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Bushfire Assessment Report

Incorporating:

- a Bushfire Hazard Landscape Assessment
- a Bushfire Hazard Site Assessment
- a response to the bushfire planning policy framework and provisions of the Cardinia Planning Scheme

Staged residential subdivision (86-lots and reserves) and residential village at 145 Rossiter Road, Koo Wee Rup

Version 2, 25 February 2026

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Document type	Bushfire Management Statement – incorporating a Bushfire Hazard Landscape Assessment, a Bushfire Hazard Site Assessment and a response to the bushfire planning policy framework and provisions of the Cardinia Planning Scheme			
Bushfire hazard map	Designated Bushfire Prone Area	Yes	Bushfire Management Overlay	Yes
Address	145 Rossiter Road, Koo Wee Rup VIC 3981 – Lot 2, PS321029			
Proposal	Staged residential subdivision (86 lots and reserves) and residential village			
Client	Rossiter Rd Investments Pty Ltd			
Municipality	Cardinia Shire Council			
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Document control

Version	Date	Comments	Approved by
1	14/2/2022	Original version	Anthony M
2	25/2/2026	Amended to reflect a substantially revised design response	Anthony M

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Executive Summary

This Bushfire Assessment Report has been prepared to accompany a planning application for a staged subdivision (86 lots and reserves) and residential village at 145 Rossiter Road, Koo Wee Rup.

The land was rezoned from the Farming Zone to the Neighbourhood Residential Zone Schedule 1, following approval of Amendment C235card in 2020, and forms part of the south-western edge of the Urban Growth Boundary of the Koo Wee Rup township. The land is currently undeveloped and is located in a designated Bushfire Prone Area but is not affected by the Bushfire Management Overlay.

This report addresses the requirements of the Development Plan Overlay Schedule 22, which was applied to the land at the time of the rezoning. The primary purpose of the assessment is to evaluate whether the proposed subdivision layout will enable the future dwellings in the subdivision and residential village to achieve a BAL-12.5 rating. The report also assesses the proposal against the relevant strategies of the Planning Policy Framework at Clause 13.02-1S – *Bushfire Planning* and the 'Design Guidelines – Settlement Planning at the Bushfire Interface'.

This assessment demonstrates that the proposed layout of the subdivision provides an appropriate response to bushfire risk and will enable future dwellings to achieve a BAL-12.5 rating in accordance with the DPO22 provisions and Clause 13.02-1S, subject to the implementation of specified bushfire protection measures relating to the siting of buildings, the establishment and ongoing maintenance of defensible space, the landscaping and maintenance of the open space reserves, and the establishment and maintenance of interim fuel breaks during the staged development of the land.

Terminology

AS 3959:2018/ AS 3959	<i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>
BMO	Bushfire Management Overlay – Clause 44.06 of the Planning Scheme
BMO Technical Guide	<i>Technical Guide Planning Permit Applications Bushfire Management Overlay</i> , September 2017 (Department of Environment, Land, Water and Planning)
Bushfire	An unplanned fire burning in vegetation; also referred to as wildfire. ¹
Bushfire attack	Attack by wind, burning embers, radiant heat or flame generated by a bushfire. ²
Bushfire-prone area (BPA)	An area that is subject to, or likely to be subject to, bushfire attack ³ and as designated pursuant to Section 192A of the <i>Building Act 1993</i> .
Bushfire Attack Level (BAL)	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. ⁴
CFA	Country Fire Authority (Relevant Fire Authority)
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 ⁵ [of AS 3959:2018] and Tables 1, 2 or 3 of Clause 53.02-5 of the Planning Scheme.
Defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with bushfire. ⁶
Effective slope	The slope under that classified vegetation which most influences the bushfire attack. ⁷
Ember attack	Attack by smouldering or flaming windborne debris that is capable of entering or accumulating around a building, and that may ignite the building or other combustible materials and debris. ⁸
Low threat vegetation	Vegetation that is excluded from the bushfire assessment in accordance with Clause 2.2.3.2 of AS 3959:2018
Modified vegetation	A vegetation type listed in Tables 1 and 2 to Clause 53.02-5 that is different from the other vegetation types in AS 3959:2018 and Tables 1 & 2 to Clause 53.02-5 because it has been altered from its natural state. ⁹
Site	That part of the allotment of land on which a building stands or is to be erected. ¹⁰

¹ Standards Australia, 18 December 2020 – Clause 1.5.1

² Standards Australia, 18 December 2020 – Clause 1.5.2

³ Standards Australia, 18 December 2020 – Clause 1.5.3

⁴ Standards Australia, 18 December 2020 – Clause 1.5.4

⁵ Standards Australia, 18 December 2020 – Clause 1.5.7

⁶ Clause 73.01 of the Planning Scheme

⁷ Standards Australia, 18 December 2020 – Clause 1.5.11

⁸ Standards Australia, 18 December 2020 – Clause 1.5.12

⁹ Derived from DELWP, September 2017

¹⁰ Standards Australia, 18 December 2020 – Clause 1.5.30

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1 Purpose and Scope of This Report

This is a bushfire assessment report that has been prepared to accompany an application for approval of a development plan and a planning application for a staged residential subdivision (86 lots and reserves) and residential village in a designated bushfire prone area at 145 Rossiter Road, Koo Wee Rup ('the land').

This report has been prepared in response to the requirements of the Development Plan Overlay Schedule 22 that applies to the land and incorporates a Bushfire Hazard Landscape Assessment, a Bushfire Hazard Site Assessment. This report describes bushfire hazard in the broader landscape and at the site level, the existing and likely future conditions on the land which influence the bushfire risk and identifies the bushfire protection measures that need to be implemented to reduce the risk to life and property from bushfire to an acceptable level.

This version of the report (Version 2) has been prepared in response to amended plans for the development of the land that incorporates a revised subdivision layout and the residential village.

2 Introduction

2.1 Subject land

The land is Lot 2, PS321029 and is known as 145 Rossiter Road, Koo Wee Rup. The land is a vacant lot with an area of approximately 24.37 hectares located in the Neighbourhood Residential Zone Schedule 1. The land forms part of the south-western edge of the Urban Growth Boundary of the Koo Wee Rup township and is located approximately 930 metres by road from the main commercial precinct of the town, which is situated in Station Street to the north of the site. The eastern extent of the land adjoins a substantial community precinct that includes a regional health service (incorporating an aged care hostel, medical clinics, community health centre and other allied health services), parklands, bowling club and swimming pool.

Map 1 and **Map 2** in **Section 4** of this report provides information about the spatial relationship of the site to surrounding land uses, townships and road networks – together with additional contextual information relation to bushfire hazards.

2.2 Planning Scheme Amendment C235card

Planning Scheme Amendment C235card ('C235card') was gazetted on 30 July 2020 which applies to the land. According to the Explanatory Report¹¹ the amendment was prepared by the Cardinia Shire Council at the request of Planning Central acting on behalf of the US Investment Group Pty Ltd. There were a number of elements to the amendment – with the following being of particular relevance to the proposal that is the subject of this report:

- It rezoned the land from Farming Zone to Neighbourhood Residential Zone Schedule 1.
- It applied the Development Plan Overlay Schedule 22 ('DPO22') to the land.

¹¹ See <https://planning-schemes.app.planning.vic.gov.au/All%20schemes/amendments/C255card?schemeCode=card>

Note – the land is also located in the Land Subject to Inundation Overlay ('LSIO'), but that control predates C235card.

2.3 Integrated bushfire hazard identification and mitigation

The planning and building systems in Victoria are integrated and two mapping systems are used to identify bushfire risk across the State.

The Bushfire Management Overlay (BMO) is a statutory planning tool used to guide the development of land in areas of high bushfire hazard where there is the potential for extreme bushfire behaviour, such as crown fire and extreme ember attack and radiant heat¹². In this case the land is not mapped in the BMO.

In the building system, areas that are, or are likely to be subject to bushfire, are designated and mapped as a Bushfire Prone Area (BPA) pursuant to Section 192A of the *Building Act 1993*. This map is used to trigger bushfire construction requirements under the National Construction Code 2022¹³ (National Construction Code), and actions under State Planning Policy Clause 13.02-1S – *Bushfire Planning* ('Clause 13.02-1S').

Areas designated as BPA include all areas mapped in the BMO and also include areas that are exposed to lower levels of bushfire hazard – typically grassland environments and other bushfire prone areas where extreme bushfire behaviour is unlikely to be generated, as is the case with the land.

Australian Standard AS 3959:2018 – *Construction of buildings in bushfire-prone areas* (AS 3959:2018)¹⁴ is used in both the planning system (through the BMO and Clause 13.02-1S) and the building system (BPA/National Construction Code) to determine the level of bushfire attack on buildings in bushfire prone areas and to determine the appropriate construction response to mitigate these effects for specified types of buildings.

In the case of single dwellings, the construction requirements of AS 3959:2018 are implemented through the BMO (where that applies) and Performance Requirement H7P5 – *Buildings in bushfire prone areas* (H7P5) of Volume Two of the National Construction Code 2022 (NCC)¹⁵. In accordance with H7D1 – *Deemed-to-Satisfy provisions* and H7D4 – *Construction in bushfire prone areas* Performance Requirement H7P5 is satisfied for a Class 1 building, or a Class 10 building or deck associated with a Class 1 building if it is constructed in accordance with AS 3959 or the NASH Standard – *Steel Framed Construction in Bushfire Areas*.

The land is located in a BPA but is not affected by the BMO. The nearest area of land mapped in the BMO is located approximately 5.7 kilometres to the west-south-west of the land.

¹² DELWP, September 2017

¹³ ABCB, 2022

¹⁴ Standards Australia, 18 December 2020

¹⁵ ABCB, 2022

2.4 Proposal

The proposal is for a staged subdivision and development of the land comprising 86 residential lots, a residential village, two public open space reserves, a drainage reserve (wetland/retarding basin), a landscape buffer, a habitat reserve (bandicoot corridor and growing grass frog habitat), a vegetation protection reserve, and roads.

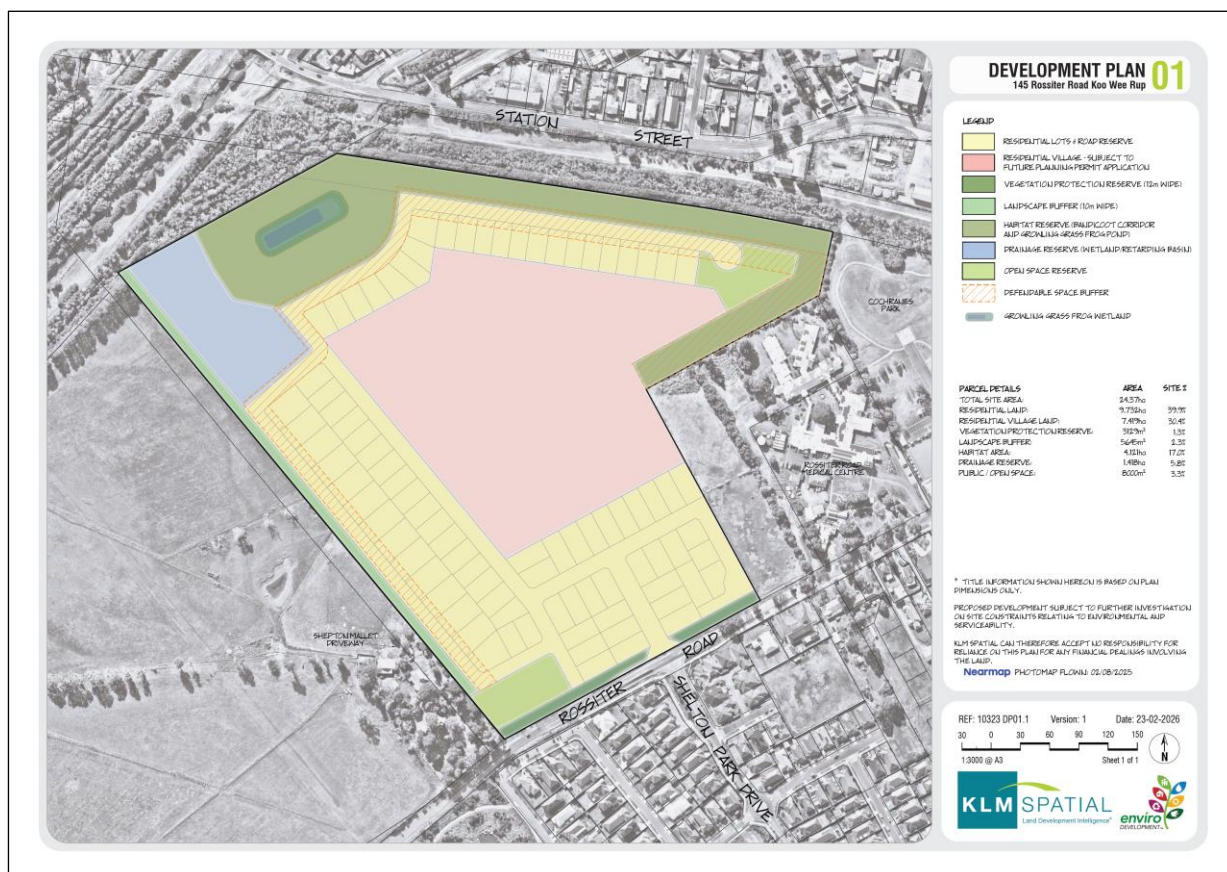
The plan provides the following area analysis:

Total site area:	24.37 ha
Residential land:	9.732 ha
Residential village land:	7.419 ha
Vegetation protection reserve:	3128 sqm
Landscape buffer:	5645 sqm
Habitat area:	4.121 sqm
Drainage reserve:	1.418 sqm
Public/open space:	8000 sqm

The plan also notes that the average lot size is 771 sqm and that each of the residential lots will be subject to a building envelope that provides a minimum front setback of 7 metres.

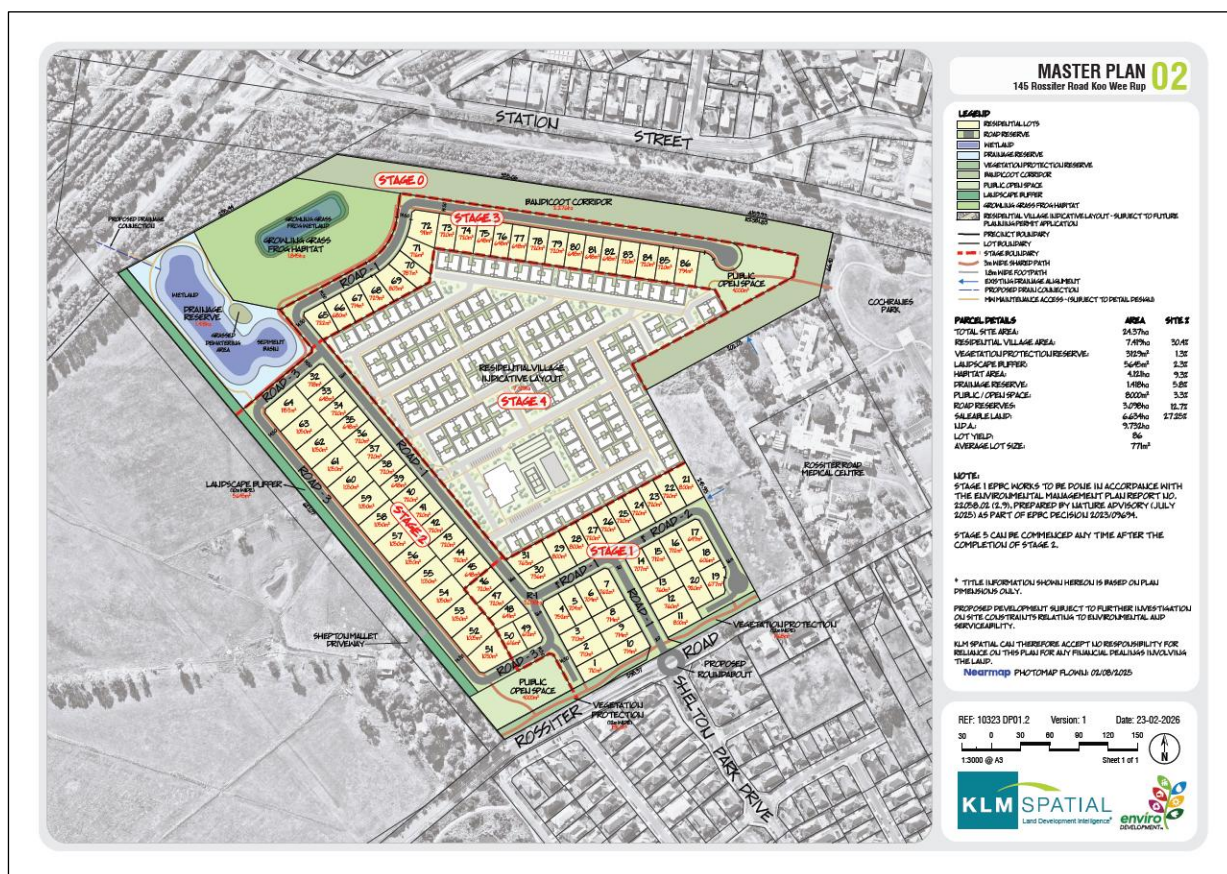
A copy of the Development Plan and the Master Plan are reproduced in **Figure 1** and **Figure 2** below.

Figure 1: Development Plan



This plan is reproduced for illustrative purposes only and must not be scaled or reproduced

Figure 2: Master Plan



This plan is reproduced for illustrative purposes only and must not be scaled or reproduced

3 Bushfire Planning Policy and Provisions and Related Guidance

This section of the report provides an overview of the nature and operation of the key bushfire planning policies and provisions of the Planning Scheme.

3.1 Clause 71.02-3 – Integrated decision making

The Planning Scheme requires planning authorities and responsible authorities to integrate a range of planning policies. Clause 71.02-3 provides that:

The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

3.2 Planning Policy Framework Clause 13.02-1S – Bushfire Planning

Clause 13.02-1S applies to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is within a BPA, subject to a BMO or are proposed to be developed in a way that may create a bushfire hazard.

The objective of Clause 13.02-1S is:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The following strategies at Clause 13.02-1S are applicable to the proposal:

Protection of human life

Give priority to the protection of human life by:

- *Prioritising the protection of human life over all other policy considerations.*
- *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
- *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.*

Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

- *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.*
- *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.*
- *Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.*
- *Considering and assessing the bushfire hazard on the basis of:*
 - *Landscape conditions – meaning conditions in the landscape within 20 kilometres and potentially up to 75 kilometres) of a site;*
 - *Local conditions – meaning conditions in the area within approximately 1 kilometre of a site;*
 - *Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and*
 - *The site for the development.*
- *Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.*

- *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals assess bushfire risk and include appropriate bushfire protection measures.*
- *Not approving a development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.*

Settlement planning

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- *Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).*
- *Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.*
- *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.*
- *Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.*
- *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.*
- *Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.*
- *Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).*

Areas of biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

Use and development control in Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following uses and development:

- *Subdivisions of more than 10 lots.*
- *Accommodation.*
- *Child care centre.*

- *Education centre.*
- *Emergency services facility.*
- *Hospital.*
- *Indoor recreation facility.*
- *Major sports and recreation facility.*
- *Place of assembly.*
- *Any application for development that will result in people congregating in large numbers.*

When assessing a planning permit application for the above uses and development:

- *Consider the risk of bushfire to people, property and community infrastructure.*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

As noted earlier in this report, the land is located in a BPA but is not affected by the BMO, and the nearest area of land mapped in the BMO is located approximately 5.7 kilometres to the west-south-west of the land.

3.3 Local Planning Policy Framework

Clause 21.02-4 of the Local Planning Policy Framework sets out the wildfire fire protection policy for the Cardinia Shire – providing the local content to support Clause 13.02-1S.

The objective of the policy is:

To recognise that areas in the municipality are prone to wildfire and to minimise the potential risk to life, property and the environment.

The strategies of this policy include the following:

Subdivision

- *Ensure that the siting and design of subdivisions has fully considered the impact of existing slope, aspect and vegetation in terms of risks of bushfire, particularly with regard to the location of building envelopes.*

Siting and design

- *Ensure all development has appropriately designed access for emergency vehicles.*
- *Ensure development provides adequate access to water.*

3.4 DPO22 – 145 Rossiter Road Koo Wee Rup (Part) – Lot 2, PS 321029

The Development Plan Overlay Schedule 22 ('DPO22') was introduced by Planning Scheme Amendment C235card which was gazetted on 30 July 2020. The objectives of DPO22 are:

- *To integrate with the surrounding area by responding to existing neighbourhood character, enhancing the public realm and existing networks.*
- *To provide landscaping, open space, recreation and pedestrian/bicycle path facilities that is well connected, sustainable and meets the needs of the local residents.*
- *To create a subdivision layout and residential dwellings that protects Koo Wee Rup's environmental amenity.*
- *To ensure the stormwater is managed onsite up to the 1 in 100 year Average Recurrence Interval storm event to pre-development flow rates.*

The DPO22 provisions include the following requirements that are relevant to bushfire protection or which may have implications for the bushfire assessment – for example requirements for landscaping:

- In Clause 3.0 – *Conditions and requirements for permits* one of the requirements to be met is as follows, with a preamble of "The following conditions and/or requirements apply to permits:":
 - *A minimum of 3 metres from the front title boundaries of the lots on the western precinct boundary to be managed for the purposes of defensible space in the event of a bushfire, to be applied through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 that is registered on the title to the land. The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the responsible authority).*
- In Clause 4.0 – *Requirements for development plan* one of the requirements to be met is as follows, with a preamble of "A development plan must include the following requirements, to the satisfaction of the responsible authority: The development plan must be generally in accordance with the Site Development Plan labelled Diagram 1 to this Schedule:"

ENVIRONMENT AND LANDSCAPING

- **A *Bushfire Management Assessment* and *Bushfire Management Statement* prepared by a suitably qualified professional including:**
 - *Details of how the development plan and lot layout responds to the bushfire planning policy in the planning policy framework and results in development that achieves no more than a BAL-12.5 rating under AS 3959-2009.*
- **A *Landscape Plan* that protects remnant vegetation and vegetation wetlands, manages defensible space areas and the Southern Brown Bandicoot and Growling Grass Frog habitats, and [inter alia]:**

- Ensures that vegetation located within defensible space areas, as identified in Diagram 1 of this schedule, is appropriately managed to ensure that development achieves no more than a BAL-12.5 rating under AS 3959-2009.

Section 6.3 of this report provides an assessment of the proposed subdivision against the above requirements.

3.5 Regional Bushfire Planning Assessment

The Regional Bushfire Planning Assessment for the Melbourne Metropolitan Region (RBPA) was developed in 2012 to complement the Planning Scheme and includes additional information about bushfire hazard within the municipality and region more generally. The RBPA does not identify any considerations relevant to the subject land or for any land within at least 11 kilometres of the land.

3.6 Design Guidelines – Settlement Planning at the Bushfire Interface

In July 2020 the DELWP published (jointly badged with the CFA) 'Design Guidelines – Settlement Planning at the Bushfire Interface' ('Guideline') which was "developed to assist in the creation of responsive settlement planning outcomes that minimise the risk to people from bushfire and build better resilience within the community."¹⁶

The Guideline is split into three parts, described in the Guideline as 'considerations', which each have 3-4 sub parts as follows:

Part 1: Form and structure of settlement

- 1.1 The bushfire hazard in directing settlement growth
- 1.2 The distribution of land uses in the settlement
- 1.3 Lot sizes in settlement layout
- 1.4 Vegetated areas within a settlement

Part 2: The settlement interface

- 2.1 Apply the required development setback
- 2.2 Design the settlement interface
- 2.3 Design access and egress

Part 3: Bushfire protection measures across a whole settlement

- 3.1 Vegetation management
- 3.2 Building construction standards
- 3.3 Fences and other localised fuel sources

¹⁶ DELWP, July 2020

Section 6.2 of this report provides an assessment of the proposed subdivision against the applicable considerations.

4 Bushfire Hazard Landscape Assessment

This section is to be read in conjunction with **Map 1** and **Map 2** which are presented at the end of this section.

An assessment of the landscape bushfire hazard is a critical step in assessing whether the bushfire risk can be reduced to an acceptable level and in demonstrating compliance with the settlement strategies of Clause 13.02-1S. It also informs decisions about the nature and adequacy of the bushfire protection measures for a proposed development.

The key features of the broader landscape that can influence the potential scale, intensity and impact of bushfire include:

- The extent, type, arrangement and connectivity of vegetation.
- Topographical features such as slope, ridgelines and valleys.
- The distance a fire may travel and the time it has to grow and develop before reaching the site.

The degree to which these broader landscape conditions affect the site-level bushfire risk varies depending on factors such as:

- The proximity and relationship of the site to areas capable of supporting extreme fire behaviour.
- Changes in vegetation and slope characteristics within 150 metres of the site, which may reduce or increase intensity at the site level.
- The proximity of the site to urban areas or other land managed in a low-fuel condition, which may reduce fire intensity at the site and provide opportunities for shelter from the effects of bushfire.

Map 1 (20 km) and **Map 2** (5 km) describes the features of the landscape bushfire hazard that are relevant to the subject land – including:

- Location and land use patterns
- Proximity to urban or township area
- Significant landscape features, vegetation and topography
- Recent bushfire and planned burn history
- Availability of infrastructure to support a response to a bushfire event

Despite the land not being mapped in the BMO, the *Technical Guide Planning Permit Applications Bushfire Management Overlay* ('BMO Technical Guide')¹⁷ is usually referenced by the CFA when assessing proposals for the subdivision and development of land located outside the BMO – particularly in relation to the approach adopted in the guide for the ranking of bushfire landscape typologies. The relevant section of the BMO Technical Guide describes four bushfire landscape typologies to assist decision making under the BMO – with Broader Landscape Type One representing the lowest risk landscape through to Broader Landscape Type Four which represents the most extreme risk landscape.

¹⁷ DELWP, September 2017, p.20

The BMO Technical Guide explains that this approach to ranking landscape typologies is intended to streamline and provide more consistent decision making based on the risk from the landscape beyond the site¹⁸. Notwithstanding this it is the view of the author of this report that there are significant limitations with the approach adopted in the Technical Guide for ranking bushfire landscape typologies which limits the utility of this guidance – including an oversimplification of the descriptions and sample aerial views and the fact that this guidance was not produced by or in consultation with the relevant fire authority.

Despite these limitations it has been assessed that the subject land is located in an area that is clearly aligned to the typology of '**Broader Landscape Type One**' which is described as having the following characteristics:

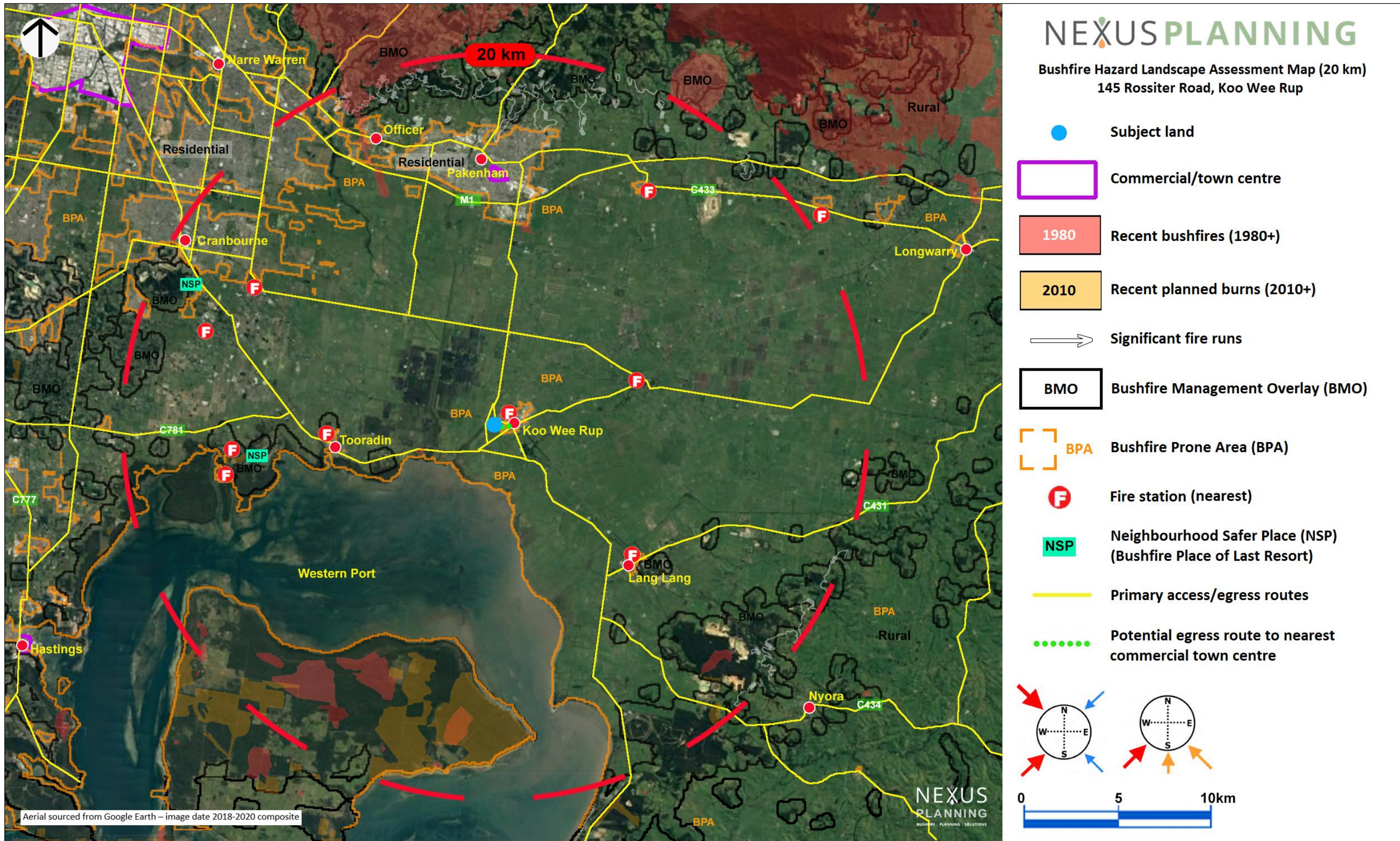
- *There is little vegetation beyond 150 metres of the site (excluding grasslands and low-threat vegetation).*
- *Extreme bushfire behaviour is not possible.*
- *The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property.*
- *Immediate access is available to a place that provides shelter from bushfire.*

Given this context it is assessed that the subject land is located in an area where the credible bushfire scenarios for the site will be entirely consistent with the AS 3959:2018 design fire.

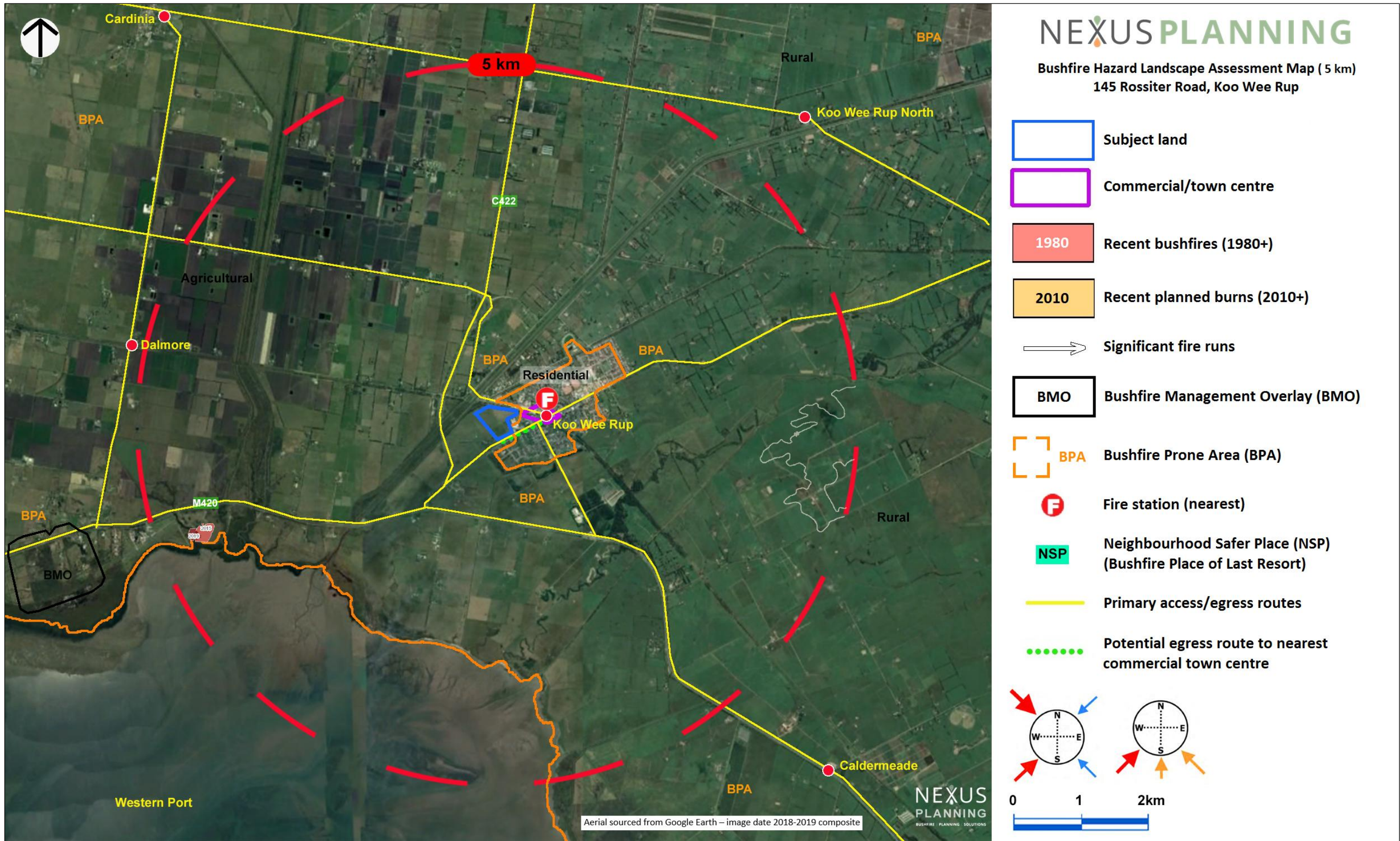
Having regard to the nature of the bushfire hazards in the area the mechanisms of bushfire attack to the future development of the land will be limited to low levels of ember attack and low levels of radiant heat – subject to the implementation of the bushfire protection measures outlined in **Section 7** of this report.

¹⁸ DELWP, September 2017, p.11

Map 1: Bushfire Hazard Landscape Assessment Map (20 km)



Map 2: Bushfire Hazard Landscape Assessment Map (5 km)



5 Bushfire Hazard Site Assessment

5.1 Introduction

This part of the report is to be read in conjunction with **Map 3** which is provided at the end of this section. This assessment has been informed by an inspection of the subject land and surrounding land carried out by the author of this report on 4 March 2022.

As noted in the BMO Technical Guide, the Bushfire Hazard Site Assessment provides factual information about the bushfire hazard, it informs the defendable space and construction requirements and is informed by the methodology contained in *Australian Standard AS 3959:2018 – Construction of buildings in bushfire-prone areas* (AS 3959:2018).

While the subject land is not mapped in the BMO the more conservative 150 metre assessment area has been adopted for this assessment in lieu of the 100 metre assessment area adopted in AS 3959:2018.

5.2 Assumptions

The following assumptions have been made and are relied upon for the purposes of this assessment:

- Each of the residential lots that interface with the defendable space buffers will be subject to a building envelope that applies provides a minimum front setback of 7 metres.
- The 'defendable space buffer', identified by the dashed orange outline and orange hatching on the Development Plan, and which generally applies to the bushfire hazard interfaces to the south-west, north-west, north, and east, will be landscaped and maintained in accordance with the requirements of Table 6 to Clause 53.02-5 of the Planning Scheme on an ongoing basis.
- The two proposed public open space reserves, together with the section of the landscape buffer located adjacent to Lots 51 to 64, will be maintained in a low bushfire threat condition that satisfies the criteria for exclusion as a maintained public reserve in accordance with Clause 2.2.3.2(f) of AS 3959:2018 – with landscaping and maintenance of these reserves to be in accordance with the requirements of Table 6 to Clause 53.02-5 on an ongoing basis.
- Landscaping of the part of the habitat reserve (bandicoot corridor) that is located outside the 'defendable space buffers' described above, will result in a fuel structure no worse than the typical characteristics for 'Closed scrub (Tall heaths)' in Table 2.3 to AS 3959:2018.
- Landscaping of the part of the habitat reserve (growling grass frog habitat) that is located outside the 'defendable space buffer' described above, will result in a fuel structure no worse than the typical characteristics for 'Grassland' (Type G) vegetation in Table 2.3 to AS 3959:2018.
- An appropriate mechanism will be implemented to secure the interim management of grassland on undeveloped stages in the subdivision that would pose a bushfire risk to the development of the land.

5.3 Vegetation classification (Clause 2.2.3, AS 3959:2018)

In accordance with Clause 2.2.3.1 of AS 3959:2018, the vegetation has been classified in accordance with Table 2.3 and Figures 2.3 and 2.4(A) to 2.4(G) of AS 3959:2018.

5.3.1 Scrub – Type D vegetation

Bushland located on adjoining land to the north and north-west of the land has been classified as Scrub (Type D vegetation), and is most closely aligned with the description for Closed Scrub (Tall heaths) 13:

Found in wet areas and/or areas affected by poor soil fertility or shallow soils; >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6 metres in height. May be dominated by Banksia, Melaleuca or Leptospermum with heights of up to 6 metres.¹⁹

This assessment also assumes that the proposed habitat reserve (bandicoot corridor) will be landscaped in a manner that is no worse than the fuel structure associated with the above description – as identified by the label '(FUTURE SCRUB)' on **Map 3**.

It is acknowledged that the bushfire assessment that was used to inform the DPO22 provisions adopted a more conservative classification of 'Woodland' (Type B vegetation) for these areas of vegetation²⁰. It is my opinion that approach was unnecessarily conservative and that the Scrub classification is appropriate having regard to the following:

- The fuel structure is entirely consistent with the description for Closed Scrub 13.
- The fire behaviour associated with this vegetation will be mitigated by the narrow linear arrangement of the Scrub to the north and the highly fragmented structure of the Scrub to the north-west.

Representative photos of this vegetation type are presented in **Plates 1-4** below – with the brightness and contrast of **Plates 1 & 3** increased by 20% for enhanced clarity due to the overcast conditions at the time of the inspection.

¹⁹ Standards Australia, 18 December 2020

²⁰ John Burke, 27 February 2019, pg. 2

Plate 1 View west along the edge of the Scrub abutting the northern boundary of the site



Plate 2 Typical fuel structure of the Scrub to the north of the site



Plate 3 View south-west along the edge of the Scrub to the north-west of the site



Plate 4 Close view of the fuel structure of the Scrub to the north-west of the site



5.3.2 Grassland – Type G vegetation

Areas of grassland on adjoining and surrounding land, generally to the south-west and north of the land, have been classified as Grassland (Type G vegetation), which has the following characteristics:

All forms (except tussock and moorlands), including situations with shrubs and trees, if the overstorey foliage is less than 10%. Includes pasture and cropland.

NOTE: Grassland managed in a minimal fuel condition and non-curing cropland is regarded as low threat vegetation for the purposes of Clause 2.2.3.2.²¹

This assessment also assumes that the proposed habitat reserve (growling grass frog) will be landscaped in a manner that is no worse than the fuel structure associated with the above description – as identified by the label ‘(FUTURE GRASSLAND)’ on **Map 3**.

²¹ Standards Australia, 18 December 2020

The vegetation located on the subject land also currently meets the criteria for classification as Grassland, but when the proposed subdivision is constructed, and subject to maintenance of the grass on any undeveloped lots in the early stage(s) of the subdivision – as required by Bushfire Protection Requirement 7.3 in this report – these areas will transform to low threat vegetation that will satisfy the criteria for exclusion as low threat vegetation in accordance with Clause 2.2.3.2 of AS 3959:2018 (refer to **Section 5.3.3** below).

Representative photos of this vegetation type are presented in **Plates 5-10** below – with the brightness and contrast of each plate increased by 20% for enhanced clarity due to the overcast conditions at the time of the inspection.

Plate 5 View from the land across the Grassland to the south-west of the site



Plate 6 View from the land across the Grassland to the south-west of the site – north of Plate 5



Plate 7 View south-east across the Grassland on proposed Lot A



Plate 8 View north across the Grassland on proposed Lot A



Plate 9 View across the wetland on the south-east side of Rossiter Road to the south of the site



Plate 10 View east across the Grassland to the north-west of the site



5.3.3 Low threat vegetation

It has been assessed that all unshaded areas within the 150 metre assessment area on **Map 3** are excludable as low threat vegetation that satisfies one or more of the following exclusions under Clause 2.2.3.2 of AS 3959:2018:

- (a) *Vegetation of any type that is more than 100 m²² from the site.*
- (b) *Single areas of vegetation less than 1 ha in area and not within 100 m²³ of other areas of vegetation being classified vegetation.*
- (c) *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified.*
- (d) *Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- (e) *Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- (f) *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, 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 windbreaks.*

NOTES:

- 1 *Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).*

²² For the purposes of this assessment this distance is taken to be 150 metres.

²³ For the purposes of this assessment this distance is taken to be 150 metres.

- 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.²⁴

This assessment takes the following factors into account:

- The assumptions set out in **Section 5.2** of this report.
- In the case of the grass on the undeveloped part of the land that adjoins the north-eastern and south-eastern boundaries of the land, being the land known as 185 Rossiter Road, it was determined that this was an area of low threat vegetation having regard to the following:
 - There is evidence that much of the southern half (approximately) of this vegetation is generally maintained in a short cropped condition as documented in **Plate 11** below.
 - Once the subject land becomes developed, the vegetation on the adjoining land will be located more than 100 metres from the nearest area of classified vegetation.
 - The patch of vegetation was not of sufficient size for it to be mapped in the BPA and consequently to not have a buffer applied around it.
 - The bushfire assessment that was relied upon at the time of the rezoning of the land (C235card) assessed that this vegetation would become excluded upon development of the land, and it is assumed that the CFA was satisfied with this approach as the DPO22 provisions do not impose a setback from this area of vegetation.
- The use, development and maintenance of the existing areas of low threat vegetation provides reasonable assurance that this land will continue to be maintained in a low bushfire threat condition that satisfies the above criteria (as applicable).

Representative photos of areas of low threat vegetation located proximate to the site are provided in **Plates 11-16** below.

Plate 11 View north across the grass on the undeveloped part of the land to the east of the land



Plate 12 Community building and maintained grounds to the east of Plate 11



²⁴ Clause 44.06-3 excludes the operation of paragraph (a)

Plate 13 Managed parkland to the east of Plate 12



Plate 14 Entry to the regional health service to the east of Plate 13



Plate 15 Residential development to the south of the land



Plate 16 Residential development to the south of the land – east of Plate 15



5.4 Effective slope of land under the classified vegetation (Clause 2.2.5, AS 3959:2018)

Effective slope is the slope under the vegetation that most influences the bushfire attack. In AS 3959:2018 effective slopes are separated into two categories, Flat and/or Upslopes and Downslopes with:

- Flat and/or Upslopes – being slopes under the classified vegetation where the bushfire will be burning on flat land or downhill towards the building. Table 2.4 to AS 3959:2018 (and the BMO defensible space tables) adopt a flat slope input for all upslopes.
- Downslopes – being slopes under the classified vegetation where the bushfire will be burning uphill towards the building. Table 2.4 to AS 3959:2018 (and the BMO defensible space tables) group downslopes into 5 classes of slope in 5 degree increments ranging from 0 degrees downslope to 20 degrees downslope.

The greater the degree of downslope, the greater the minimum setback and defensible space that is needed to achieve the applicable BAL rating.

It has been assessed that there are no significant changes in elevation surrounding the site that would result in increased fire behaviour beyond what is assumed for flat land in the AS 3959:2018 design fire and accordingly an effective slope of 'Flat' has been assigned for all areas of bushfire hazard.

5.5 Setbacks and defensible space required to achieve a BAL-12.5 for the future dwellings

Table A below sets out the setback and defensible space distances that are required for each area of bushfire hazard to enable each dwelling in the subdivision to achieve a BAL-12.5 rating. These distances are derived from Table 2.4 to AS 3959:2018²⁵ and the inputs from **Sections 5.2–5.4** above.

Table A: Setbacks & defensible space required to achieve a BAL-12.5 rating for the future dwellings

Vegetation type (Clause 2.2.3)	Effective slope (degrees) (Clause 2.2.5)	Setback & defensible space to achieve BAL-12.5 rating
Scrub	Flat	27 metres
Grassland	Flat	19 metres

5.6 Treatments required to achieve a BAL-12.5 rating for the future dwellings

Table B below outlines those lots that require the implementation of a treatment (bushfire protection measures) to achieve a BAL-12.5 rating for the future dwellings in accordance with the DPO22 provisions, and the nature of the treatment that is required. These treatments are also visually represented on **Map 3**.

All other lots in the subdivision will achieve a BAL-12.5 rating through the subdivision design and without the need to implement specific treatments – subject to the assumptions in **Section 5.2** of this report and the implementation of the requirements in **Section 7** of this report.

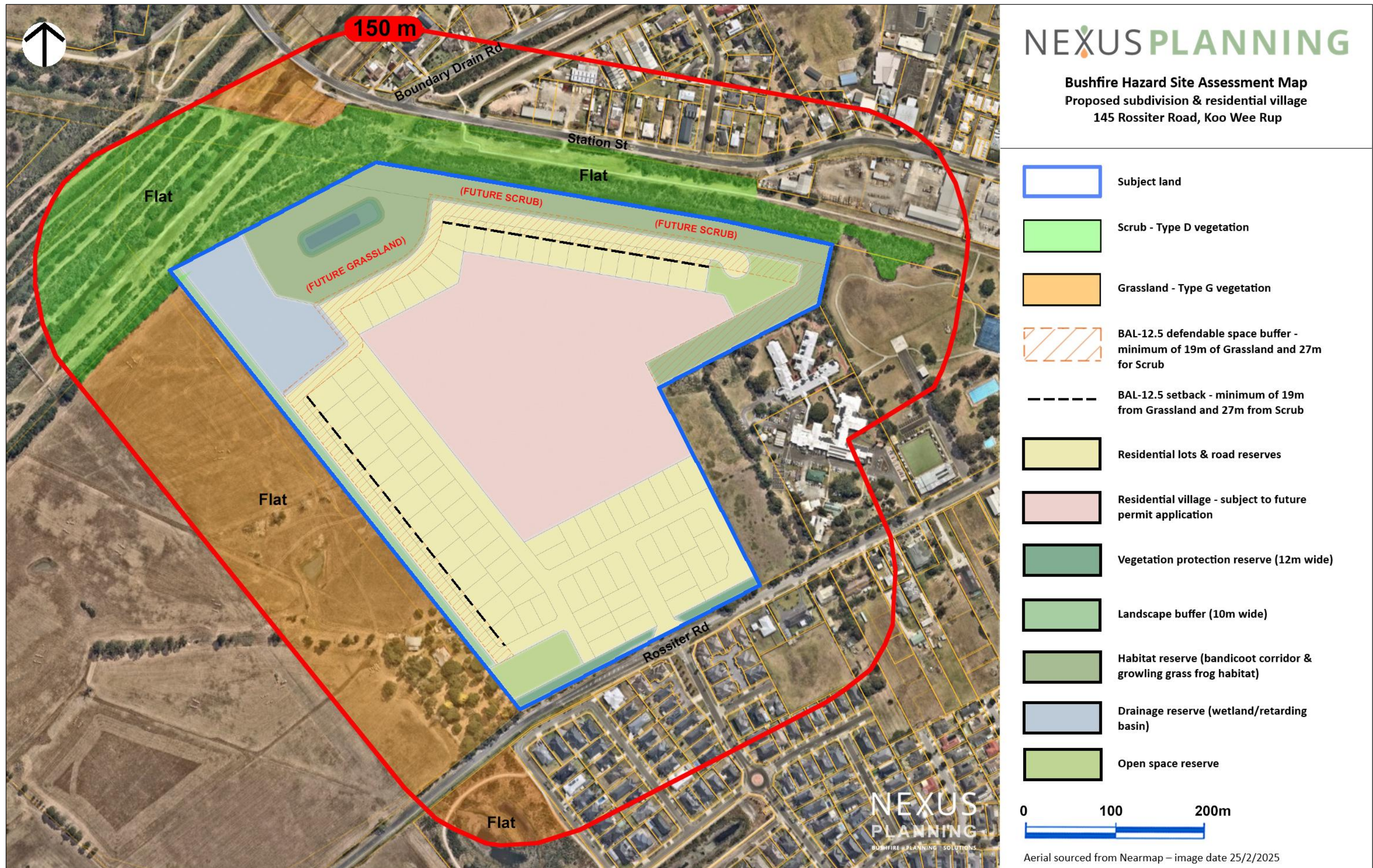
²⁵ These setbacks also mirror the setbacks in Tables 1 and 2 to Clause 53.02-5 of the Planning Scheme (the BMO defensible space tables).

Table B: Treatments required to achieve a BAL-12.5 rating for the future dwellings

Lot(s)	Treatment(s) to achieve a 12.5 rating
51 to 64	The proposed 19 metre defensible space buffer adjacent to the south-east to north-west alignment of Road-3, which incorporates the 7 metre setback from Road-3.
64 and 32	The proposed 19 metre defensible space buffer adjacent to the south-west to north-east alignment of Road-3.
65	The proposed 19 metre defensible space buffer adjacent to the south-east to north-west alignment of Road-1.
65 to 72	The proposed 19 metre defensible space buffer adjacent to the south-west to north-east alignment of Road-1.
Lots 72 to 86	The proposed 27 metre defensible space buffer adjacent to the east-west alignment of Road-1, which incorporates the 7 metre setback from Road-1, and extends to meet the eastern boundary of the land.
Residential Village	The proposed 30 metre defensible space buffer that has been applied to the section of the bandicoot corridor located adjacent to the eastern boundaries of the land ²⁶ .

²⁶ The buffer is only required to be 27 metres wide, however the reserve is 30 metres wide and the plan shows the defensible space being applied to the full width of the reserve.

Map 3: Bushfire Hazard Site Assessment Map



6 Bushfire Assessment of Proposed Subdivision and Development

6.1 State Planning Policy Clause 13.02-1S – Bushfire Planning

Clause 13.02-1S of the Planning Scheme, together with Clause 71.02-3, requires decision makers to prioritise the protection of human life from bushfire over all other policy objectives. One of the key strategies to achieve this objective is to direct new settlements to lower risk areas.

A key general principle of land use planning and decision making is that it is most effective and efficient when relevant issues are identified, evaluated, and treated at the strategic planning level, thereby reducing the risk of compromised decision making at the site level, and avoiding duplication of assessment. This is particularly true in the context of bushfire planning.

In this case, a strategic planning decision was made in 2020 (Amendment C235card) for the land to be rezoned from Farming Zone to Neighbourhood Residential Zone Schedule 1. That decision was made at a time when the current iteration of Clause 13.02-1S was in operation, having been last updated by Amendment VC148 on 31 July 2018.

This reflects that a strategic decision had been made that the bushfire risks associated with the future use and development of the land for residential purposes are consistent with the settlement planning strategies of Clause 13.02-1S. The amendment also applied the DPO22, which incorporates requirements that were deemed to be appropriate and necessary to address the bushfire risks through the proposed subdivision design.

To that extent, it is unnecessary to re-examine the merits of whether the land should be subdivided – rather the assessment can be confined to whether the proposed subdivision design gives effect to the requirement of the DPO22 provisions that development achieves no more than a BAL-12.5 rating under AS 3959:2018.

As documented in **Section 5** of this report, it has been determined that each lot in the subdivision is capable of achieving a BAL-12.5 rating, and to this extent, and subject to the implementation of the bushfire protection measures set out in **Section 7** of this report, the proposed subdivision of the land complies with Clause 13.02-1S.

6.2 Design Guidelines – Settlement Planning at the Bushfire Interface

It is assessed that the proposed subdivision is consistent with the Design Guidelines – Settlement Planning at the Bushfire Interface ('Guideline') having regard to the following:

Part 1 – Form and structure of settlements

- The approval of Amendment C235card reflects that the rezoning and future residential subdivision of the land was consistent with the principle of directing population growth to lower bushfire risk locations.
- Given the residential zoning of the land and the small sizes of the proposed lots it is reasonable to assume that the future development of the land will not include vulnerable or hazardous uses.

- All of the proposed residential lots, together with the effective land unit for the units within the residential village, are less than 1,200 sqm in area. This significantly limits the potential for hazardous fuel loads to be established on those lots. Further, the nature of the bushfire hazard at the landscape and site scale, combined with the provision of perimeter roads, mitigates the risk of bushfire spread between buildings, including structure-to-structure fires.
- All of the proposed public open space reserves within the subdivision are located at the interface, and the requirements for those areas are separately addressed in Part 2 – The settlement interface.

Part 2 – The settlement interface

- **Sections 5.5 & 5.6** of this report identify the development setbacks and defensible space that are required to achieve a BAL-12.5 rating for the future dwellings in the subdivision. Those sections also identify which lots require the implementation of specific treatments to achieve that rating, and if so, the nature of those treatments. This analysis has identified the following:
 - For Lots 51 to 64 – A defensible space buffer of at least **19 metres** adjacent to the south-east to north-west alignment of Road-3. This treatment is achieved through a combination of the building envelope and the perimeter road.
 - For Lots 64 and 32 – A defensible space buffer of at least **19 metres** adjacent to the south-west to north-east alignment of Road-3. Most of this treatment is provided by the perimeter road.
 - For Lot 65 – A defensible space buffer of at least **19 metres** adjacent to the south-east to north-west alignment of Road-1. Most of this treatment is provided by the perimeter road.
 - For Lots 65 to 72 – A defensible space buffer of at least **19 metres** adjacent to curvilinear section of Road-1. Most of this treatment is achieved through a combination of the building envelope and the perimeter road.
 - For Lots 72 to 86 – A defensible space buffer of at least **27 metres** adjacent to the east-west alignment of Road-1, and extends to meet the eastern boundary of the land. Most of this treatment is achieved through a combination of the building envelope and the perimeter road.
 - For the residential village – The proposed **30 metre wide**²⁷ defensible space buffer that has been applied to the section of the bandicoot corridor located adjacent to the eastern boundaries of the land.
- Given the nature, layout and density of the subdivision, there is no need to impose vegetation management requirements for the proposed residential lots and residential village. However, as detailed in **Section 7** below, prescriptive vegetation management requirements will be required for the defensible space buffers, the public open space reserves and the landscape buffer.

²⁷ The buffer is only required to be 27 metres wide, however the reserve is 30 metres wide and the plan shows the defensible space being applied to the full width of the reserve.

- The two proposed public open space reserves, together with the section of the landscape buffer located adjacent to Lots 51 to 64, will be maintained in a low bushfire threat condition that satisfies the criteria for exclusion as a maintained public reserve in accordance with Clause 2.2.3.2(f) of AS 3959:2018 – with landscaping and maintenance of these reserves to be in accordance with the requirements of Table 6 to Clause 53.02-5 on an ongoing basis.
- Landscaping of the part of the habitat reserve (bandicoot corridor) that is located outside the ‘defendable space buffers’ described above, will result in a fuel structure that is no worse than the typical characteristics for ‘Closed scrub (Tall heaths)’ in Table 2.3 to AS 3959:2018.
- Landscaping of the part of the habitat reserve (growling grass frog habitat) that is located outside the ‘defendable space buffer’ described above, will result in a fuel structure that is no worse than the typical characteristics for ‘Grassland’ (Type G) vegetation in Table 2.3 to AS 3959:2018.
- A perimeter road is located between every lot and adjacent areas of bushfire hazard which provides an effective separation distance and eliminates the potential for direct flame contact.
- Having regard to the nature of the bushfire hazard at the landscape and site scale, the provision of a single point of vehicle access to the subdivision is acceptable. It is also noted that this outcome was anticipated when the rezoning of the land was approved with the ‘Site Development Plan – Diagram 1’ in that provision showing a single point of access to Rossiter Road.
- The subdivision layout and road widths are more than adequate to accommodate emergency service vehicles, and the planning approval process will ensure that the road widths are designed to meet the requirements of the relevant fire authority.

Part 3 – Bushfire protection measures across a whole settlement

- As noted above, the nature, layout and density of the subdivision is such that it will only be necessary to apply vegetation management requirements to the defendable space buffers and the public open space reserves.
- Having regard to the nature of the bushfire hazard at the landscape and site level, it is appropriate that the construction standards for the future dwellings in the subdivision be addressed through the *Building Regulations 2018* – noting that pursuant to Regulation 157 of those regulations, every dwelling in the subdivision will be required to be constructed to comply with the requirements for BAL-12.5, unless at that time the relevant lot(s) are no longer located in a BPA.
- The imposition of standards fencing is unnecessary having regard to the nature of the bushfire hazard influencing the land, as documented in the Bushfire Hazard Landscape Assessment and the Bushfire Hazard Site Assessment.

6.3 DPO22 provisions

The following points are made in relation to the requirements of the DPO22 provisions that are specifically relevant to this assessment:

- This report satisfies the requirement for a Bushfire Management Assessment and Bushfire Management Statement to be prepared by a suitably qualified professional – including detailing how the development plan and lot layout responds to the bushfire planning policy in the planning policy framework and results in development that achieves no more than a BAL-12.5 rating under AS 3959:2018.
- The 19 metre defendable space buffer adjacent to the lots at the south-western interface of the subdivision (Lots 51 to 64), and which incorporates a 7 metre front setback to those lots, satisfies the requirement for a 3 metre setback and associated defendable space from the front boundaries of the lots at the ‘western precinct boundary’.
- **Section 7** of this report sets out required bushfire protection measures to ensure the landscaping and maintenance of vegetation in the subdivision enables the development of the subdivision to achieve a BAL-12.5 rating under AS 3959:2018.

7 Required Bushfire Protection Measures

Having regard to the matters identified in the Bushfire Hazard Landscape Assessment, the Bushfire Hazard Site Assessment and **Sections 6.1–6.3** above, it has been determined that the following bushfire protection measures will need to be provided in conjunction with the subdivision and development of the land, to ensure that each dwelling in the subdivision achieves a BAL-12.5 rating in accordance with the DPO22 requirements and Clause 13.02-1S. The vegetation management requirements of Table 6 to Clause 53.02-5 of the Planning Scheme (‘Table 6’) which are referenced below are reproduced in **Appendix 1**.

7.1 Building setbacks

A Section 173 Agreement, or other suitable restriction on title, will need to be applied to ensure that any dwelling or outbuilding constructed on the following lots is setback at minimum of 7 metres from the front boundary of the following lots:

- Lots 51 to 64 – located at the south-western interface of the subdivision
- Lots 72 to 86 – located at the northern interface of the subdivision

7.2 Defendable space

An appropriate mechanism will need to be implemented to ensure that the landscaping and ongoing maintenance of the following parts of the subdivision is in accordance with the requirements of Table 6 to Clause 53.02-5:

- The proposed ‘defendable space buffers’, which generally apply to the bushfire hazard interfaces to the south-west, north-west, north, and east.
- The public open space reserves and the section of the landscape buffer located adjacent to the defendable space buffer at the south-western interface of the subdivision.

7.3 Maintenance of grass and elevated fuels within undeveloped parts of the subdivision

An appropriate mechanism will need to be implemented to ensure that grass located on the undeveloped parts of the subdivision, is continuously maintained in a short cropped condition (less than 100 mm high) to ensure that newly developed dwellings are not exposed to unmanaged grass and other elevated fuels within at least 30 metres of those buildings during the staging and development of the subdivision.

8 Conclusion

The land at 145 Rossiter Road, Koo Wee Rup was rezoned from the Farming Zone to the Neighbourhood Residential Zone in 2020, reflecting that the land is situated in an area where there is a low bushfire risk associated with the surrounding landscape.

The assessment presented in this report demonstrates that the mechanisms of bushfire attack to the future dwellings in the subdivision can be reduced to BAL-12.5, in accordance with the settlement planning strategies of Clause 13.02-1S and the DPO22 provisions, through a combination of the following:

- The proposed subdivision design, including a perimeter road.
- The use of building setbacks at the bushfire interface.
- The establishment and maintenance of defendable space buffers at the bushfire interface.
- The landscaping and maintenance of the open space reserves and landscape buffer.
- The establishment and maintenance of interim fuel breaks during the staged development of the land.

Subject to the implementation of the bushfire protection measures outlined above, it is assessed that the proposed subdivision is consistent with the requirements of DPO22, and the objectives and strategies of Clause 13.02-1S, which seek to direct population growth and development to low bushfire risk locations, create communities that are resilient to bushfire, and reduce the risk to life and property from bushfire to an acceptable level.

9 References

Author	Date	Publication / document	Source / viewed at
ABCB	2022	<i>National Construction Code Volume Two – Building Code of Australia 2022</i>	https://ncc.abcb.gov.au/editions/ncc-2022
CFA/ DELWP	July 2020	<i>Design Guidelines – Settlement Planning at the Bushfire Interface</i>	https://www.planning.vic.gov.au/guides-and-resources/guides/all-guides/bushfire-policy
DELWP	September 2017	<i>Technical Guide Planning Permit Applications Bushfire Management Overlay</i>	https://www.planning.vic.gov.au/guides-and-resources/guides/all-guides/building-in-the-bushfire-management-overlay
DTP	25 February 2026	<i>Planning Property Report – 145 Rossiter Road Koo Wee Rup 3981</i>	http://mapshare.maps.vic.gov.au/vicplan/
DTP	25 February 2025 (VC257)	<i>Clause 53.02 – Bushfire planning</i>	https://planning-schemes.app.planning.vic.gov.au/Victoria%20Planning%20Provisions/ordinance/53.02
Standards Australia	18 December 2020*	<i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas (AS 3959:2018)</i>	https://www.intertekinform.com/en-au/ (Subject to a fee to access and download)
* Incorporating Amendment Nos 1 and 2 ABCB – Australian Building Codes Board CFA – Country Fire Authority DELWP – Department of Environment, Land, Water and Planning DTP – Department of Transport and Planning			

Appendix 1: Vegetation Management Requirements –Table 6 to Clause 53.02-5

1. Grass must be short cropped and maintained during the declared fire danger period.
2. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
3. Within 10 metres of the buildings, flammable objects must not be located close to the vulnerable parts of the building.
4. Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
5. Shrubs must not be located under the canopy of trees.
6. Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
7. Trees must not overhang or touch any elements of the building.
8. The canopy of trees must be separated by at least 5 metres.
9. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.