Past Bushfire History:

A review of historic bushfire mapping for this part of Victoria reveals that there have been two significant fires within the general vicinity of the Wurruk Growth Area:

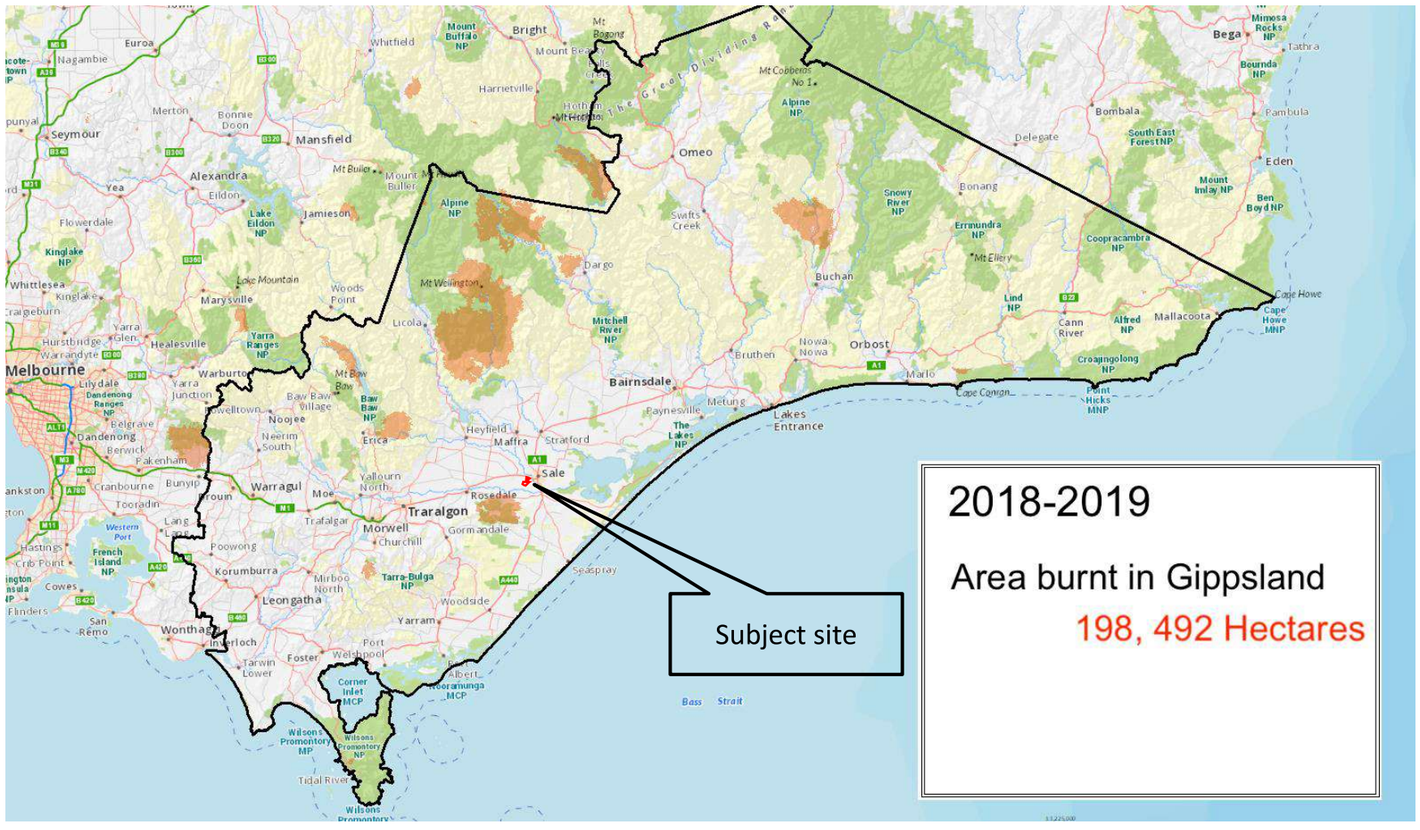
- The fires that burnt around Gormandale in 2003, which is to the southwest of the site. This fire encroached to within 25 kilometres of the site, but had no impact upon it. The extent of this fire can be seen in the mapping below; and,
- The fire that burnt between Rosedale and Longford in January 2019. This fire encroached to within 7 kilometres of the site on its south side. The extent of this fire can be seen in the mapping below.

An emergency evacuation order was issued for Sale during the 2019 Rosedale fire. However, there were no impacts upon the development plan area as a result of the fire.

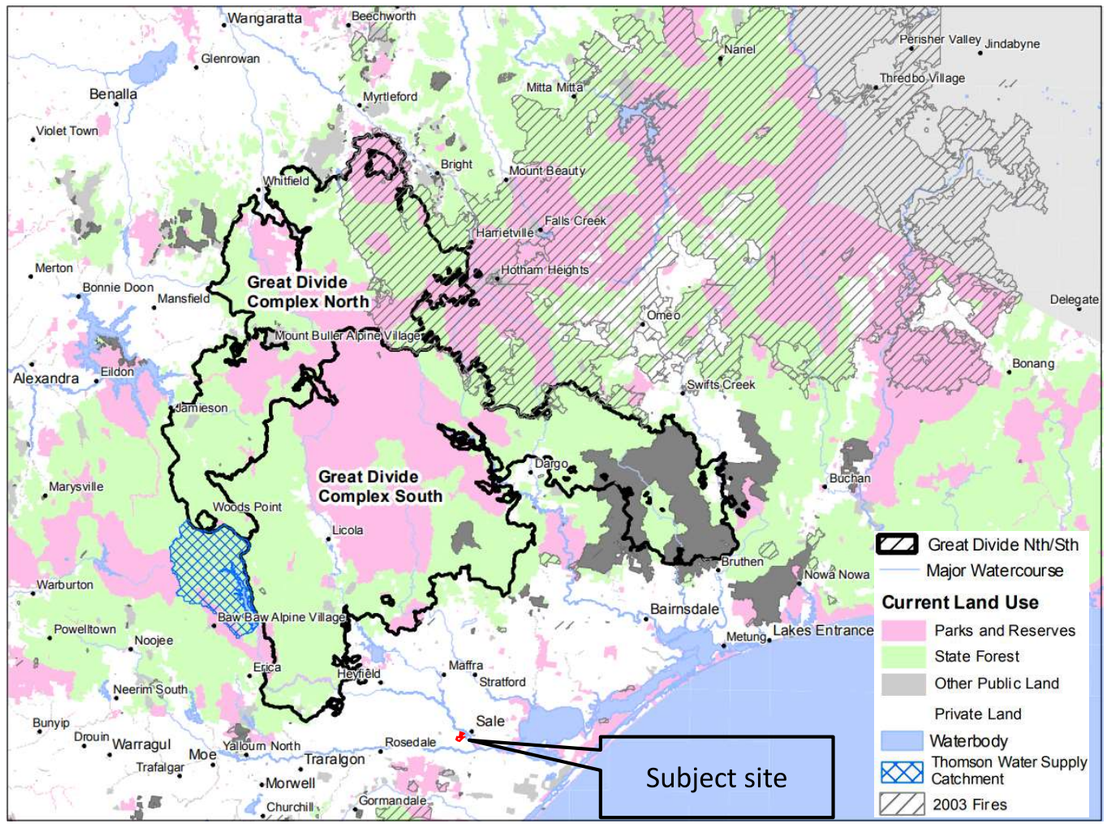
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
This is the plan referred to in Clause 43.04 - Schedule 9 of Development Plan Overlay
and has been approved by Wellington Shire Council
DATE: 21 June 2022
SIGNED: Barry Hearsey Coordinator Strategic Planning
STRATEGIC PLANNER

PAGE: 1 of 5

Map of the 2019 Rosedale Fire



Map of the Great Divide Fires of 2007 and the 2003 Fires



Bushfire Hazard Landscape Assessment:

The Broader landscape around the development plan is rated as Type 1 due to the:

- fact that the development site enjoys high quality road access to the Princes Highway to the north, Settlement Road to the south and Reid Drive to the west;
- lack of significant threat vegetation around it; and,
- availability of reticulated water supply to the development.

Most Likely Fire Scenario based Landscape Assessment:

The most likely fire scenario would be a grass fire burning through farmland to the south on a southwesterly wind.

It is also possible that a fire burning on a southwesterly wind in the Holey Plains State Forest or timber plantations to the southwest could lead to an ember attack.

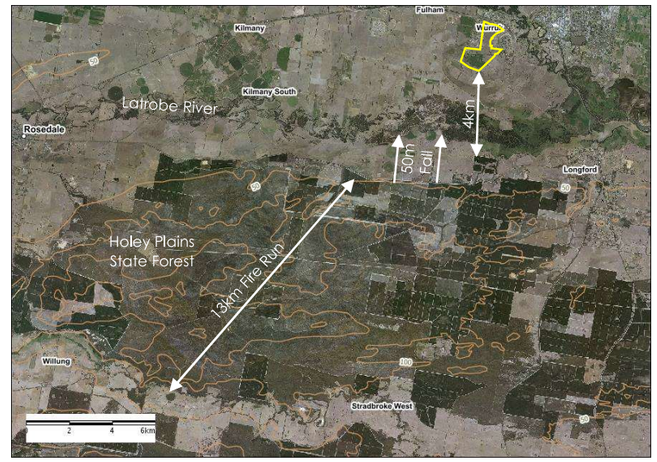
Given there is mostly maintained landscaping within residential properties around the site on its north, east and west sides and grazed & partially irrigated farmland to the southwest and south, the likelihood of a significant fire impacting the development plan area is minimal.

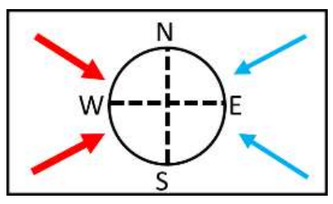
Access between the Development Plan area and the regional centre of Sale, which is located 2.5km to the east, is available via Princes Highway or Settlement Road. Both of these roads are high quality thoroughfares in excellent condition.

Sale accommodates a significant number of emergency evacuation facilities.



Map showing the site (outlined yellow) with respect to the key threat vegetation, i.e. grassland and State Forest/plantations to the south





Legend:

Subject Site:

20km radius:

Threat Vegetation:

Assessment of Local Conditions:

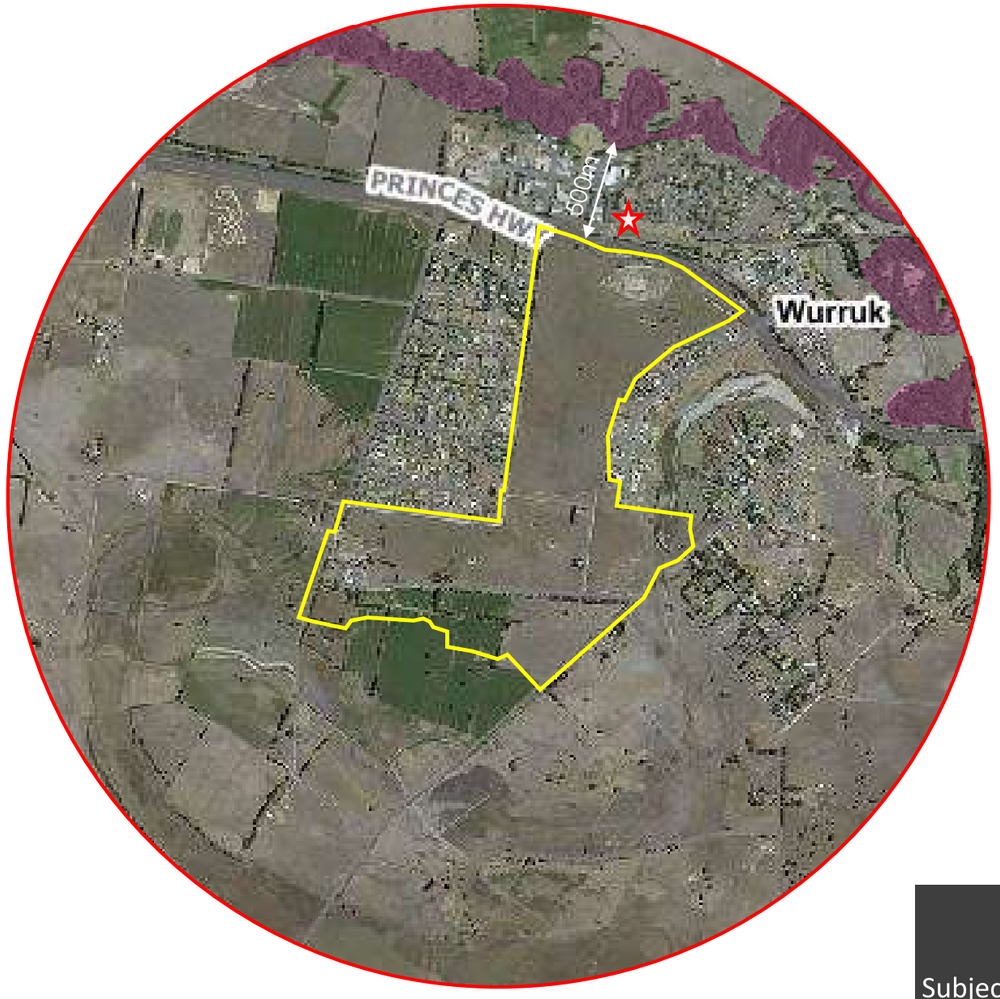
The subject site is surrounded by:

- The Princes Highway Road reserve along its north side, with residential development beyond it. The nearest forest vegetation to the subject site is the riparian vegetation that grows along both sides of the Thomson River as it snakes along in an east-west direction 500 metres to the north of the subject site. This vegetation isn't considered likely to represent a significant risk, as the fire run heading south towards the site is very short;
- Low density residential development along the northern half of its east side;
- Grazed farmland along the southern half of its east side;
- Irrigated, grazed farmland along its south side;
- Low density residential development along the northern portion of its west side; and,
- Irrigated, grazed farmland along the southern portion of its west side.

The Wurruk CFA Station is located within 100 metres of the site, on the opposite side of the Princes Highway.

The Development Plan includes addition of an extra leg to the current roundabout at Hunt Place. This addition will mean that the CFA Station is literally over the road from the Development Plan area. This, along with the access to reticulated town water, will provide the residents of the proposed development excellent access to assistance from emergency services in the event of a fire.

On top of this, the Development Plan area will have access to external roads via 8 separate intersections. The intersections are located at its north, northeast, east, southeast and western perimeters. This will mean that there are multiple options to evacuate residents to emergency refuge sites in the regional centre of Sale, which is 2.5km to the east, if this is ever required.



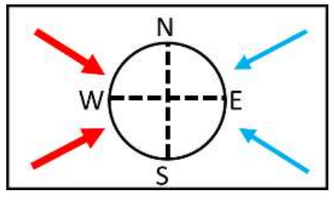


Photo of the low density residential estate to the west of the Development Plan area



Photo of the low density residential estates to the east of the Development Plan area



Legend:

Subject Site:

1km radius:

Riparian Vegetation lining the Thomson River:

Wurruk CFA Station:

Past Bushfire History:

Externally, the subject site is surrounded by:

•Low threat vegetation to its north. This means that properties on the northern fringe of the development plan area can be developed at BAL12.5;

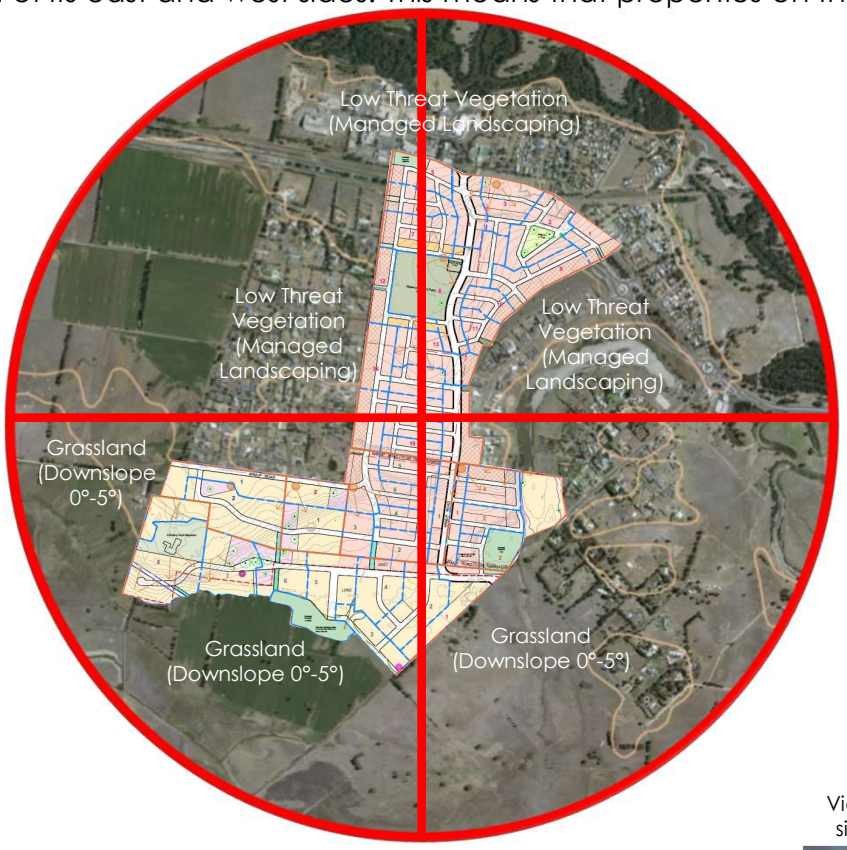
•Low threat vegetation along the northern portion of its east and west sides. This means that properties on the northern fringe of the development plan area can be developed at BAL12.5;

•Grassland on a downslope of 0°-5° to its southeast, south and southwest. This vegetation is grazed. As can be seen below, lots in the proposed development plan are either:

i. Separated from the grassland by an existing or proposed road reserve with width of at least 20metres; and/or,

ii. Over 2,000m² in area with the grassland vegetation adjacent to their rear yards.

These factors will allow them to easily accommodate 22 metres of defendable space between them and the grassland, which supports BAL12.5 construction.



View looking north across the irrigated pasture on the western side of the Development Plan area



View looking north across the irrigated pasture on the Development Plan's south side



View looking east across the grazed pasture on the western side of Settlement Road form the Development Plan area



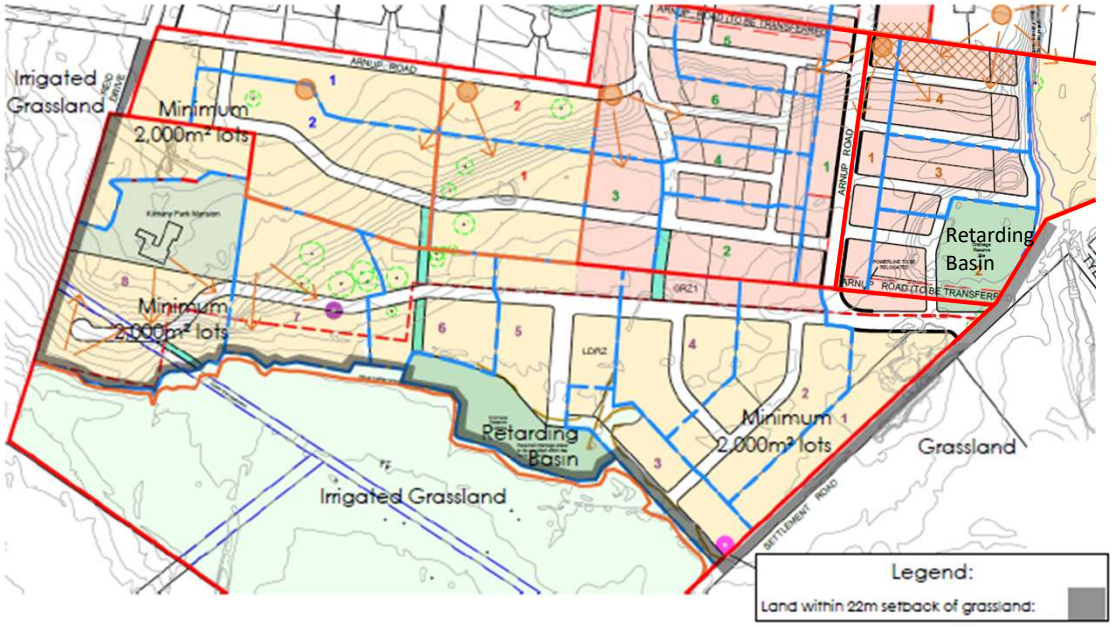
Assessment of the site for development:

Externally, the subject site is surrounded by:

- Low threat vegetation to its north. This means that properties on the northern fringe of the development plan area can be developed at BAL12.5;
- Low threat vegetation along the northern portion of its east and west sides. This means that properties on the northern fringe of the development plan area
- can be developed at BAL12.5;
- Grassland on a downslope of 0°-5° to its southeast, south and southwest. This vegetation is grazed. As can be seen below, lots in the proposed development plan are either:
  i. separated from the grassland by an existing or proposed road reserve with width of at least 20 metres; and/or,
  ii. Over 2,000m² in area with the grassland vegetation adjacent to their rear yards.

  These factors will allow them to easily accommodate 22 metres of defendable space between them and the grassland, which supports BAL12.5 construction.

Image of the southern portion of the Development Plan showing how far a 22 metre setback from grassland vegetation encroaches into the site or roadways



Internally, the subject site incorporates:

- Three drainage reserves, i.e. at its northwest, east and southern fringes. These reserves will contain wetland/retarding basins that are maintained in a low threat state by Council. As such, they don't pose a fire risk;
- A District Park in the northern portion. This reserve has area of 5.3 hectares and will be surrounded by roads on all four sides. It will be predominantly covered in lawn with trees around the fringes, as shown below, and maintained by Council. As such, it does not constitute threat vegetation;
- A 7,700m² reserve in its northeast portion. This reserve has been set aside to protect 4 significant, scattered eucalypt trees, as shown opposite. It will be maintained by Council. The sparse, scattered nature of these trees and size of this reserve, i.e. under 1 hectare in area, means that it does not constitute threat vegetation, as shown below.

7,700m² Reserve overlaid over an aerial photo



Image showing the District Park concept plan overlaid on the Development Plan to show how it will relate to adjoining lots

