

Patron: Her Excellency Professor the Honourable Margaret Gardner AC, Governor of Victoria

CFA Fire Risk, Research and Community Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 12000-80749-145024
Council Ref: P052.2025

1st July 2025

Cameron Fraser
Murrindindi Shire
planning@murrindindi.vic.gov.au

Dear Cameron,

CONDITIONAL CONSENT TO THE GRANT OF A PERMIT

Application No: P052.2025
Site Address: 10 Eighth Street, Eildon
Proposal: Development of land for Eight (8) dwellings, Eight (8) lot subdivision, removal of native vegetation and removal of a reserve status from the land

I refer to correspondence dated 5th June 2025 seeking comments on the above application.

CFA, as a Referral Authority pursuant to Section 55 of the *Planning and Environment Act 1987* (Act) has considered and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

– Start of Conditions –

1. Bushfire Management Plan Required

Before the development starts, a Bushfire Management Plan must be prepared to the satisfaction of CFA then submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority. The plan must show the following bushfire protection measures:

a) Defendable space

Defendable space for a distance of 50 metres around the proposed dwellings/lots 1 and 2 (or to the property boundary, whichever is the lesser distance) 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 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 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction standards

The building must be constructed to a minimum Bushfire Attack Level of 12.5 (BAL-12.5).

c) Water supply

5000 litres of effective water supply for fire fighting purposes must be provided which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
- Include a separate outlet for occupant use.

2. Seventh Street amended access width

Prior to certification the proposed common property access width shown on the preliminary Plan of Subdivision PS9192023N must be amended so that the access from Seventh Street is minimum of 3.5m wide.

– End of Conditions –

Further Comments

CFA notes that the proposed dwelling development plans currently do not align with the proposed plan of subdivision. Compliant hydrant coverage to the development that utilises the existing hydrant located along Seventh Street requires compliance with condition 2 requested so that CFA can access approximately 45m into the common proposed area of the development site that is shown to be 9m wide. CFA's use of the common development area will allow for fire hose coverage to the surrounding lots 1, 5, 6 and 7 and as this access distance is less than 60m, no CFA compliant turning area is required.

The inclusion of the mandatory subdivision condition at clause 44.06-5 of the Scheme is not required on this occasion. This is because the proposal includes the development of dwellings in the first instance.

CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.

If you wish to discuss this matter in more detail, please do not hesitate to contact Sam Porter on 0457 626 630.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Glenn', followed by a long horizontal stroke.

Glenn Cockram
Bushfire Planning Coordinator
CFA Fire Risk, Research and Community Preparedness

cc: Tom Harrington C/- Navy Blue Planning Pty Ltd
admin@navyblueplanning.com.au