



BUSHFIRE MANAGEMENT STATEMENT

Application for:
9 Lot subdivision

Site address:
**113A Jupiter Boulevard and 143B Inlet View
Road, Venus Bay (Venus Bay Caravan Park)**

July 2016

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Attachment 2 – Bushfire Management Plans (BMP₀₁, BMP₀₂, BMP₀₃)

Attachment 3 – Vegetation Management Plan (VMP₀₁)



Looking south-east to the subject site, from Inlet View Road entry.

1 Introduction

This report and Bushfire Management Statement has been prepared for J and F van der Meulen to accompany a planning permit application for subdivision of the land at 113A Jupiter Boulevard and 143A Inlet View Road, Venus Bay, into nine lots, including realignment of an internal boundary. The Bushfire Management Statement and accompanying plans are required pursuant to Clause 52.47 of the South Gippsland Planning Scheme, as the site is affected by the Bushfire Management Overlay.

This report and attachments set out site context information and details compliance with the relevant objectives and measures of Clause 52.47 of the South Gippsland Planning Scheme. In summary, the proposed subdivision is capable of meeting the requirements of the clause, subject to provision of standard and specific bushfire protection measures on site. This report is to be read in conjunction with the accompanying planning permit and rezoning application.

2 Locality and site description

The site comprises three separate parcels of land:

143B Inlet View Road

This lot is currently located within the Township Zone, and is to be rezoned to Low Density Residential Zone and included in the proposed creation of two allotments in the east of the property. This lot is undeveloped, and features scrub vegetation and cleared areas of grass and weeds. It is gently to moderately undulating, and has a frontage to Inlet View Road.

113A Jupiter Boulevard

This property includes a large parcel of approximately 10.72ha which contains the Venus Bay Caravan Park and surrounding land which is mostly undeveloped and gently to moderately undulating, and a separate parcel fronting Centre Road, which is partly developed with the Venus Bay Caravan Park infrastructure, and is otherwise vacant. The land features areas of cleared land and also areas of native vegetation of which scrub is the predominant type.

Beyond the caravan park area on the site, the land is mostly undeveloped, apart from a small number of outbuildings. This parcel of land is located within the Farming Zone, and does not adjoin any other land within this zone. It is separated from other Farming Zone land by the Venus Bay township. It is adjoined by land within the Township Zone to the north, east and south-east, and by land within the Public Conservation and Resource Zone to the west and south-west.

This parcel is accessed from entry points from Jupiter Boulevard, Ockenga Close, and Inlet View Road.

In general, the site is topographically defined by the undulating sand dunes system upon which it is located, and by its hemmed-in location between the coastal reserve to the south-west, and the established residential estate of Venus Bay to the north, north-east and east.

In regards to site features, the western half of the site comprises undeveloped land previously used for livestock grazing, vegetated with a combination of cleared land and scrub vegetation. The scrub vegetation is mostly monoculture growth of *Leptospermum laevigatum* (Coast Tea tree), while the cleared areas feature a ground cover of pasture grasses, and weeds. While elevated areas feature predominantly Coast Tea tree, lower areas include occasional scattered specimens of *Banksia integrifolia* (Coast Banksia).

The eastern half of the site is occupied by the Venus Bay Caravan Park, consisting of on-site cabins, manager's residence and reception office, workshops and storage sheds, and open camping site, accessed via a network of internal roads. The caravan park also includes communal amenities and recreation facilities. The caravan park is managed to meet the

Caravan Park Fire Safety Guideline 2010 (CFA), which is a statutory requirement for all caravan park owners pursuant to the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*.

These regulations govern the construction, site layout and facilities within caravan parks in Victoria. The regulations require caravan park owners to:

- Provide and maintain access for firefighters
- Prevent fire spreading by separating structures
- Provide and maintain firefighting equipment
- Identify and manage fire hazards
- Comply with legislative requirements

Under the regulations, caravan park owners must also conduct regular maintenance to ensure fire safety elements are in good working order. These actions are also a requirement for on-going council licensing for caravan park operation.

The caravan park tenancy comprises an area of approximately 7.91ha, of which approximately 3.88ha are occupied by the caravan park proper, including buildings, sites, internal road network etc. The remaining 4.02ha within the caravan park tenancy area features undeveloped land supporting stands of scrub vegetation and open areas of pasture grass and weed groundcover. This land is managed as part of the caravan park lease, and is available for future expansion of the caravan park, subject to the provisions of the proposed Special Use Zone, and relevant council approvals.

Land outside the caravan park tenancy includes a proposed lot of approximately 4875sqm in the east of the subject site fronting Centre Road. It is proposed for this lot to be rezoned from Farming Zone to Township Zone. This proposed lot is undeveloped, and includes land elevated above the road pavement, and a mixture of open grassed areas and areas of scrub vegetation. It is proposed to locate a building envelope on this land as part of the proposed subdivision of the land.

Also outside the caravan park tenancy area is another proposed lot in the north of the site, on the east side of Ockenga Close. This proposed lot is approximately 1323sqm in area and is currently developed with a large shed. It features mainly open grassed areas, with some scrub vegetation in the south on the boundary with the caravan park tenancy. It is proposed for this lot to be rezoned from Farming Zone to Township Zone. It is proposed to locate a building envelope on this land as part of the proposed subdivision of the land.

3 Landscape Description

The site is located within the central-western part of the Venus Bay First Estate, which is the southern-most of three estates which comprise Venus Bay township. This particular estate is located between the coastal foreshore reserve (Cape Liptrap Coastal Park) and open farmland and waters of Anderson Inlet to the north. The First Estate is developed with several hundred residential allotments, most of which are developed with dwellings, outbuildings amongst typical dwelling surrounds. The allotments within the estate are accessed via a network of sealed and unsealed roads, which are connected to the Township of Tarwin Lower, approximately 3.0km to the east.

Vegetation within the wider area which influences the fire threat hazard potential of the site includes primarily the scrub vegetation within the Cape Liptrap Coastal Park directly adjacent to the subject site. Also of influence to the township and subject site is the open farmland to the north of the township, which features predominantly pasture grass over flat terrain. As the

subject site is separated from this farmland by the residential area of the township, there is minimal threat from this vegetation type.

The Cape Liptrap Coastal Park features an extensive aged sand dune system, extending from the water's edge to the south-west boundary of the site, and also to the western edges of the residential estate to the north-west and south-east of the subject site. Vegetation within the Cape Liptrap Coastal Park adjacent to the subject site has been described in detail in the report by Euca Planning Pty Ltd, 'Bushfire Planning Considerations Report 113A Jupiter Boulevard Venus Bay, 24/7/2016, Ver.2.2'.

The Euca Planning report examines the vegetation type within the Cape Liptrap Coastal Park, finding that it is predominantly scrub vegetation, most accurately identified as EVC 1 Dune Scrub/Coastal Dune grassland Mosaic. Within this vegetation there are occasional scattered specimens of *Banksia integrifolia* (Coast Banksia), however, the overall classification for the vegetation is accurately described as scrub.

The vegetation type and terrain within the Cape Liptrap Coastal Park is of most relevance to proposed lots 1-6 which are located in the west of the site. These proposed lots are to be zoned Low Density Residential Zone, and will be developed with dwellings. The proposed subdivision includes building envelopes for each of these allotments.

Where adjacent to the proposed lots, the scrub vegetation is found on undulating dunes, which have a maximum elevation above sea level of approximately 30m. The site generally sits below these dune peaks. In general, the vegetated land within the Cape Liptrap Coastal Park is upslope or flat in relation to the proposed lots 1-6. See BMS01 for further detail.

In determining the applicable BAL level for each of proposed lots 1-6, the vegetation within the Cape Liptrap Coastal Park is of greatest significance to lots 1-4, as these lots directly abut the adjacent reserve. Lots 5 and 6 will be located between Lots 1-4 and the established residential area, where they will be surrounded by modified vegetation of the adjacent developed residential properties. Proposed lots 1-4 will include modified vegetation in accordance with defensible space requirements as set out in the attached Bushfire Management Plan.

Vegetation within the undeveloped section of the Venus Bay Caravan Park lease area is currently of modified type, featuring mostly open areas of pasture grass and weed groundcover, with some stands of scrub. In order to ensure vegetation growth within the undeveloped part of the lease area is limited to maintain its low fire threat potential, a Vegetation Management Plan ('VMP01', attached) has been prepared. This plan sets out vegetation management actions required on an on-going basis. Essentially the plan will minimise the establishment of high threat vegetation between proposed lots 4 and 5 and the developed caravan park area. See VMP01 for further detail.

Also of significance in the determining the fire threat to the subject site is the land on the north side of Inlet View Road within the established Low Density Residential Zone. There is currently some dense scrub on a small number of undeveloped lots on generally flat terrain. However, most lots are developed with dwellings and typical dwellings appurtenances, breaking up the vegetation and reducing the fire threat from this direction. Also, it is likely that the undeveloped lots will be developed within the short to medium term, further reducing the fire threat potential to the north side of the subject site.

In determining the applicable BAL level for proposed lots 7 and 8, the lots will be adjacent to the modified vegetation of the established residential area to the north, and the modified vegetation within the caravan park lease area. These proposed lots are well separated from the classifiable vegetation within the Cape Liptrap Coastal Park, and also from the scrub within the Low Density Residential Zone lots to the north of Inlet View Road.

See further detail on Attachment 1 – BMS01, BMS02 and BMS03, and Attachment 3 – VMP01.

4 Proposed subdivision

The proposed subdivision involves creation of nine lots from the existing three separate allotments which comprise the subject site.

Six lots are to be created in the west of the site, and will be located within a proposed Low Density Residential Zone. These six lots are to be accessed from Inlet View Road. Lots 1 and 2 directly, and lots 3-6 via a proposed new road from Inlet View Road into the site.

Proposed lots 1-6 are all over 4000sqm, with lot sizes ranging from 4074sqm to 6047sqm in area.

A further two lots are to be created adjacent to the established residential allotments to the north of the site. Proposed lot 7 is to be located adjoining the south of 103 Inlet View Road, and will be 1323sqm in area. The proposed lot will be accessed directly from Ockenga Close, and will feature a building envelope located centrally on the allotment.

Proposed lot 8 is to be located in the east of the site, adjoining to the south of properties at 75-83 Inlet View Road, and fronting Centre Road. The proposed lot is approximately 4875sqm in area and includes a building envelope on an elevated section of the proposed lot, adjacent to the common boundary with 75-79 Inlet View Road. Access to this lot will be direct from Centre Road.

5 Landscape Assessment

The following tables detail the vegetation within 150m of each of the proposed building envelopes, in accordance with AS3959:2009 (Construction of buildings in bushfire prone areas).

Lot 1	Direction (aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150m of proposed buildings/works)	Modified (residential allotments)	Scrub in coastal reserve	Modified (proposed Lot 2)	Modified (north-west) and scrub
Effective slope (under the classifiable vegetation within 150m)	Flat	Flat and upslope	Flat and upslope	Flat and upslope
Distance to classifiable vegetation	42 metres	49 metres to coastal reserve (to south-west)	6 metres to Lot 2	50 metres to coastal reserve

Lot 2	Direction (aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150m of proposed buildings/works)	Modified (residential allotments)	Modified (proposed Lot 3)	Modified (proposed road)	Scrub to south-west
Effective slope	Flat	Flat and upslope	Flat and upslope	Flat and upslope

(under the classifiable vegetation within 150m)				
Distance to classifiable vegetation	60 metres	19 metres to Lot 3	11 metres to proposed road	62 metres to coastal reserve

Lot 3	Direction (aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150m of proposed buildings/works)	Modified (proposed road reserve)	Modified (proposed lot 4)	Modified (proposed lot 4)	Scrub to south-west
Effective slope (under the classifiable vegetation within 150m)	Downslope 10 degrees	Downslope 15 degrees	Downslope 15 degrees	Flat and upslope
Distance to classifiable vegetation	24 metres to road reserve	35 metres to Lot 4	12 metres to Lot 4	48 metres to coastal reserve

Lot 4	Direction (aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150m of proposed buildings/works)	Modified (road reserve and proposed lots 3 and 5)	Modified (existing caravan park land)	Modified (existing caravan park land)	Scrub to south-west (coastal reserve)
Effective slope (under the classifiable vegetation within 150m)	Upslope	Upslope , flat, small downslope 5 degrees adjacent to south corner	Upslope /flat	Flat and upslope
Distance to classifiable vegetation	24 metres to road reserve	44 metres to Lot 9 (caravan park land)	19 metres to Lot 9 (caravan park land)	55 metres to coastal reserve

Lot 5	Direction (aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150m of proposed buildings/works)	Modified (developed residential allotments)	Modified (existing caravan park land)	Modified (existing caravan park land)	Modified (proposed lot 6)
Effective slope (under the classifiable vegetation within 150m)	Downslope 10 degrees	Upslope/flat	Upslope /flat	Upslope
Distance to classifiable vegetation	28 metres to adjacent residential lots	15 metres to Lot 9 (caravan park land)	64 metres to Lot 9 (caravan park land)	13 metres to Lot 6

Lot 6	Direction (aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150m of proposed buildings/works)	Modified (developed residential allotments)	Modified (proposed lot 5)	Modified (proposed lot 5)	Modified (proposed road reserve)
Effective slope (under the classifiable vegetation within 150m)	Downslope 10 degrees	Downslope 7 degrees	Downslope 10 degrees	Downslope 5 degrees
Distance to classifiable vegetation	12 metres to adjacent residential lots	13 metres to Lot 5	10 metres to Lot 5	27 metres to road reserve

Lot 7	Direction (aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150m of proposed buildings/works)	Modified (developed residential allotments)	Modified (existing caravan park)	Modified (existing caravan park and residential allotments)	Modified (existing caravan park, road reserve, and residential allotment)
Effective slope (under the classifiable	Flat/upslope	Flat	Upslope	Flat

vegetation within 150m)				
Distance to classifiable vegetation	N/A – developed residential allotments	3 metres to Lot 9 (caravan park land)	3 metres to Lot 9 (caravan park land)	5 metres to road reserve and Lot 9 (caravan park land)

Lot 8	Direction (aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150m of proposed buildings/works)	Modified (developed residential allotments)	Modified (commercial and residential allotments)	Modified (road reserve and residential allotments)	Modified (existing caravan park)
Effective slope (under the classifiable vegetation within 150m)	Flat/upslope	Flat	Flat/upslope	Flat
Distance to classifiable vegetation	N/A – developed residential allotments	32 metres to commercial properties	20 metres to road reserve	53 metres to Lot 9 (caravan park land)

6 Clause 52.47 Assessment

Clause 52.47-2 Bushfire protection objectives

Clause 52.47-2.1 Landscape, siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

Measure	Requirement
AM 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.
AM 2.2	A building is sited to ensure the site best achieves the following: <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard. • The building is in close proximity to a public road. • Access can be provided to the building for emergency service vehicles.
AM 2.3	A building is designed to reduce the accumulation of debris and entry of embers.

Assessment:

The proposed lots are located on a property which currently features vegetation in a modified state which has a prior history of livestock grazing. Part of the site is used on a long-term basis as a caravan park, with vegetation managed in a low threat state, as required by the Caravan Park Fire Safety Guideline 2010 (CFA).

Lot 1

In regards to proposed Lot 1, the siting of the proposed building envelope seeks to minimise bushfire risk, by locating the future dwelling on the site close to the road reserve in an area of limited existing vegetation, and adjacent to the building envelope for proposed Lot 2. Directly to the west of the proposed building envelope is an existing residential allotment, which has minimal vegetation, and will be likely to be developed with a dwelling in the short term.

The proposed building envelope is set back 49m from the south-west boundary, which is adjacent to the vegetation with the greatest bushfire risk (scrub upslope). The envelope is set back from the modified vegetation within the Low Density Residential allotments to the north. An existing fire break within the property along the south-west boundary is to be retained, through a Vegetation Management Plan prepared as part of this report (Attachment 3 – VMPo1). This will further minimise risk from surrounding bushfire threats. The building envelope is within close proximity to Inlet View Road, and emergency vehicle access will be straightforward.

Lot 2

In regards to proposed Lot 2, the siting of the proposed building envelope seeks to minimise bushfire risk, by locating the future dwelling on the site close to the road reserve, and adjacent to the proposed road reserve accessing Lots 3-6, and adjacent to the building envelope for proposed Lot 1.

The proposed building envelope is set back 62m from the south-west boundary, which is adjacent to the vegetation with the greatest bushfire risk (scrub upslope). An existing fire break within the property along the south-west boundary is to be retained, through a Vegetation Management Plan prepared as part of this report (Attachment 3 – VMPo1). This will further minimise risk from surrounding bushfire threats. The building envelope is within close proximity to Inlet View Road, and emergency vehicle access will be straightforward.

Lot 3

In regards to proposed Lot 3, the siting of the proposed building envelope seeks to minimise bushfire risk, by locating the future dwelling on the site close to the proposed road reserve, and adjacent to the building envelope for proposed Lot 4.

The proposed building envelope is set back 48m from the south-west boundary, which is adjacent to the vegetation with the greatest bushfire risk (scrub upslope). An existing fire break within the property along the south-west boundary is to be retained, through a Vegetation Management Plan prepared as part of this report (Attachment 3 – VMPo1). This will further minimise risk from surrounding bushfire threats. The building envelope is within close proximity to the proposed road reserve, and emergency vehicle access will be straightforward.

Lot 4

In regards to proposed Lot 4, the siting of the proposed building envelope seeks to minimise bushfire risk, by locating the future dwelling on the site close to the proposed road reserve, and adjacent to the building envelope for proposed Lot 3.

The proposed building envelope is set back 55m from the south-west boundary, which is adjacent to the vegetation with the greatest bushfire risk (scrub upslope). An existing fire break within the property along the south-west boundary is to be retained, through a Vegetation Management Plan prepared as part of this report (Attachment 3 – VMPo1). A fire break is also proposed to be implemented within the caravan park along the common boundary, through the Vegetation Management Plan. This will further minimise risk from surrounding bushfire threats. The building envelope is within close proximity to the

proposed road reserve, and emergency vehicle access will be straightforward.

Lot 5

In regards to proposed Lot 5, the siting of the proposed building envelope seeks to minimise bushfire risk, by locating the future dwelling on the site close to the proposed road reserve, adjacent to existing developed residential allotments, and also adjacent to the building envelope for proposed Lot 6.

Once the proposed Lots 1-6 are developed, the dwelling on lot 5 will be surrounded by modified vegetation in all directions. A fire break is also proposed to be implemented within the caravan park along the common boundary, through the Vegetation Management Plan. This will further minimise risk from surrounding bushfire threats. The building envelope is within close proximity to the proposed road reserve, and emergency vehicle access will be straightforward.

Lot 6

In regards to proposed Lot 6, the siting of the proposed building envelope seeks to minimise bushfire risk, by locating the future dwelling on the site close to the proposed road reserve, adjacent to existing developed residential allotments, and adjacent to the building envelope for proposed Lot 5.

Once the proposed Lots 1-6 are developed, the dwelling on lot 6 will be surrounded by modified vegetation in all directions. This will further minimise risk from surrounding bushfire threats. The building envelope is within close proximity to the proposed road reserve, and emergency vehicle access will be straightforward.

Lot 7

Proposed Lot 7 is to be located separate to Lots 1-6 and is to be included in the Township Zone. The siting of the proposed building envelope seeks to minimise bushfire risk, by locating the future dwelling on the site close to the Ockenga Close road reserve, adjacent to existing developed residential allotments, and adjacent to the existing caravan park cabins to the south.

Once developed, the dwelling on lot 7 will be surrounded by modified vegetation in all directions. This will further minimise risk from surrounding bushfire threats. The building envelope is within close proximity to Ockenga Close, and emergency vehicle access will be straightforward.

Lot 8

Proposed Lot 8 is to be located fronting Centre Road in the east of the site and is to be included in the Township Zone. The siting of the proposed building envelope seeks to minimise bushfire risk, by locating the future dwelling on the site close to the Centre Road road reserve, adjacent to existing developed residential allotments, the commercial centre of town to the south, and adjacent to the existing caravan park cabins to the south-west.

Once developed, the dwelling on lot 8 will be surrounded by modified vegetation in all directions. This will further minimise risk from surrounding bushfire threats. The building envelope is within close proximity to Centre Road, and emergency vehicle access will be straightforward.

The building envelopes for all lots are to be located well set back from the main bushfire hazard within the coastal reserve to the south-west of the subject site. Through standard bushfire protection measures to be implemented for each of the proposed lots, and through additional, on-going vegetation management as set out in the attached Vegetation Management Plan (VMP01), bushfire risk from the surrounding landscape can be mitigated

to an acceptable level.

Building envelopes are proposed as part of this subdivision. Subsequent to approval of the subdivision, each of proposed lots 1-8 will be developed with a dwelling. While there are no proposed dwelling plans required for this subdivision, future dwellings on each of lots 1-8 must be designed in accordance with the requirements of AS3959:2009 Construction of buildings in bushfire prone areas, including design to reduce accumulation of debris and entry of embers into each dwelling.

Clause 52.47-2.2 Defendable space and construction objective

- Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Measure	Requirement
AM 3.1	<p>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 defendable space in accordance with:</p> <ul style="list-style-type: none"> Column A, B or C of Table 2 to Clause 52.47-3 wholly within the title boundaries of the land; or If there are significant siting constraints, Column D of Table 2 to Clause 52.47-3. <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 52.47-3.</p>

Assessment:

See discussion of defendable space requirements under AM5.2.

Clause 52.47-2.3 Water supply and access objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Measure	Requirement Assessment
AM 4.1	<p>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:</p> <ul style="list-style-type: none"> A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 52.47-3. Vehicle access that is designed and constructed as specified in Table 5 to Clause 52.47-3. <p>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.</p>

Assessment:

Water supply:

The proposed lots are all in excess of 1001sqm, and will each be provided with a static water supply of at least 10,000L with appropriate fittings as follows:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting).

- The outlet of the water tank will be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any pipework and fittings will be a minimum of 65mm (excluding the CFA coupling).

Access:

Lots 1, 3, 4, 7 and 8 will require accessways which are less than 30 metres in length. Therefore, fire authority vehicles should be able to get within 4 metres of the water supply outlet.

Lots 2, 5, and 6 include accessways to proposed building envelopes which are between 30 and 100m in length. Therefore these lots must provide vehicle access constructed to meet the requirements of Table 5 of Clause 52.47-3, as follows:

- All-weather construction.
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.

Measure	Requirement
AM 4.2	A building used for accommodation (other than a dwelling or dependent person’s unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with: <ul style="list-style-type: none"> • A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres. • Vehicle access that is designed and constructed as specified in Table 5 to Clause 52.47-3. • An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate

Assessment:

N/A

Clause 52.47-2.4 Subdivision objectives

- To provide lots that are capable of being developed in accordance with the objectives of Clause 52.47.
- To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Measure	Requirement
AM 5.1	An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting: <ul style="list-style-type: none"> • The defendable space in accordance with Column A, B or C of Table 2 to Clause 52.47-3. • The approved measures in Clause 52.47-2.1 and Clause 52.47-2.3.

Assessment:

AM 5.2 applies in this instance. See below.

Measure	Requirement
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> • A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with: • Columns A or B of Table 2 to Clause 52.47-3 for a subdivision that creates 10 or more lots; or • Columns A, B or C of Table 2 to Clause 52.47-3 for a subdivision that creates less than 10 lots. • Defendable space wholly contained within the boundaries of the proposed subdivision. <p>Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space.</p> <ul style="list-style-type: none"> • Vegetation management requirements, including inner zone standards (as appropriate), to implement and maintain the defensible space required under this approved measure. • Water supply and vehicle access that complies with AM 4.1
Assessment:	<p>All proposed lots include building envelopes, while proposed Lot 9 contains the existing caravan park. As discussed above, the proposal includes good separation between the proposed building envelopes and the classifiable vegetation to the south-west, whilst making efficient use of this well-located site.</p> <p>Assessment of the proposed subdivision and building envelopes against AM2.2 above demonstrates that the layout and location of building envelopes provides for future dwellings which will be well separated from areas of bushfire risk within the adjacent coastal reserve.</p> <p>Based on the applicable classifiable vegetation (within 150m of the proposed building envelopes and located within the adjacent coastal reserve) and the terrain upon which it is located, defensible space areas for each building envelope have been provided as follows:</p> <p>Lot 1 – BAL12.5 (27 metres from the dwelling facades) to north-west, south-west and south-east facades, due to scrub vegetation in the coastal reserve, located upon flat and upslope terrain. The north-east facade is provided with BAL19 in this instance, in order to locate defensible space within the proposed lot. A small part of the defensible space to the north-west of the building envelope falls within the Inlet View road reserve. This is council-managed road reserve which can be expected to be maintained in a low threat state in perpetuity.</p> <p>Lot 2 – BAL12.5 (27 metres from the dwelling facades) to all facades, due to scrub vegetation in the coastal reserve, located upon flat and upslope terrain.</p> <p>Lot 3 – BAL12.5 (27 metres from the dwelling facades) to all facades, due to scrub vegetation in the coastal reserve, located upon flat and upslope terrain.</p> <p>Lot 4 – BAL12.5 (31 metres from the dwelling facades) to west and south facades, due to scrub vegetation in the coastal reserve, located upon flat and a small downslope adjacent to the south corner of the lot. BAL19 (19 metres from the dwelling facades) to east façade. Part of the defensible space for this envelope will fall within Lot 9, in a fire break to be implemented permanently through the attached Vegetation Management Plan prepared as part of this report.</p> <p>Lot 5 – BAL29 (50 metres or to the property boundary) to all facades, due to modified vegetation located on all adjacent land. In this instance, Column C of Table 2 of Clause 52.47-3 stipulates a defensible space requirement for modified vegetation of 50m or to the property boundary.</p> <p>Lot 6 – BAL29 (50 metres or to the property boundary) to all facades, due to modified vegetation located on all adjacent land. In this instance, Column C of Table 2 of Clause 52.47-3 stipulates a defensible space requirement for modified vegetation of 50m or to the</p>

property boundary.

Lot 7 – BAL29 (50 metres or to the property boundary) to all facades, due to modified vegetation located on all adjacent land. In this instance, Column C of Table 2 of Clause 52.47-3 stipulates a defendable space requirement for modified vegetation of 50m or to the property boundary.

Lot 8 – BAL29 (50 metres or to the property boundary) to all facades, due to modified vegetation located on all adjacent land. In this instance, Column C of Table 2 of Clause 52.47-3 stipulates a defendable space requirement for modified vegetation of 50m or to the property boundary.

The Bushfire Management Plans (BMP₀₁, BMP₀₂, BMP₀₃) attached to this report demonstrates that the building envelopes for all lots of the proposed subdivision will meet the requirements of Table 2 to Clause 52.47-3 for a subdivision of less than 10 lots.

Water supply and access are discussed under AM_{4.1} above. The proposed lots each include a building envelope, while proposed Lot 9 contains the existing caravan park, which is managed to meet the Caravan Park Fire Safety Guideline 2010 (CFA), which is a statutory requirement for all caravan park owners pursuant to the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*.

As discussed above, the proposal includes good separation between the building envelopes and the classifiable vegetation to the south-west, whilst making efficient use of the well-located site.

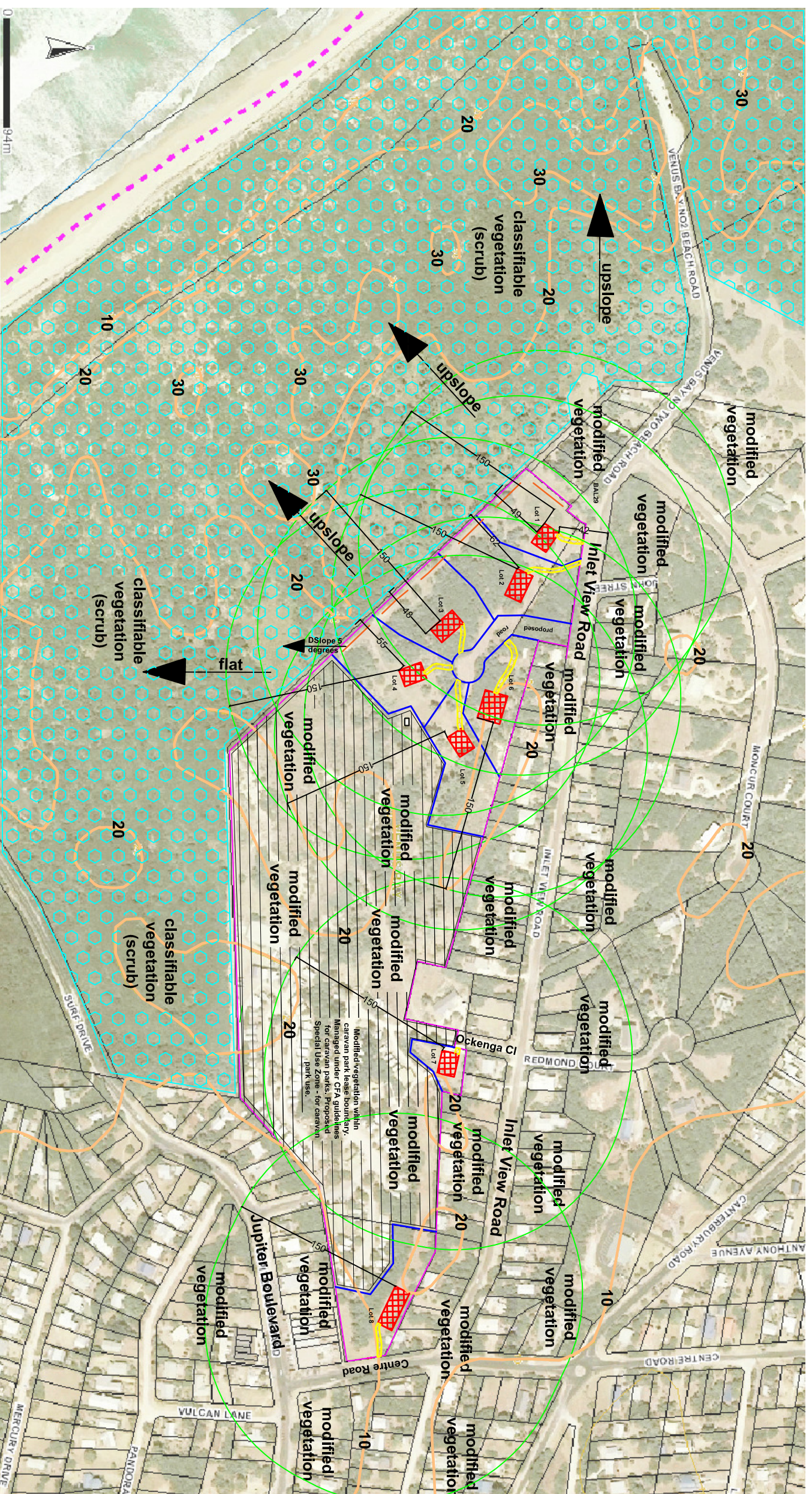
Vegetation management measures are as detailed in Attachment 3 (VMP₀₁) to this report.

Water supply and access are discussed under AM_{4.1} above.

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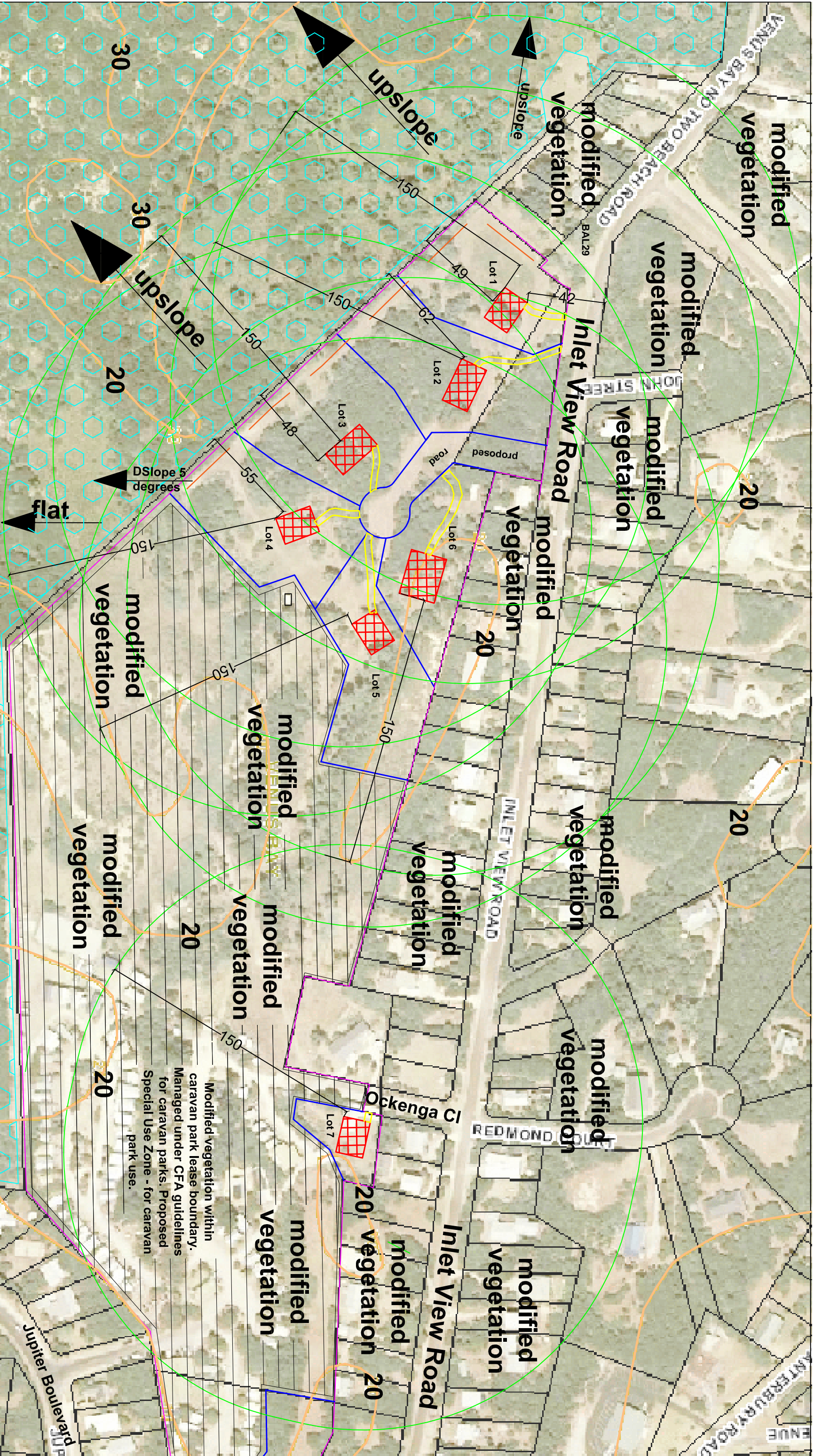
The information contained in this document is confidential and intended solely for the use of the client identified in the report for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Use or copying of this document in whole or part without the written permission of Jardine Johnstone constitutes an infringement of copyright. The intellectual property contained in this document remains the property of Jardine Johnstone.

**Attachment 1 –
Bushfire Hazard Landscape and
Site Assessment Plans**



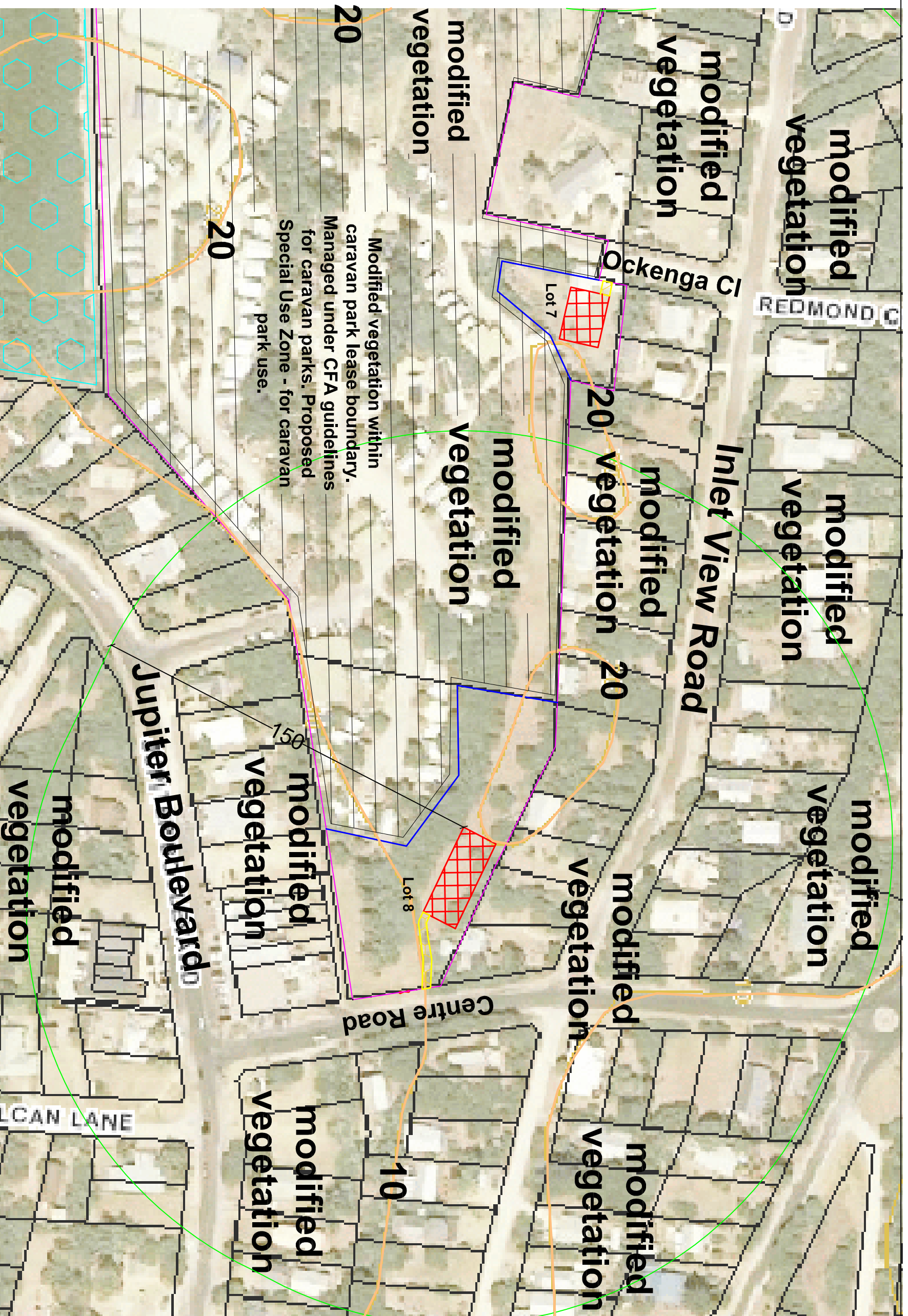
Legend	
	existing external property boundary
	150m arc from proposed building envelopes
	proposed internal boundaries
	contours - 10m intervals
	classifiable vegetation
	existing fire break within property
	proposed building envelopes
	proposed vehicle access to building envelopes
	modified vegetation within Venus Caravan Park lease area

Jardine Johnstone Environment and Planning PO BOX 30, SAN REMO VIC 3925 T: 0400 426 415 E: chris@jardinejohnstone.com.au W: www.jardinejohnstone.com.au	Client J & F van der Meulen Site Address 113A Jupiter Boulevard, Venus Bay	Title Bushfire Hazard Landscape Assessment Plan		Date August 2016 Drawn CJ Scale 1:4000 @ A3 Drawing BMS01
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Legend	
	existing external property boundary
	150m arc from proposed building envelopes
	proposed internal boundaries
	contours - 10m intervals
	classifiable vegetation - scrub
	existing fire break within property
	proposed building envelopes
	proposed vehicle access to building envelopes
	modified vegetation within Venus Caravan Park lease area

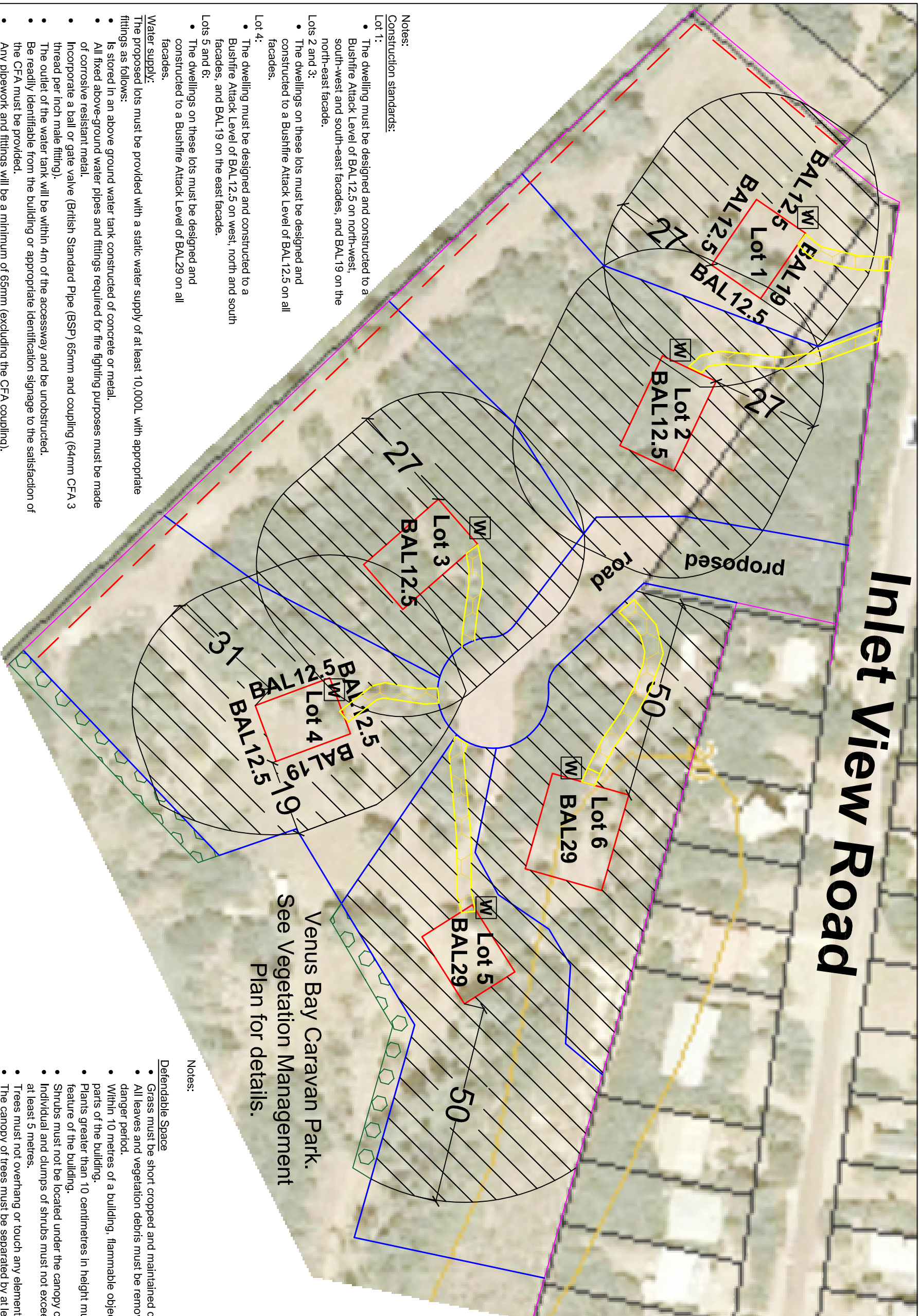
Jardine Johnstone Environment and Planning PO BOX 30, SAN REMO VIC 3925 T: 0400 426 415 E: chris@jardinejohnstone.com.au W: www.jardinejohnstone.com.au	Client	J & F van der Meulen	Title	Bushfire Hazard Site Assessment Plan - Lots 1-7	 Date August 2016 Drawn CJ Scale 1:2000 @ A3 Drawing BMS02
	Site Address	113A Jupiter Boulevard, Venus Bay			



Legend	
	existing external property boundary
	150m arc from proposed building envelopes
	proposed internal boundaries
	contours - 10m intervals
	classifiable vegetation - scrub
	existing fire break within property
	proposed building envelopes
	proposed vehicle access to building envelopes
	modified vegetation within Venus Caravan Park lease area

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Attachment 2 – Bushfire Management Plans



Inlet View Road

- Notes:**
- Construction standards:**
- Lot 1:**
- The dwelling must be designed and constructed to a Bushfire Attack Level of BAL 12.5 on north-west, south-west and south-east facades, and BAL 19 on the north-east facade.
- Lots 2 and 3:**
- The dwellings on these lots must be designed and constructed to a Bushfire Attack Level of BAL 12.5 on all facades.
- Lot 4:**
- The dwelling must be designed and constructed to a Bushfire Attack Level of BAL 12.5 on west, north and south facades, and BAL 19 on the east facade.
- Lots 5 and 6:**
- The dwellings on these lots must be designed and constructed to a Bushfire Attack Level of BAL 29 on all facades.

- Water supply:**
- The proposed lots must be provided with a static water supply of at least 10,000L with appropriate fittings as follows:
- Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosion resistant metal.
 - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting).
 - The outlet of the water tank will be within 4m of the accessway and be unobstructed.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
 - Any pipework and fittings will be a minimum of 65mm (excluding the CFA coupling).
- Access:**
- Lots 1, 3, and 4 will require accessways which are less than 30 metres in length. Therefore, fire authority vehicles should be able to get within 4 metres of the water supply outlet.
- Lots 2 and 6 include accessways to proposed building envelopes which are between 30 and 100m in length. Therefore these lots must provide vehicle access constructed to meet the requirements of Table 5 of Clause 52.47-3, as follows:
- All-weather construction.
 - A load limit of at least 15 tonnes
 - Provide a minimum trafficable width of 3.5 metres.
 - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
 - Curves must have a minimum inner radius of 10 metres.
 - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.

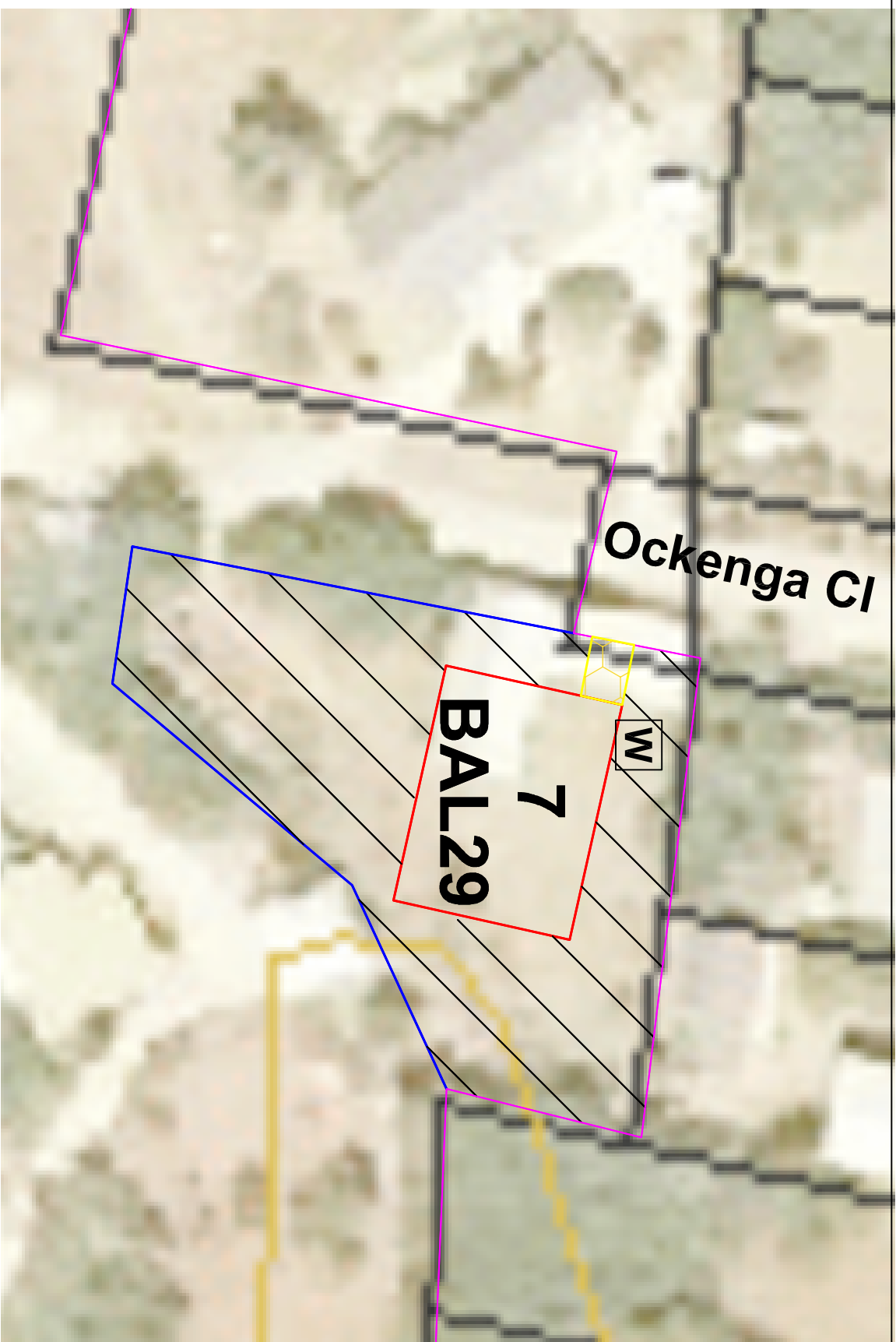
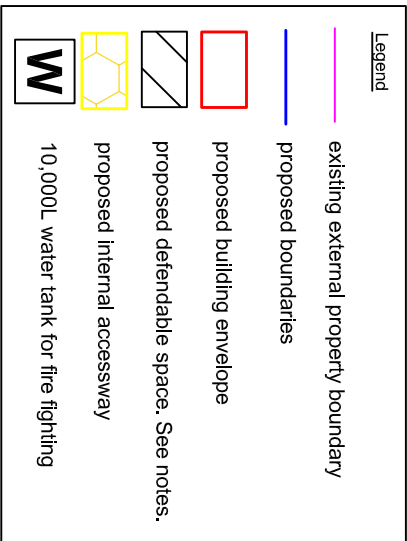
Venus Bay Caravan Park.
See Vegetation Management Plan for details.

- Notes:**
- Defendable 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 the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Legend

- existing external property boundary
- proposed internal boundaries
- proposed building envelopes
- proposed defendable space. See notes.
- proposed internal accessways
- 10,000L water tank for fire fighting
- 5.0m wide fire break to be maintained by property owners of Lots 1-4
- 5.0m wide fire break to be maintained by Venus Bay Caravan Park management. See Vegetation Management Plan.

<p>Jardine Johnstone Environment and Planning PO BOX 30, SAN REMO VIC 3925 T: 0400 426 415 E: chris@jardinejohnstone.com.au W: www.jardinejohnstone.com.au</p>	Client	J & F van der Meulen	<p>Title Bushfire Management Plan Lots 1-6</p>		<p>Date August 2016</p> <p>Drawn CJ</p> <p>Scale 1:1000 @ A3</p> <p>Drawing BM/P01</p>
	Site Address	113A Jupiter Boulevard, Venus Bay			



Notes:
Construction standards:
 Lot 7:

- The dwelling must be designed and constructed to a Bushfire Attack Level of BAL29 on all facades.

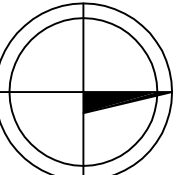
Water supply:
 The proposed lots must be provided with a static water supply of at least 10,000L with appropriate fittings as follows:

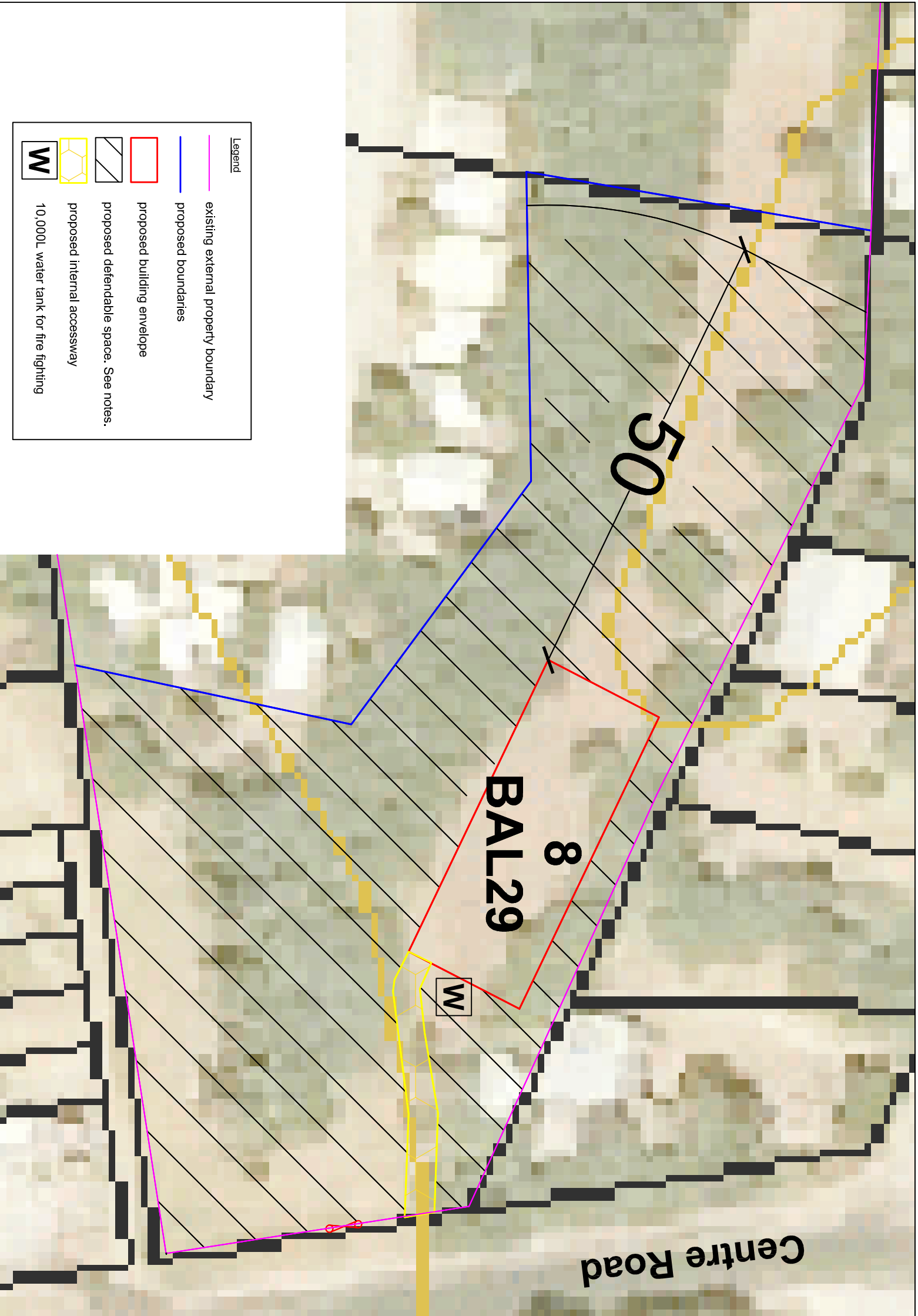
- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting).
- The outlet of the water tank will be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any pipework and fittings will be a minimum of 65mm (excluding the CFA coupling).

Access:
 Lot 7 will require an accessway which are less than 30 metres in length. Therefore, fire authority vehicles should be able to get within 4 metres of the water supply outlet.

Defendable 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 the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

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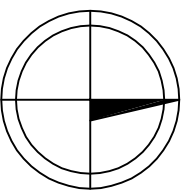
Legend

- existing external property boundary
- proposed boundaries
- proposed building envelope
- proposed defensible space. See notes.
- proposed internal accessway
- W 10,000L water tank for fire fighting

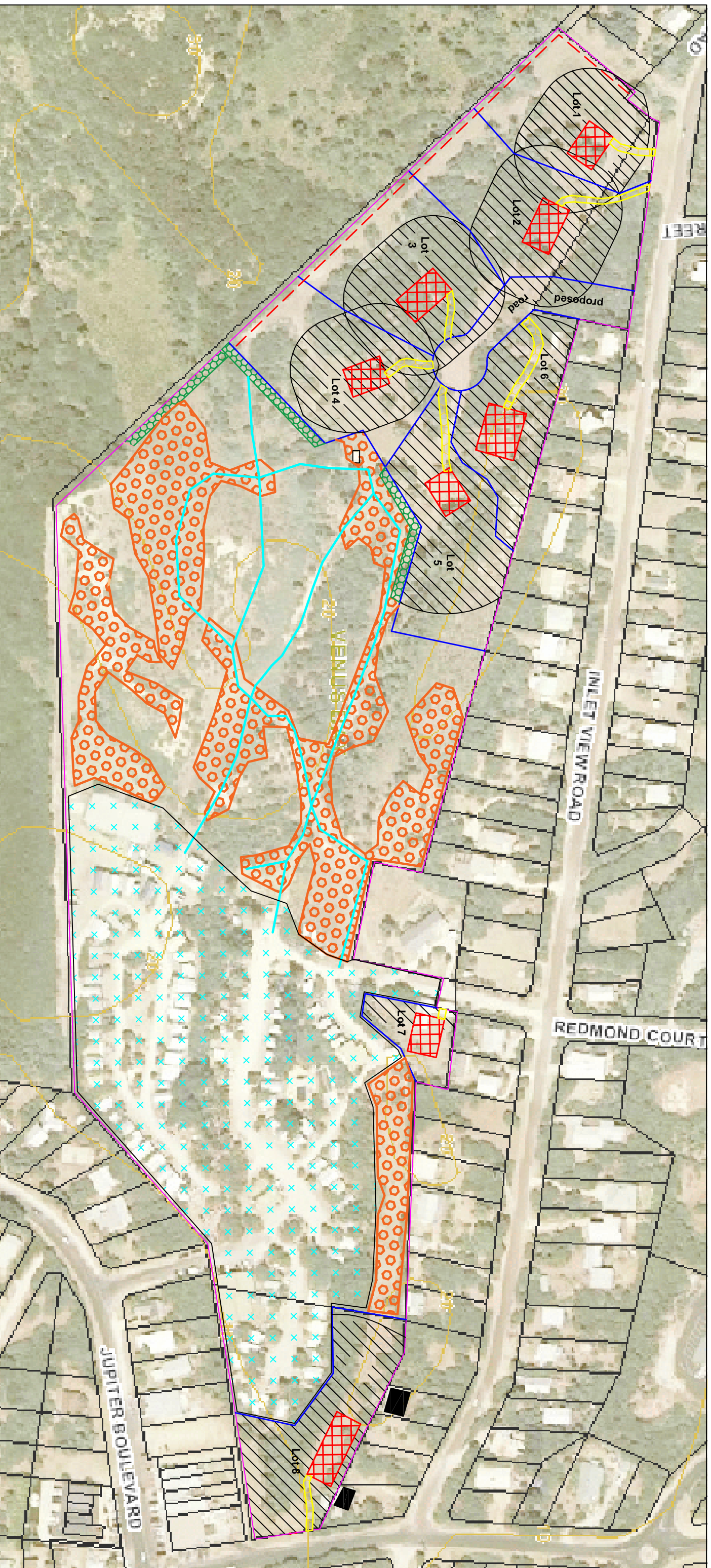
Notes:
Construction standard:
 Lot 8:
 • The dwelling must be designed and constructed to a Bushfire Attack Level of BAL29 on all facades.

- 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 the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

- Water supply:**
 The proposed lot must be provided with a static water supply of at least 10,000L with appropriate fittings as follows:
- Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
 - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting).
 - The outlet of the water tank will be within 4m of the accessway and be unobstructed.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
 - Any pipework and fittings will be a minimum of 65mm (excluding the CFA coupling).
- Access:**
 Lot 8 will require an accessway which are less than 30 metres in length. Therefore, fire authority vehicles should be able to get within 4 metres of the water supply outlet.

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<p>Title Bushfire Management Plan Lot 8</p>	<p style="text-align: center;"></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Date August 2016</td> <td style="width: 50%; padding: 2px;">Drawn CJ</td> </tr> <tr> <td style="width: 50%; padding: 2px;">Scale 1:500 @ A3</td> <td style="width: 50%; padding: 2px;">Drawing BMP03</td> </tr> </table>	Date August 2016	Drawn CJ	Scale 1:500 @ A3	Drawing BMP03
Date August 2016	Drawn CJ				
Scale 1:500 @ A3	Drawing BMP03				

Attachment 3 – Vegetation Management Plan



Legend	
	existing external property boundary
	proposed internal boundaries
	proposed building envelopes
	proposed defensible space. To be in managed accordance with Bushfire Management Plan
	proposed internal accessways
	existing cleared areas to be maintained as part of on-going Venus Bay Caravan Park management
	fire break to be maintained to 5.0m width as part of on-going Venus Bay Caravan Park management
	fire break to be maintained by property owner (Lots 1-4) to 5.0m width
	existing tracks to be maintained to 3.0m wide as part of on-going Venus Bay Caravan Park management
	existing operational area of Venus Bay Caravan Park managed in accordance with CFA guidelines for caravan parks

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Client
J & F van der Meulen
 Site Address
113A Jupiter Boulevard,
Venus Bay

Title
Vegetation Management Plan

Date
August 2016
 Drawn
CJ
 Scale
1:2000 @ A3
 Drawing
VMP01

