Bushfire Management Statement –
Pathway 1 Application (Clause 53.02-4)

Dwelling in a BMO

1887 Thowglia Road
Land in PC370661
THOWGLA VALLEY
This Bushfire Management Statement has been prepared for:

**Warren Gordon**
2344 Henry Lawson Way
Bulla Creek 2594

This Report has been prepared by:

**EDM Group**
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EDM Ref No. 09006703
Date: 20 March 2020

Environment Design Management

- Town Planning
- Surveying
- Engineering
- Environmental Planning
- Building Design
- Project Management
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1 INTRODUCTION

EDM Group has been engaged to prepare this Bushfire Management Statement (BMS) in respect of the proposed dwelling house situated within a Bushfire Management Overlay (BMO). For the purposes of this Assessment the proposal is regarded as a Pathway 1 Application consistent with CFA Guidelines.

This BMS seeks to respond to the relevant requirements of Clause 53.02 – Planning for Bushfire. This localised assessment considers vegetation types and slope to provide an accurate picture of the bushfire hazard as it relates to the subject land. The statement contains two components namely:

- A **bushfire hazard assessment**, to identify the bushfire hazard within 150m of the proposed development.
- A **bushfire management statement**, to demonstrate how the development responds to the requirements of Clause 53.02 as well as Clause 44.06 - Bushfire Management Overlay.

1.1 Application Details

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client</td>
<td>Warren Gordon</td>
</tr>
<tr>
<td>Proposal</td>
<td>Dwelling (Appendix 1)</td>
</tr>
<tr>
<td>LGA</td>
<td>Towong Shire Council (Prop No159700)</td>
</tr>
<tr>
<td>Site Address</td>
<td>1887 Thowgla Road, Thowgla Valley</td>
</tr>
<tr>
<td>Property Description</td>
<td>PC370661 (Vol.11150 Fol.444)</td>
</tr>
<tr>
<td>Zone</td>
<td>Rural Living Zone [RLZ]</td>
</tr>
<tr>
<td>Overlays</td>
<td>Bushfire Management Overlay (BMO), Restructure Overlay (RO11) &amp; Design &amp; Development Overlay (DD01) (Appendix 2)</td>
</tr>
</tbody>
</table>

2 PROPOSAL

The proposal relates to the erection of a new single storey dwelling on the subject land (Appendix 1).

Clause 53.02-1 applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling where the following apply:

- 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.

An application under Clause 53.02-1 must meet all the approved measures.
3 LOCALITY AND SITE DESCRIPTION

3.1 Subject Land

The proposed building site is located approximately 2.5km to the south east of the intersection of Thowgla Road and Nariel Gap Road. The investigation area is situated on a lower section of the property on the eastern side of Thowgla Road. This site is above the floodplain area of Thowgla Creek along the western side of the road.

Figure 1. Landscape setting

The subject land occupies a cleared section of land within a generally open part of the landscape, below a steep hillside area. The following Table 1 provides a summary of relevant site features and characteristics.

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing use and development on the site:</td>
<td>The property comprises vacant rural land.</td>
</tr>
<tr>
<td>Existing vehicles access arrangements including the main vehicle access to the site as well as access within the site:</td>
<td>Legal and practical access is available to the subject land from off Thowgla Road. This is a sealed road that provides access to Corryong (approximately 14.5km to the north). Access within the site will comprise a relatively short driveway.</td>
</tr>
<tr>
<td>Nearest fire hydrant.</td>
<td>Not applicable as the property is in excess of 1,500m².</td>
</tr>
<tr>
<td>Any other features of the site relevant to bushfire considerations:</td>
<td>The subject land is situated along the eastern side of a cleared narrow valley floor. The Thowgla Creek is essentially flanked along the eastern and western sides by forested sloping hillside. In terms of this surrounding landscape, it is to be noted that the immediate locality is identified as being identified as an area of bushfire hazard within the Hume Region Regional Bushfire Planning Assessment. The Thowgla Valley locality is included within the following description:</td>
</tr>
</tbody>
</table>
"The eastern area of the municipality includes a mix of small settlements both removed from and in proximity to identified bushfire hazard areas. These areas are surrounded by vegetation of high or very high conservation significance".

Thowgla Road is noted as a providing the sole access for a cluster of dwellings in a bushfire hazard area.

The 2017 Towong Municipal Emergency Management Plan (MEMP) notes that bushfires are a regular occurrence within Towong Shire with an annual average of 26 bushfires per year with the majority ignited by lightning strike. It is also noted that there have been a number of significant bush fires per year with the most recent 2019/20 fire event that extended into the Thowgla Valley locality and beyond. Evidence of this fire and its impact on the immediate surrounds of the subject land is noted with the Photos at Appendix 3.

The 2015 Towong Shire Municipal Fire Management Plan (MFMP) also notes across the entire area of the Shire a “moderate risk of bushfire & ember attack impacting on small, isolated, vulnerable communities or rural residences on an Extreme or Code Red day.”

Prior to the recent 2019/20 fire event the dominant feature of the subject land was that the majority of the property comprised forested hill-side which ran along the eastern side of the valley. The ridgeline runs north- south with the property sloping steeply upwards from the valley floor to the east. The native vegetation that covered this hill area is representative of the Herb-rich Foothill Forest EVC on the lower slope and Shrubby Dry Forest further upslope.

The subject land itself is placed within a lower landscape position and can be considered as being most at risk from ember attack associated with fire within the forested hillsides.

The south western corner of the property running parallel with the road frontage was not burnt and today remains as cleared land comprising pasture grass.

To the west across Thowgla Road the property has frontage to the Thowgla Creek Creekside reserve. The proposed building site is situated within the cleared south western section of the property in proximity of the Thowgla Road frontage.

The vegetation on site within 60m of the dwelling site to the north, west and south comprises pasture grass. To the east and upslope of the building site the vegetation quickly transitioned to forest which prior to the recent fires contained a significant amount of both native and weedy understorey. Given the intensity of the fire and the resultant impact upon the forested area it is now intended that the lower slope in proximity of the dwelling will be maintained as defendable space and that forest regeneration in this section of the property will be suppressed.

Given the site context and having regard to the Towong Shire Bushfire Risk register it is concluded that this setting will continue to represent a moderate risk scenario. That is, while the section of the property within immediate proximity of the dwelling can be characterised as being highly modified, the hill area further to the east and upslope of the building site will in time regenerate and will present as classifiable vegetation of greater risk.

Table 1: Site Description
Figure 2: Site Context. Dwelling location highlighted in south western section of subject land.

[NOTE: Due to a shift with the Aerial / Cadastre layers the dwelling site is actually further to the south as indicated.]
4 BUSHFIRE HAZARD ASSESSMENT

The following information has been derived from a site inspection taking into account the vegetation types within 150m in all directions of the proposed dwelling site and an estimate of the effective slope applicable across the investigation area. It also factors in the impact of the recent extensive bush fire that impacted land within 150m of the proposed dwelling site.

4.1 Vegetation Classification

<table>
<thead>
<tr>
<th>Vegetation classification (RFS 2016)</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excludable / Low Threat</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Modified</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Forests</td>
<td>☑</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>Woodlands</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑ (Riparian)</td>
</tr>
<tr>
<td>Scrub (Tall)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Shrubland (short)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mallee</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Rainforest</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Grassland</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Cultivated garden (any tree height)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

4.2 Distance of the proposed works from classified vegetation

<table>
<thead>
<tr>
<th>Distance to classified vegetation</th>
<th>Distances in metres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&gt;100m</td>
</tr>
</tbody>
</table>

4.3 Effective slope of land

<table>
<thead>
<tr>
<th>Effective slope</th>
<th>Upslope</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slope under the classified vegetation</td>
<td>Upslope/0° ☑</td>
</tr>
<tr>
<td>Downslope (degrees)</td>
<td>&gt;0 to 5 ☐</td>
</tr>
<tr>
<td></td>
<td>&gt;5 to 10 ☐</td>
</tr>
<tr>
<td></td>
<td>&gt;10 to 15 ☐</td>
</tr>
<tr>
<td></td>
<td>&gt;15 to 20 ☐</td>
</tr>
</tbody>
</table>

Prior to the 2019/20 Bushfires the vegetation that had been mapped as presenting the greatest bushfire risk comprised forest upslope and to the east of the building site including regrowth vegetation approximately 10 years old.
5 BUSHFIRE MANAGEMENT STATEMENT

5.1 Application requirements

As required by Clause 44.06-2 of the Towong Planning Scheme the following Bushfire Management Statement:

- Contains a bushfire site assessment prepared to address relevant objectives outlined at Clause 53.02 - Planning for Bushfire.
- Demonstrates the way in which the application meets the relevant objectives, and decision guidelines of Clause 53.02.

5.2 Decision Guidelines

The following Decision Guidelines of Clause 53.02 have been taken into account in the preparation of this BMS:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.
- The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.
- Whether the proposed development meets the objectives of Clause 53.02-2 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.
- Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.
- Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.
- If one or more of the objectives in Clause 53.02-2 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.
- Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.
5.3 Bushfire Management Statement

NOTES:

- An objective describes the outcome that must be achieved in a completed development.
- Approved measures (AM) meet the relevant objective.
- Alternative measures (AltM) may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.
- There is no Schedule to Clause 44.06 provided by the Towong Planning Scheme that specifies a different approved measure, additional alternative measure or additional decision guidelines.
- Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding on an application, including whether any proposed alternative measure is appropriate.
- Defendable space is an area of land around a building where vegetation is modified and/or managed to reduce the effects of flame contact and radiant heat associated with bushfire.
- Appendix 1 provides plans of the development as proposed.
- Appendix 3 provides photos of the subject land.
- Appendix 4 provides information in respect of Water Supply & Access requirements.
- Appendix 5 sets out the required Bushfire Hazard Landscape Assessment.
- Appendix 6 sets out the Bushfire Management Plan.

<table>
<thead>
<tr>
<th>Objective</th>
<th>Approved Measures</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>5.3.02.1 DWELLINGS IN EXISTING SETTLEMENTS</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| **Bushfire Protection Objective** | **AM 1.1** A building is located to ensure the site best achieves: | ☑ Meets objective
☑ Relies upon Approved Measures
☐ Proposes Alternative Measures
☐ Not Applicable |
| To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level. | - 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 for emergency service vehicles. | |

Justification: The proposed dwelling is to be situated within an area of the property that provides a practical location relative to property access, setbacks from waterways and drainage lines, available cleared flat land and overall site topography. The building site is cleared and is sufficiently separated from the property boundary.

Access to the proposed house site can also be readily provided for emergency service vehicles.
<table>
<thead>
<tr>
<th>Objective</th>
<th>Approved Measures</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 1.2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| A building provides the defendable space in accordance with Table 1 to Clause 53.02-3. Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space. A building is constructed to the relevant bushfire attack level as determined in accordance with Table 1 to Clause 53.02-3. | ☑ Meets objective  
☑ Relies upon Approved Measures  
☐ Proposes Alternative Measures  
☐ Not Applicable |

**Justification:** Firstly, it is to be noted that from consideration of the landscape setting of the subject land that the development site has a potential to be impacted upon by fire characteristics of the broader landscape (ember attack) as well as fire that might commence along the hill area which dominates the eastern section of the property itself (i.e. within the 150 metre assessment area).

In terms of the bushfire hazard assessment of the property the field work has:

- Identified the most conservative fuel type applicable to the site (ie forest);
- Considered the influence of slope on fire behaviour within the 150m assessment area; and
- Determined effective slope on worst case rather than an average.

In this case the most likely bushfire scenario for a large landscape fire in the locality is an approach from the northwest, west or southwest being those directions typically associated with the direction of the wind on severe or higher, fire danger days.

In this context it is submitted that given the surrounding topography relative to the development site that there would be a higher likelihood that the dwelling would be the subject of ember attack rather than radiant heat or direct flame contact.

This situation is off-set to a degree by the fact that the Thowgla Road is a Priority access road resulting in good emergency access to/from the property allowing for decision making well before a main fire actually impacted the property.

Also of relevance to the assessment is that to the south and west, the defendable space will necessarily be to the property boundary being less than 50m. However in these two directions the vegetation within the property is assessed as Low Threat and Modified vegetation.
<table>
<thead>
<tr>
<th>Objective</th>
<th>Approved Measures</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Having regard to the above it is concluded that in respect of the proposed development the risk can be mitigated to an acceptable level, by implementing a combination of approved bushfire protection measures. These include:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- relying upon a construction to BAL 29.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- reliance on defendable space commensurate with modified vegetation (ie 50 metres or the property boundary whichever is the lesser,)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- provision of a water supply for fire fighting purposes.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- ongoing active management of the vegetation within the property including within proximity of the proposed dwelling.</td>
</tr>
<tr>
<td>AM 1.3</td>
<td></td>
<td>☑ Meets objective</td>
</tr>
<tr>
<td></td>
<td></td>
<td>☑ Relies upon Approved Measures</td>
</tr>
<tr>
<td></td>
<td></td>
<td>☐ Proposes Alternative Measures</td>
</tr>
<tr>
<td></td>
<td></td>
<td>☐ Not Applicable</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Refer Appendix 4. The dwelling will be provided with a 10,000 litre static water supply. Complying vehicle access is also available.</td>
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<td>---------</td>
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<td></td>
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</tbody>
</table>
6 OTHER RELEVANT PLANNING PROVISIONS

The following table provides additional commentary of site features and characteristics relevant to the overall assessment.

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>COMMENTS</th>
</tr>
</thead>
</table>
| Access to infrastructure. | The subject land is located outside of the current serviced water and sewer district of North East Water. Water supply. The proposed development will instead rely upon rainwater tanks for potable water and firefighting with a minimum 10,000 litres to be dedicated to the latter for firefighting purposes.
Electricity supply will be by an off-grid Remote Area Supply. |
| Other relevant Planning matters | The subject land is located within the Rural Living Zone (RLZ) of the Towong Planning Scheme which allows for consideration of a dwelling on the subject land with consent.
The land is wholly affected by the BMO. The land is also affected by the Restructure Overlay and Design & development Overlay. A Property Report is attached at Appendix 2.
The subject land is located within an area of Cultural Heritage Sensitivity however the proposed development is not regarded as a High Impact Activity for the purposes of the Aboriginal Heritage Act. As a consequence, no Cultural Heritage Management Plan is required.
There are no covenants or restrictions registered upon the subject land.
The Corryong Group of CFA Brigades include stations situated at Berringama, Corryong, Cudgewa, and Narbel Valley.
Thowgla Road is identified as a "Priority access road" which is includes maintenance of roadside vegetation. Such roads are inspected annually by the controlling road authority and maintained prior to the fire danger period.
Local CFA fire fighting resources are located throughout the Towong
The Towong MFMP also notes in response to risk associated with public land that the DSE Fire Operations Plan includes "...fire prevention activities to be carried out on public land (includes all land managed by DSE and PV) with the objective of reducing impacts of bushfire on life, community, critical infrastructure, industry and the environment. Includes planned burns, slashing and track works, grazing, and additions to the permanent network of strategic fuel breaks." |
7 CONCLUDING COMMENTS

This report has considered the proposal with reference to the following:-

- **Towong Planning Scheme - Clause 44.06 Bushfire Management Overlay**
- **Towong Planning Scheme - Clause 53.02 Planning for Bushfire**
- **DELWP Technical Guide (2017) - Planning Permit Applications Bushfire Management Overlay**
- **CFA Fire Service Guidelines LUP 0003 Assessing Vegetation in a BMO**
- **CFA Vegetation Classes – Victorian Bushfire Management Overlay (February 2014)**
- **CFA (2018) Applying the bushfire hazard landscape assessment in a bushfire management overlay. (Ver.3)**
- **Hume Regional Strategic Fire Management Plan 2011-2021**
- **Hume Region Regional Bushfire Planning Assessment 2013**
- **Towong Shire Municipal Fire Management Plan 2013-15**
- **Towong Shire Municipal Emergency Management Plan 2017**

It concludes that the proposal complies with these documents and in particular that the subject land is capable of providing:-

1. for a dwelling with BAL29 level of construction and defendable space of 50m or to the property boundary commensurate with the requirements of Table 1 to Clause 53.02-5;

2. opportunity to locate in proximity of the dwelling a static water supply for firefighting purposes. Such supply would include a minimum of 10,000 litres accessible to the CFA in an emergency; and

3. safe access and egress arrangements are available to the subject land.

A Bushfire Management Plan is provided at Appendix 6.

PETER O'DWYER
MANAGER PLANNING & ENVIRONMENT
EDM GROUP

20/03/2020
EDM Ref: 09006703
APPENDIX 1

HOUSE PLANS
FLOOR PLAN
1:100

AREA TABULATION. APPROX AREAS.
BUILDER TO CONFIRM

<table>
<thead>
<tr>
<th>NAME</th>
<th>AREA</th>
<th>SQUARES</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING</td>
<td>161.7 m²</td>
<td>16.01 m²</td>
</tr>
<tr>
<td>ALFRESCO</td>
<td>166.8 m²</td>
<td>1.67 m²</td>
</tr>
<tr>
<td>STUDY</td>
<td>5.0 m²</td>
<td>0.05 m²</td>
</tr>
<tr>
<td>BED 1</td>
<td>16.4 m²</td>
<td>0.16 m²</td>
</tr>
<tr>
<td>BED 2</td>
<td>25.6 m²</td>
<td>0.26 m²</td>
</tr>
<tr>
<td>LINEN</td>
<td>7.1 m²</td>
<td>0.07 m²</td>
</tr>
<tr>
<td>L'DRY</td>
<td>2.2 m²</td>
<td>0.02 m²</td>
</tr>
<tr>
<td>B'ROOM</td>
<td>4.5 m²</td>
<td>0.05 m²</td>
</tr>
<tr>
<td>ENS</td>
<td>1.4 m²</td>
<td>0.01 m²</td>
</tr>
<tr>
<td>KITCHEN</td>
<td>11.8 m²</td>
<td>0.12 m²</td>
</tr>
</tbody>
</table>

PROPOSED DWELLING
For: WARREN & MONICA GORDON
At: 1887 THOWGLA ROAD, THOWGLA VALLEY VIC 3707

ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: ewan@rpdesign.com.au
PHONE 02 6021 1355

INCREDIBLE IDEAS PTY. LTD  ABN 71 093 725 346

Sketch: A02  Date: 8-5-2020  Job No: 7051
APPENDIX 2

PROPERTY REPORT
PLANNING PROPERTY REPORT

PROPERTY DETAILS
Address: 1887 THOWGLA ROAD THOWGLA VALLEY 3707
Lot and Plan Number: Plan PC370661
Standard Parcel Identifier (SPI): PC370661
Local Government Area (Council): Towong
Council Property Number: 159700
Directory Reference: VicRoads 37 G7

UTILITIES
Rural Water Corporation: Goulburn-Murray Water
Urban Water Corporation: North East Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET

STATE ELECTORATES
Legislative Council: NORTHERN VICTORIA
Legislative Assembly: BENAMBRA

Planning Zones
RURAL LIVING ZONE (RLZ)
RURAL LIVING ZONE - SCHEDULE 1 (RLZ1)
PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend
RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 11 (RO11)

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ROAD CLOSURE OVERLAY (RXO)

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (1b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 1887 THOWOLA ROAD THOWOLA VALLEY 3707
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.


More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.vic.gov.au/aboriginal/victoria/heritage/planning-and-heritage-management-processes.html
Planning scheme data last updated on 20 March 2020.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landdata - https://www.landata.vic.gov.au
For details of surrounding properties, use this service to get the Reports for properties of interest.
To view planning zones, overlay and heritage information in an interactive format visit http://mapshare.maps.vic.gov.au/vicplan
For other information about planning in Victoria visit https://www.planning.vic.gov.au
Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at http://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au
APPENDIX 3

PHOTOS
Photo 1. Looking south westerly across building site in foreground (May 2019).

Photo 2. Looking southerly towards proposed building site (May 2019).

Photo 3: Looking northerly across subject land (May 2019).
Photo 4: Looking easterly proposed dwelling site (May 2019).

Photo 5: Looking easterly upslope of building site (January 2020)

Photo 6: Looking westerly downslope. Holiday cabin adjacent to Thowgla Creek in midground (January 2020)
APPENDIX 4

WATER SUPPLY & ACCESS REQUIREMENTS
WATER SUPPLY REQUIREMENTS

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-3.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

<table>
<thead>
<tr>
<th>Lot Size (m²)</th>
<th>Hydrant Available</th>
<th>Capacity (litres)</th>
<th>Fire Authority Fittings &amp; Access Required</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 500</td>
<td>Not Applicable</td>
<td>2,500</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>500 – 1000</td>
<td>Yes</td>
<td>5,000</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>500 – 1000</td>
<td>No</td>
<td>10,000</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>1001 and above</td>
<td>Not Applicable</td>
<td>10,000</td>
<td>Yes</td>
<td>✓</td>
</tr>
</tbody>
</table>

Note: a hydrant is available if it is located within 120 metres of the rear of the building

Note: Fittings must be in accordance with the published requirements of the relevant fire authority.

Confirm Static Water Supply 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 for fire fighting purposes must be made of corrosive resistant metal.

The following additional requirements apply when 10,000 litres of static water is required:

- Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting)
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
# ACCESS REQUIREMENTS

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with vehicle access is designed and constructed as specified in Table 5 to Clause 53.02-3.

<table>
<thead>
<tr>
<th>Column A</th>
<th>Column B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Length of access is less than 30 metres</td>
<td>☑ There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1</td>
</tr>
<tr>
<td>Length of access is less than 30 metres</td>
<td>☐ Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet.</td>
</tr>
<tr>
<td>Length of access is greater than 30 metres</td>
<td>The following design and construction requirements apply:</td>
</tr>
<tr>
<td></td>
<td>☐ All weather construction</td>
</tr>
<tr>
<td></td>
<td>☐ A load limit of at least 15 tonnes</td>
</tr>
<tr>
<td></td>
<td>☐ Provide a minimum trafficable width of 3.5 metres</td>
</tr>
<tr>
<td></td>
<td>☐ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically</td>
</tr>
<tr>
<td></td>
<td>☐ Curves must have a minimum inner radius of 10 metres</td>
</tr>
<tr>
<td></td>
<td>☐ The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres</td>
</tr>
<tr>
<td>Length of access is greater than 100 metres</td>
<td>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</td>
</tr>
<tr>
<td></td>
<td>☐ A turning circle with a minimum radius of eight metres</td>
</tr>
<tr>
<td></td>
<td>☐ A driveway encircling the dwelling</td>
</tr>
<tr>
<td></td>
<td>☐ The provision of other vehicle turning heads such as a T head or Y Head - which meet the specification of Austroad Design for an 8.8 metre service vehicle.</td>
</tr>
<tr>
<td>Length of access is greater than 200 metres</td>
<td>☐ Passing bays must be provided at least every 200 metres.</td>
</tr>
<tr>
<td></td>
<td>☐ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.</td>
</tr>
</tbody>
</table>
APPENDIX 5

BUSHFIRE HAZARD ASSESSMENT
APPENDIX 6

BUSHFIRE MANAGEMENT PLAN
BUSHFIRE MANAGEMENT PLAN
1887 THOWGLA ROAD
CORRYONG 3707

CFA CONDITIONS:

Construction Standards:
- Buildings to be constructed in a minimum Bushfire Attack Level of BAL-29.
- Defensible Space, 50m or to Property Boundary within the area of defensible space.
- 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 canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water Supply:
- Static water supply (10,000 litres) to be provided.
- Static water supply must be stored in an above ground water tank of concrete or metal construction.
- All fixed above ground water supply and fittings required for firefighting purposes must be made of corrosion resistant metal.
- Incorporate a separate outlet for fire use.
- Incorporate a ball or gate valve (BS 555) 65mm and coupling (BS 444) 65mm CFA 3 thread per inch male fitting).
- Be located within 50 metres of the outer edge of the approved building.
- The outlet of the water tank must be within 4m of the accessway and be undamaged.
- Be readily identifiable from the building or appropriate identification signs to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).

Access:
There are no design and construction requirements.

Drawing No. 09087603_D01_17Mar20
Scale 1:1250
Sheet 1 OF 1

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Original Sheet
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