

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: DPO1 - Maffra North

DATE: 15 June 2026

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(Page: 1 of 54)

Clause 13.02-1S Assessment

Proposed development:

**Lot 1 and 2 Maffra –
Briagolong Road, Maffra**

June 2026



Cover image: View of the typical vegetation on and around the property

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*Where the term “**Bushfire prevention and mitigation related activities**” (or words to that effect) are used, this is to be defined as the clearance of vegetation in accordance with the Victorian State Government guidelines, including clearing and maintenance of existing fire breaks and/or fire access for fire fighters under electricity pylons and properties that have been constructed to Australian Standard AS3959 and/or the National Construction Code.*

Table of Contents

1.	Introduction	4
2.	Application Details	5
3.	Site Description	5
4.	Bushfire risk in south east Australia	8
5.	Bushfire Hazard Assessment.....	9
5.1	Bushfire History	9
5.2	Vegetation	11
5.3	Access/egress.....	11
5.4	Existing bushfire risk assessments.....	14
5.5	Likely Bushfire Scenarios	14
5.6	Alignment with other assessments	14
6.	Landscape type	20
7.	Assessment against bushfire planning guidelines	22
8.	Settlement Planning – Clause 13.02-1S	27
9.	Proposed planning permit conditions	32
10.	Conclusion	41
	Appendix 1 – Street fire hydrant locations	42
	Appendix 2 – References	54

1. Introduction

This report has been developed to assess the proposed development against the requirements of Clause 13.02-1S of the Wellington Planning Scheme. 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'. As this property is partially within a Bushfire Management Overlay and within a Bushfire Prone Area it meets the 'Policy Application' test to be assessed against the Clause 13.02-1S Policy.

This report addresses the phased development of land located on Briagolong Road, Maffra, which will proceed in stages. The land identified within the Maffra Structure Plan as appropriate for increased density rural living development, subject to further investigation and preparation of technical reports.

The Site is currently zoned to facilitate subdivision into 23 rural living zoned lots with a nominated schedule of 2.0 hectares and is proposed to be developed through a coordinated three phase planning process (staged):

- Phase 1: Preparation and approval of a Development Plan to establish the overall subdivision and servicing framework to address the requirements of the Development Plan Overlay Schedule 1.
- Phase 2: A planning permit application for the creation of 22 lots generally 6,000 m² in size, together with a balance lot, addressing the current requirements of the Rural Living Zone (Schedule 2).
- Phase 3: A Planning Scheme Amendment to the Wellington Planning Scheme to change the Zone Schedule and planning permit application to facilitate the subdivision of the balance land into 40 additional lots, also generally 6,000 m² in size. The stage proposes to delete the Development Plan Overlay applying to the land.

This report addresses all three phases (stages) of the development and considers both interim and ultimate development outcomes for the subject land.

This report should be read in conjunction with the Bushfire Management Statement and Bushfire Management Plan. For detailed plans, refer to the *Urban Design Package Maffra-Briagolong Road, Maffra* prepared by Beveridge Williams.

The current property zoning i.e. Rural Living Zone (Schedule 2), specifies a minimum Lot size of two hectares. The proposed rezoning Rural Living Zone (Schedule 5) will lower the specified minimum Lot size to 6,000m², which will allow a higher density residential development. This rezoning provides the potential for increased bushfire risk management opportunities noting that re-vegetation is less likely to occur on smaller residential lots and lot owners will have improved ability to implement defensible space provisions.

At the completion of the three phases, the development will allow a subdivision that includes roads, drainage reserves and 64 residential lots. There will be external road connections to both Three Chain Road on the west side and Maffra Briagolong Road on the east side, as well a temporary access road built along the northern perimeter.

The development is to the north of Maffra and is within an area zoned for residential development. To the south of the development is the Maffra Cemetery, small acreage residential properties and then further south are residential areas of Maffra.

The report has been developed following an extensive assessment of the landscape and local bushfire risk along with access, egress and topography. It has been developed following a site

inspection, analysis of various plans and publications that assess bushfire risk within this area and assessment against Clause 13.02-1S of the Wellington Planning Scheme. Figure 1 provides an overview of the surrounding area and the various land uses.

This assessment has been prepared having regard to the broader strategic bushfire risk assessment undertaken as part of the Maffra Structure Plan, which considered the suitability of future settlement growth to the north of the existing township. That strategic assessment concluded that, subject to appropriate design and mitigation measures, northward expansion of Maffra can be managed without introducing unacceptable bushfire risk.

The purpose of this report is not to revisit the strategic justification for growth in this location, but to demonstrate that the proposed rezoning and increased residential density are consistent with that accepted framework and that bushfire risk can be appropriately managed at the site, neighbourhood and settlement scale in accordance with Clause 13.02-1S of the Wellington Planning Scheme.

This report has been updated to reflect the VC248 changes.

2. Application Details

Table 1 - Application details

Municipality	Wellington
Address	Lot 1 and 2 Maffra – Briagolong Road, Maffra
Overlays	Bushfire Management Overlay (BMO) and Development Plan Overlay (DPO)
Zoning	Rural Living Zone (RLZ)

3. Site Description

Table 2 - Site description

Existing use of buildings and works on or near the land	<p>The property is currently used for farming purposes. It is approximately 48 hectares in size. To the south are developed properties including small acreage and residential areas. The Maffra cemetery is also located to the south west of the development.</p> <p>To the north and northeast are farming properties. The paddocks are primarily cleared apart from an old Plantation on the eastern side of Maffra – Briagolong Road. This is a small blue gum plantation with limited undergrowth. It appears that the Plantation has not been managed as due to a lack of thinning, the trees have not grown to their full potential. The fuel loads in this area would likely be similar to a woodland environment when assessed against AS3959.</p> <p>To the east of the development is the Maffra – Briagolong Road which is a main north/south thoroughfare through the local area.</p> <p>The surrounding landscape is mostly consistent with Class G – Grassland. When assessed against AS3959.</p>
Development size	Approximately 48 hectares.

Existing vehicle access arrangements	Access to the existing property is from Maffra – Briagolong Road and Three Chain Road.
Location of nearest fire hydrant	There are street fire hydrants in the surrounding area. These are shown in Appendix 2.

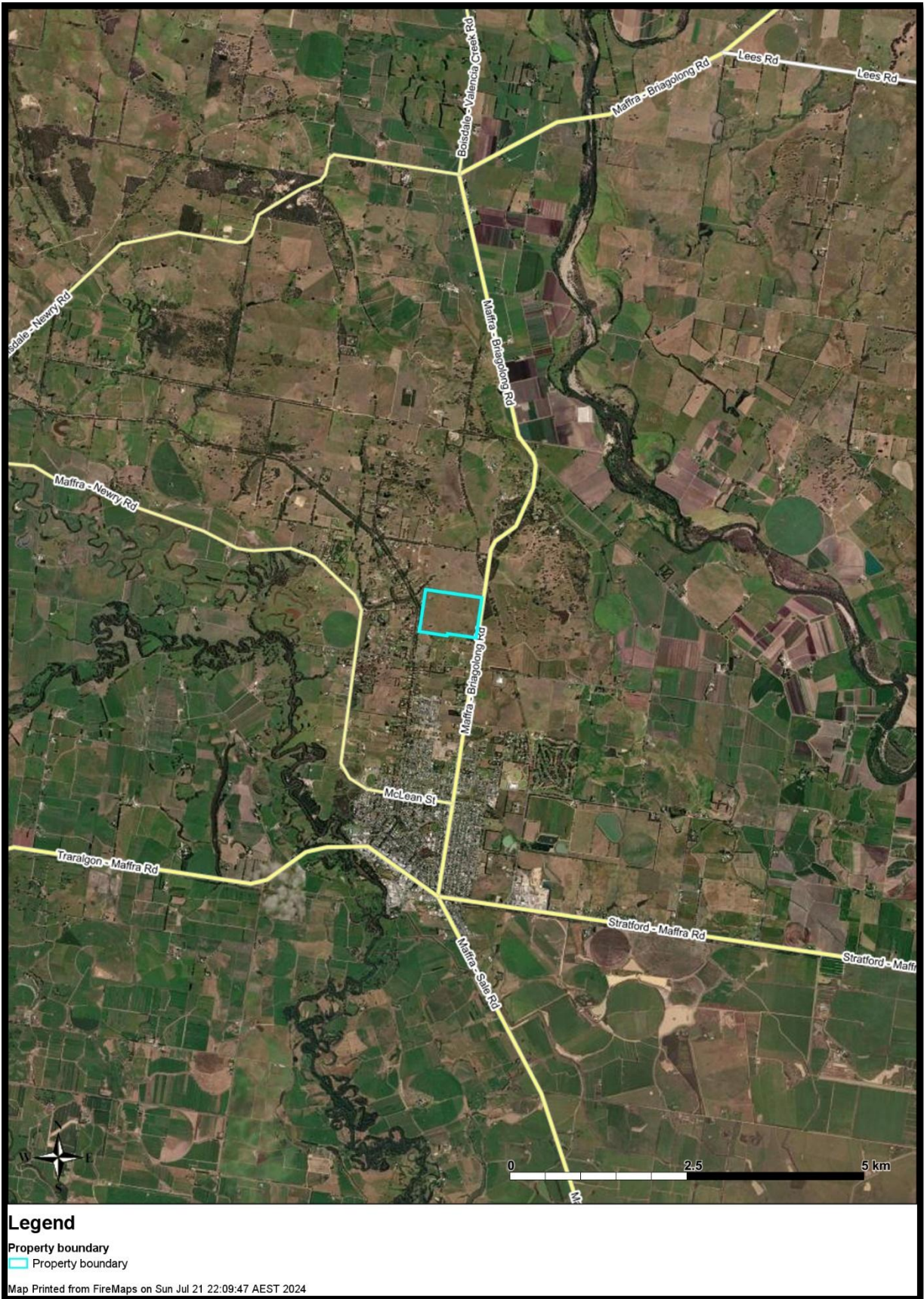


Figure 1 – Subject site and surrounding landscape.

4. Bushfire risk in south east Australia

The southeast of Australia is one of the most fire prone areas in the world.

The rate a bushfire can spread is a direct result of the weather, fuel hazard (including dryness, quantity and arrangement) and the topography in which the fire is burning. Bushfire fuel is the only one of these three factors that it is possible to modify.

Extreme fire conditions can occur in south-eastern Australia when dry winters and springs are followed by summers where bushfire fuels become very dry.

When these conditions combine, fires can be expected to move quickly under the influence of strong, gusty north westerly winds. These fires can then move rapidly in a different direction when the subsequent south–westerly wind change arrives. Fires that start under these conditions can reach a very high intensity, even in areas of relatively low fuel loads and can be difficult to control until the weather conditions abate.

The height of a bushfire’s intensity is directly linked to its destructiveness and the more difficult it is to control. As the intensity increases so does the difficulty of containment and effective suppression. Very high intensity fires with flame heights greater than 10 metres are generally uncontrollable.

Bushfire intensity is a function of the heat content of the fuel, the quantity of fuel and the rate of spread of the bushfire. The heat content of vegetation fuels is roughly constant. It has been found that the quantity and distribution of fine fuels are the main factor influencing bushfire behaviour. Larger fuels burning during a bushfire do not contribute significantly to the spread of a bushfire.

Fine fuels available to a bushfire are fuels such as grass, leaves, dead pine needles and twigs that ignite readily and are consumed rapidly when dry. They are often defined as those dead fuels less than 6mm in thickness. Fine fuel load (measured in tonnes per hectare) has therefore been used as a convenient measure of the underlying bushfire hazard in areas dominated by woody vegetation. The fine fuel load at any given time is a balance between the rate of fuel build up, and factors that remove fuel such as litter decomposition and fire. In the absence of fire, fuel loads in forests and woodlands with a shrubby or heathy understorey build up to a quasi-equilibrium state where the rate of fuel production equals the rate of decomposition. The maximum levels vary for different vegetation types and for the same vegetation types in different locations.

It has been found that fuel structure is possibly more important than the total fine fuel load in determining bushfire behaviour. Fuels in forests, woodlands and shrublands can be categorised into four layers with differing effects on fire behaviour (Hines, et al., 2010). These layers are:

- Surface fine fuels: leaves, bark, small twigs and other fine fuel lying on the ground. These fuels provide the horizontal continuity that allows a bushfire to spread
- Near surface fine fuels: grasses, low shrubs, bracken etc. up to about .5 m above the ground surface. Fuels in this layer will burn when the surface fuel layer burns and will increase bushfire intensity
- Elevated fuels: larger shrubs and small saplings with most of the fuel closer to the top of this layer and a clear gap between them and the surface fuels. These interact with the two-layer fuel layers to further increase bushfire intensity. They also contribute to the vertical continuity of fire that allows fire to ‘climb’ into the tree canopy
- Bark fuels: flammable bark on trees, saplings and large bushes from ground level to the canopy. Loose fibrous bark on string-bark eucalypts, and candle bark on some gums can generate large amounts of burning embers which can start spot fires ahead of the main fire front.

5. Bushfire Hazard Assessment

A Bushfire Hazard Assessment is a key component of assessing risk as outlined within Clause 13.02-1S of the Wellington Planning Scheme. The requirements outline the need to consider and assess the bushfire hazard on the basis of:

- Landscape conditions (20 kilometres)
- Local and Neighbourhood conditions (5 kilometres)
- The site for the development

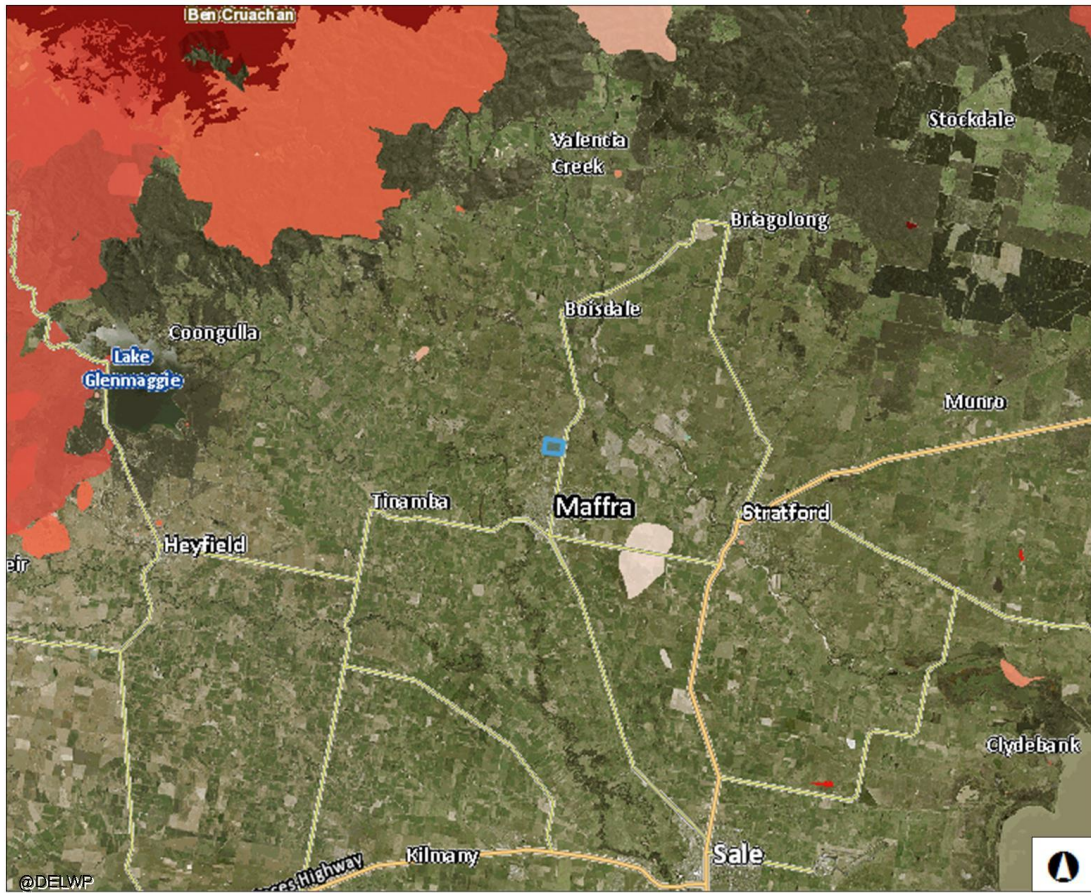
In addition to this assessment, analysis of past bushfire history and the development of likely bushfire scenarios supports the response to the 'settlement planning' requirements of Clause 13.02-1S.

5.1 Bushfire History

The historical information provided by DEECA indicates that bushfires have occurred in the surrounding landscape but some distance from this development. The bushfires have mainly been contained to the forested areas associated with the Great Dividing Range to the north of the development. In the areas surrounding the development, there is a history of small grassfires within the DEECA data.

Figure 2 outlines the location of historical bushfires as they relate to the development site.

Bushfire history



12,700 0 6,350 12,700 Meters

1: 250,000

THIS MAP IS NOT TO BE USED FOR NAVIGATION

GDA_1994_VICGRID94

Legend

Wildfire History

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



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Figure 2 - Bushfire history with the development outlined in blue.

5.2 Vegetation

The predominant vegetation on and around the property is grassland when assessed against AS3959. To the south where residential development has occurred, several areas would be considered excluded as per Clause 2.2.3.2 of AS3959.

The area to the north of the development is dominated by farming properties. There are areas of plantation to the east of Maffra-Briagolong Road that in conjunction with patches of trees, has triggered a Bushfire Management Overlay declaration that covers a small part of the development on the eastern side. These trees are Blue Gums that are associated with small plantings that occurred in the early 1990's. The areas have been conservatively assessed as Class A – Forest but would exhibit bushfire behaviour similar to Class B – Woodland.

Figure 4 shows the location of the Bushfire Prone Area (BPA) which is another indicator of bushfire risk. The BPA is allocated to most of Victoria. There are small areas within the Maffra locality where the BPA is not allocated, and these areas are associated with residential developments.

5.3 Access/egress

The site is currently accessible from either Maffra-Briagolong Road or Three Chain Road. The future development will provide access to the development from Three Chain Road and Maffra Briagolong Road. Both access points provide direct access to the central business area of Maffra via Boisdale Road.

In general, the development is in an area that provides effective access into the central areas of Maffra. This can be via Boisdale Road or Maffra-Briagolong Road. During a bushfire event, it would be highly likely for the safest option being to travel towards Maffra.

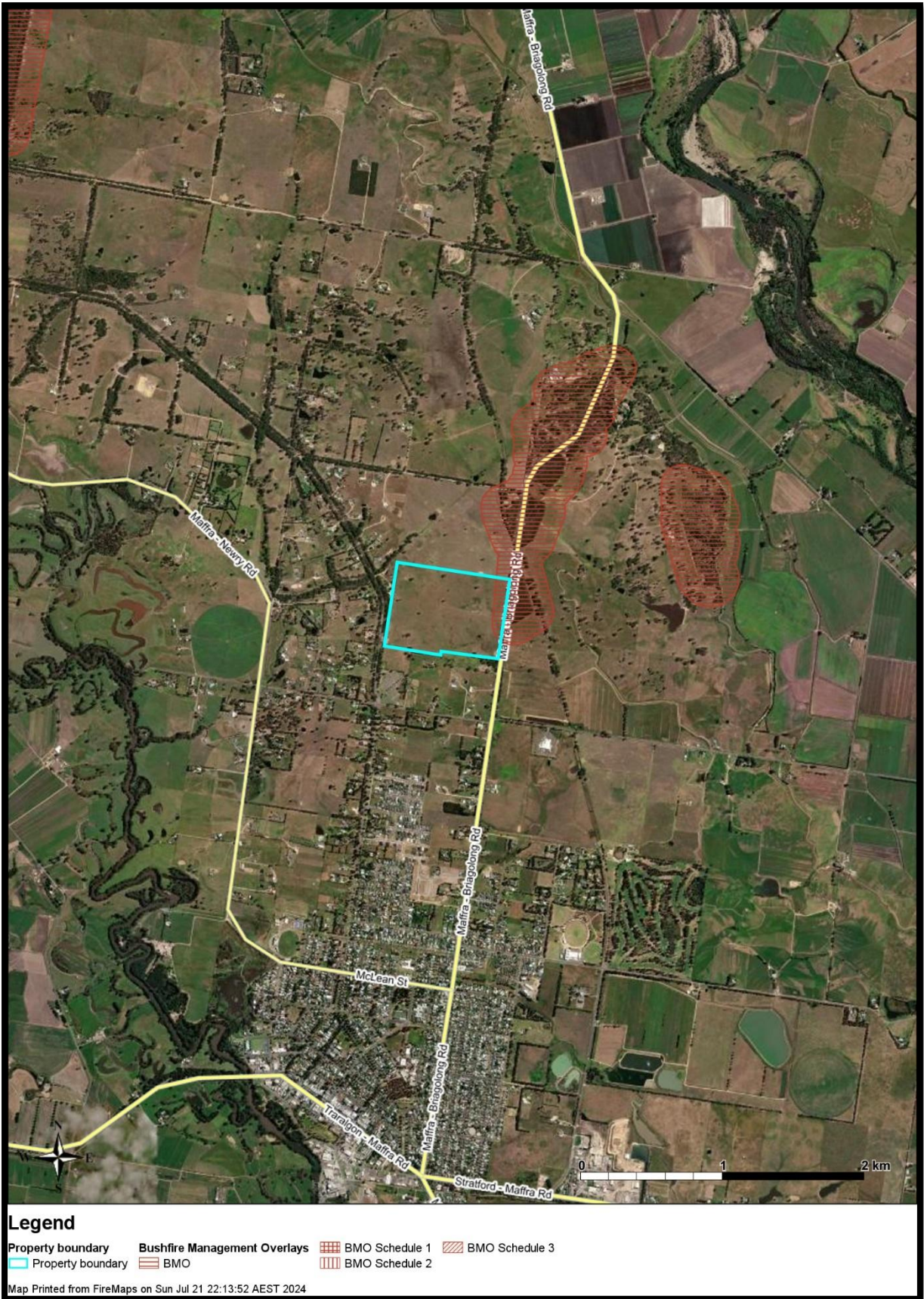


Figure 3 - Bushfire Management Overlay in relation to the proposed development site

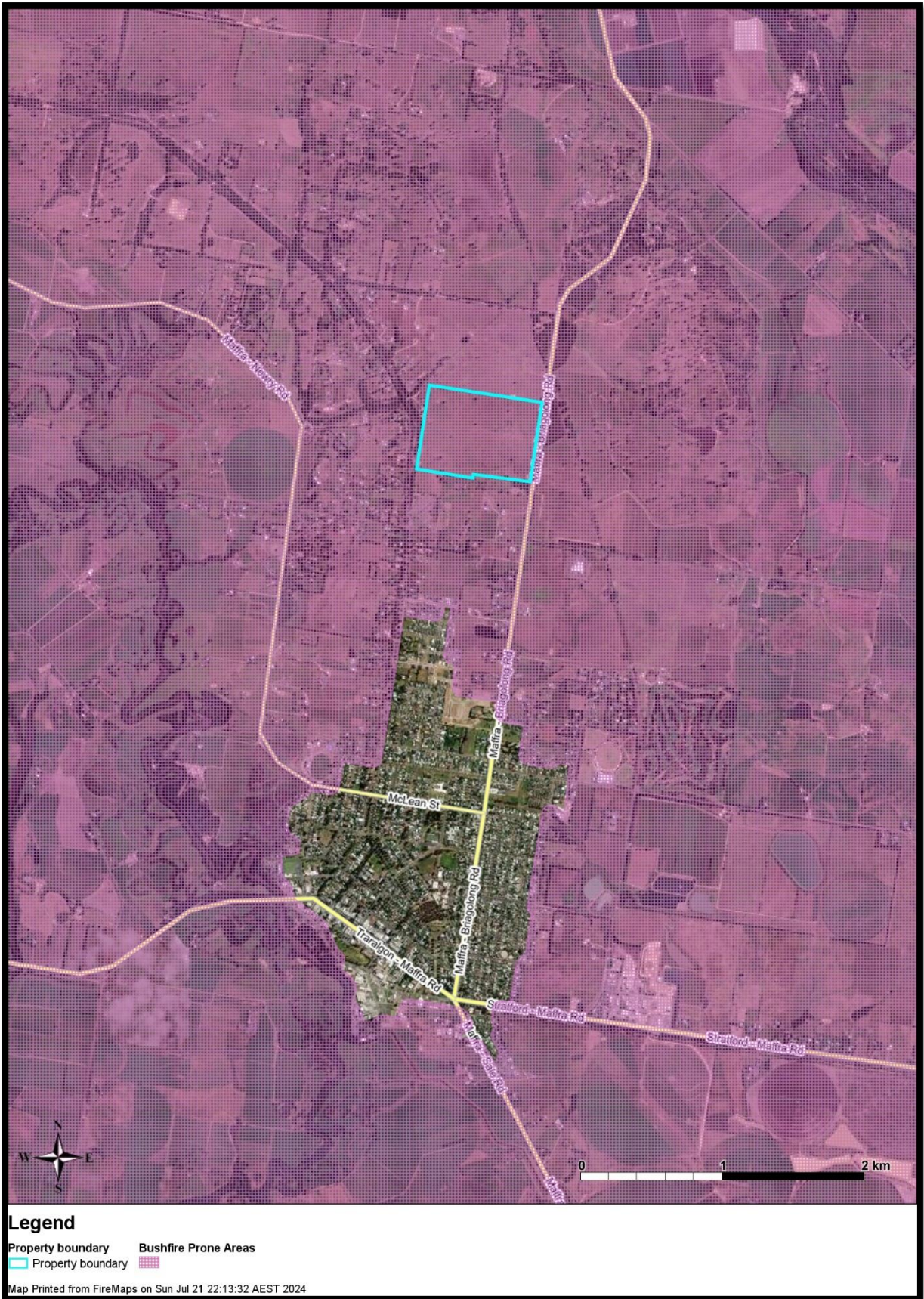


Figure 4 - Bushfire Prone Area coverage of the development site and surrounding area.

5.4 Existing bushfire risk assessments

An analysis of available bushfire risk information has identified the following sources:

- Wellington Municipal Fire Management Plan (MFMP) 2023 - 2026¹
- Bushfire Planning Assessment - Amendment c120 Maffra Structure Plan prepared by Kevin Hazell Bushfire Planning (November 2025)

The Wellington MFMP identifies the Maffra interface bushfire risk as medium as outlined within the Victorian Fire Risk Register analysis. The MFMP doesn't specify any actions for the Maffra interface area apart from the standard bushfire mitigation treatments that includes:

- Community education
- Fuel reduction burning
- Roadside vegetation management
- Private property preparedness
- Community information boards.

In relation to this development, it is likely for the surrounding landscape to be regularly maintained by the property owners. The community members would receive regular updates and information from CFA in relation to preparing their properties for the bushfire period.

A strategic bushfire risk assessment prepared as part of the Maffra Structure Plan considered the suitability of future urban expansion to the north of the existing township. That assessment examined landscape-scale bushfire behaviour, prevailing wind influences, vegetation patterns and the interaction between agricultural land, irrigation infrastructure and settlement areas. It concluded that, while grassfire under north-westerly wind conditions represents the primary bushfire hazard, the fragmented agricultural landscape and proximity to the established township limit the potential for high-intensity fire behaviour to impact future development areas. The report determined that northward expansion of Maffra can be appropriately managed through considered subdivision design, defensible space, appropriate construction standards and effective access to the township, and does not present an unacceptable bushfire risk when assessed in accordance with settlement planning principles.

5.5 Likely Bushfire Scenarios

Due to the nature of the landscape surrounding the proposed development, the presence of residential developments will likely reduce the potential for bushfires to approach this development. A bushfire could approach from the east however this will likely be under low fire danger conditions and will be easily suppressed by firefighters.

Table 1 outlines the hazard assessment relating to the proposed development.

5.6 Alignment with other assessments

The findings of this site-specific bushfire hazard assessment are consistent with the broader landscape-scale conclusions reached through the Maffra Structure Plan. Both assessments identify

¹ https://cdn.prod.website-files.com/6021ed7c89cc1c1c01fccf29/65e1719947b92e7c158e11f6_Municipal%20Fire%20Prevention%20Plan.pdf

grassfire as the dominant bushfire hazard, with limited potential for high-intensity forest fire behaviour to impact the northern interface of the township.

The surrounding agricultural landscape, irrigation infrastructure, fragmented vegetation pattern and existing settlement footprint act to limit the potential for bushfires to develop into large, high-intensity events before reaching the subject land. As such, the proposed development does not represent an escalation of bushfire exposure beyond that already contemplated and accepted for future township growth.

Table 3 - Overview of bushfire hazard and likely scenarios

Bushfire hazard type	Description	Scenario/s	Considerations
Landscape conditions (20 kilometres)	<p>The landscape is dominated by farming properties that operate varying types of agricultural activities including grazing and cropping.</p> <p>An area of forest is present approximately 12km northwest of the site.</p> <p>Refer to Figure 6 for further detail.</p>	<p>The type of bushfire activity in the surrounding landscape will be influenced by the availability of grass fuels. Isolated clumps of trees and shrubs may assist with fire spread through the generation of embers. There is a small area of blue gum plantation on the eastern side of Maffra Briagolong Road.</p> <p>The likely bushfire approach is from the northwest. The Maffra township and the riparian areas to the southwest will limit bushfire approach from this direction.</p> <p>The surrounding road network and fragmented vegetation will likely slow and under lower fire danger conditions, stop bushfires spread.</p> <p>The northwestern approach is dominated by grassland areas that are associated with farming activities. The McAlister irrigation District is also prevalent for much of the northwestern approach,</p>	<p>There are effective access and egress options to a safer place if required.</p> <p>Once developed, the site will have areas that could be considered 'safer' that can be utilised during a bushfire if required.</p> <p>The provision of defensible space within the development will limit the impact of bushfire activity from the northwest.</p> <p>Static water supplies will be provided within the development for firefighting purposes.</p> <p>Access and egress points are in the northeastern and southwestern areas of the development.</p>
Local conditions (5 kilometre)	<p>Within five kilometres of the site, the vegetation is dominated by grasslands associated with stock grazing and cropping. Refer to Figure 5 for further detail.</p>	<p>The likely scenario is for a grassfire to start and under the prevailing wind conditions travel towards the development. As the fire approaches the site, the intensity would be reduced as it encountered the surrounding area road network and managed residential land.</p> <p>The risk of fires starting from the roadsides is reduced due to the ongoing slashing program that occurs during the fire danger period along the surrounding roads.</p>	As above
Neighbourhood conditions (1 kilometre)	<p>Within one kilometre of the site, the vegetation includes grassland primarily associated with stock grazing and cropping. Refer to Figure 5 for further detail.</p>	<p>The likely scenario is for a grassfire to start and under the prevailing wind conditions travel towards the development. This will only occur from the northwest as the southwest approach is unlikely due to the type of landscape that is present.</p> <p>Farming practices will ensure that the grasslands surrounding the property will be reduced through stock grazing and likely limit a bushfires intensity making it easier to suppress by firefighters.</p>	As above

Bushfire hazard type	Description	Scenario/s	Considerations
The site for the development	The site is currently grassland and utilised for farming activities.	<p>There is the potential for a grassfire to start on the property during the development construction phase. Due to the number of people likely to be onsite and with large machinery, early notification of the fire brigade will be provided. The activities will need to comply with the requirements of the Country Fire Authority Act.</p> <p>Once the development is completed, it is unlikely for fires to start within the development and spread externally.</p>	As above.

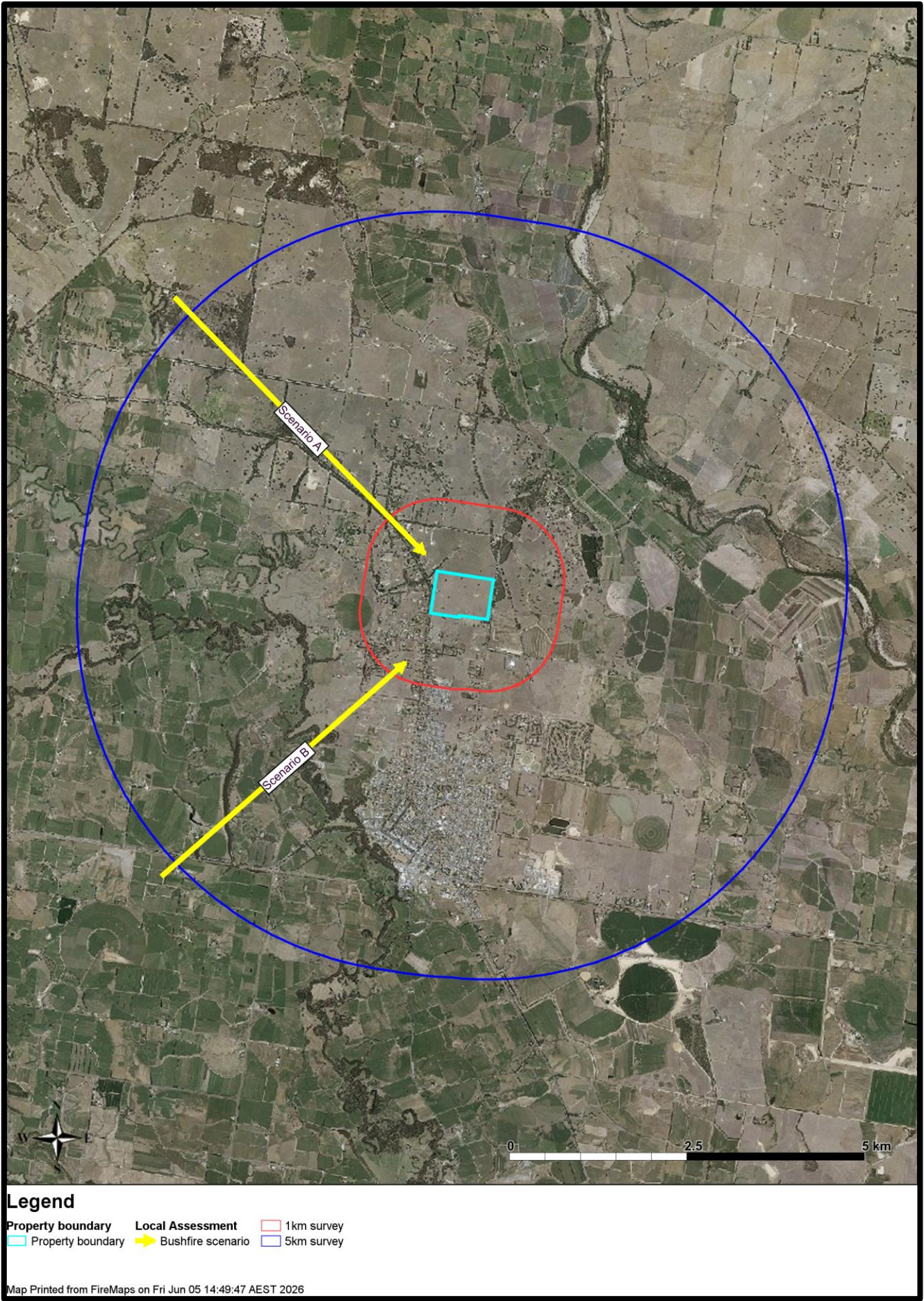


Figure 5 - 5 and 1 kilometre landscape risk analysis

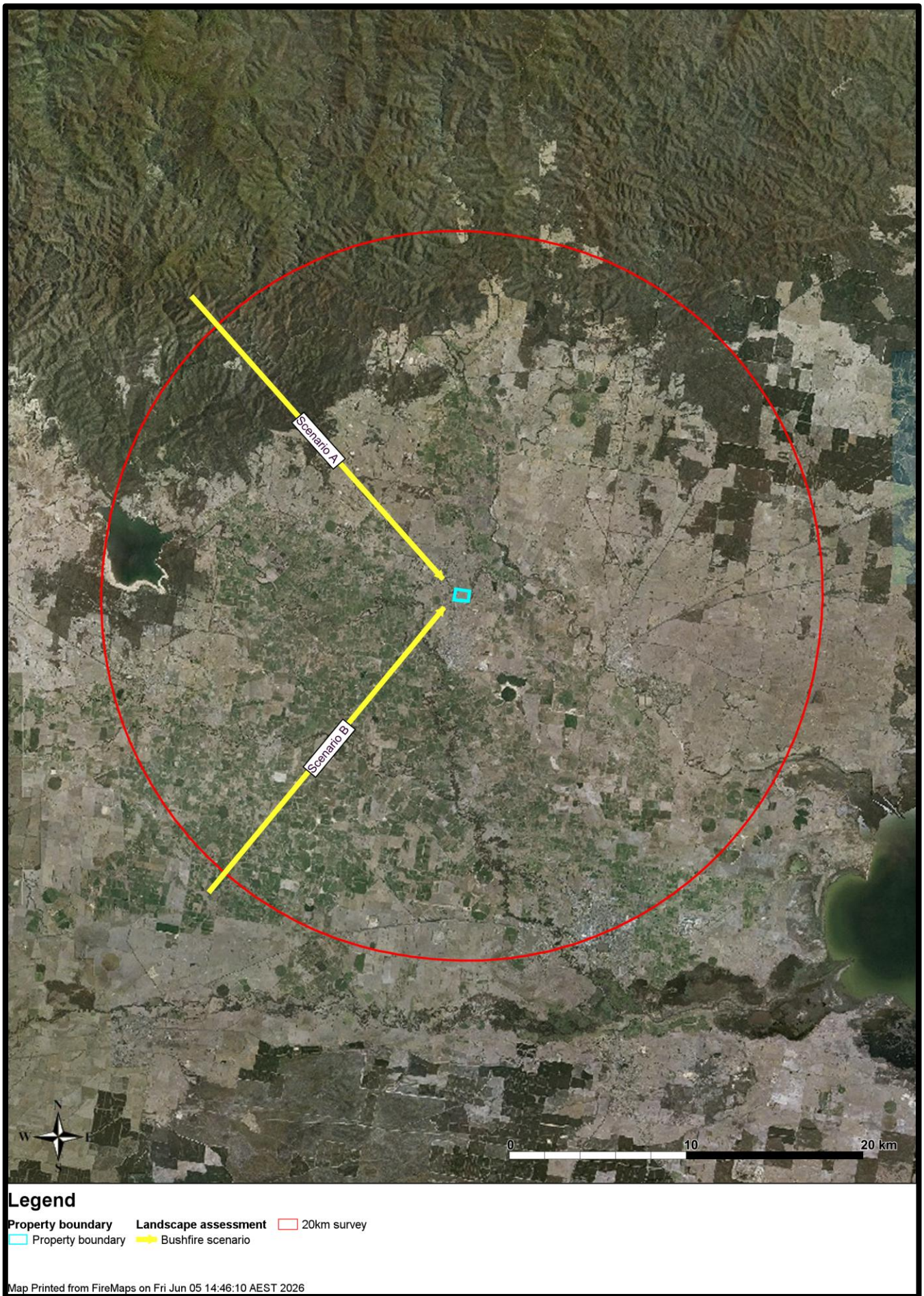


Figure 6 - 20 kilometre landscape risk analysis

In summary, the scenarios are possible with ember attack being the key bushfire attack mechanism along with low levels of radiant heat from combustible materials burning on and around the property. The embers may start smaller fires in the local areas surrounding the site.

6. Landscape type

The determination of the landscape type enables the consideration of other treatments depending on the level of risk. These treatments may include additional construction requirements, vegetation management or other solutions. Note that whilst the determination of a landscape risk level is part of this analysis, the determination of the need for additional treatments will be considered as part of future activities.

In accordance with the Technical Guide, the landscape has been assessed as Type 1.

Table 4 - Landscape type assessment

Landscape Type Descriptors	
Type 1	<p>This landscape has minimal potential for extreme bushfire behaviour and is therefore 'lower risk'. Bushfire protection measures are required as there is still a risk of bushfire impacting development and communities:</p> <ul style="list-style-type: none"> • There is little vegetation beyond 150 metres of the site (except 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. • Immediate reliable access is available to an area of site that provides better protection and shelter from the effects of bushfire. • Standard bushfire protection measures adequately address the bushfire risk. • Strategic planning proposals should be directed to these locations. They are likely to be capable of meeting the state bushfire policy when appropriate bushfire protection measures are applied.
Type 2	<p>In Landscape Type 2, low fuel areas can be reliably accessed and the standard bushfire protection measures when applied will usually result in an acceptable level of risk:</p> <ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in significant fire behaviour but will unlikely produce local and neighbourhood-scale destruction. • Bushfires can only approach from one aspect and the site is in a suburban, township or urban area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will usually be within the surrounding developed area. • Strategic planning proposals might be considered in these locations, where risks can be acceptably reduced, and alternative lower risk areas have been considered. Growth and development should be directed away from the bushfire hazard interface, where possible. The Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP & Country Fire Authority, 2020) should be considered when responding to bushfire policy objectives and applying bushfire protection measures.
Type 3	<p>Development in Landscape Type 3 areas require caution as there may be the potential for extreme bushfire behaviour. These areas are unlikely to be suitable for settlement growth, large-scale subdivision, or vulnerable uses. Bushfire can approach from more than one aspect.</p> <ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in local and neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site. • Bushfire can approach from more than one aspect. • The site is in an area that is not managed in a minimum fuel condition. • Reliable access to an area of land that provides shelter from bushfire is not certain. • Vulnerable uses will likely require enhanced bushfire protection measures and may not be appropriate in these landscapes.

	<ul style="list-style-type: none"> • Strategic planning proposals for new or intensified development and growth are less likely to be approved in these areas, particularly when other lower risk locations are available. Generally, strategic planning proposals in these areas should only be considered where the purpose is incidental to the location.
<p>Type 4</p>	<p>Landscape Type 4 areas are high risk locations. Extreme bushfire behaviour is expected, and low fuel areas are unlikely to be available. Directing settlement growth and new development to these locations as part of strategic planning proposals is not consistent with the state bushfire policy. Fires have hours or days to grow and develop before impacting.</p> <ul style="list-style-type: none"> • The broader landscape presents an extreme risk. • Fires have hours or days to grow and develop before impacting. • Evacuation options are limited or not available. • Development in these landscapes should be carefully considered and will likely require enhanced bushfire protection measures. • Strategic planning proposals that direct development or growth to these areas, regardless of scale are not supported by state bushfire policy.

7. Assessment against bushfire planning guidelines

The Victorian government has produced guidelines² that outlines the settlement planning requirements at the bushfire interface. These guidelines have been utilised in the assessment of bushfire risk for this proposed development.

The Guide outlines the need to understand the landscape bushfire risk prior to assessing the development. The assessment of the landscape risk has occurred and is discussed previously within this report.

The guideline outlines several components of a subdivision that should be considered to reduce bushfire risk. How this development is proposing to address these requirements is outlined within Table 4.

Table 5 - Response to the bushfire planning guidelines

Requirement	Design response
The bushfire hazard in directing settlement growth	The bushfire hazard has been assessed and is considered low. The primary threat is from the northwest, and this is through a landscape that is dominated by farming properties and the MacAlister Irrigation District.
The distribution of land uses in the settlement	The development has been designed to spread the dwellings evenly throughout and to ensure that the potential for house to house transfer is largely eliminated.
Lot sizes in settlement layout	The Lot sizes are of sufficient size to ensure appropriate separation between dwellings and to ensure defensible space can be implemented to the property boundary.
Vegetated areas within a settlement	There are no plans to revegetate within the development. The development will be largely managed through the implementation of defensible space to the property boundaries.
Apply the required development setback	<p>The dwellings within the development will be located as far as possible away from the northern boundary through the provision of building envelopes. These building envelopes will require the dwellings to be constructed closer to the road.</p> <p>The location of the main access road to the south of the properties along the northern boundary is aimed at removing the ability for residents to travel along roads that are exposed to elevated levels of radiant heat that would likely be life threatening.</p> <p>The use of mandatory building envelopes forms a key bushfire risk management mechanism within the subdivision design. By clearly identifying the portion of each lot where dwellings may be constructed, the development</p>

² Design Guidelines – Settlement Planning at the Bushfire Interface 2020, DELWP and CFA

	<p>ensures that future buildings cannot be in areas exposed to elevated radiant heat flux. This provides long-term certainty that dwellings will achieve a maximum BAL-12.5 exposure and prevents incremental intensification of bushfire risk through ad hoc siting decisions at the building permit stage.</p>
<p>Design the settlement interface</p>	<p>The settlement interface conforms with the guideline requirements by ensuring the landscape is appropriately managed while providing a safer bushfire outcome for residents. Large lots along the northern boundary create additional defendable space and establish a buffer to the adjoining grassland areas. During the staged development process, a Section 173 Agreement will require the balance lot to be maintained for a minimum distance of 19 metres during the Fire Danger Period, ensuring radiant heat exposure to the created lots does not exceed 12.5 kW/m². Building envelopes will also be applied to manage future development and prevent dwellings from being constructed close to the northern or eastern boundaries.</p> <p>The northern boundary represents the highest bushfire risk interface due to the potential for grassland fuels in adjoining paddocks to become unmanaged, although this is considered unlikely given existing farming practices and the legislative powers available to municipal authorities and the CFA. To maintain an effective setback and avoid exposing residents and emergency responders to the impacts of a direct fire front, a main access road will not be located along the northern boundary. A roadway in this location would likely expose occupants and firefighters to radiant heat levels equivalent to BAL-FZ during a bushfire event. Given the large lot sizes and the capacity for vegetation management within the properties, providing safe egress via internal roads is considered a more appropriate outcome. To satisfy CFA requirements, a temporary emergency vehicle access road will be provided along the northern boundary, while avoiding the need for residents to travel through the highest risk interface during an evacuation.</p>
<p>Design access and egress</p>	<p>Dual access / egress is provided from the northeastern and southwestern corners of the site. People evacuating the area will be able to assess the conditions and evacuate from the southwestern or northeastern corner of the site. This will allow for egress to Maffra-Briagolong Road or Three Chains Road to travel to Maffra.</p>

Vegetation management	<p>The entire development will be covered by the requirement to manage the properties in accordance with the standard defensible space provisions outlined within the BMO.</p> <p>This will reduce the potential for any fire to burn through the development. It will also ensure that the development does not increase the landscape risk by introducing more vegetation than what is in place currently.</p>
Building construction standards	<p>All the dwellings will be in an area that achieves a BAL12.5 construction requirement.</p>
Fences and other localised fuel sources	<p>All lot sizes will be sufficiently large enough to manage fences as a secondary fuel source.</p>

It is considered that the layout design conforms with the guidelines and ensures the level of safety is elevated. Whilst it is acknowledged that the DELWP Guidelines recommend a road between the hazard and the development, it is believed that this requirement is more suited to residential development where the Lot size is too small to manage the risk on their property through the provision of defensible space. As this development is based on a minimum Lot size of 6,000 m², the new properties can be allocated defensible space, and to then manage it.

A design that has avoided a roadway along the northern boundary would require the residents in those Lots to travel along a roadway that can be exposed to elevated levels of radiant heat. This scenario has been avoided by placing the road to the south of the properties. This way, the dwellings will also be constructed along the southern side of the properties thereby allowing increased separation between the hazard and the dwellings.

To satisfy CFA's requirements, a temporary access road has been incorporated into the design. It is not intended that this is utilised by the public due to the elevated risk in this area. The type of radiant heat impact that could occur is shown in Figure 7.

The effect of radiant heat is provided in Table 6. Note that reference to a BAL rating is also a radiant heat level (i.e. BAL40 = 40kW/m²).

Table 6 - Radiant heat effects³

Heat Radiation [kW/m ²]	Effect
1.2	Received from the sun at noon in summer
2.1	Minimum to cause pain after 1 minute
4.7	Will cause pain in 15-20 seconds and injury after 30 seconds exposure (at least second degree burns will result)
12.6	Significant chance of fatality for extended exposure. High chance of injury After long exposure, causes the temperature of wood to rise to a point where it can be readily ignited by a naked flame Thin steel with insulation on the side away from the fire may reach a thermal stress level high enough to cause structural failure.
23	Likely fatality for extended exposure and chance of fatality for instantaneous exposure Spontaneous ignition of wood after long exposure Unprotected steel will reach thermal stress temperatures which can cause failures Pressure vessel needs to be relieved or failure will occur
35	Cellulosic material will pilot ignite within one minute's exposure Significant chance of fatality for people exposed instantaneously

The subdivision design incorporates defined building envelopes on all lots, particularly those along the northern interface where the potential bushfire exposure is highest. These envelopes require dwellings to be located toward the southern portion of each lot, increasing separation from the grassland hazard to the north and reducing potential radiant heat exposure.

This approach delivers several bushfire protection outcomes:

- Ensures consistent achievement of BAL-12.5 or lower construction requirements
- Locks in defensible space between the hazard and built form
- Prevents future encroachment toward higher-risk boundaries
- Improves firefighter access and operational safety
- Reduces the likelihood of house-to-house fire spread within the subdivision.

By embedding these siting controls at the subdivision stage, the development proactively manages bushfire risk at the settlement scale rather than relying solely on individual building permit assessment. This provides greater certainty that bushfire protection outcomes will be maintained over the life of the development.

³ <https://www.planning.nsw.gov.au/sites/default/files/2023-03/hazardous-industry-planning-advisory-paper-no-6-hazard-analysis.pdf>

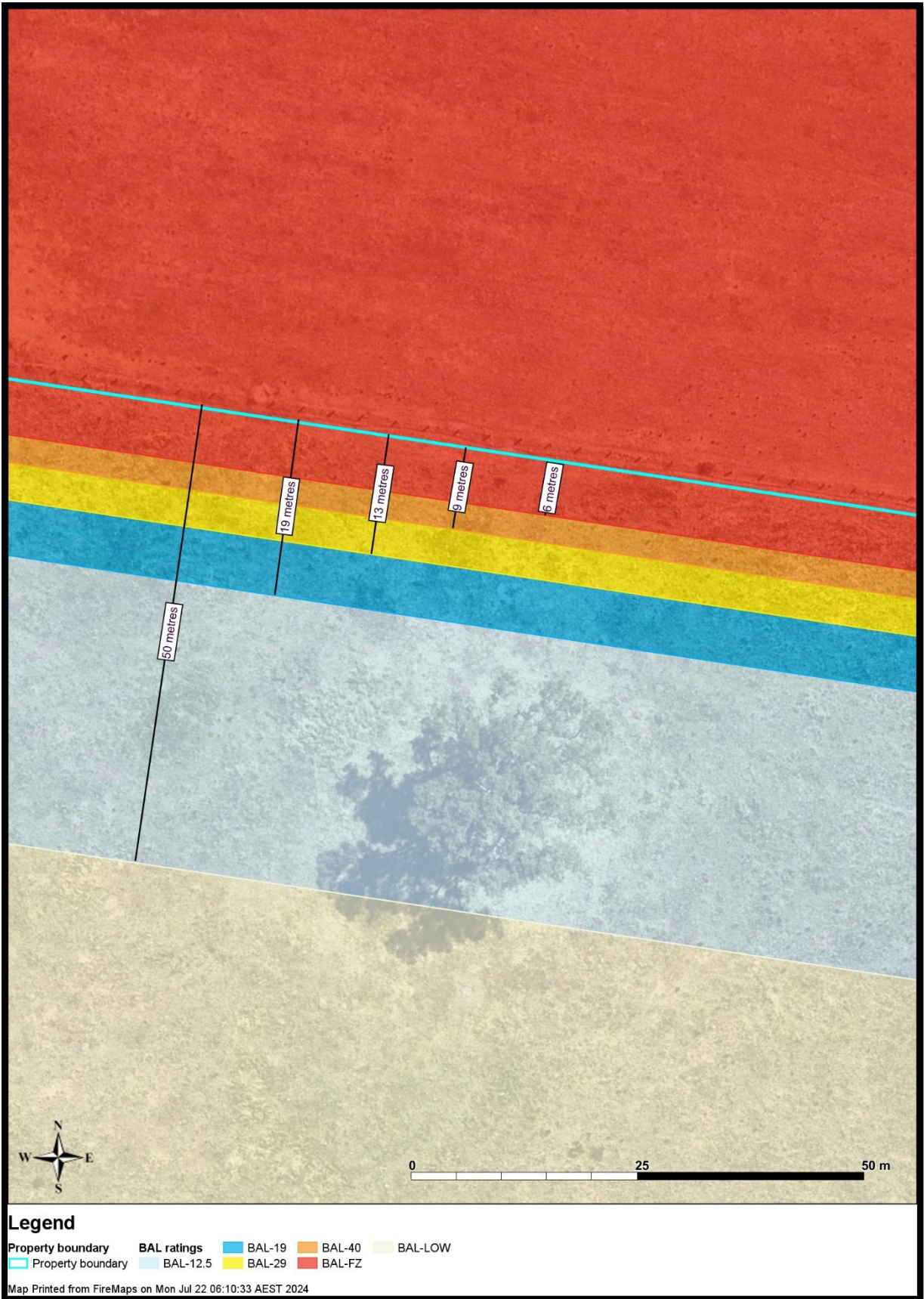


Figure 7 - Potential radiant heat along the northern boundary

8. Settlement Planning – Clause 13.02-1S

Clause 13.02-1S of the Wellington Planning Scheme identifies the objectives that are required to be achieved to strengthen the resilience of settlements and communities and prioritise the protection of human life.

These objectives are addressed within Table 7.

Table 7 – Settlement planning strategies

Strategies	Discussion	Achieved
<p>Plan to strengthen the resilience of settlements and communities through settlement growth, land use and development that prioritises the protection of human life by:</p>		
<p>Assessing the bushfire hazard at different spatial scales (landscape, local and neighbourhood and site), the likely fire behaviour, bushfire risk and the potential for local and neighbourhood-scale destruction.</p>	<p>The bushfire hazard has been assessed at the landscape, local, neighbourhood and site scale. Due to the absence of large areas of forest within the landscape, a Type 1 classification is justified.</p>	<p>✓</p>
<p>Directing population growth and development to low-risk locations, being those where:</p> <ul style="list-style-type: none"> • The risk from large bushfires in the wider landscape can be managed including the risk associated with higher levels of ember attack. • On completion, development will not be exposed to high levels of radiant heat, which is no more than 12.5 kilowatts/square metre for locations subject to strategic planning or the preparation of a planning scheme amendment. • There is reliable access to areas of land where human life can be better protected from the effects of bushfire. • Bushfire protection measures can be provided to manage the on-going risk from bushfire. 	<p>The development is considered to be in a low risk location for the following reasons:</p> <ul style="list-style-type: none"> • The landscape has been assessed as Type 1, and significant ember attack is considered highly unlikely. • The development layout has been designed to ensure all dwellings will achieve a maximum of 12.5 kW/m² or less exposure and will be maintained during the phased development through a s173 agreement. • The development’s access and egress arrangements align with the broader settlement planning approach identified in the Maffra Structure Plan, which recognises the existing township as a lower bushfire risk location and an appropriate destination during bushfire events. 	<p>✓</p>

Strategies	Discussion	Achieved
<p>Plan to strengthen the resilience of settlements and communities through settlement growth, land use and development that prioritises the protection of human life by:</p>		
	<ul style="list-style-type: none"> Bushfire protection measures will be maintained through a s173 agreement. 	
<p>Ensuring alternative low-risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis have been assessed to ensure the proposed location for growth prioritises human life.</p>	<p>There will be areas of the property that will achieve the BAL LOW requirements and will provide the ability to shelter on site if required during an approaching bushfire. If this is not possible, according to Google maps it is approximately five minutes travel in a vehicle to get to the central area of Maffra which is considered a safer area.</p> <p>The development's access and egress arrangements align with the broader settlement planning approach identified in the Maffra Structure Plan, which recognises the existing township as a lower bushfire risk location and an appropriate destination during bushfire events.</p> <p>The subject land benefits from direct and efficient road connections to Maffra, allowing residents to move toward areas of lower exposure, established emergency services and community infrastructure. This reinforces the appropriateness of the site for increased residential density and supports the conclusion that the development strengthens, rather than compromises, bushfire safety outcomes for future residents.</p>	<p>✓</p>
<p>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.</p>	<p>The development will not increase the bushfire risk to the future residents and any residents, property and community infrastructure in the surrounding area. The development will likely reduce the risk to these areas.</p> <p>The rezoning of the property to allow for a reduction in minimum Lot sizes from two hectares to 5,971m² will allow for greater defensible space management on the properties. The larger Lot sizes are conducive to retaining unmanaged vegetation on the property with the smaller Lots</p>	<p>✓</p>

Strategies	Discussion	Achieved
<p>Plan to strengthen the resilience of settlements and communities through settlement growth, land use and development that prioritises the protection of human life by:</p>		
	<p>increasing the likelihood of ongoing management of vegetation on the entire property.</p> <p>The proposed reduction in minimum lot size from two hectares to approximately 5,971m² is consistent with contemporary bushfire risk management principles and the strategic intent of the Maffra Structure Plan. Larger rural-residential allotments can result in unmanaged or partially managed vegetation, whereas smaller lots within a planned settlement framework are more likely to be actively maintained and compliant with defensible space requirements.</p> <p>Increased residential density within a structured subdivision layout facilitates improved vegetation management outcomes, clearer responsibility for fuel management, enhanced access for firefighting resources and reduced likelihood of unmanaged fuel accumulation over time. In this context, the proposed rezoning is not expected to increase bushfire risk and is likely to deliver a net improvement in long-term bushfire risk management when compared to the existing zoning controls.</p>	
<p>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.</p>	<p>This development will reduce the risk to the surrounding areas by reducing the vegetation on the property. The properties to the south will now have a buffer that considers effective bushfire design principles.</p>	<p>✓</p>
<p>Not preparing, adopting or approving a plan that will result in the introduction or intensification of development in an area that has, or will have on completion, a radiant heat exposure of more than 12.5</p>	<p>This development along with the proposed treatments will areas achieving less than BAL 12.5 when assessed using AS3959 Construction of buildings in bushfire prone areas.</p>	<p>✓</p>

Strategies	Discussion	Achieved
<p>Plan to strengthen the resilience of settlements and communities through settlement growth, land use and development that prioritises the protection of human life by:</p>		
<p>kilowatts/square metre in the event of a bushfire. In this strategy, 'plan' means a strategic plan, policy statement, and amendment to a planning scheme, including an amendment to the Planning Policy Framework, or a plan approved under a provision of the planning scheme.</p>		

Bushfire Management Statement

53.02-4.4 Subdivision objectives

This subdivision is required to meet the requirements of AM 5.2 of clause 53.02-4.4.

AM 5.2 subdivision objectives

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

1	
Provision	<p>Each lot satisfies AM 2.1.</p> <p>AM 2.1 - The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p>
Discussion	<p>The assessment against Clause 13.02-1S and the landscape bushfire hazard analysis has identified the potential for bushfires to approach the property from the north west or south west. The landscape assessment identifies the presence of various landscape features that will assist with reducing the bushfire impact on the development site from a bushfire approaching from the either direction including the Macalister Irrigation District, Macalister River and the developed low residential areas to the north west and south west of the property. The property is to the south of extensive areas of grassland associated with cropping, stock grazing and further to the north west, market gardens.</p> <p>The size of each Lot will enable the providing of defendable space that ensure a heightened level of safety for the development occupants.</p> <p>The design solution for this development is for all properties to achieve BAL12.5 defendable space. This solution will provide sufficient management of the risk.</p>
Outcome	Achieved

2	
Provision	<p>A building envelope for a single dwelling on each lot that complies with AM 2.2 and is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 for the distance provided at either:</p> <ul style="list-style-type: none"> • Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or • Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots. <p>AM 2.2 - A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard. • The building is close to a public road. • Access can be provided to the building for emergency service vehicles.
Discussion	<p>The development is creating multiple new properties. The building envelopes will be located so that a minimum of 19 metres of separation can be achieved to these boundaries that abut classified vegetation post the completion of the development.</p>

	<p>The new dwellings, due to their requirement to achieve defensible space, will only have short driveways with the dwellings being accessible to emergency service vehicles.</p> <p>The provision of static water supplies and emergency vehicle access will be achieved.</p> <p>There will be no changes to the landscape that is utilised for farming activities to the north. This land has been identified as potential future development.</p>
Outcome	Achieved

3	
Provision	The bushfire attack level that corresponds to the setback in accordance with Table 1 to clause 53.02-5 is noted on the building envelope.
Discussion	<p>The new building envelope will be designed to achieve BAL 12.5. The building envelope will be set back from the subdivision boundary fences by at least 19 metres to allow for defensible space to be achieved.</p> <p>Within the development, defensible space will be shared between the properties.</p> <p>The building envelopes have been identified on the Bushfire Management Plan.</p>
Outcome	Achieved

4	
Provision	Water supply and vehicle access that complies with AM 4.1.
Discussion	<p>Water supply</p> <p>Due to the limitations within the Maffra town water supply, the entire development is not able to be reticulated. Every property will be provided with 20,000 litres of water supply and comply with the following requirements.</p> <p>Residential property</p> <p>20,000 litres of effective water supply must be provided for firefighting purposes for each property and meets the following requirements:</p> <ul style="list-style-type: none"> • Be stored in an above ground water tank constructed of concrete or metal. • Have all fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. • Include a separate outlet for occupant use. • Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority. • Be located within 60 metres of the outer edge of the approved building. • The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed. • Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling • (64 millimetre CFA 3 thread per inch male fitting).

	<ul style="list-style-type: none"> Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling). <p>Vehicle access</p> <p>Access to the dwellings must be provided for firefighting purposes which meets the following requirements:</p> <ul style="list-style-type: none"> 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 grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle <p>A turning area for fire fighting vehicles must be provided at any dead-end roads (including between stages) by one of the following:</p> <ul style="list-style-type: none"> A turning circle with a minimum radius of eight metres A driveway encircling the dwelling The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle. <p>Incorporate passing bays at least every 200m which must be at least 20 metres long and have a minimum trafficable width of 6 metres.</p>
Outcome	Achieved

5	
Provision	<p>The setback distance is:</p> <ul style="list-style-type: none"> Wholly contained within the boundaries of the proposed subdivision. The setback may be shared between lots within the subdivision and may utilise communal areas, such as roads. Managed as an area of defensible space that meets the defensible space vegetation management requirements specified at Table 4 to clause 53.02-5 and the area is capable of being maintained in accordance with these requirements. This includes any shared or communal areas within the setback.
Discussion	The required setbacks of 19m can be provided wholly within the boundaries of the subdivision. Defensible space will be provided to the property boundary.
Outcome	Achieved

AM 5.3 subdivision greater than 10 lots

A subdivision of land to create 10 or more lots provides a perimeter road adjoining the bushfire hazard to separate future development from the bushfire hazard and to support fire fighting.

Whilst the development is more than 10 lots, due to the size of the properties (average 6,000m²), there are opportunities to manage the bushfire risk through the provision of larger lots and increased defendable space requirements. There is also the potential for future development to occur to the north of this property which enable better alignment.

The key bushfire design feature of allocating the entire new property as defendable space with a 19 metre setback from the subdivision boundary will ensure an acceptable level of safety is achieved. The 19 metres provides sufficient separation from the grassland vegetation and the separation to the forest to the east of Maffra – Briagolong Road is more than 48 metres from the closest boundary thereby achieving BAL 12.5 distances.

Outcome: Achieved (through an alternative design)

AM 5.4 future landscaping public open space and communal areas

A subdivision of land manages the bushfire risk to future development from existing or proposed landscaping, public open space, conservation areas (including vegetation links and corridors) and communal areas.

The drainage reserves will be maintained as low threat areas due to their size and so that they can achieve their purpose.

Outcome: Achieved.

AM 5.5 low fuel features

A subdivision of land is provided with no fuel or low fuel features such as accessways, parking areas, hardstand areas, managed open spaces at the bushfire hazard interface and is oriented to protect future buildings from being impacted by a moving bushfire front.

The subdivision has been designed so that all future building envelopes are located within the interior of the development and setback from the external boundaries. A minimum 19 metre defendable space setback is provided to the subdivision perimeter adjoining grassland vegetation, with greater separation achieved to the forest vegetation east of Maffra-Briagolong Road.

AM 5.5 Staged subdivision

A staged subdivision of land manages interim bushfire hazards during the construction or staging.

The subdivision is proposed to be developed in stages. Throughout each stage of development, bushfire hazards will be managed to ensure that an acceptable level of safety is maintained for future residents, construction personnel and emergency services.

The site will be maintained in a low fuel condition during the staging process. Any undeveloped balance land will remain subject to ongoing vegetation management, including the maintenance of grass fuels at reduced levels consistent with surrounding agricultural land uses.

Access for emergency vehicles will be provided during each stage through the construction of all-weather roads and associated infrastructure. Temporary dead-end roads created during staging will incorporate suitable turning facilities for firefighting vehicles in accordance with CFA requirements.

9. Clause 53.02-4.6 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the following. To assist, a response has been provided.

Table 8 - Response to Clause 53.02-4.6

Category	Decision Guideline	Response
General	The Municipal Planning Strategy and the Planning Policy Framework.	The proposal has been assessed against the relevant bushfire planning provisions of the Planning Scheme, including Clause 13.02-1S and Clause 53.02. The subdivision design prioritises the protection of human life and incorporates bushfire risk mitigation measures consistent with the Planning Policy Framework.
General	The bushfire hazard landscape assessment, the bushfire hazard site assessment, bushfire management statement and bushfire management plan submitted with the application.	A bushfire hazard landscape assessment, bushfire hazard site assessment, Bushfire Management Statement and Bushfire Management Plan have been prepared. These documents identify the relevant landscape, site, vegetation, access, water supply and defensible space measures required to manage bushfire risk.
General	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.	Existing and ongoing bushfire management actions in the broader area, including fuel management, local property maintenance, CFA engagement, public land management and community preparedness programs, assist in reducing landscape-scale bushfire risk. The design does not rely solely on these actions, but they provide additional support to the proposed mitigation framework.
General	Whether the risk arising from the broader landscape can be mitigated to an acceptable level.	The broader landscape risk can be mitigated to an acceptable level through the subdivision layout, perimeter roads, managed open space, defensible space, BAL12.5 construction and separation from classified vegetation. The landscape has been assessed as Type 1, and the proposed development is located in a low risk location.
General	Whether there is reliable access to areas of land where human life can be better protected from the effects of bushfire.	The development provides access to the surrounding road network, including routes to the Maffra township. Future residents will also be able to remain within lower-risk parts of the completed development where separation from bushfire hazards is provided.

Category	Decision Guideline	Response
General	The risk to property and community infrastructure from bushfire.	The risk to property and community infrastructure is reduced through the provision of setbacks, defensible space, BAL12.5 construction, reticulated water supply, static water supply, hydrants, internal roads and managed vegetation. The subdivision design separates future dwellings from the primary bushfire hazards.
General	Whether the proposed development meets the objectives of clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.	The proposal meets the objectives of Clause 53.02-4 through siting, design, defensible space, construction, water supply, access and subdivision layout measures. The assessment does not rely on private bushfire shelters, community shelters or places of last resort as the primary bushfire protection strategy.
General	Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.	The proposed measures can be practically implemented and maintained. Defensible space is incorporated into the subdivision layout, roads and setbacks, and ongoing management will be secured through planning controls, Section 173 agreements, and future lot management obligations.
General	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.	Where alternative measures are relied upon, they have been developed having regard to the bushfire hazard and site constraints. The proposed outcomes achieve the relevant objectives through conservative vegetation classification, appropriate setbacks, and a BAL12.5 construction and managed defensible space to the subdivision boundary.
General	If one or more of the objectives in clause 53.02-4 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.	The development is considered to achieve the relevant Clause 53.02-4 objectives. The completed subdivision will reduce bushfire risk through managed vegetation, compliant access, provision of 20,000L of static water supply, BAL12.5 construction and the creation of areas with lower bushfire exposure.
General	Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.	The site is a vacant property and will not result in unacceptable biodiversity impacts.
General	Whether the water supply and access arrangements are appropriate for the bushfire risk.	The water supply and access arrangements are appropriate for the bushfire risk.

Category	Decision Guideline	Response
Vegetation	Whether the existing and proposed vegetation, and other fuel sources, respond to the separation distance between the bushfire hazard interface and the development.	The subdivision layout responds to existing and proposed vegetation by providing separation between future dwellings and identified bushfire hazards.
Vegetation	If vegetation is proposed, if it will cause or contribute to the bushfire hazard and increase the risk to life, property, or community infrastructure.	Proposed landscaping and vegetation will be managed so that it does not increase bushfire risk.
Subdivision	Whether a staged subdivision manages interim bushfire hazard during the construction or staging.	The staged subdivision will manage interim bushfire hazards during construction and staging. Grassland areas within the development will be managed during the fire danger period.

10. Proposed planning permit conditions

The assessment of bushfire risk has resulted in the development of proposed planning permit conditions. These have been developed by the planning consultant and have been reviewed to ensure they address the mitigation measures:

1. Prior to issue of a statement of compliance for Stage 6, as shown on the endorsed plan, a 2-way laneway must be constructed in the area of common property created through this stage. This laneway shall meet the following construction criteria:
 - All-weather construction of 150mm crushed rock.
 - Double crossover connections to subdivisional roads at each end, i.e. east and west,
 - A load limit of at least 15 tonnes along its entire length, i.e. including at the crossovers and over any culverts.
 - A minimum trafficable width of 6 metres.
 - Be clear of encroachments for 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 grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
2. Prior to certification of a plan of subdivision for Stage 6, as shown on the endorsed plan, the following stipulations must be included on the plan:

“The owner’s corporation established to manage the area of common property created through this plan of subdivision must include as part of its maintenance schedule a requirement to maintain a two-way vehicle accessway within it to the following standards:

 - Accessible to CFA appliances via subdivisional roads at both ends, i.e. east and west, at all times;
 - All-weather construction.
 - A load limit of at least 15 tonnes along its entire length, i.e. including at the crossovers and over any culverts.
 - Provide a minimum trafficable width of 6 metres.
 - Be clear of encroachments for 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 grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
3. Prior to issue of a statement of compliance for Stage 6, as shown on the endorsed plan, the owner must enter into an agreement with the responsible authority under the provisions of Section 173 of the Planning and Environment Act 1987. This agreement must stipulate that

the owner's corporation created through Stage 6 of the subdivision must maintain the 2-way accessway constructed within the common property it manages in the following manner:

- Accessible to CFA appliances via subdivisional roads at both ends, i.e. east and west, at all times;
 - All-weather construction.
 - A load limit of at least 15 tonnes along its entire length, i.e. including at the crossovers and over any culverts.
 - Provide a minimum trafficable width of 6 metres.
 - Be clear of encroachments for 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 grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
 - The owner will be responsible for all costs involved in the preparation and registration of this agreement.
4. Prior to issue of a statement of compliance for the first stage of the subdivision, the owner must enter into an agreement with the responsible authority under the provisions of Section 173 of the Planning and Environment Act 1987. This agreement must stipulate that all vegetation within:
- lots created within the development, excluding Superlots, must be maintained by their owner's as 'low threat vegetation', as defined in Australian Standard 3959;
 - a 19 metre strip that is both within a Superlot and along the edge of the most recently registered stage of the development must be maintained by the developer as 'low threat vegetation', as defined in Australian Standard 3959.

The owner will be responsible for all costs involved in the preparation and registration of this agreement.

11. Conclusion

The subject land is proposed to be developed through a coordinated three-phase planning process. Phase 1 comprises approval of a Development Plan to establish the overall subdivision and servicing framework. Phase 2 involves subdivision of part of the land into 22 rural living lots and a balance lot in accordance with the current Rural Living Zone provisions. Phase 3 comprises a Planning Scheme Amendment and associated permit application to facilitate subdivision of the balance land into a further 40 lots and remove the Development Plan Overlay from the land. This assessment has considered both the interim and ultimate development outcomes associated with all three phases and confirms that appropriate bushfire protection measures can be achieved throughout the staged development process.

The development location has been identified as being a medium risk from bushfire within the Wellington Municipal Fire Management Plan. This requires consideration and the outcomes of this assessment along with the Bushfire Management Statement to support the Clause 53.02 assessment ensures an elevated level of safety.

It is acknowledged that bushfires could approach the site under a north westerly wind influence. The design of the road network to keep residents away from the northern boundary elevates their level of safety. Easterly wind influences are not expected to support elevated fire danger conditions.

The landscape assessment has identified the potential for bushfires burning in the surrounding landscape that could generate embers that land in and around the development site. A bushfire could also directly impact along the northern boundary. The property to the north is also likely to be developed at some stage in the future, however the risk needs to be managed within the development.

The MFMP outlines a range of mitigation strategies that can be expected to be implemented by the various agencies along with the adjoining property owners regularly managing the vegetation on their properties.

The increased density allowable through the proposed reduction in the specified minimum lot size under the Rural Living Zone will ensure increased management of the landscape. The smaller lot sizes that will be created through the proposed 64 lot development will ensure there is less unmanaged area, which will see a further reduction in bushfire risk.

The mandatory application of building envelopes within the subdivision provides an additional layer of bushfire protection by permanently controlling dwelling siting and ensuring long-term compliance with defendable space and radiant heat exposure thresholds.

The strategic bushfire risk assessment undertaken as part of the Maffra Structure Plan has already demonstrated that future growth to the north of Maffra can be accommodated without unacceptable bushfire risk, subject to appropriate design and mitigation measures.

This Clause 13.02-1S assessment confirms those conclusions at a site-specific level and demonstrates that the proposed rezoning and increase in residential density will not increase bushfire risk to future residents, surrounding land or community infrastructure. The proposed subdivision layout, reduced lot sizes, provision of defendable space, construction to BAL-12.5 standards and improved access arrangements are expected to result in improved long-term bushfire risk management outcomes when compared to the existing rural living development scenario.

Accordingly, the proposed rezoning is considered appropriate from a bushfire risk management perspective and consistent with both strategic and site-specific planning policy objectives.

Appendix 1 – Street fire hydrant locations



Legend

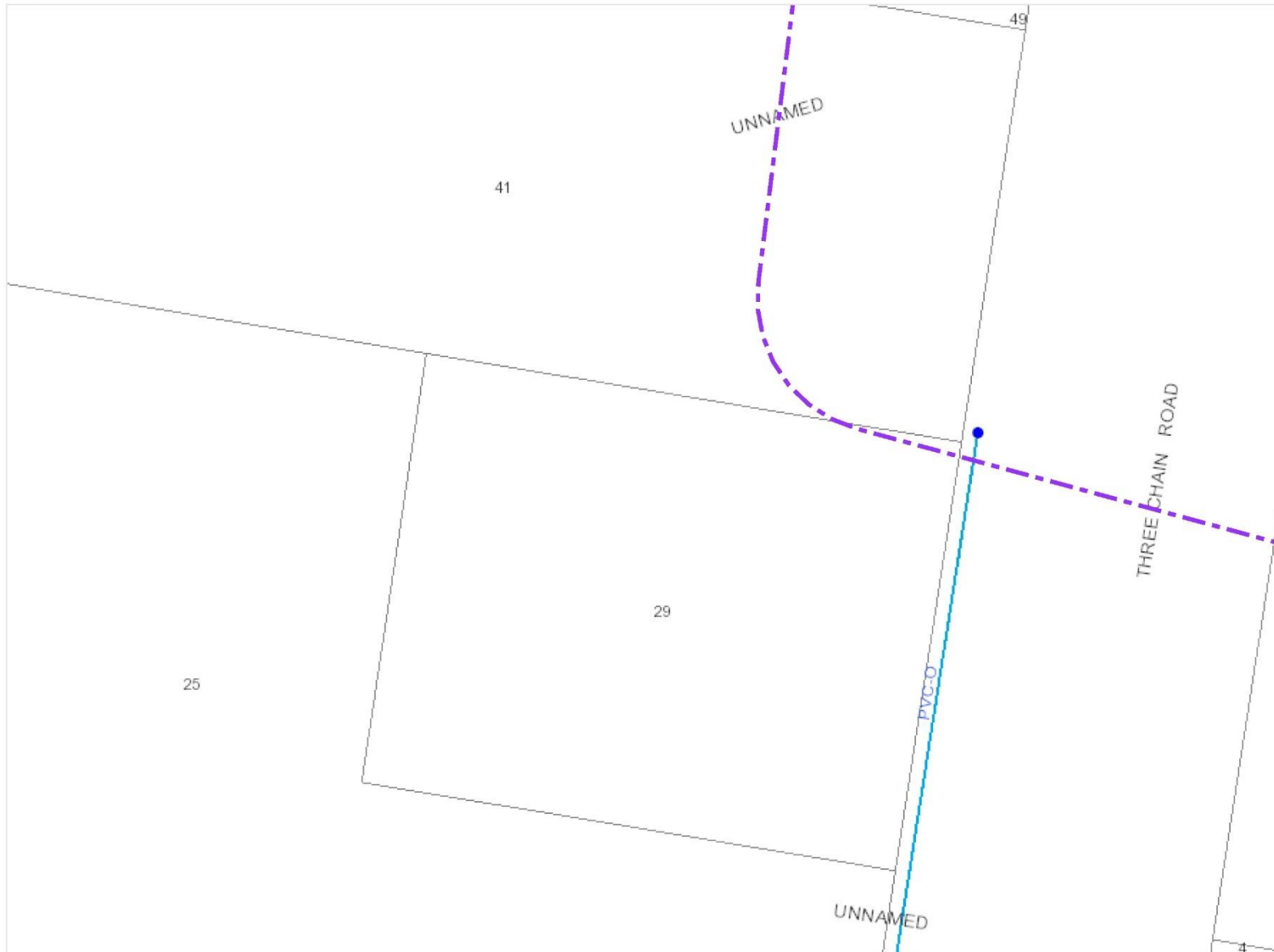
- Electrical Cables
- Hydrant
- ⊗ Water Valve
- Sewer Manhole
- Water Main (Critical)
- Water Main
- Sewer Main (Critical)
- Sewer Main
- - - - - Decom Water Main
- - - - - Decom Sewer Main

Scale: 1:3700



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Legend

- Electrical Cables
- Hydrant
- ⊗ Water Valve
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- Water Main
- Sewer Main (Critical)
- Sewer Main
- - - - - Decom Water Main
- - - - - Decom Sewer Main

Scale: 1:1000



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Legend

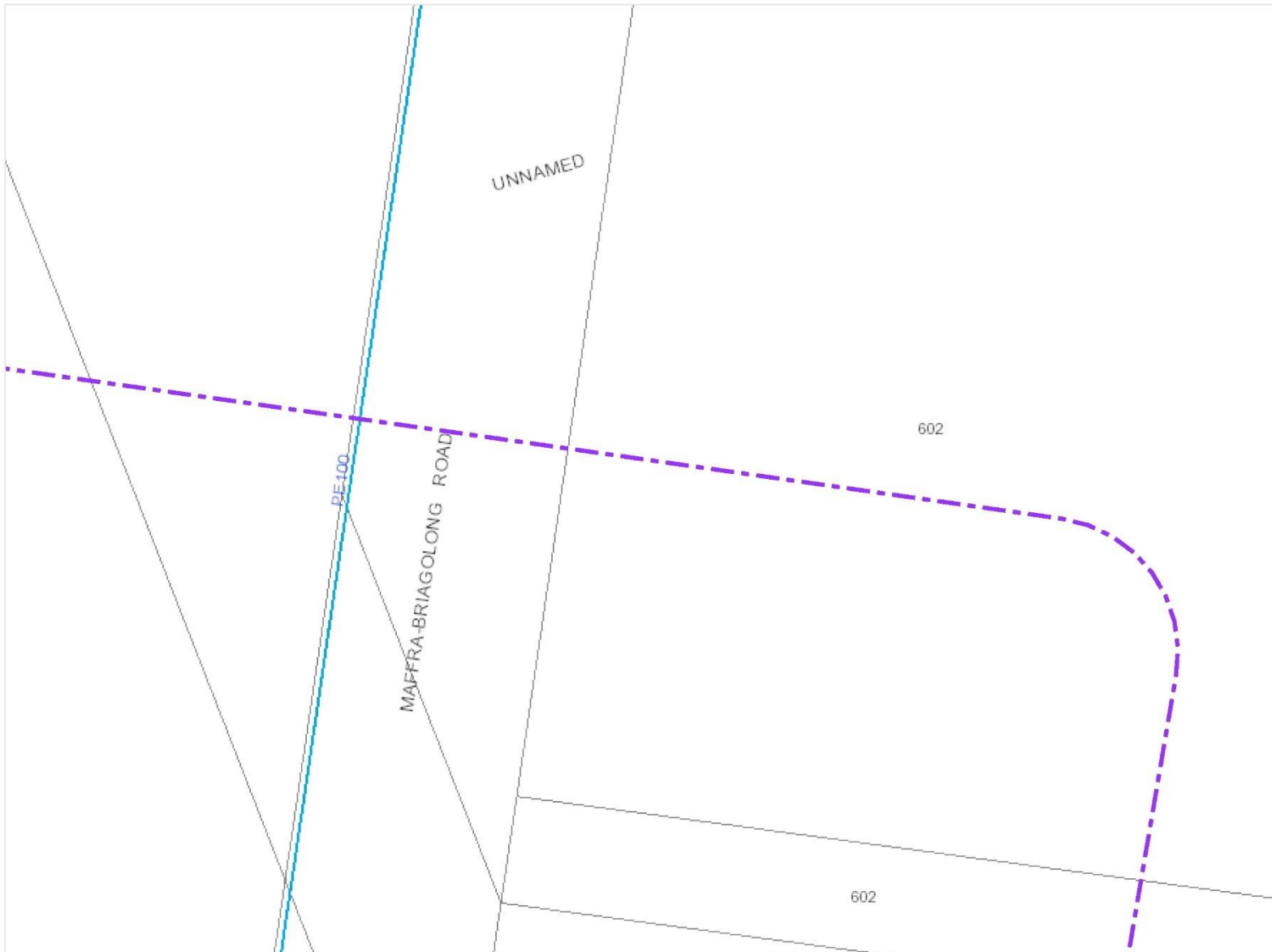
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- - - Decom Water Main
- - - Decom Sewer Main

Scale: 1:7175



DISCLAIMER:

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Legend

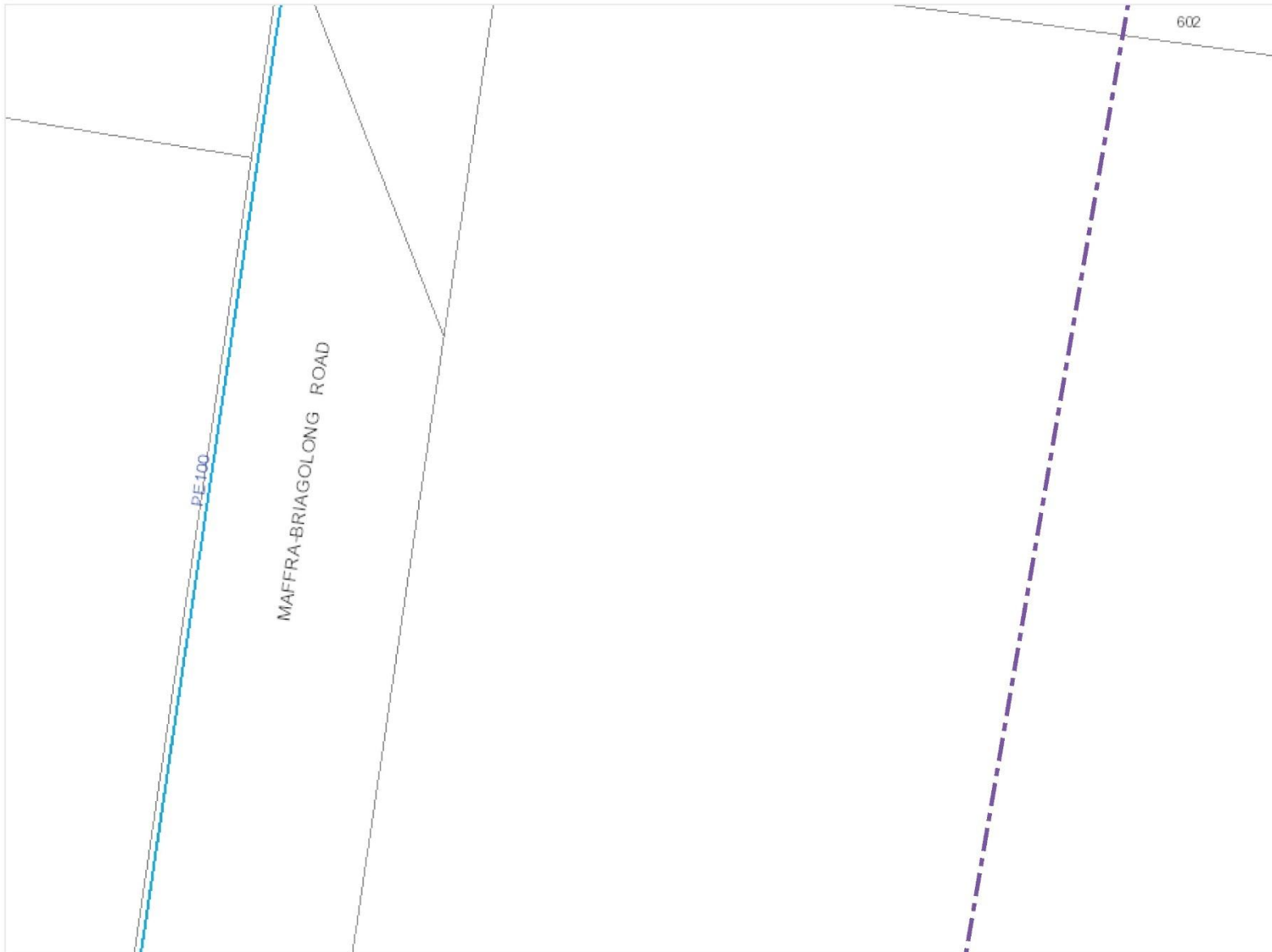
- Electrical Cables
- Hydrant
- ⊗ Water Valve
- Sewer Manhole
- Water Main (Critical)
- Water Main
- Sewer Main (Critical)
- Sewer Main
- - - - - Decom Water Main
- - - - - Decom Sewer Main

Scale: 1:1000



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Legend

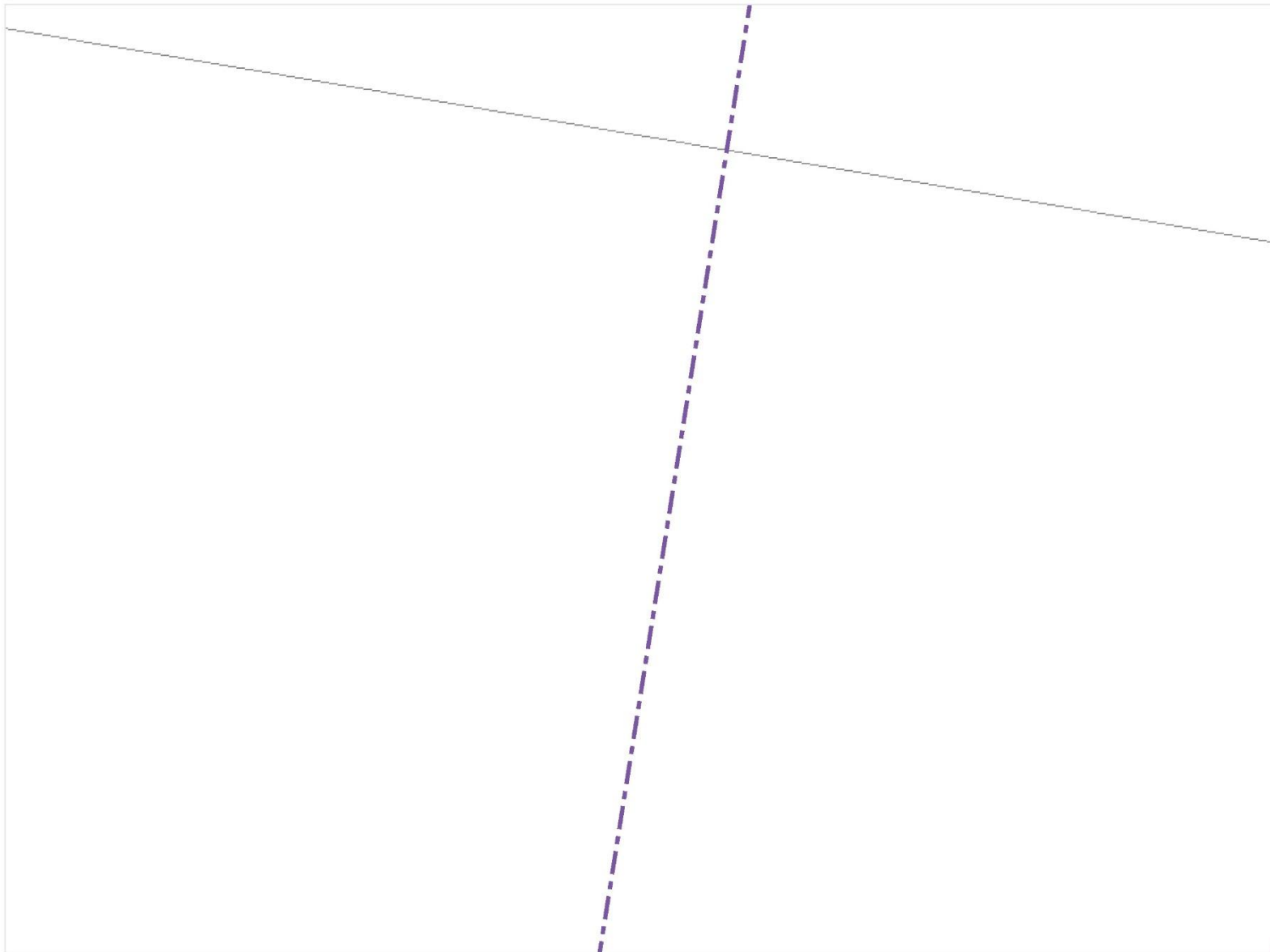
- Electrical Cables
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Legend

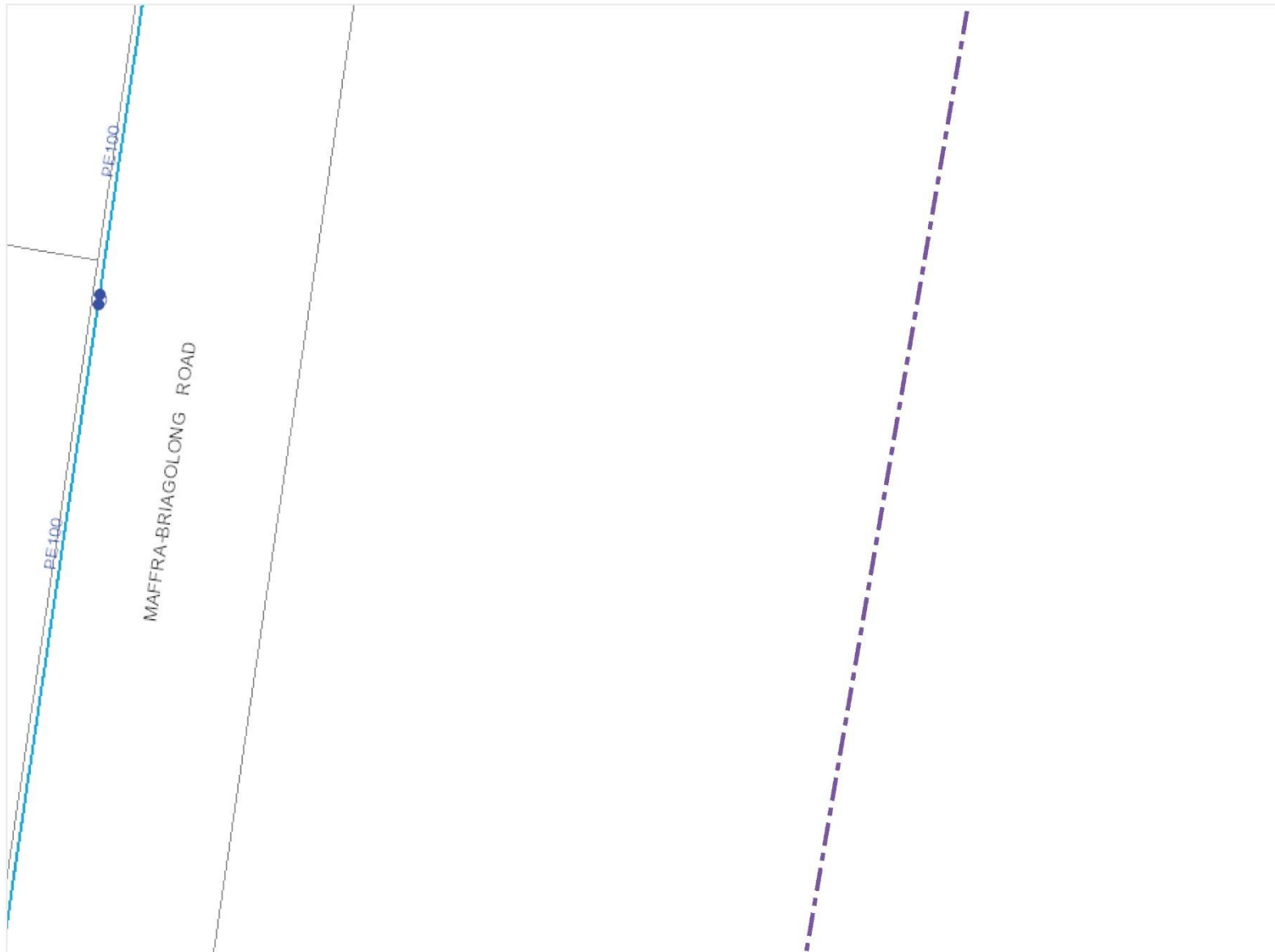
-  Electrical Cables
-  Hydrant
-  Water Valve
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Legend

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Legend

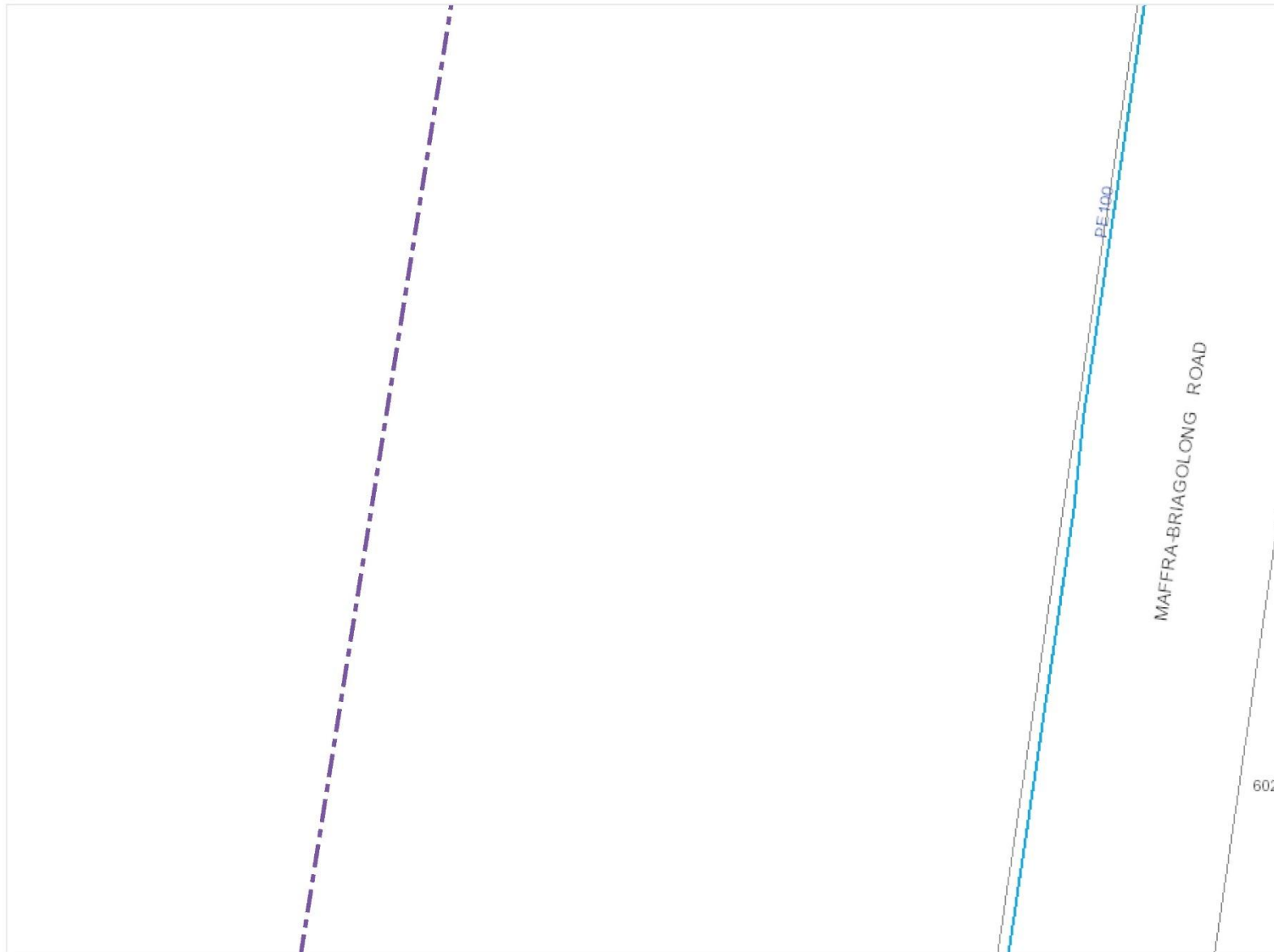
- Electrical Cables
- Hydrant
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Legend

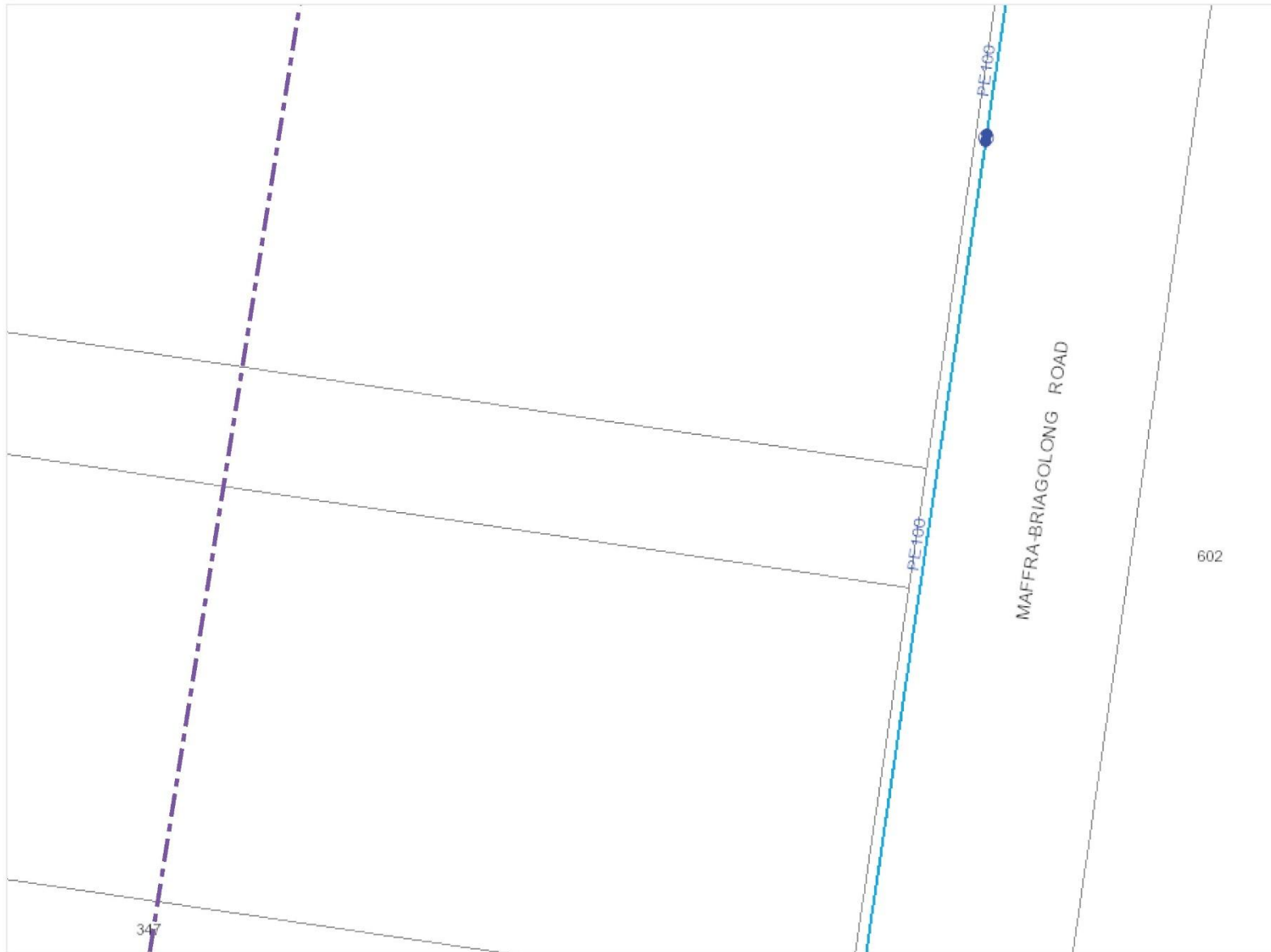
-  Electrical Cables
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Legend

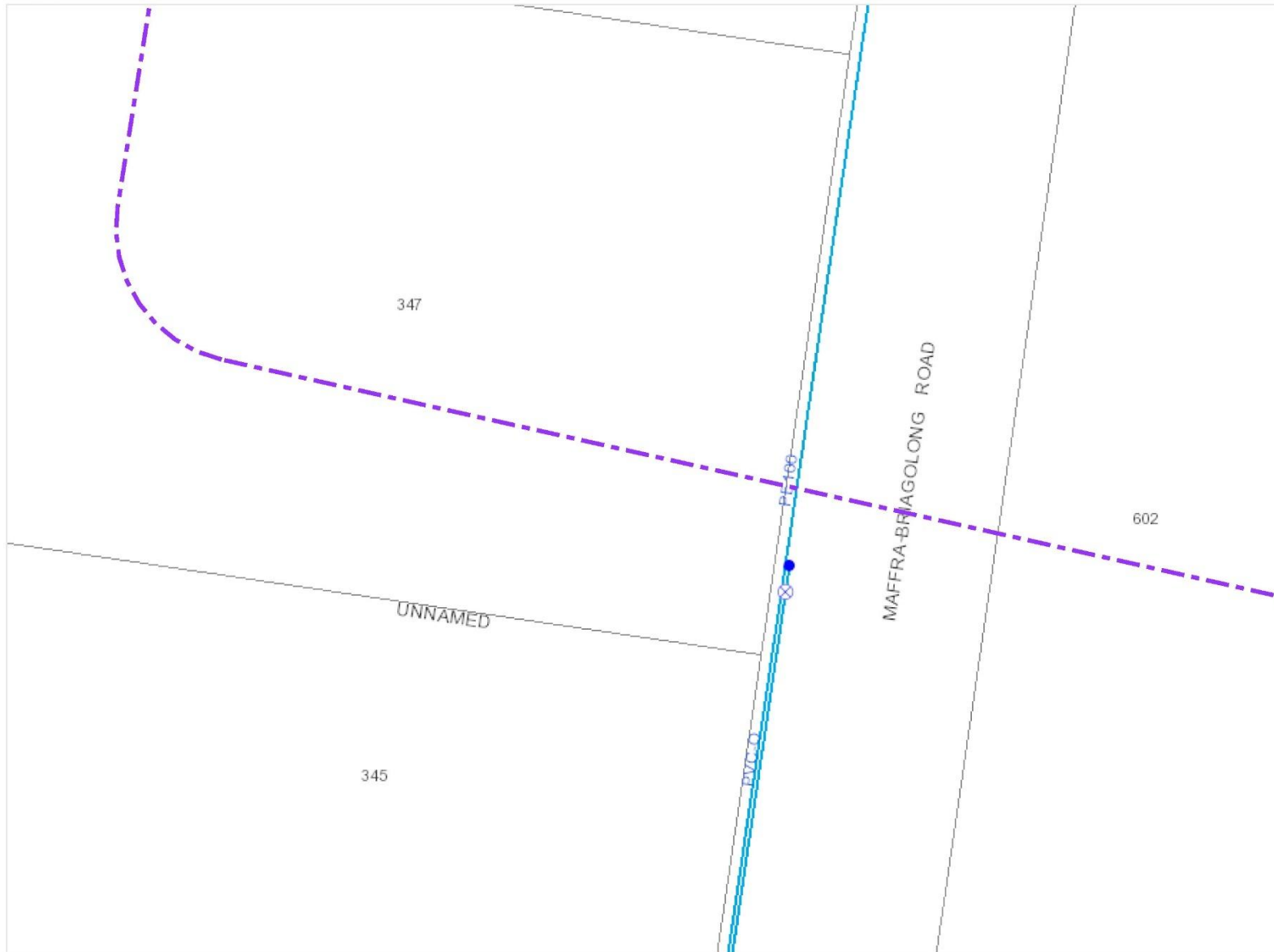
-  Electrical Cables
-  Hydrant
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Appendix 2 – References

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