part)

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic as well as for firefighting purposes

Exemptions

Clause 52.12-5 – *Exemption to create defensible space for a dwelling under Clause 44.06 of this planning scheme*

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of vegetation to enable the construction of a dwelling, or the alteration or extension of an existing dwelling and create its defensible space if all the following requirements are met:

- Land is in a Bushfire Management Overlay
- Land is in the General Residential Zone, Residential Growth Zone, Neighbourhood Residential Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone, Rural Living Zone, Farming Zone or Rural Activity Zone.
- The removal, destruction or lopping of vegetation:
 - Does not exceed the distance specified in Table 1 to Clause 53.02-5 of this planning scheme, based on the bushfire attack level determined by a relevant building surveyor in deciding an application for a building permit under the Building Act 1993 for a dwelling or alteration or extension to the dwelling; or
 - Is required to be undertaken by a condition in a planning permit issued after 31 July 2014 under Clause 44.06 of this scheme for a dwelling or an alteration or extension to the dwelling.

Development of the land for a single dwelling on the new lot would meet exemption conditions.

Vegetation Management

Clause 42.01 – Environmental Significance Overlay-Schedule 1 (ESO1) has been applied to the land.

Vegetation modification by removal or lopping other than planted crops will not be required to establish defensible space. Given the nature of surrounding crops, they could extend across much of the defensible space and still meet defensible space objectives.

8. CONCLUSIONS

The proposal is for a two-lot subdivision. No works are currently being proposed to the existing dwelling however the proposed subdivision boundary will not limit future additions to the existing dwelling. The proposed building envelope has been provided to demonstrate that the requirements of the BMO can be achieved.

It is located in an area where surrounding horticultural crops present a low bushfire threat but pine plantations and native forest in the broader landscape pose a risk through potential significant ember loading.

Any dwelling within the proposed building envelope must be built to the construction requirements of BAL 29.

Defensible space can be achieved and will be established and managed to minimize the spread and intensity of bushfire.

The proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.

The proposed development meets Bushfire Protection Objectives of Clause 53.02-4.4 for subdivisions.

9. RECOMMENDATIONS

Given that:

- The risk to human life, property and community infrastructure from bushfire will be reduced to an acceptable level.
- Bushfire protection measures, including the siting, design and construction of the building, vegetation management, water supply and access will be implemented and maintained within the property.
- The risk to existing residents, property and community infrastructure from bushfire will not be increased.

It is recommended that approval be granted to this application.

10. REFERENCES

CFA Vegetation Classes: Victorian Bushfire Management Overlay (Feb 2014)

CFA Guideline for remote outlets on water tanks in the Bushfire Management Overlay (Version 2 September 2017)

DELWP Planning Permit Applications - Bushfire Management Overlay – Technical Guide (September 2017)

DELWP Victorian Planning Provisions

Forest Fire Management Victoria - Joint Fuel Management Program Plan 2021/22 – 2023/24

High Fire Risk Project – Landscape and terrain feature mapping

Standards Australia AS 3959:2018 Construction of buildings in bushfire prone areas

11. APPENDICES

Title Plan
Bushfire Hazard Site Plan
Bushfire Hazard Landscape Plan
2005 EVC's
Land Cover
Fire History
Bushfire Management Plan

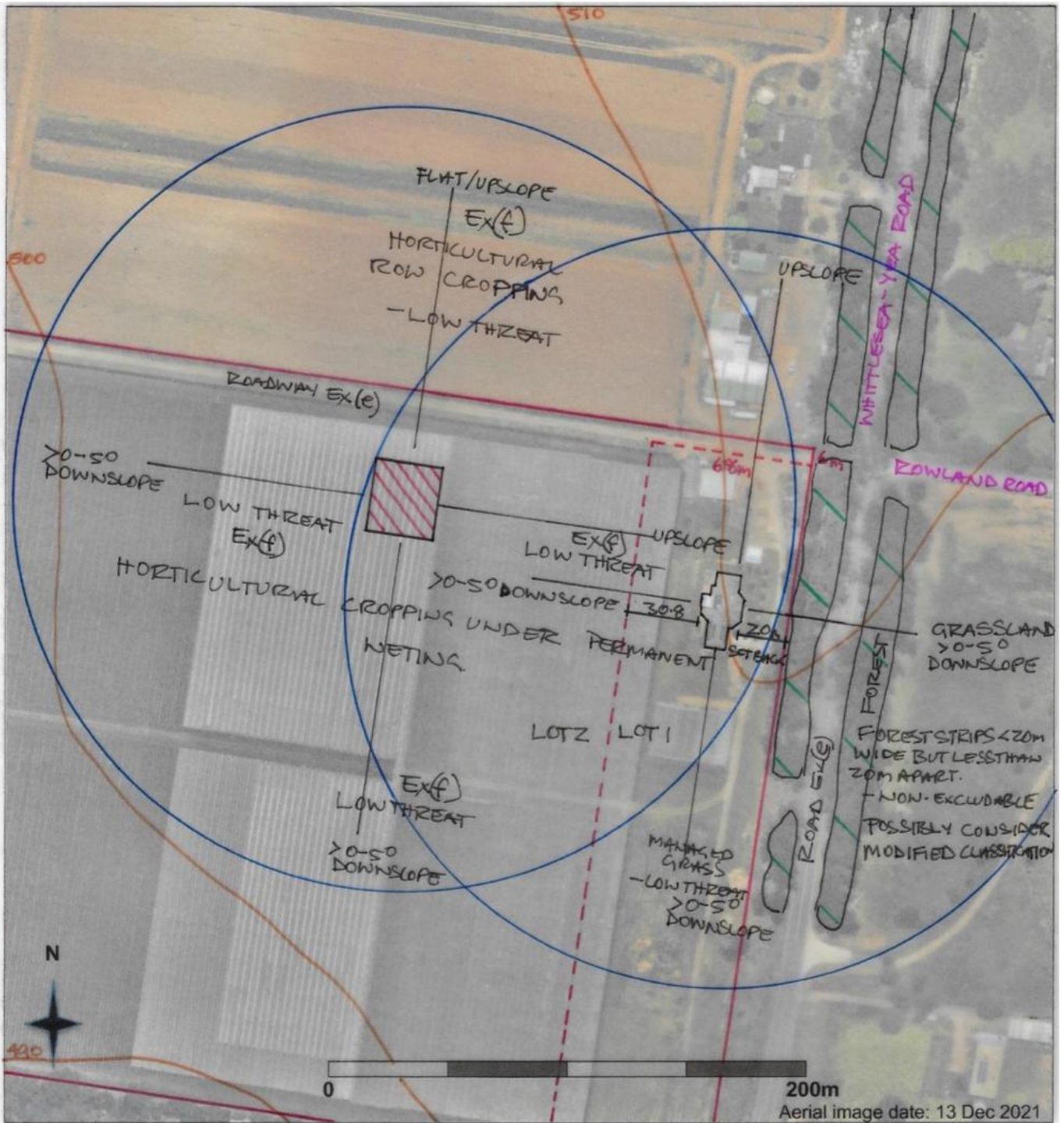
TITLE PLAN

1363 WHITTLESEA-YEA ROAD, KINGLAKE WEST

TITLE PLAN	EDITION 1	TP 540938J
Location of Land Parish: KINGLAKE Township: Section: Crown Allotment: 4B Crown Portion: Last Plan Reference: Derived From: VOL 7221 FOL 088 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 21/06/2000 VERIFIED: AA
<p>The diagram is a hand-drawn title plan on aged paper. It shows a rectangular area divided into sections. At the top is section 4A. Below it is a horizontal line labeled '90°0''. Below this line is a red-shaded horizontal strip labeled '4B' with '109A 1R 35P' written inside. Below section 4B are sections 3A and 3B, separated by a vertical line. The left boundary is a vertical line labeled '1500'. The right boundary is a vertical line labeled '1500' and '180°0'' (written vertically). To the right of the right boundary is a vertical line labeled 'GOVT ROAD'. The bottom boundary is a horizontal line labeled '7298'.</p>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

BUSHFIRE HAZARD SITE PLAN

1363 WHITTLESEA-YEA ROAD, KINGLAKE WEST



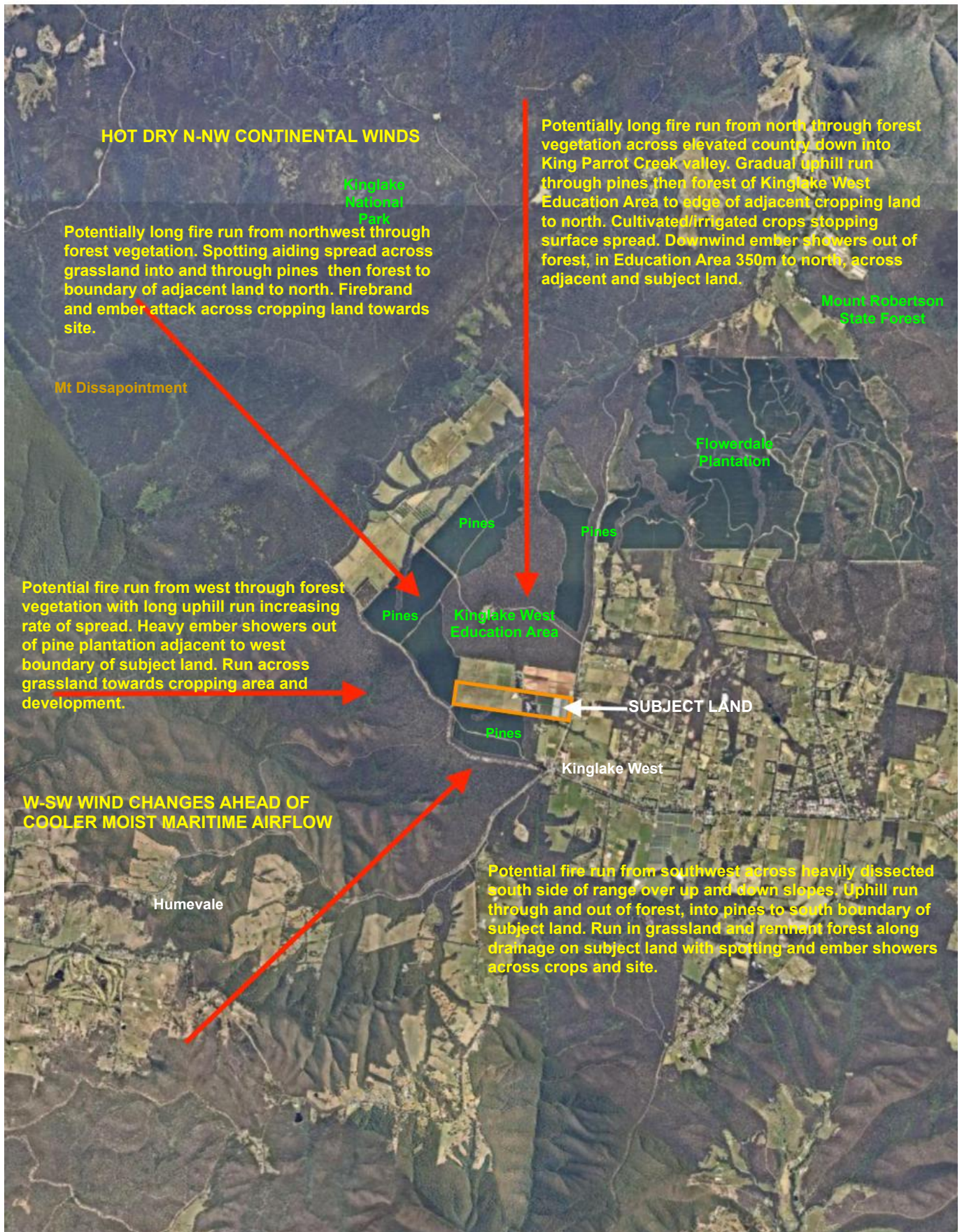
LEGEND

- | | | | |
|---|-------------------------------|---|-------------------------------|
|  | EXISTING DWELLING |  | FOREST VEGETATION |
|  | PROPOSED BUILDING ENVELOPE |  | CONTOUR - INTERVAL 10m |
|  | TITLE BOUNDARIES |  | ASSESSMENT AREA - 150m RADIUS |
|  | PROPOSED SUBDIVISION BOUNDARY | | |

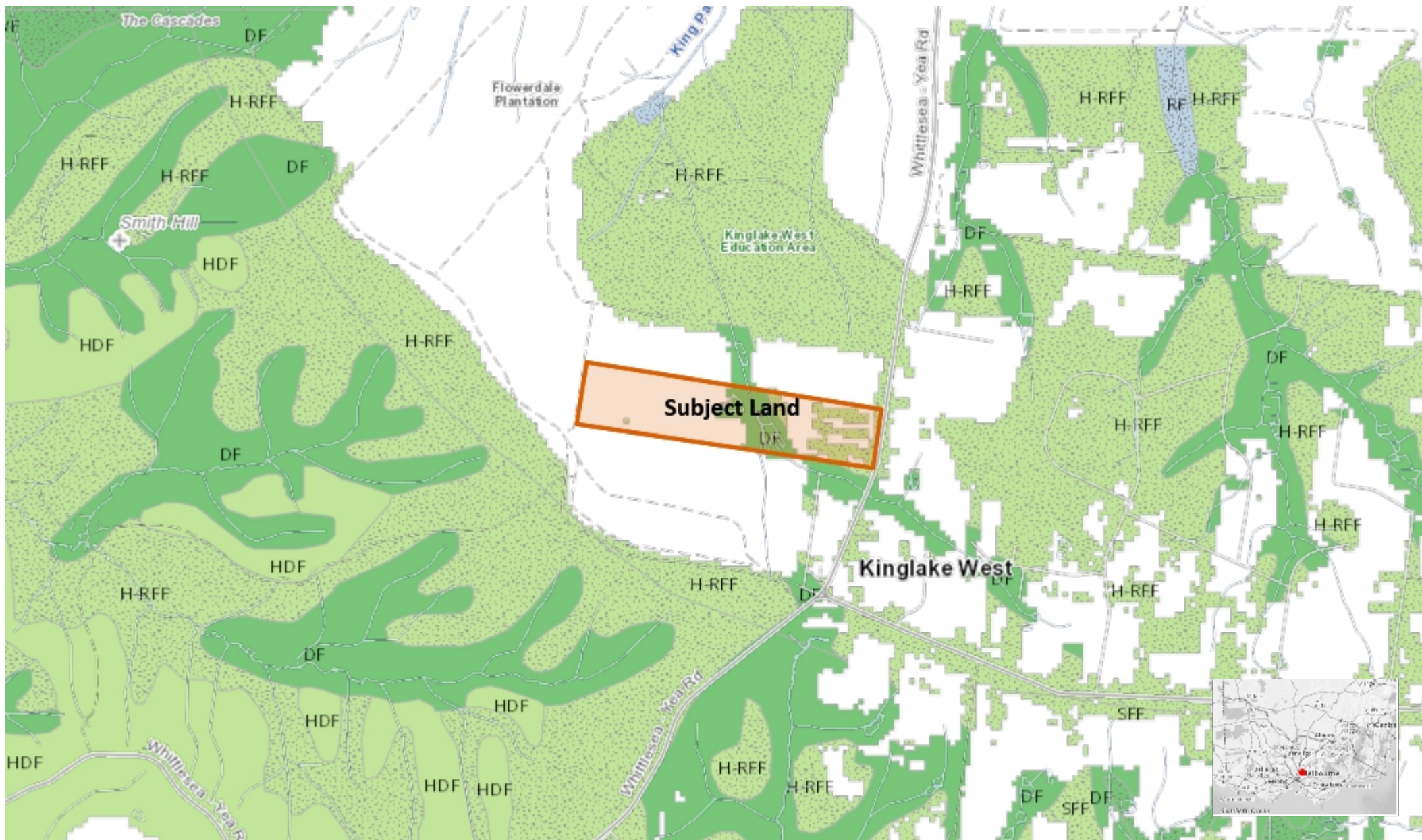
SCALE 1: 2,500

BUSHFIRE HAZARD LANDSCAPE PLAN

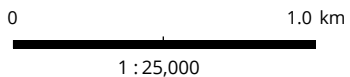
1363 WHITTLESEA-YEA ROAD, KINGLAKE WEST



2005 EVCs - 1363 Whittlesea-Yea Road, Kinglake West



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and Planning

Legend for 2005 EVCs - 1363 Whittlesea-Yea Road, Kinglake West

□ 2005 EVCs Outlines

2005 EVCs by Subgroup

Lowland Forests

Dry Forests (exposed/lower altitude)

Dry Forests (sheltered/higher altitude)

Damp Forests

Wet Forests

Montane Woodlands

Montane Shrub/Grasslands

Sub-alpine Woodlands

Sub-alpine Shrub/Grasslands

Herb-rich Woodlands (damp sands)

Herb-rich Woodlands (alluvial terraces/creeklines)

Mallee (siliceous sands)

Mallee (calcareous dunefields)

Mallee (clay plains)

Mallee (sandstone ridges and rises)

Riparian Scrubs or Swampy Scrubs and Woodlands

Riparian Forests or Woodlands

Coastal Scrubs, Gras and Woodlands

Riverine Grassy Woodlands/Forests (creekline, swampy)

Riverine Grassy Woodlands/Forests (broader plain)

Wetlands (fresh water)

Wetlands (brackish/estuarine)

Box Ironbark Forests or Dry/Lower Fertility Woodlands

Lower Slopes/Hills Woodlands (seasonally inundated, shrubby)

Lower Slopes/Hills Woodlands (herb-rich)

Lower Slopes/Hills Woodlands (grassy)

Heathy Woodlands (damp/less well-drained)

Heathlands (sandy/well-drained)

Heathlands (not well-drained)

Heathlands (sub-alpine)

Plains Woodlands/Forests (freely-draining)

Plains Woodlands/Forests (lunettes, ridges)

Plains Woodlands/Forests (poorly-draining)

Plains Woodlands/Forests (semi-arid non-Eucalypt)

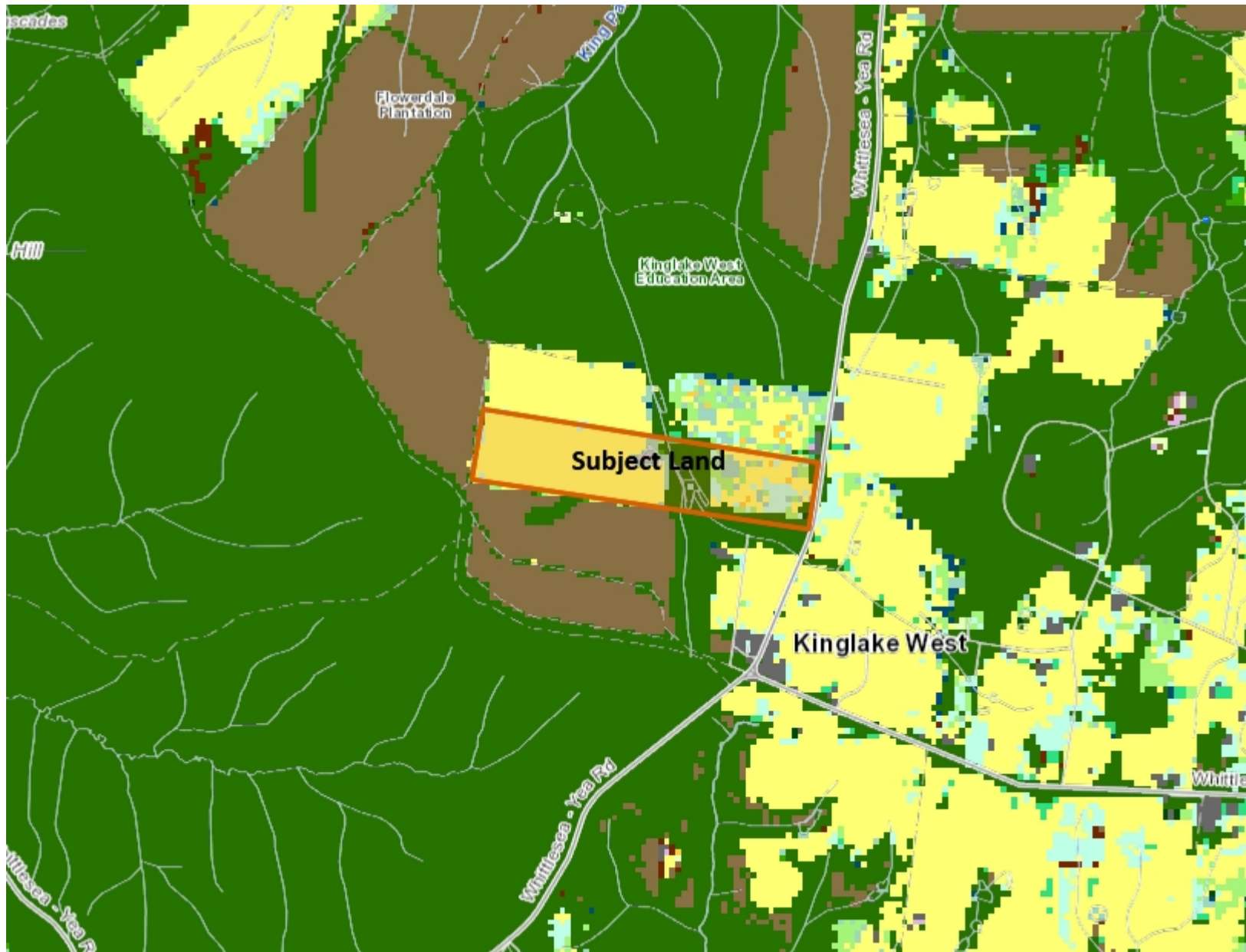
Plains Grasslands and Chenopod Shrublands (clay soils)

Salt-tolerant/Succulent Shrublands

Rocky Outcrop or Escarpment Scrubs

Rainforests

Land Cover - 1363 Whittlesea-Yea Road, Kinglake West



Legend

- Landcover 2015 - 2019
- Built environment
 - Urban area
 - Disturbed ground
 - Exotic pasture / grassland
 - Dryland cropping
 - Other exotic tree cover
 - Hardwood plantation
 - Horticulture / irrigated pasture
 - Mangrove vegetation
 - Native pasture / grassland
 - Native scrubland
 - Treed native vegetation
 - Scattered native trees
 - Natural low cover
 - Conifer plantation
 - Saltmarsh vegetation
 - Water
 - Wetland - seasonal
 - Wetland - perennial

Disclaimer: This map is a snapshot from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee it is without flaw of any kind or is wholly appropriate for your particular purpose and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make the appropriate enquiries to access the currency of data. © The State of Victoria, Department of Environment, Land, Water and Planning

0 1.0 km

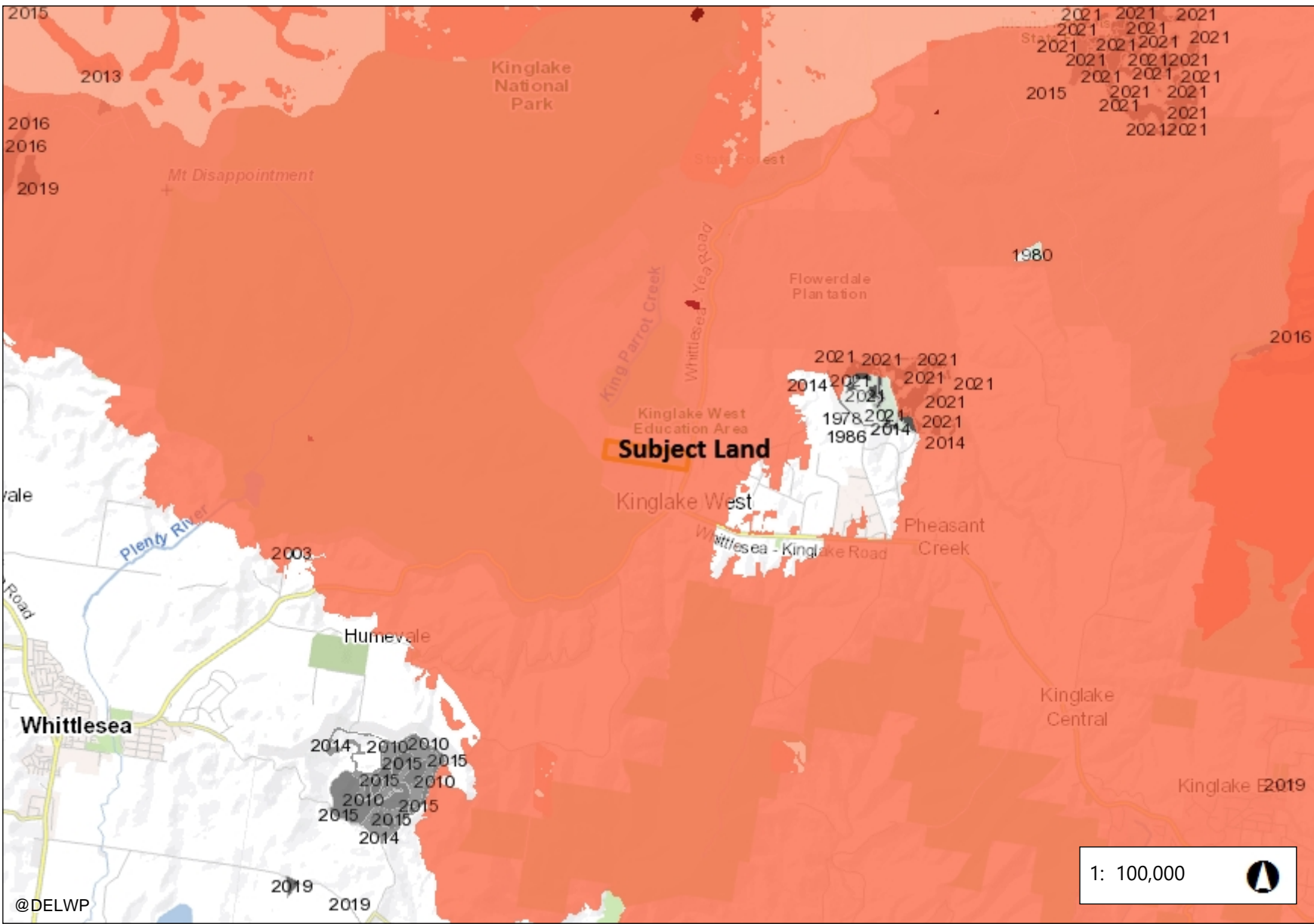
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NatureKit

Created on 22/07/22

Fire History - 1363 Whittlesea-Yea Road, Kinglake West



Legend

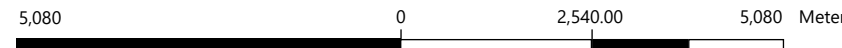
Wildfire History

- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- 2010 - 2014
- 2015 - 2016
- 2017 - 2018
- 2019 - 2020
- 2021

Planned Burn History

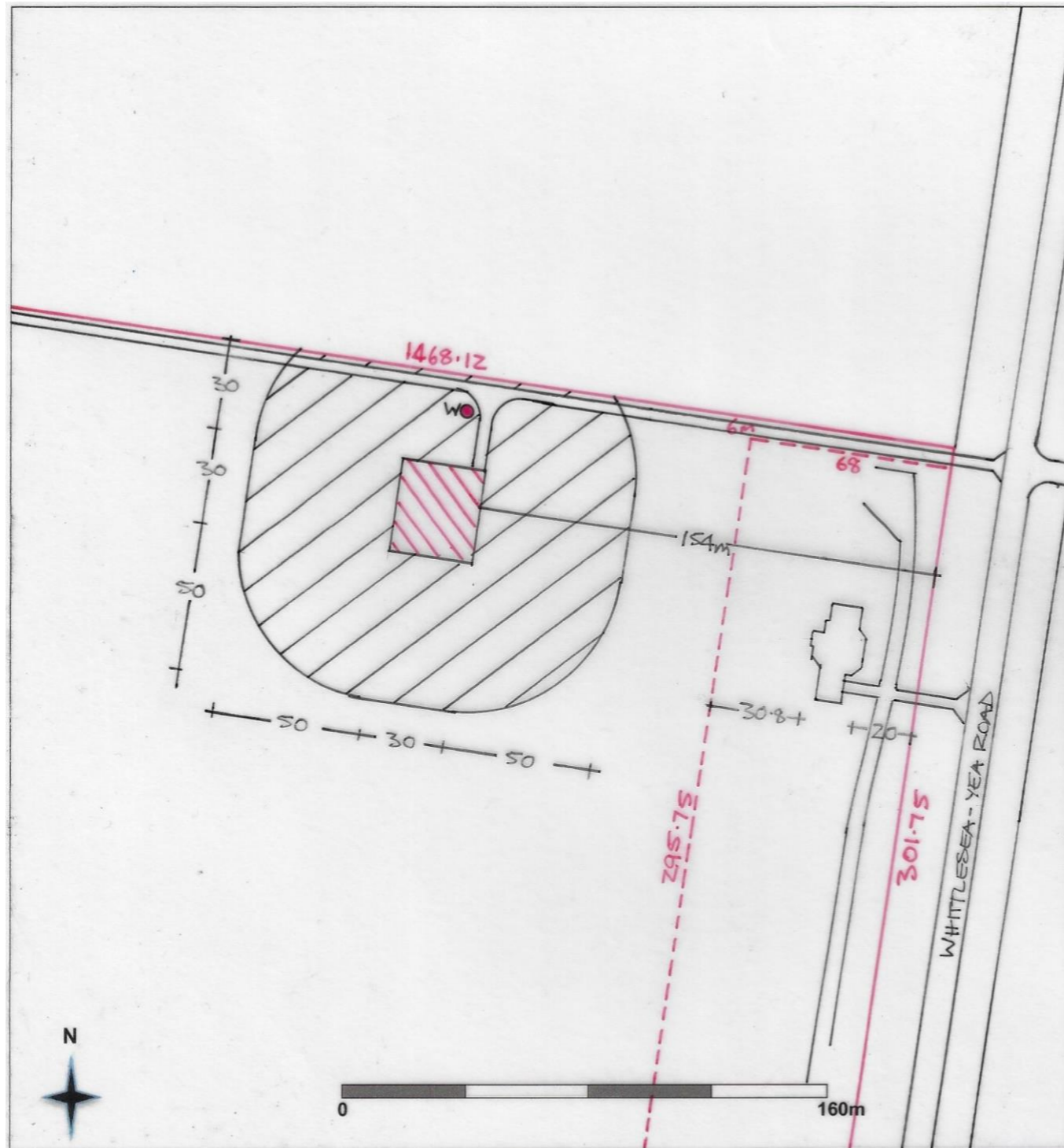
- 1970 - 1989
- 1990 - 1999
- 2000 - 2004
- 2005 - 2009
- 2010 - 2014
- 2015 - 2017
- 2018 - 2019
- 2020 - 2021

1: 100,000



Map Created on 22-Jul-2022

BUSHFIRE MITIGATION MEASURES



LEGEND		VEGETATION CLASS: LOW THREAT		CONSTRUCTION STANDARD: BAL 29	
	EXISTING DWELLING		DEFENDABLE SPACE		WATER SUPPLY (nominated location)
	PROPOSED BUILDING ENVELOPE		PROPOSED SUBDIVISION BOUNDARY		
	TITLE BOUNDARIES				

SCALE 1:2000

DEFENDABLE SPACE (Table 6 Vegetation management requirements)
Defendable space for a distance of 50 metres or to the property boundary (whichever is the lesser) around any proposed dwelling within the building envelope must be provided where vegetation (and other flammable materials) 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 3 metres of a window or glass feature of the building.
- Shrubs must not be located under canopy trees.
- Individual and clumps of shrubs must not exceed 5 square 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 5m.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

CONSTRUCTION STANDARD
The building must be constructed within the building envelope to a minimum Bushfire Attack Level of 29 (BAL 29)

WATER SUPPLY (Table 4 Water supply requirements)
10,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

- Is stored in an above ground tank constructed of concrete or metal
- All fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use
- The water supply must also-
 - Incorporate a separate ball or gate valve (65 millimetre BSP) and coupling (64mm CFA 3 threads per inch male fitting)
 - Be located within 60 metres of the outer edge of the approved building
 - The outlet/s of the water tank must be within 4m of the accessway and be unobstructed
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Any pipework and fittings must be a minimum of 65 millimetres (excluding CFA coupling)

ACCESS (Table 5 Vehicle access design and construction)
Access for firefighting purposes must be provided which meets the following requirements:

- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4 percent) (8.1°) with a maximum of no more than 1 in 5 (20 percent) (11.3°) for no more than 50 metres
- Have a minimum trafficable width of 3.5m of all-weather construction.
- Be clear of encroachments for at least 0.5 metres on each side and 4m above the accessway
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1°) entry and exit angle.
- Incorporate a turning area for fire fighting vehicles close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meets the specification of Austroad Design for an 8.8 metre Service Vehicle

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