Oonah Belonging Place, Healesville

Bushfire Assessment Report

FINAL REPORT (Rev. 02)

Prepared for Workshop Architecture on behalf of Yarra Ranges Council

30 January 2025

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Acknowledgements

Biosis acknowledges the contribution of the following people and organisations in undertaking this study:

- Workshop Architecture: James Staughton, Simone Koch, Jamie Kelson
- Fire Rescue Victoria: Angus Mair (2022-2024) and Declan Pearson (2025)
- Yarra Ranges Council

Biosis staff involved in this project were:

- Julian Turner (mapping)
- Ben Howells (quality assurance)

Contents

Figures

1 Purpose and scope of this report

Biosis Pty Ltd (Biosis) has been engaged to prepare a bushfire assessment for the proposed redevelopment of the Oonah Belonging Place located at 1 Badger Creek Road, Healesville (site) (Figure 1).

1.1 Project background

The site is occupied by the Oonah Belonging Place and is proposed to be redeveloped to establish a new integrated service hub to respond to the health needs of the local Indigenous community (project).

A site and floor plan has been prepared by Workshop Architecture (Dwg. A1.01, Job No. 1763 OONA, dated 15.12.2022) (Appendix 1). The proposed building includes:

- Ten medical consulting rooms
- Office and meeting spaces
- A community kitchen and dining area
- A children's area
- A gallery/heritage area
- Other informal meeting and belonging spaces, including a communal fire pit area
- Car parking.

The site is mapped within the Bushfire Management Overlay (BMO) under the Yarra Ranges Planning Scheme (Planning Scheme). An application for a planning permit under the BMO must be accompanied by a bushfire hazard site assessment, bushfire hazard landscape assessment and a bushfire management statement (BMS).

1.2 Scope of bushfire assessment

Biosis was commissioned to prepare a bushfire assessment that responds to the requirements of the BMO and relevant policy at Clause 13.02 of the Planning Scheme.

This report addresses the following:

- Methodology used to prepare this report.
- An overview of relevant State bushfire planning policy.
- Assessment of bushfire hazard and risk based on indicative maximum development envelopments, including a site and landscape scale assessment.
- Recommendations in relation to bushfire mitigation measures.

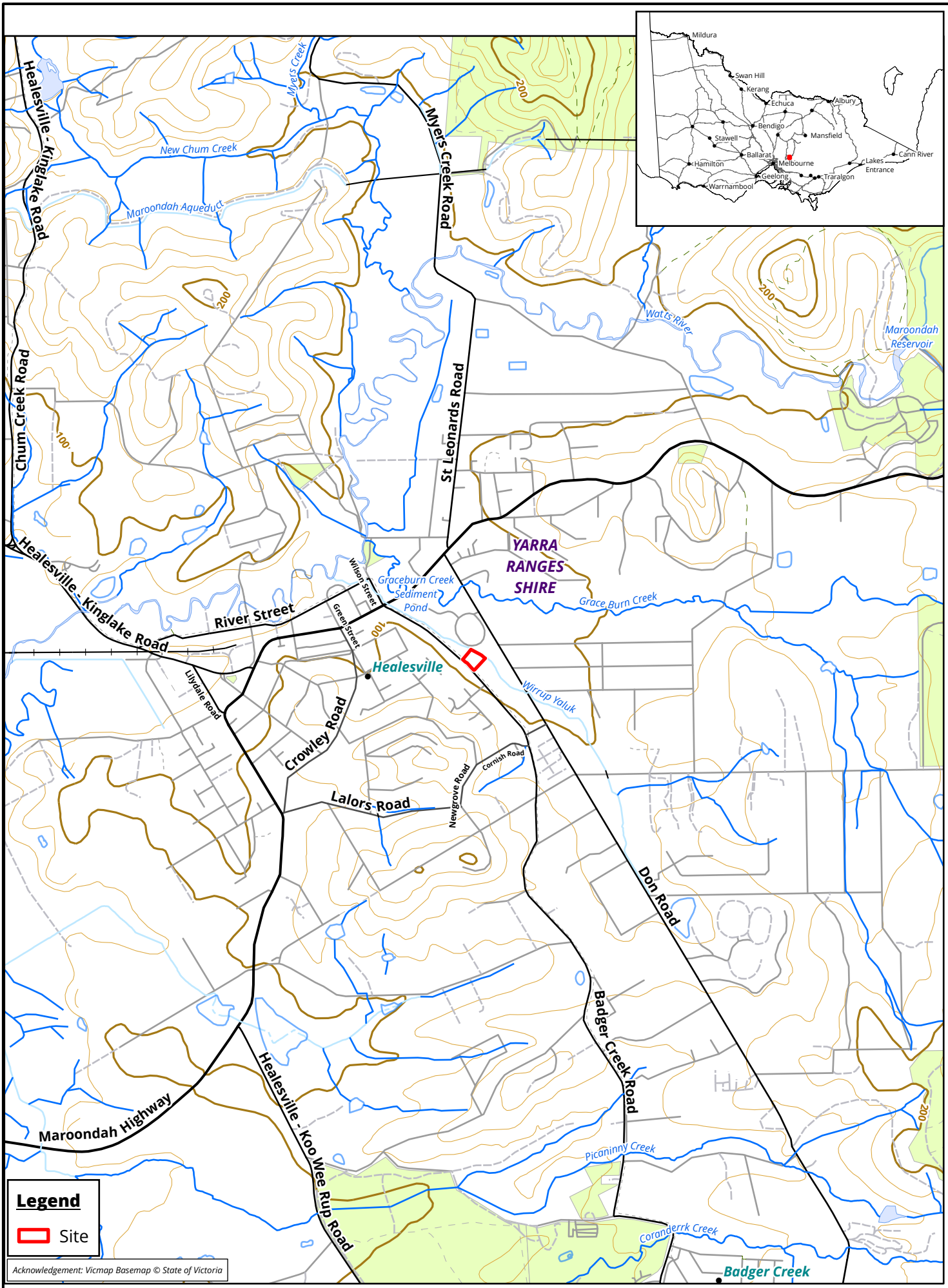

Figure 1 Location of the study area

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Date: 08 November 2022,
Checked by: MD, Drawn by: JPT, Last edited by: jturner
Layout: F1_Locality
Location: P:\31700s\31742\Mapping\31742_BFA.aprx

0 250 500 750 1,000
Metres
Scale: 1:25,000 @ A4
Coordinate System GDA 1994 MGA Zone 55

N

2 Methodology

The following methodology has been used to conduct this assessment:

2.1 Review of relevant background information

In preparing this assessment relevant policy and guidance was reviewed, including:

- State and local policy and relevant particular provisions in the Planning Scheme.
- Planning Advisory Note 68 – Bushfire State Planning Policy Amendment VC140 (2018)
- Practice Note 64: Local Planning for Bushfire Protection, DELWP September 2015
- Technical Guide: Planning Permit Applications – Bushfire Management Overlay, DELWP September 2017
- Australian Standard AS3959:2018 Construction of buildings in bushfire prone areas (AS3959:2018).

2.2 Desktop Assessment

An initial desktop assessment was conducted, relying on aerial photography, vegetation mapping, permit application plans and topographical information. The desktop assessment was used to inform the preliminary site hazard assessment and landscape hazard assessment and identified:

- Extent of vegetation within the landscape, including its likely classification for bushfire assessment purposes (e.g. grassland, woodland and low-threat vegetation).
- Topographical features and ruggedness in the landscape.
- Land uses, access, landscape features and places of shelter that could affect the level of bushfire risk.
- Extent of modification expected as a result of the proposed project.

2.3 Field Assessment

A field assessment was conducted on 6 October 2020 to classify the vegetation within 150 metres of the site, according to AS3959:2018.

2.4 Bushfire risk assessment

The outcomes of the desktop and field assessments and policy review were used to:

- Assess the likely fire behaviour.
- Assess the level of bushfire risk, having regard to current conditions and future form of development.

2.5 Stakeholder engagement

The following stakeholder engagement activities were undertaken and have informed the results and recommendations of this assessment:

- 9 September 2021 – Meeting with Fire Rescue Victoria (Angus Mair – Fire Safety Coordinator), Yarra Ranges Council and Workshop Architecture.
- 12 October 2022 – Follow-up meeting with Fire Rescue Victoria (Angus Mair), Yarra Ranges Council and Workshop Architecture.
- 28 January 2025 – Phone discussion with Fire Rescue Victoria (Declan Pearson).

The outcomes of the meetings and discussions are summaries in section 4 of this report.

2.6 Recommendations

Having regard to the outcomes of the assessment and feedback from FRV, recommendations were made in relation to bushfire mitigation measures as outlined in section 6 of this report.

2.7 Assumptions and limitations

This assessment does not consider the consequential loss of vegetation currently on site occurring as a result of the project. Depending on the operation of the exemptions at Clause 52.17 and Clause 52.12 of the Planning Scheme, a planning permit or other approval requirements may be required. This is outside the scope of this assessment.

3 Planning policy context

3.1 Integrated bushfire hazard identification and mitigation

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

The Bushfire Management Overlay (BMO) is a planning control that is applied to areas that have the potential for extreme bushfire behaviour, such as a crown bushfire and extreme ember attack and radiant heat (DELWP 2017a). These are the type of locations where the creation of new or expanded settlements should be avoided where possible and accordingly the mapping of the BMO has also used as an important input for the landscape scale bushfire assessment.

In the building system, areas that are, or are likely to be subject to bushfire, are designated and mapped as a Bushfire Prone Area (BPA) pursuant to Section 192A of the *Building Act 1993*. This map is used to trigger bushfire construction requirements under the National Construction Code (2016) and as noted above this map is now also referenced in Clause 13.02-1S and is to be used to guide decision making in the planning system.

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

Australian Standard AS.3959:2018 – *Construction of buildings in bushfire prone areas* is utilised in both the planning system and the building system to determine the level of bushfire attack on buildings in bushfire prone areas and to determine the appropriate construction response to mitigate these effects for specified types of buildings.

3.2 State bushfire planning policy Clause 13.02-1S

The Planning Policy Framework seeks to increase the Victorian community's resilience to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.02-1S – Bushfire planning applies to all planning and decision making under the *Planning and Environment Act 1987* (PE Act) on land within the BPA, the BMO or if the land is proposed to be developed in a way that may create a bushfire hazard.

The objective of Clause 13.02-1S is:

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

The strategies that underpin Clause 13.02-1S include:

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

Of particular relevance to this assessment, Clause 13.02-1S sets out the following strategy for settlement planning:

> *Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:*
>
> - *Directing population growth and development to low-risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).*
> - *Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.*
> - *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.*
> - *Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.*
> - *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.*
> - *Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.*
> - *Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).*

The above settlement planning strategies have been a critical input to the development of the assessment methodology and identification of bushfire mitigation measures.

Clause 71.02 – *Operation of the planning policy framework* of the Planning Scheme also provides important guidance on the consideration of bushfire in decision making and how this is to be balanced against other policy considerations. In particular, Clause 71.02-3 states the following:

> *Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.*

3.3 Guidance and practice notes

The following practice notes and guidance have been published in relation to bushfire risk assessment:

- Planning Advisory Note 68 – Bushfire State Planning Policy Amendment VC140 (2018)
- Practice Note 64: Local Planning for Bushfire Protection, DELWP September 2015
- Technical Guide: Planning Permit Applications – Bushfire Management Overlay, DELWP September 2017

4 Stakeholder engagement

4.1 Fire Rescue Victoria

Two meetings were held with Angus Mair, Fire Safety Coordinator, at Fire Rescue Victoria (FRV). The purpose of the meetings was to discuss the proposed project in relation to the BMO. Workshop Architecture's concept plan and Biosis' preliminary bushfire assessment were tabled at the meeting.

The following preliminary comments were provided:

- 9 September 2021:
  - The site is located within the Queens Park reserve, a Neighbourhood Safer Places – Bushfire Place of Last Resort. Much of the reserve and surrounding residential areas comprise low-threat vegetation. However, the site is currently surrounded by classified vegetation (Forest and Woodland).
  - There is a need to appropriately address State planning policy Clause 13.02, which requires development to be directed to low risk locations.
  - FRV recommended a number of alternative measures beyond a typical setback and construction standard response. These included:
    - The Forest vegetation along Wirrup Yaluk could be actively managed in accordance with the AS3959-2019 excluded (low-threat) vegetation criteria. This includes separation at the existing bridge crossing. Queens Park is actively managed but under no formal agreement between YRC and CFA/FRV. Reasonable assurance needs to be provided by way of a Fire Management Plan / Vegetation Management Plan, or similar. This needs to be in place prior to assessment of any permit application.
    - Management of the Woodland vegetation (e.g. removal of elevated fuel and exotic weed species) could also form part of the management plan. The vegetation may or may not become excluded (to be determined once we understand vegetation to be removed/retained), however this will potentially assist in achieving the defendable space requirements, which in turn may reduce how far the current 16 metre setback crosses the south-east boundary.
  - The relevant fire authority for Healesville is the Country Fire Authority. Fire Rescue Victoria will likely assess the permit application but CFA will provide ultimate sign-off.
- 12 October 2022:
  - FRV noted and welcomed the reduced size and scale of the building since the previous design. This response has increased the setbacks from classified vegetation.
  - FRV reiterated the forest vegetation along the waterway needs to be managed. A suggested response was to maintain a width less than 20 metres as well as a 20 metre break at the pedestrian footbridge, which runs across the waterway to the skatepark / BMX track.
  - FRV noted the woodland vegetation could be managed under an acceptable alternative response.
  - FRV and Council noted bushfire mitigation measures cannot be at the expense of biodiversity.

During the planning permit application and assessment process, YRC and FRV held further discussions regarding the level of assurance required to consider the vegetation along Wirrup Yaluk as excluded (low-threat) vegetation. This resulted in FRV providing an updated position. Specifically, Council, as the land manager for the Queens Park reserve, has the ability to actively manage vegetation within the reserve, including the Wirrup Yaluk waterway and that as part of Queens Park being designated a NSP-BPLR specific vegetation management requirements are already in place.

On 28 January 2025, Biosis confirmed FRV's position with Declan Pearson, Fire Safety Officer, via a phone discussion. This final position informs the management recommendations of this assessment.

5 Bushfire Assessment

5.1 Site description and controls

The site is located less than 500 metres south-east of the Healesville town centre. The site is bounded by Badger Creek Road to the south-west and Queens Park (recreation reserve) to the north-west, north-east and south-east. The Wirrup Yaluk creek runs north-west to south-east along the edge of the site.

The site is zoned Public Park and Recreation Zone (PPRZ) and is affected by the BMO and the Heritage Overlay 163 (HO163). The HO163 applies to the Nook and Nook Monument; tree controls apply.

The site is also adjacent to land in the Significant Landscape Overlay (SLO22).

The site is within the designed Bushfire Prone Area (BPA) and is within an area of cultural heritage sensitivity.

5.2 Existing conditions

5.2.1 Oonah Belonging Place site

The site currently operates as the Oonah Belonging Place, a health and community services establishment. There are currently no bushfire protection measures in place (e.g. there is no defendable space around the existing buildings).

5.2.2 Queens Park

Queens Park is a large multi-purpose recreation space offering a sports oval as well as tennis courts, a soccer pitch, outdoor swimming pool, skate park, BMX track and the Queens Park Kindergarten. Queens Park also includes the Oonah Belonging 'meeting place', located directly south-east of the site.

Queens Park is a designated Neighbourhood Safer Place – Bushfire Place of Last Resort (NSP-BPLR).

The majority of Queens Park is highly managed and maintained by Yarra Ranges Council. The following information regarding the active management regime of the reserve was received from Council's Parks and Fuel Management Teams:

- *Sports surfaces are mown weekly during spring and summer and the main oval is irrigated.*
- *Passive lawn areas surrounding the play areas, picnic facilities, tennis courts and sports areas, and including the skatepark, BMX and meeting place, are all mown between 1 and 3 weekly during spring, summer and autumn, depending on ground conditions.*
- *Throughout the reserve dead branches and shrubs are removed on inspection and autumn leaf drop debris is collected and removed.*
- *Both the Grace Burn and Wirrup Yaluk waterway corridors are managed to be not overgrown and maintained to allow for park users to have vistas to the water as they have been known to support local populations of platypus.*

5.3 Hazard assessment

5.3.1 Landscape assessment

A bushfire hazard landscape assessment plan has been prepared and is shown in Figure 2.

The site is located in Healesville, a township surrounded by forested areas to the north, north east, east and south east. There are paddocks located to the west of the township, with more forested areas beyond. If a fire developed at the landscape scale, extreme fire behaviour could be expected to impact on Healesville.

The township is likely to be classified as landscape type 3 under the State's Technical Guide Planning Permit Applications Bushfire Management Overlay (DELWP, 2017) (Technical Guide). Type 3 locations have the following characteristics:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.
- Bushfire can approach from more than one aspect.
- The site is located in an area that is not managed in a minimum fuel condition.
- Access to an appropriate place that provides shelter from bushfire is not certain.

Credible scenarios include the development of large landscape scale fires the north, north east, east and south east of the site. There is vegetation that connects the Yarra Ranges National Park to Healesville and the riparian vegetation along the Grace Burn and Wirrup Yaluk waterways.

In accordance with the *Technical Guide Planning Permit Applications Bushfire Management Overlay,* it is expected that in the event of a landscape scale fire, the site would be affected by ember attack and potentially radiant heat and direct flame contact.

5.3.2 Site assessment

A bushfire hazard site assessment plan has been prepared and is shown in Figure 3 and Photo Points 1-6.

The majority of vegetation surrounding the site is classified as 'low threat' which means it is unlikely to have a significant influence of fire behaviour at the local scale (Photo Point 2).

Immediately to the north-east of the site is conservatively classified as forest vegetation (e.g. along the Wirrup Yaluk waterway). Whilst Council has described an active management regime across Queens Park (section 5.2.2), at the time of site inspection the corridor appeared largely unmanaged and of more than 20 metres in width (Photo Points 4 and 5).

Immediately to the south-east and north-west of the site is conservatively classified as woodland. Whilst actively managed (section 5.2.2), it was apparent the vegetation still displays woodland characteristics (Photo Points 1, 3 and 6).

The vegetation within the site is classified as a combination of woodland and modified vegetation.

The effective slope under all classified vegetation is flat (0 degrees).

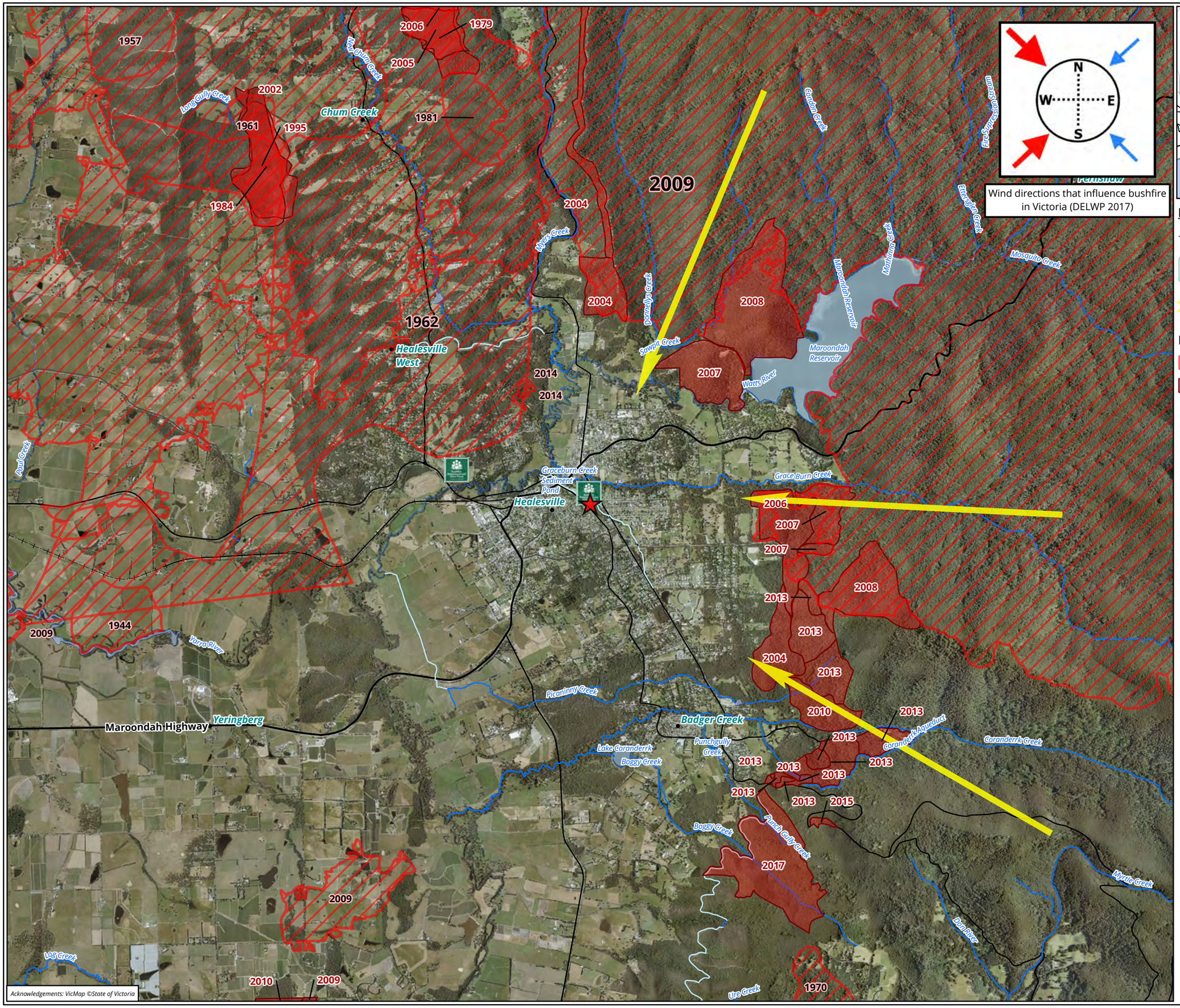

Figure 2 Bushfire hazard landscape assessment

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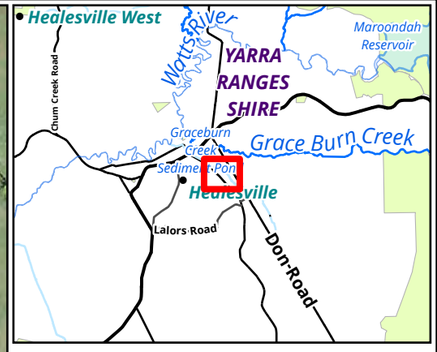

Legend

- Site
- Bushfire assessment area
- Photo point

Vegetation

- Forest
- Woodland
- Low threat vegetation

Figure 3 Bushfire hazard site assessment

0 10 20 30 40 50

Metres

Scale: 1:1,500 @ A3

Coordinate System: GDA 1994 MGA Zone 55

N

biosis

Matter: 31742,
Date: 15 December 2022,
Checked by: MD, Drawn by: JPT, Last edited by: jturner
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Location: P:\31700s\31742\Mapping\
31742_BFA.aprx

Photo Point 1 - Woodland vegetation

Photo Point 2 - Low threat managed vegetation

Photo Point 3 – Woodland vegetation

Photo Point 4 - Forest vegetation along creek

Photo Point 5 - Forest vegetation along creek

Photo Point 6 – Woodland vegetation

6 Bushfire Management Statement

Table 1 below describes how the project responds to the bushfire planning requirements of Clauses 44.06 and 53.02 of the Planning Scheme.

Table 1 Response to Clauses 44.06 and 53.02 of the Planning Scheme

Requirement	Response
Objectives and Approved / Alternative Measures	
53.02-4.1 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.	**AM 2.1 The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.** The entire township of Healesville could experience extreme fire behaviour in the event of a landscape scale fire. Many existing buildings throughout the township, including the existing Oonah Belonging Place currently have no bushfire protection measures. The proposed project would introduce bushfire protection measures resulting in an overall net (and acceptable) reduction in risk when compared to the existing conditions of the site. **AM 2.2 A building is sited to ensure the site best achieves the following:** • **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.** An iterative design process occurred which has resulted in the maximum separation distance practicable between the building and the classified forest and woodland vegetation without undermining other objectives of the project. The building has frontage to Badger Creek Road and three crossovers are proposed as well as two pedestrian pathways. Pedestrian access is also available into the Queens Park NSP-BPLR via pathways leading from the north east and south east of the site. **AM 2.3 A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.** The building is proposed to be constructed to BAL-29 standard and will incorporate several bushfire protection measures, including defendable space, static water supply, and ample vehicular and pedestrian access and egress points / routes.
53.02-4.2 Defendable space and construction objective: • Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.	This assessment has adopted a conservative classification of vegetation given the landscape scale risk and the nature of the uses proposed. Approved measure 3.2 states that a building proposed to be used for child care, education or a place or assembly should be constructed to BAL-12.5 and provided with the defendable space shown in Table 2 below.

Table 2 Approved defendable space measures

Direction	Vegetation	Defendable space distance
North-west	Woodland (flat)	40 metres
North-east	Forest (flat)	60 metres
South-east	Woodland (flat)	40 metres
South-west	Low-threat	None

The defendable space measures outlined in Table 2 are not considered feasible, given the size of the site and other characteristics of the site. Accordingly, the project seeks to rely on alternative measure 3.6. This approach would require defendable space as per Table 3 below, based on the building being constructed to a BAL-29 standard.

Table 3 Alternative defendable space measures

Direction	Vegetation	Defendable space distance
North-west	Woodland (flat)	16 metres
North-east	Forest (flat)	25 metres
South-east	Woodland (flat)	16 metres
South-west	Low-threat	None

Defendable space will be provided to the boundaries of the site and managed in accordance with the following:

- *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.*

The project will achieve the 16 metres defendable space requirement to the classified Woodland vegetation. However, compliance with the 25 metres defendable space requirement to classified Forest vegetation will not

Requirement	Response

	entirely be achieved due to the Wirrup Yaluk waterway running adjacent to the site. The closest point of the rear building façade will be 15 metres from the Forest vegetation. To address this, it is proposed to adopt an integrated approach to risk management, as follows:
	• Council, as the land manager for the Queens Park reserve, has the ability to actively manage vegetation within the reserve, including the Wirrup Yaluk waterway. It is understood that as part of Queens Park being designated a NSP-BPLR specific vegetation management requirements were agreed, including:
	  ○ Vegetation along Wirrup Yaluk is no more than 20 metres wide.
	  ○ A 20 metre gap is maintained at low to moderate fuel load at the Maroondah Highway / Don Road pedestrian footbridge.
	  ○ Throughout the entire reserve grass must be short cropped and maintained during the declared fire danger period.
	  ○ Throughout the entire reserve all leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
	• The abovementioned vegetation management requirements should be implemented.
	• Recognising the vulnerability of the likely future occupants of the building, and the relatively high bushfire hazard risk at the landscape scale, an emergency management plan should be prepared and implemented.
	• On balance, less defendable space and a higher construction standard is appropriate, particularly recognising that the proposed bushfire protection measures would result in an overall net (and acceptable) reduction in risk when compared to the existing conditions of the site.

53.02-4.3 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.	**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:** • **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 53.02-5.** • **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 during a bushfire emergency.** **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.** A hydraulic services plan has been prepared by Workshop Architecture (Dwg. H04 Rev. SD-B, dated September 2022) (Appendix 2). The plan

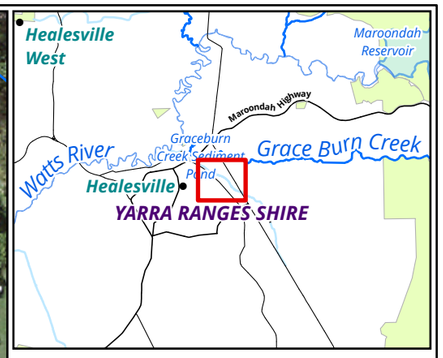
Requirement	Response
	indicates a 10,000 litre static water supply with remote outlet is proposed at the end of the main accessway, approximately 35 metres from the crossover to Badger Creek Road. A hardstand area is available for fire truck parking next to the remote outlet (3.5 metres wide by 10 metres long with a 17 tonne load rating). The following water supply requirements apply: • *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.* Given a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows: • *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).* • *Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).* Given the length of the accessway is greater than 30 metres, the following design and construction requirements will apply: • *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.* The above water supply, fitting and access requirements are shown on the Bushfire Management Plan prepared for the site (Figure 4).

7 Bushfire Management Plan

A bushfire management plan (BMP) has been prepared (Figure 4). Once approved, all building design, water supply, access, defendable space, and vegetation management requirements must be complied with and will be enforceable. The defendable space requirements are further specified in Ryder 2024a and Ryder 2024b.

In addition to the requirements of the BMP and Ryder 2024a and Ryder 2024b, the following recommendations are made:

- Any proposed landscaping or revegetation within the site must adhere to the defendable space requirements. Landscaping should be designed to meet the criteria for low-threat vegetation, as described in AS3959:2018.
- Recognising the vulnerability of the likely future occupants of the building, and the relatively high bushfire hazard risk at the landscape scale, an emergency management plan should be prepared and implemented.
- Specific advice from a registered building surveyor is required regarding the proposed ceremonial fire pit within the building. The operation of the fire pit should be included within the emergency management plan for the site.



Legend

- Site
- Defendable space
- Neighbourhood Safer Place

Figure 4 Bushfire Management Plan – Oonah Belonging Place, 1 Badger Creek Road, Healesville

0 10 20 30 40 50
Metres
Scale: 1:2,000 @ A3
Coordinate System: GDA 1994 MGA Zone 55

N

biosis

Matter: 31742,
Date: 30 January 2025,
Checked by: MD, Drawn by: JPT, Last edited by: jturner
Layout: 42094_31742_F4_BMP
Location: P:\42000s\42094\Mapping\
42094_31742_BFA.aprx

8 References

Australian Standard AS3959-2009 Construction of buildings in bushfire prone areas (AS3959-2009).

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Ryder 2024a. *Assessment of trees at Queens Park as part of the Oonah Belonging Place development*, Ryder Arboriculture & Environment, 12 January 2024.

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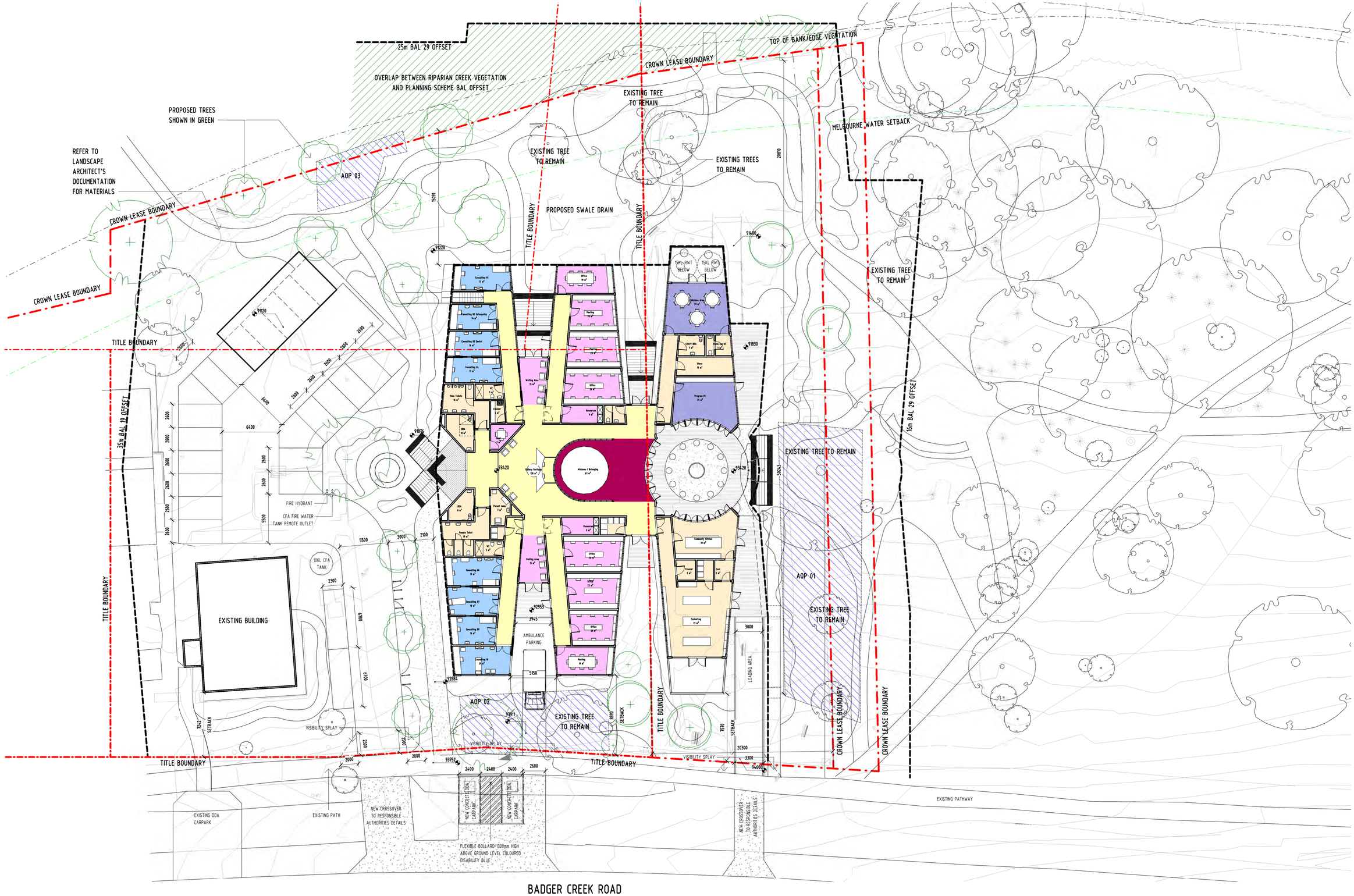
Appendix 1 – Site and Floor Plan



AREA LEGEND

- Entry and Foyer
- Welcoming / Belonging
- Building Support
- Workplace & Support
- Program
- Consult & Counselling
- Circulation
- Outdoor
- Outdoor Program

rev	initial	date	description

All dimensions to be verified on site prior to construction and discrepencies to be clarified with architect.
Do not scale drawings, refer to figured dimensions only.
Architectural drawings are to be read in conjunction with specifications & other consultants documentation.
RL 0 is the benchmark level taken from the floor level of the existing building.
Dimensions and RLs are in mm.

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SITE AND FLOOR PLAN

A1.01

HEALESVILLE INDIGENOUS COMMUNITY SERVICES ASSOCIATION

proprietor	YARRA RANGES			rev no	
job no	1763 00NA	scale	1 : 200	date	15.12.2022
file name	Checker	drawn by	Author	issue	PLANNING

Appendix 2 – Hydraulic Services Plan

REV.	DATE	DESCRIPTION	INITIAL
SD-A	25.08.2022	SCHEMATIC DESIGN ISSUE	J.S.C.
SD-B	01.09.2022	SCHEMATIC DESIGN ISSUE - FIRE SERVICE ADDED	J.S.C.

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PROJECT
OONAH BELONGING PLACE
1 BADGER CREEK RD,
HEALESVILLE

SERVICE
HYDRAULIC SERVICES

TITLE
PROPOSED SITE PLAN

DESIGNED	DRAWN	PROJECT LEADER
K.BRYAR	J.CATALDO	K.BRYAR
SCALE @ A1	COMMENCED DATE	SHEET NUMBER
1:250	SEPTEMBER 2022	4 of 6

0 2.5m 5m 7.5m 10m 12.5m 15m
DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

PROJECT NUMBER	DRAWING NUMBER	REVISION
4439	H04	SD-B

4439_H04 - Proposed Site Plan.dwg 01 Sep 2022 2:50pm