



**41-43 Hoddle Street,
Yarra Junction**

Bushfire Planning Report

Prepared for Dancamnic Pty Ltd

January 2025
Report No. 18111.01 (2.5)



**Nature
Advisory**

(Formerly Brett Lane & Associates Pty Ltd)

5/61-63 Camberwell Road
Hawthorn East, VIC 3123
PO Box 337, Camberwell VIC 3124

(03) 9815 2111
www.natureadvisory.com.au

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Site Details	
Municipality:	Yarra Ranges
Subject Site:	41-43 Hoddle Street, Yarra Junction
Site Area:	2.69 hectares
Zoning:	Neighbourhood Residential – Schedule 2 (NRZ2)
Overlays:	Bushfire Management Overlay (BMO) Design and Development – Schedule 6 (DDO6) Environmental Significance Overlay – Schedule 1 (Site Z35) (ES01-Z35) Significant Landscape Overlay – Schedule 22 (SL022)
Existing Buildings and Works:	Vegetated block, existing dwelling
Summary of Proposal	
Development Plan:	25 lot subdivision
Construction Standard:	BAL- 12.5 – Lots 1-9, 20-25 BAL – 19 – Lots 15-19 BAL - 29 – Lots 10-14
Defendable Space:	39 metre setback from the eastern boundary is required. This will be achieved by: Responsible authority to maintain defendable space within the road easement between the road and Lot 10 Lot 10 to maintain defendable space to a distance of 39 m from their building envelope. Lots 11-14 to maintain defendable space to their respective property boundaries.
Water Supply requirements:	Reticulated water supply to be supplied by the installation of water hydrants every 200 m and within 120m of the rear of each building envelope. In addition, the following static water supply is required for each lot: Lots 10, 14 - 10,000L water supply with fire authority fittings and access required. Lots 1-9, 11-13, 14-25 - 5,000L water supply for personal property protection is required (no fire authority fittings or access required).
Mandatory conditions	A Section 173 Agreement must be secured on title for each proposed lot for the purpose of a future exemption from a planning permit under Cl.44.06 of the Yarra Ranges Planning Scheme. The agreement must incorporate the obligations detailed in this plan to ensure the bushfire protection measures are being met and maintained by the future landowners. Additionally, the responsible authority must be responsible for the maintenance of defendable space on the western interface of the subdivision, where this occurs on public land (i.e. the road reserve).

1. Executive Summary

Danamnic Pty Ltd engaged Nature Advisory to prepare this Bushfire Planning Report for a proposed subdivision of a 2.69-hectare area of land at 41-43 Hoddle Street, zoned Neighbourhood Residential – Schedule 2 (NRZ2) in the Yarra Junction Planning Scheme. The land is subject to the Bushfire Management Overlay (BMO) and also within a designated Bushfire Prone Area (BPA).

This report responds to the requirements of Clause 44.06 Bushfire Management Overlay of the Yarra Ranges Planning Scheme, and associated Clause 53.02 *Bushfire Planning*.

The bushfire hazard assessment responding to Clause 53.02 contains two components, listed below.

- A bushfire hazard site assessment, that describes bushfire hazards within 150 metres of the proposed subdivision in accordance with the planning permit application requirements of Clause 44.06-3. The description of the hazards has been prepared in accordance with the Australian Standards (AS 3959-2018) (Committee FP-020) *Construction of buildings in bushfire prone areas*; and
- A *bushfire hazard landscape assessment*, including a plan that describes the bushfire hazards in the general locality more than 150 metres from the site.

A *Bushfire Management Statement (BMS)* has been prepared for this report (Section Appendix 5), outlining how proposed future lots will meet the relevant bushfire protection objectives of Clause 53.02-4.

During the site assessment, classified vegetation in the form of forest was recorded to the east, southeast, south and southwest. Slope was recorded under each of these areas of classified vegetation.

A residential subdivision (as shown in Appendix 1) is proposed for the western portion of the property.

Based on the classified vegetation recorded in the study area, and provided defendable space requirements set out in this report can be implemented, dwellings on new lots created by the proposed subdivision would be required to be constructed to Bushfire Attack Level (BAL) ratings set out in this report.

Clause 53.02 also requires that the following are provided, as outlined in this report:

- Static water supplies dedicated for fire-fighting purposes in lots >1000m², located within 4 metres of an access driveway;
- Vehicle access that is designed and constructed to minimum requirements;
- Perimeter roads adjoining the hazardous vegetation to support fire-fighting; and
- Requirements to manage the bushfire risk to future residents from landscaping (within Lots 11-14), management of public open space (road verge adjacent to Lot 10) and vegetation on private property (Lot 10)

This report was prepared by a team from Nature Advisory, comprising Arend Kwak (Botanist), Emma Wagner (Senior GIS Analyst) and Chris Armstrong (Senior Botanist, Bushfire Technical Lead and Project Manager).

2. Sources of information and policy context

2.1. Existing information

The reports, planning scheme and development plans relating to the study area listed below were reviewed.

- *VicPlan* (DEECA 2024a); and
- Victoria Planning Provisions (DEECA 2024b).
- Regional Bushfire Planning Assessment – Melbourne Metropolitan Region (DPCD 2012)
- Planning Permit Applications – Bushfire Management Overlay, Technical Guide September 2017 (DELWP 2017)

2.2. Definitions

2.2.1. Site and study area

The term ‘site’ is used herein to refer to the land proposed for subdivision at 41-43 Hoddle Street, Yarra Junction. The term ‘study area’ refers to area up to 150 metres from the site (see Figure 1).

2.2.2. Classified vegetation

For the purposes of a Bushfire Attack Level (BAL) assessment areas of vegetation considered to pose a bushfire threat are classified according to the vegetation classes defined in Table 2.3 of AS 3959:2018. These hazards are grouped as either:

- Forest;
- Woodland;
- Shrubland;
- Scrub;
- Mallee/Mulga;
- Rainforest; or
- Grassland.

Non-vegetated areas and those considered ‘low-threat’, as defined in Section 2.2.3.2 of AS 3959:2018, are excluded from consideration as potential bushfire hazards and therefore do not influence BAL determination.

2.3. Field methodology

The field assessment was conducted on the 5 September 2022. During this assessment, the site was inspected on foot and the surrounding study area observed from the site and surrounding roads.

Sites in the study area found to contain classified vegetation were mapped. Mapping was undertaken through a combination of aerial photograph interpretation and ground-truthing using a hand-held ArcGIS Collector® (Esri).

2.4. Precautionary approach

Wherever appropriate, a precautionary approach has been adopted in the discussion of implications. That is, where insufficient evidence is available on the predicted behaviour of fire in a wildfire event, it is assumed both that the most severe fire behaviour could take place and that unmanaged immature vegetation could reach mature heights. The implications under legislation and policy are considered accordingly.

3. Bushfire hazard assessment

3.1. Bushfire hazard site assessment

3.1.1. Site description

The site is approximately 2.69 hectares of private land located at Yarra Junction, approximately 0.72 kilometres south of the town centre and 58.05 kilometres east of the Melbourne CBD (Figure 1). It is bordered by residential development to the north, bushland to the east, accommodation and parklands to the south and Hoddle Street to the west. The site supported a single dwelling and associated gardens and managed lawns in the west, and dense forest to the east. The shape of the land is largely square, with a portion extending to the west. It is approximately 155 metres from north to south and 210 metres from east to west.

The site is currently zoned Neighbourhood Residential – Schedule 2 (NRZ2) in the Yarra Junction planning scheme and lies in the non-Alpine parts of Victoria, which have a Fire Danger Index (FDI) of 100.

Photographs of the site and study area are provided in Section 3.2.

3.1.2. Classified vegetation, slopes and BAL assessment

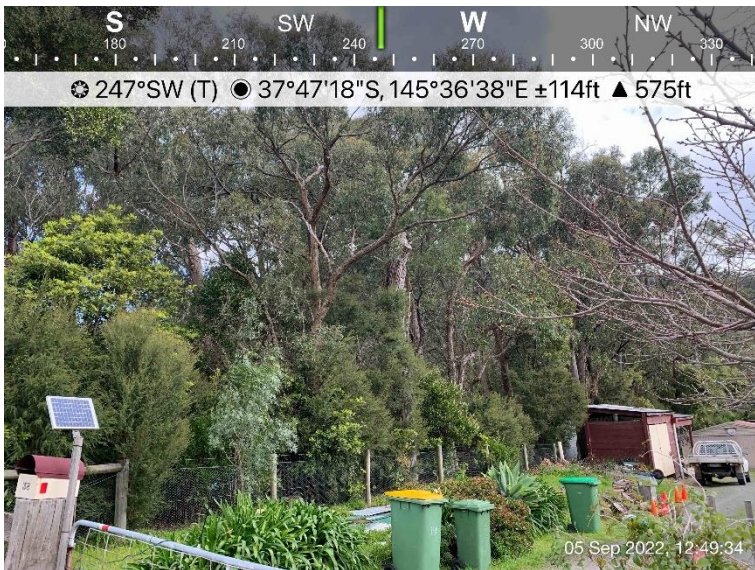
During the field assessment, one classified vegetation class was identified as per the classification methods in the Australian Standard AS 3959:2018. Classified vegetation is represented in Figure 1 and comprised:


- Forest – within the eastern portion of the site, and to the east, southeast, south and southwest.
- Modified vegetation – associated with the existing dwelling, in the western portion of the site.


Slopes under classified vegetation and defendable space distances required from the proposed building envelopes are provided in Table 1.


3.2. Vegetation classification zones

The following distinct bushfire hazards were recorded within the study area. Where vegetation has been excluded from further consideration as a bushfire threat, the applicable clause from AS3595 is indicated.

Zone	1	Photo	1
Vegetation Classification or Exclusion Clause			
Class A – Forest			
Description/Justification for classification			
Eucalypt canopy, overlying a dense midstory of treed vegetation and shrubbery. Separated by Hoddle Street and adjacent residences, to the southeast of the site. 0° / upslope.			

Zone	2	Photo	2
Vegetation Classification or Exclusion Clause			
Modified			
Description/Justification for classification			
Managed gardens and planted treed vegetation adjacent to existing dwelling. Flammable understory vegetation is limited. 0°/upslope.			

Zone	3	Photo	3
Vegetation Classification or Exclusion Clause			<div><div><div>N03060120150180S</div><div>90°E (T) 37°47'17"S, 145°36'43"E ±45ft ▲ 514ft</div><div></div></div></div>
Class A – Forest			
Description/Justification for classification			
Eucalypt canopy, overlying a dense midstory of Forest Burgan. Sloping eastward down to a valley in the east of the site. >5 ° to 10 ° downslope.			

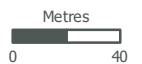
Zone	4	Photo	4
Vegetation Classification or Exclusion Clause			
Class A – Forest			
Description/Justification for classification			
<p>Eucalypt canopy, overlying a dense midstory of Forest Borgan. A prominent understory of ferns, shrubs and graminoids was also present. Occurred throughout the eastern portion of the site. This zone was split from Zone 3 where it transitions to flat to upslope at the base of the valley. 0°/upslope.</p>			
			

Zone	5, 6	Photo	N/A
Vegetation Classification or Exclusion Clause			
Class A – Forest			
Description/Justification for classification			
<p>Considered forest based on aerial photography and the characteristics of adjoining tracts of vegetation. Occurred in the south of the adjacent CYC ADANAC parkland. 0°/upslope.</p>			
		<p>Photo unavailable due to limited access.</p>	

Figure 1: Bushfire Hazard Site Assessment

Project: 41-43 Hoddle St, Yarra Junction
Client: Dancamnic Pty Ltd
Date: 9/09/2022

- Site
- Study area (150m buffer of site)
- Contours (1m)
- Effective slope under hazard
- Classified vegetation**
- Forest
- Modified
- Low threat



PO Box 337, Camberwell, VIC 3124, Australia
www.natureadvisory.com.au
 03 9815 2111 - info@natureadvisory.com.au

3.3. BAL assessment

Table 1 summarises the classification of bushfire hazards and the resultant minimum BAL rating arising from each threat.

Table 1: Hazard assessment

Zone	Vegetation Classification	Effective slope	Current Separation from site (m)	BAL ratings and min separation (m)	
1	Class A – Forest	0° /Upslope	49	BAL-12.5	48
				BAL-19	35
				BAL-29	25
2	Modified	0° /Upslope	Contiguous	N/A	
3	Class A – Forest	>5° to 10°	Contiguous, to be modified to 39*	BAL-12.5	69
				BAL-19	53
				BAL-29	39
4	Class A – Forest	0° /Upslope	69	BAL-12.5	48
				BAL-19	35
				BAL-29	25
5	Class A – Forest	0° /Upslope	125	BAL-12.5	48
				BAL-19	35
				BAL-29	25
6	Class A – Forest	0° /Upslope	75	BAL-12.5	48
				BAL-19	35
				BAL-29	25

Notes: * = Although currently contiguous with the site, this hazard will be partially removed to this distance in accordance with the proposed development plan, as detailed below. Grey shading = BAL assessment not applicable as hazard will be entirely eliminated by the proposed development plan. Orange Shading = Influencing hazard

Based on the above, the hazard in the study area that presents the nearest and greatest threat, requiring mitigation via appropriate separation from proposed lots is shown in Table 2.

Table 2: BAL Assessment

Zone	Vegetation Classification	Effective slope	Separation from nearest building envelope (m)		Resulting construction standard
3	Class A – Forest	>5° to 10°	Lots 1-9, 20-25	69	BAL – 12.5
			Lots 15-19	53	BAL – 19
			Lots 10-14	39	BAL – 29

3.4. Bushfire hazard landscape assessment

3.4.1. Hazards in the landscape

The study area lies within a broader landscape type Two as defined in the BMO technical guide (DELWP 2017) and includes the following:

- The forest 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.
- Although bushfire can approach from more than one aspect. The site is located in a township area that is in general managed in a minimum fuel condition.
- Access to areas that may provide shelter from bushfires is available.

The Regional Bushfire Planning Assessment for the Melbourne Metropolitan Region (DPCD 2012) identifies the site as being within an area of small lots in or close to hazard:

- Small lots in a bushfire hazard area. Bushfire hazard generated by surrounding bushland vegetation to the east and west. Lots are located in a bushland environment in proximity to Yarra Ranges National Park.

The site is therefore identified as a high risk locality, however the site specific conditions and separation from these identified hazards reduce the overall risk to the site.

The closest history of a bushfire to the study area since 1970 was from 2007 and was approximately 0.72 kilometres to the southwest and was associated with dense bushland. Numerous planned burns have subsequently been undertaken in nearby bushland approximately 1.99 kilometres to the south, in recognition of the risk this hazard poses to the existing settlement.

Refer to Figure 2 for a map presenting the landscape assessment.

3.4.2. Likely bushfire scenarios

In Victoria, the most severe weather conditions for bushfire are hot dry winds from the northwest, that after a cool change, change direction to the southwest. The sudden shift in wind direction can cause a rapid change in bushfire direction and behaviour. However, the threat from a bushfire can approach in all directions.

The most significant bushfire threat to the site would occur if winds travelled from the west, resulting in a 150-400m fire run through dense bushland. It should be noted that a fire threat from this direction would need to travel downslope and through the valley floor before travelling up a short incline (30m) before interacting with the site. Given these site conditions, a fire threat from this direction is unlikely to behave like a typical forest fire and it is more likely that the site would be exposed to a flanking fire (burning along the creek line) rather than a fire front.

Another, less likely fire threat that could interact with the site would be from a fire originating in the extensive area of bushland on private property to the west. A fire could run for over 1 km before interacting with the site. However, the site is separated from this hazard by existing residential development to the west and low density lots to the south west. This would significantly reduce the likelihood of a fire travelling from this direction from interacting with the site.

Given the extensive areas of bushland in the broader landscape, it is likely that the site would be exposed to ember attacks from fires burning in the surrounding landscape.

3.5. Egress to built-up areas

The proposed subdivision will provide vehicular egress to Hoddle Street to the west, a single-carriageway sealed road. This roadway could provide the following egress routes from the site in the event of extreme bushfire behaviour to nearby built-up areas (Figure 2):

- The Yarra Centre – 1 kilometres to the north via Hoddle Street; and
- Wesburn – 3.4 kilometres to the northeast via Hoddle Street, and Warburton Highway

Each of these egress routes would involve travelling on roads that traverse residential development and adjacent bushland.

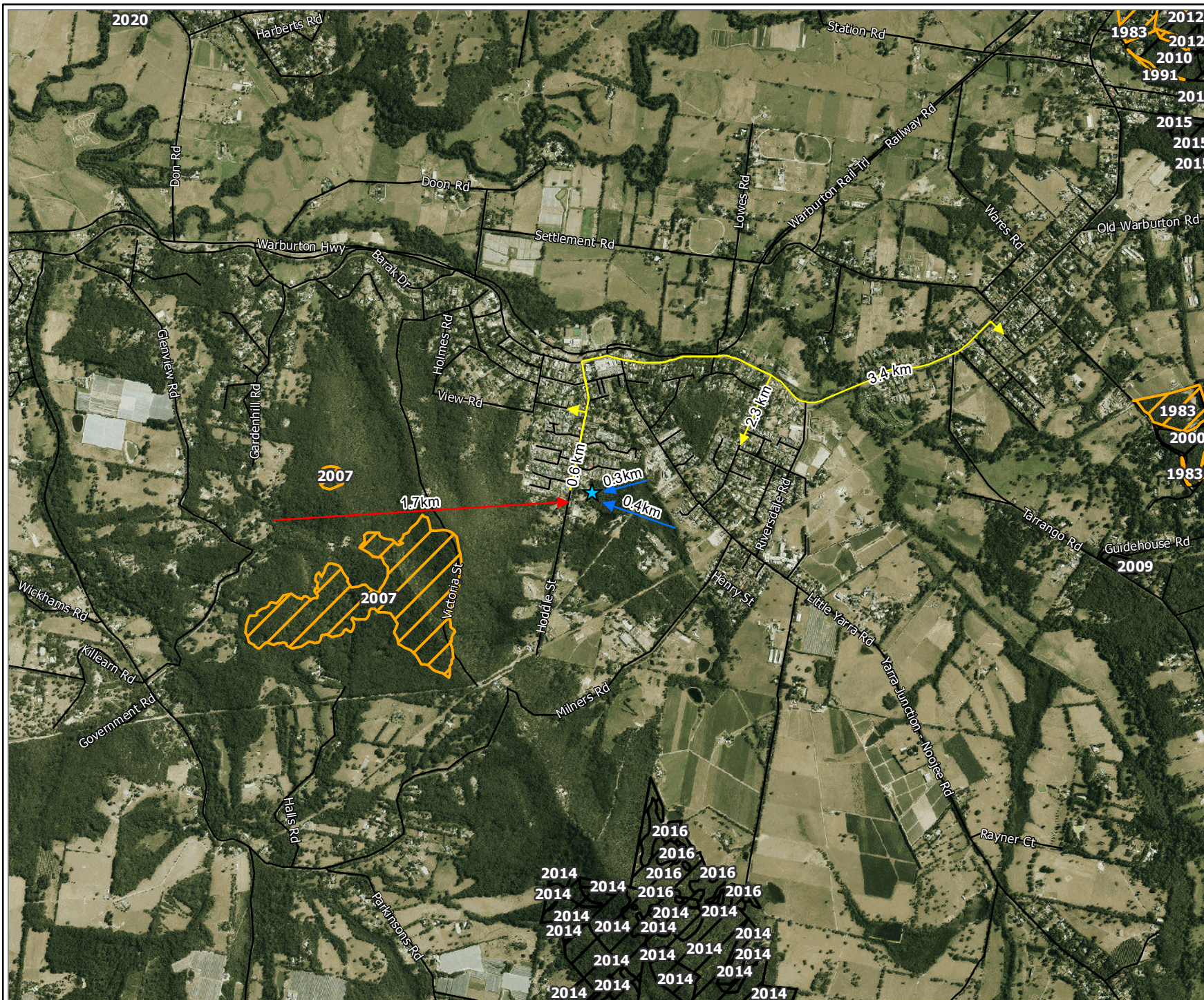


Figure 2: Bushfire Hazard Landscape Assessment

Project: 41-43 Hoddle St, Yarra Junction
Client: Dancamnic Pty Ltd
Date: 9/09/2022

★ Site

→ Egress

Fire History

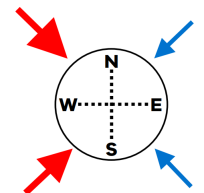
▭ Planned Burn

▭ Bushfire

Potential fire run

→ More likely

→ Less likely



Metres
 0 400



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4. Bushfire management measures

This section evaluates the extent to which the proposed subdivision meets the bushfire protection measures of Clause 53.02-4, as follows:

- Landscape, siting and design;
- Defendable space and construction; and
- Water supply and access.

Bushfire protection objectives may be met through the implementation of:

- Approved measures (AM) – an approved measure meets the objective; and
- Alternative measures (AltM) – an alternative measure may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.

4.1. Landscape, siting and design

4.1.1. Landscape, siting and design objectives

The landscape, siting and design bushfire protection objectives are as follows:

- 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.

Table 3: Meeting the landscape, siting, and design objectives

Measure	Requirement	Bushfire protection measures adopted
AM 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	Dwellings adjacent to this hazard are required to be constructed to a BAL-29 construction standard to provide better protection to these dwellings and also provide a shielding effect to the remainder of the lots. The designation of building envelopes on constrained lots as well as the establishment of a Section 173 agreement will ensure that all dwellings will be constructed in accordance with this plan.
AM 2.2	A building is sited to ensure the site best achieves the following: <ul style="list-style-type: none"> ▪ The maximum separation distance between the building and the bushfire hazard ▪ The building is in proximity to a public road ▪ Access can be provided to the building for emergency service vehicles 	The proposed subdivision plan provides a perimeter road at the interface between the greatest bushfire hazard (zone 3) and the subdivision layout. This will support emergency vehicle access and firefighting. All dwellings will be in close proximity to a road (no greater than 20 m) and within 250 m of Hoddle Street. The access road is designed and constructed as specified in Table 5 to Clause 53.02-5. Access can be provided for emergency service vehicles (see AM 4.1 below).

Measure	Requirement	Bushfire protection measures adopted
AM 2.3	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	The dwellings will avoid building design that allows for embers to lodge in re-entrant corners, complex roof lines, gaps between building materials and unenclosed underfloor spaces. See response to AM 2.1.

4.2. Buildings and defensible space

The buildings and defensible space bushfire protection objective is to ensure that:

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

The required BAL construction rating for the proposed dwelling and defensible space requirements are outlined in Sections 3.2 and 3.3 and shown in Figure 3.

Table 4: Meeting the buildings and defensible space objectives.

Measure	Requirement	Bushfire protection measures adopted
Approved measures		
AM 3.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defensible space in accordance with:</p> <ul style="list-style-type: none"> ▪ Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or ▪ If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5. <p>The building is constructed to the bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5.</p>	<p>In accordance with the minimum defensible space requirement corresponding Table 2 of Clause 53.02-5, Column A, B and C (see Figure 3), the proposed dwellings adjacent to the Forest Hazard will be constructed to BAL-29. All other dwellings can be constructed to a lower construction standard (either BAL-19 or 12.5).</p> <p>See response to AM 5.2 and AltM 5.5 for details on how defensible space standards will be achieved.</p>
AM 3.2	<p>A building used for accommodation (other than a dwelling or dependent person's unit), a childcare centre, an education centre, a hospital, leisure and recreation or a place of assembly is:</p> <ul style="list-style-type: none"> ▪ Provided with defensible space in accordance with Table 3 and Table 6 to Clause 52.47-3. wholly within the title boundaries of the land. ▪ Constructed to a bushfire attack level of BAL-12.5. 	Not applicable.

4.3. Water supply and access

4.3.1. Water supply and access objectives

The water supply and access bushfire protection objectives are to ensure that:

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

Table 5: Meeting the water and access objectives

Measure	Requirement	Bushfire protection measures adopted
AM 4.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, or retail premises is provided with:</p> <ul style="list-style-type: none"> ▪ A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5. ▪ Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.</p>	<p>A static water supply for firefighting and property protection purposes will be provided at each dwelling in accordance with Table 4 of Clause 53.05-5 (see Appendix 3).</p> <p>Lots 10 and 14 must provide a 10,000L water supply with fire authority fittings and access within 4 metres of the driveway.</p> <p>All other lots must provide a 5,000L water supply for personal use only (fire authority fittings and access not required).</p> <p>All driveways to the dwellings will comply with design and construction requirements in accordance in Table 5 to Clause 53.05-5 (see Appendix 4).</p> <p>The access road is designed to allow the two-way movement of traffic and is configured as a loop, which will support vehicle passing in the event of an emergency. Additionally, a passing bay in accordance with the specifications is located along the southern boundary road where the road is narrower (14m) than the rest of the access road (16m), to further support emergency vehicle access). (see Figure 3).</p> <p>These objectives are represented in the Bushfire Management Plan in the BMP.</p>

Measure	Requirement	Bushfire protection measures adopted
AM 4.2	<p>A building used for accommodation (other than a dwelling or dependent person's unit), childcare centre, education centre, hospital, leisure and recreation or place of assembly is provided with:</p> <ul style="list-style-type: none"> ▪ A static water supply for firefighting 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. <p>The water supply may be in the same tank as other water supplies, provided that a separate outlet is reserved for firefighting water supplies.</p>	Not applicable.

4.4. Subdivision

4.4.1. Subdivision objectives

The subdivision bushfire protection objectives are as follows:

- To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02; and
- To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Table 6: Meeting the subdivision objectives

Measure	Requirement	Bushfire protection measures adopted
Approve measures		
AM 5.1	<p>An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:</p> <ul style="list-style-type: none"> ▪ The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 ▪ The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3 	Not applicable – AM 5.2 applies

Measure	Requirement	Bushfire protection measures adopted
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> Each lot satisfies the approved measure in AM 2.1. A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with: <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>The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.</p> <ul style="list-style-type: none"> Defendable space wholly contained within the boundaries of the proposed subdivision. Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space. Vegetation management requirements in accordance with Table 6 to Clause 53.02-5 to implement and maintain the defensible space required under this approved measure. Water supply and vehicle access that complies with AM 4.1 	<p>The subdivision complies with AM 2.1 (see Section 4.1 of this report).</p> <p>The new dwellings on lots created by the proposed subdivision will be constructed to the BAL construction ratings outlined in Section 3.3 and shown in the BMP accompanying this report. The majority of these lots are in accordance with Column A (BAL-12.5, Lots 1-9, 20-25) as well as Column B (BAL-19, Lots 15-19) of Table 2 to Clause 53.02-5. However, Lots 10-14 are in accordance with Column C (BAL-29), with approval sought under AltM5.5 as the subdivision creates more than 10 lots.</p> <p>Land designated as defensible space in the BMP corresponding with these BAL ratings will be wholly contained within the subdivision boundaries and managed to the vegetation management requirements in accordance with Table 6 to Clause 53.02-5. Defendable space within the proposed lots will be managed to the defensible space standards through the security of a s173 agreement on title. Defendable space in the road reserve between Lot 10 and the road will be maintained by the responsible authority.</p> <p>Water supply and vehicle access will comply with AM 4.1.</p>
AM 5.3	<p>An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire-fighting.</p>	<p>The proposed subdivision plan provides a perimeter road at the interface between the greatest bushfire hazard (zone 4) and the subdivision layout. This will support emergency vehicle access and firefighting.</p>
AM 5.4	<p>A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.</p>	<p>Any future landscaping will address the CFA publication <i>Landscaping for Bushfire</i> (www.cfa.vic.gov.au).</p>

Measure	Requirement	Bushfire protection measures adopted
AltM 5.5	<p>A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may show defensible space in accordance with Table 2 Column C and Table 6 to Clause 53.02-5 where it can be demonstrated that:</p> <ul style="list-style-type: none"> ▪ All other requirements of AM 5.2 have been met. ▪ Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment 	<p>As demonstrated above, all other requirements of AM 5.2 have been met.</p> <p>As detailed in Section 3.4, this AltM is appropriate in the context of the landscape. Although the most significant bushfire threat is from the west, a fire travelling from this direction would need to travel downslope and through the valley floor before travelling up a short incline (30m) before interacting with the site. Given these site conditions, a fire threat from this direction is unlikely to behave like a typical forest fire and it is more likely that the site would be exposed to a flanking fire (burning along the creek line) rather than a fire front.</p> <p>Additionally, the construction of higher bushfire resistant buildings at this interface will provide a shielding effect for the remainder of the dwellings within the subdivision as well as the subdivision to the north.</p>

4.5. Mandatory conditions

In accordance with Clause 44.06-5, the following mandatory permit condition applies to subdivision:

<p>A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:</p> <p>Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:</p> <ul style="list-style-type: none"> ▪ State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-1 of the Yarra Ranges Planning Scheme. ▪ Incorporate the plan prepared in accordance with Clause 53.02-2.4 of this planning scheme and approved under this permit. ▪ State that if a dwelling is constructed on the land without a planning permit that the bushfire mitigation measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis. <p>The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.</p>

Additionally, the responsible authority (Yarra Ranges Shire) must agree to and be responsible for the maintenance of defensible space on the western interface of the subdivision, where this occurs on public land (i.e. the road reserve), as shown on Figure 3 and in the attached BMP.


Figure 3: Bushfire protection measures


Project No: 18111_01


Project: Hoddle Street, Yarra Junction

Date: 31/01/2025

 Site

 Development layout

 Defendable space to be managed by Council

 Defendable space to be managed by landowner

Minimum setback distance

 BAL-12.5

 BAL-19

 BAL-29

Classified vegetation

 Forest

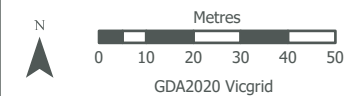
 Low threat

BAL rating and building envelope

 BAL-29

 BAL-19

 BAL-12.5



PO Box 337, Camberwell, VIC 3124, Australia
www.natureadvisory.com.au
03 9815 2111 - info@natureadvisory.com.au



5. References

- CFA 2006, *Requirements for water supplies and access for subdivisions in residential 1 and 2 and township zones*, State of Victoria, Country Fire Authority, Burwood East.
- CFA 2011, *Landscaping for bushfire – garden design and plant selection*, State of Victoria, Country Fire Authority, Burwood East.
- CFA 2019, *Identification of street hydrants for firefighting purposes*, State of Victoria, Country Fire Authority, Burwood East.
- DELWP 2017, *Planning Permit Applications – Bushfire Management Overlay, Technical Guide*, Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP 2022a, *VicPlan*, Department of Environment, Land, Water and Planning, East Melbourne, , <<https://mapshare.vic.gov.au/vicplan/>>.
- DELWP 2022b, *Victoria Planning Provisions*, Department of Environment, Land, Water and Planning, Melbourne, <<https://planning-schemes.app.planning.vic.gov.au/Victoria%20Planning%20Provisions/ordinance/>>
- DPCD 2012, *Regional Bushfire Planning Assessment – XX Region*, Department of Planning and Community Development, Melbourne.
- Standards Australia 2018, *Australian Standards AS 3959:2018, Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

[Appendix 1: Plan of subdivision](#)



VEGETATION MANAGEMENT REQUIREMENT

DEFENDABLE SPACE IS PROVIDED AND IS MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS

- 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 3 METRES 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 SQUARE METRES IN AREA AND MUST BE SEPERATED BY AT LEAST 5 METRES.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPERATED BY AT LEAST 5 METRES.
- THERE MUST BE A CLEARANCE OF AT LEAST 2 METRES BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

UNLESS SPECIFIED IN A SCHEDULE OR OTHERWISE AGREED IN WRITING TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY

LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- VEHICULAR CROSSOVER & FOOTPATH - HEAVY DUTY
- ROAD PAVEMENT, KERB AND CHANNEL
- ELECTRICITY } CONDUITS
- TELECOMMUNICATION } (REFER TO APPROVED ELECTRICAL AND COMMS PLAN)
- GAS } CONDUITS
- DRINKING WATER } CONDUITS
- NON DRINKING WATER
- ELECTRICITY MAIN
- TELECOMMUNICATION MAIN
- GAS MAIN
- DRINKING WATER MAIN
- NON DRINKING WATER MAIN
- SEWER MAIN, MAINTENANCE STRUCTURES AND SEWER PROPERTY BRANCHES
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- EXISTING DRAINAGE AND PIT AND FUTURE DRAINAGE AND PIT
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (COUNCIL ASSET)
- MELBOURNE WATER SCHEME DRAINAGE AND PIT (MELBOURNE WATER ASSET)
- DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS
- E00.00 EXISTING SURFACE LEVEL
- D00.00 DESIGN SURFACE LEVEL
- B00.00 TOP OF BATTER LEVEL
- #1 STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- RETAINING WALLS
- KERB TRANSITION
- TREE PROTECTION ZONES FOR RETAINED TREES
- DEFENDABLE SPACE SETBACK (BAL 29)
- BUILDING ENVELOPE
- 30m CREEK SETBACK
- PROPOSED EXTENT OF EARTHWORKS

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	18/01/24	PRELIMINARY	PRELIMINARY
B	08/02/24	MINOR AMENDMENTS	PRELIMINARY
C	11/06/24	CREEK SETBACK & ROAD WIDTH AMENDMENTS	PRELIMINARY
D	14/06/24	DEFENDABLE SPACE & EARTHWORKS EXTENT BATTER	PRELIMINARY
E	30/07/24	FURTHER AMENDMENTS FOLLOWING COMMENTS	PRELIMINARY
F	01/11/2024	UPDATED PLAN FOR RE-SUBMISSION	PRELIMINARY
G	30/01/24	NOTES & HATCHING ADDED TO DELINEATE MAINTENANCE RESPONSIBILITIES FOR WITHIN THE BUSHFIRE SETBACK	PRELIMINARY

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DESIGNED:	L.STREET	DATE:	JAN 2024	DATE PRINTED:	30/01/2025
AUTHORISED:	A.CHARLTON	DATE:	JAN 2024		



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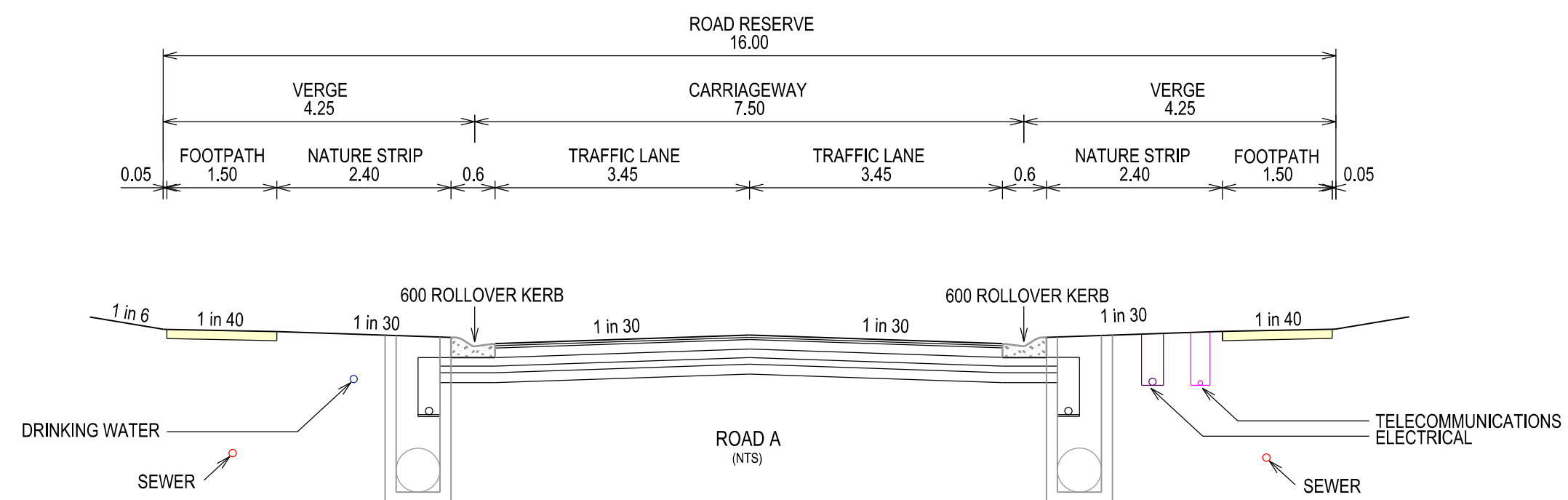
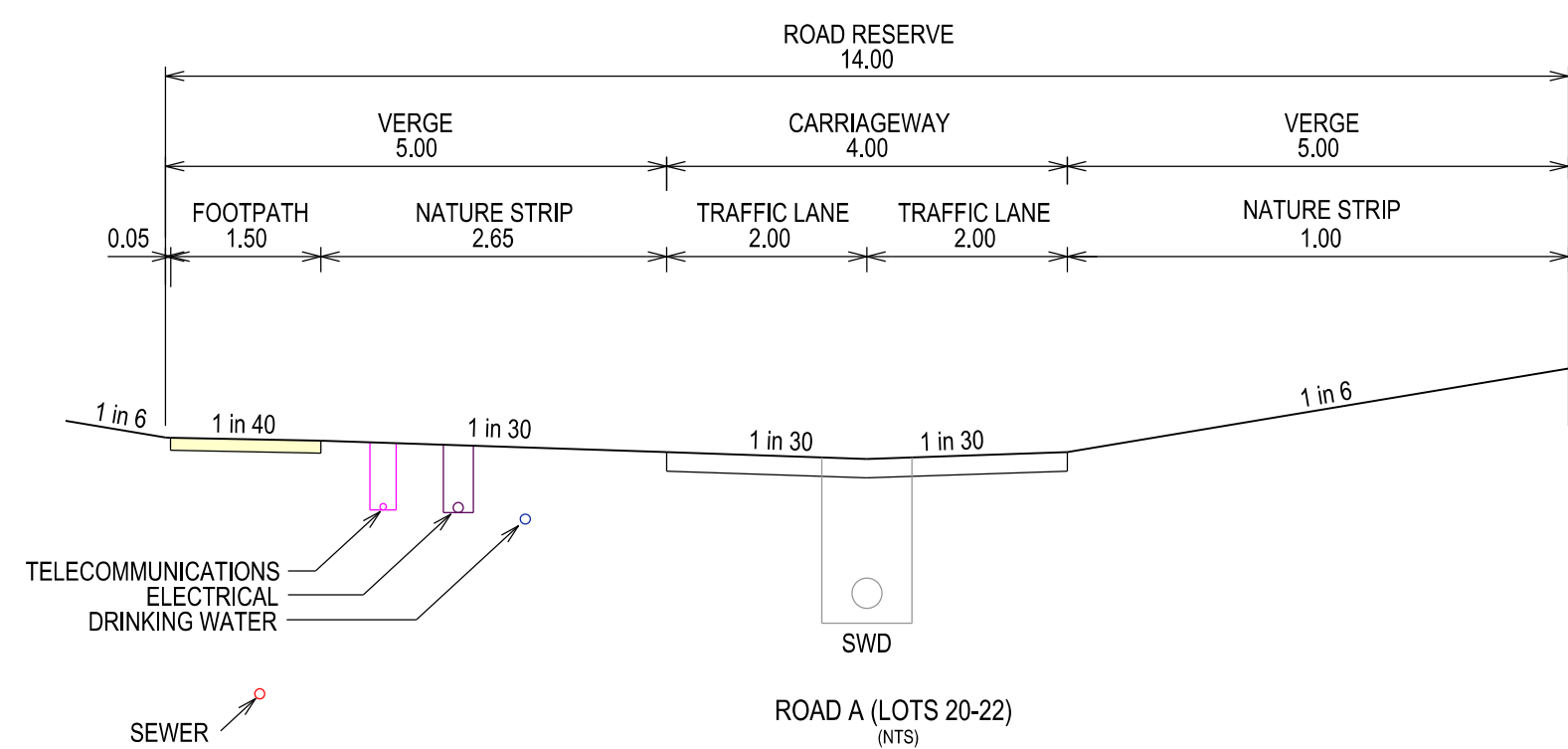
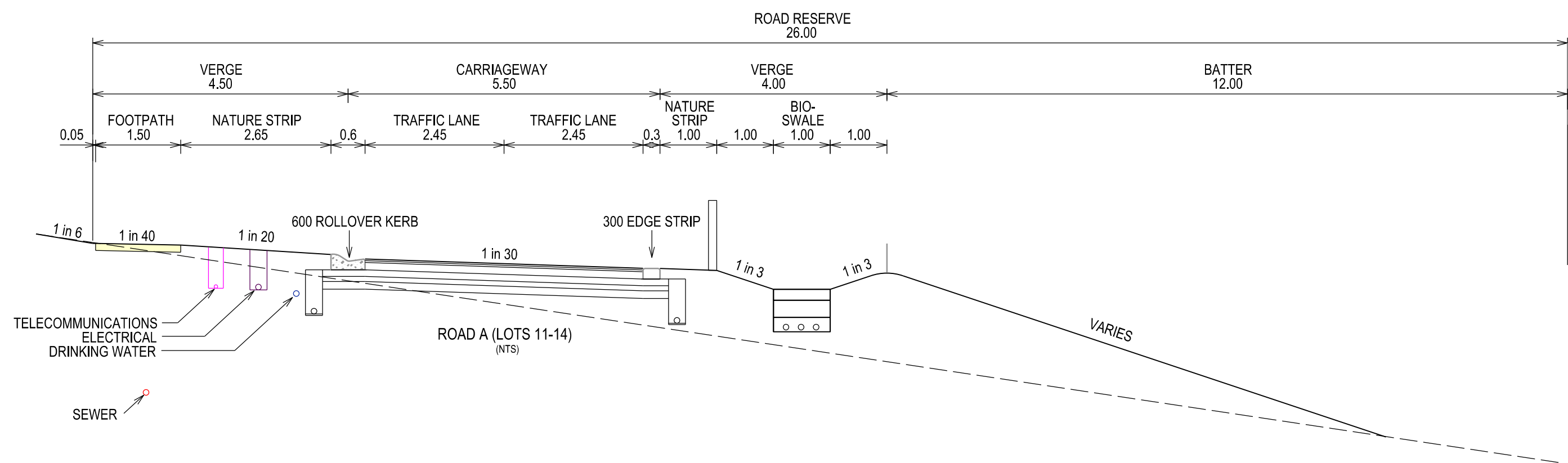
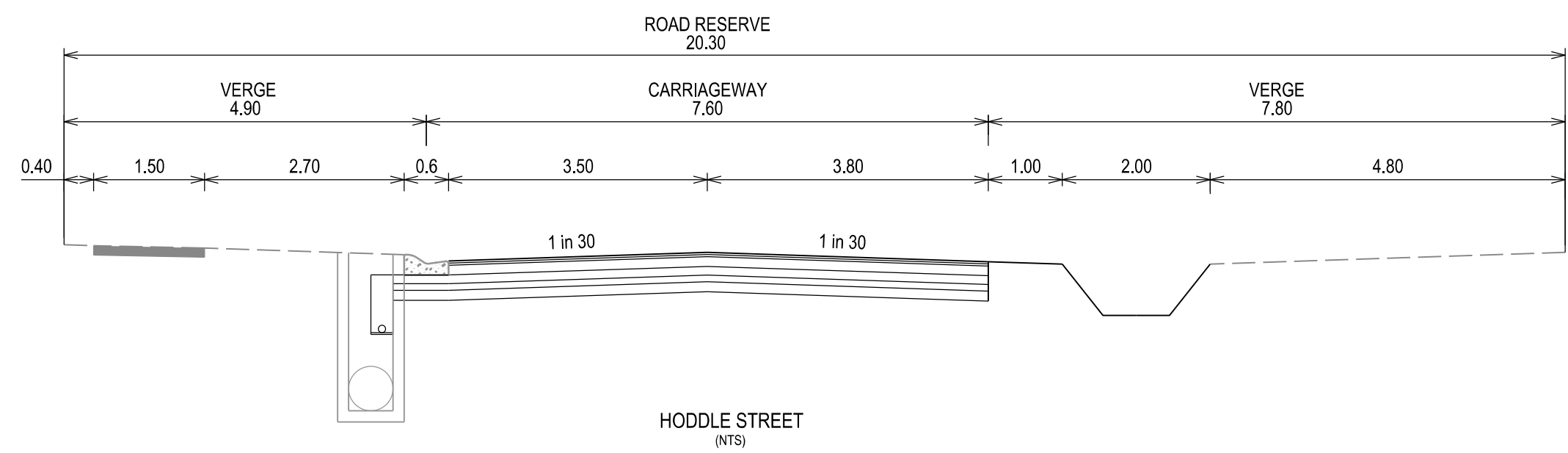
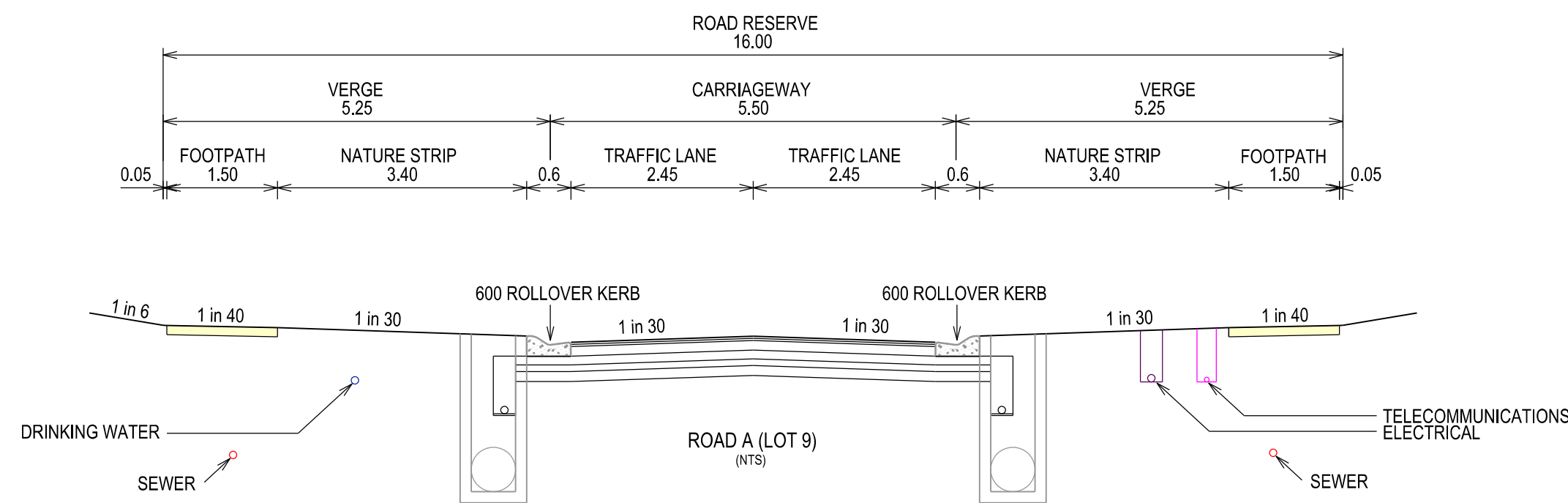
COUNCIL:
YARRA RANGES COUNCIL

TITLE:
DANCAMNIC PTY LTD
41 - 43 HODDLE STREET
YARRA JUNCTION
FUNCTIONAL LAYOUT PLAN
FUNCTIONAL LAYOUT PLAN

DRG NO. 1799_1/FLP03	REV. G	SHEET 03 OF 03
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VEGETATION MANAGEMENT RESPONSIBILITY

- DEFENDABLE SPACE MAINTAINED BY LOT X
- DEFENDABLE SPACE TO BE MAINTAINED BY PRIVATE LOT OWNERS AS DENOTED ON THE PLAN
- DEFENDABLE SPACE THAT FALLS WITHIN ROAD RESERVE AREA. TO BE MAINTAINED BY COUNCIL



VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	18/01/24	PRELIMINARY	PRELIMINARY
B	08/02/24	MINOR AMENDMENTS	PRELIMINARY
C	11/06/24	CREEK SETBACK & ROAD WIDTH AMENDMENTS	PRELIMINARY
D	14/06/24	DEFENDABLE SPACE & EARTHWORKS EXTENT BATTER	PRELIMINARY
E	30/07/24	FURTHER AMENDMENTS FOLLOWING COMMENTS	PRELIMINARY
F	01/11/2024	UPDATED PLAN FOR RE-SUBMISSION	PRELIMINARY
G	30/01/24	NOTES & HATCHING ADDED TO DELINEATE MAINTENANCE RESPONSIBILITIES FOR WITHIN THE BUSHFIRE SETBACK	PRELIMINARY

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DESIGNED:	L.STREET	DATE:	JAN 2024	DATE PRINTED:	30/01/2025
AUTHORISED:	A.CHARLTON	DATE:	JAN 2024		



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TITLE:
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41 - 43 HODDLE STREET
YARRA JUNCTION
FUNCTIONAL LAYOUT PLAN
TYPICAL ROAD SECTIONS

DRG NO. 1799_1/FLP02	REV. G	SHEET 02 OF 03
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Appendix 2: Vegetation management requirements

(Taken from Table 6 of Clause 53.02)

The defensible space management requirements below must be implemented.

- 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 3 metres 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 square 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.

Appendix 3: Fire Authority water supply requirements

Reticulated water supply

Where a reticulated water supply is being installed, operable hydrants must be provided in accordance with the *Requirements for water supplies and access for subdivisions in residential 1 and 2 and township zones* (CFA 2006). Access to the water supply will meet the requirements of the relevant fire authority. The following has been adopted from the CFA (2006, 2012) and is required for subdivisions where hydrants are being installed.

- The maximum distance between a hydrant and the rear of the building envelope must be 120 metres and hydrants must be no more than 200 metres apart;
- Hydrants placement must comply with AS2419-2005;
- Installation depths must comply with the Water Supply Code of Australia (WSA 03–2011);
- To ensure operation of the standpipe, fire plugs must be installed between 100 and 200 millimetres from the top cover plate to the top of the lugs; and
- To ensure that firefighters can rapidly locate water supplies in emergency, hydrants must be identified as specified in *Identification of Street Hydrants for Firefighting Purposes* (see below) available under publications on the CFA's website (cfa.vic.gov.au).

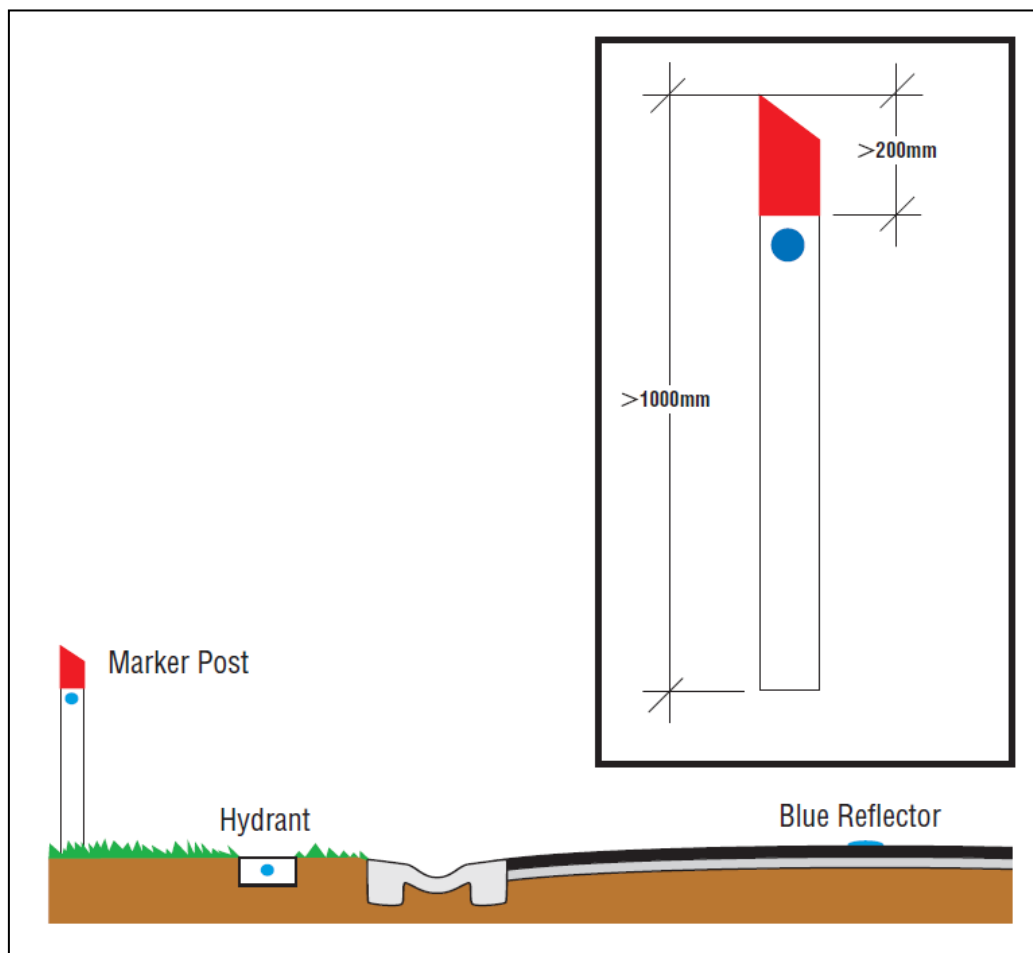


Figure 4: Identification of street hydrants for firefighting purposes

Static water supply**(Taken from Table 4 of Clause 53.02)**

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- 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; and
- Include a separate outlet for occupant use.

Where 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 signage 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); and
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Appendix 4: Vehicle access design and construction

(Taken from Table 5 of Clause 53.02)

The proponent will provide safe access and egress arrangements which meet the requirement of the relevant fire authority.

Where the length of access is greater than 30 metres (but no greater than 100 metres), the following design and construction requirements 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; and
- Dips must have no more than a 1 in 8 (12.5 per cent/7.1 degrees) entry and exit angle.

Where the length of access is greater than 100 metres, the following additional design and construction requirements apply:

- A turning area for firefighting vehicles must be provided close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres;
 - A driveway encircling the dwelling; and
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

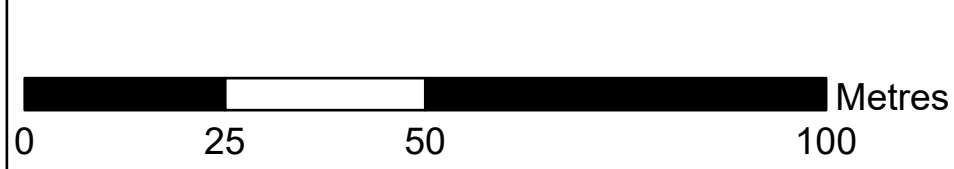
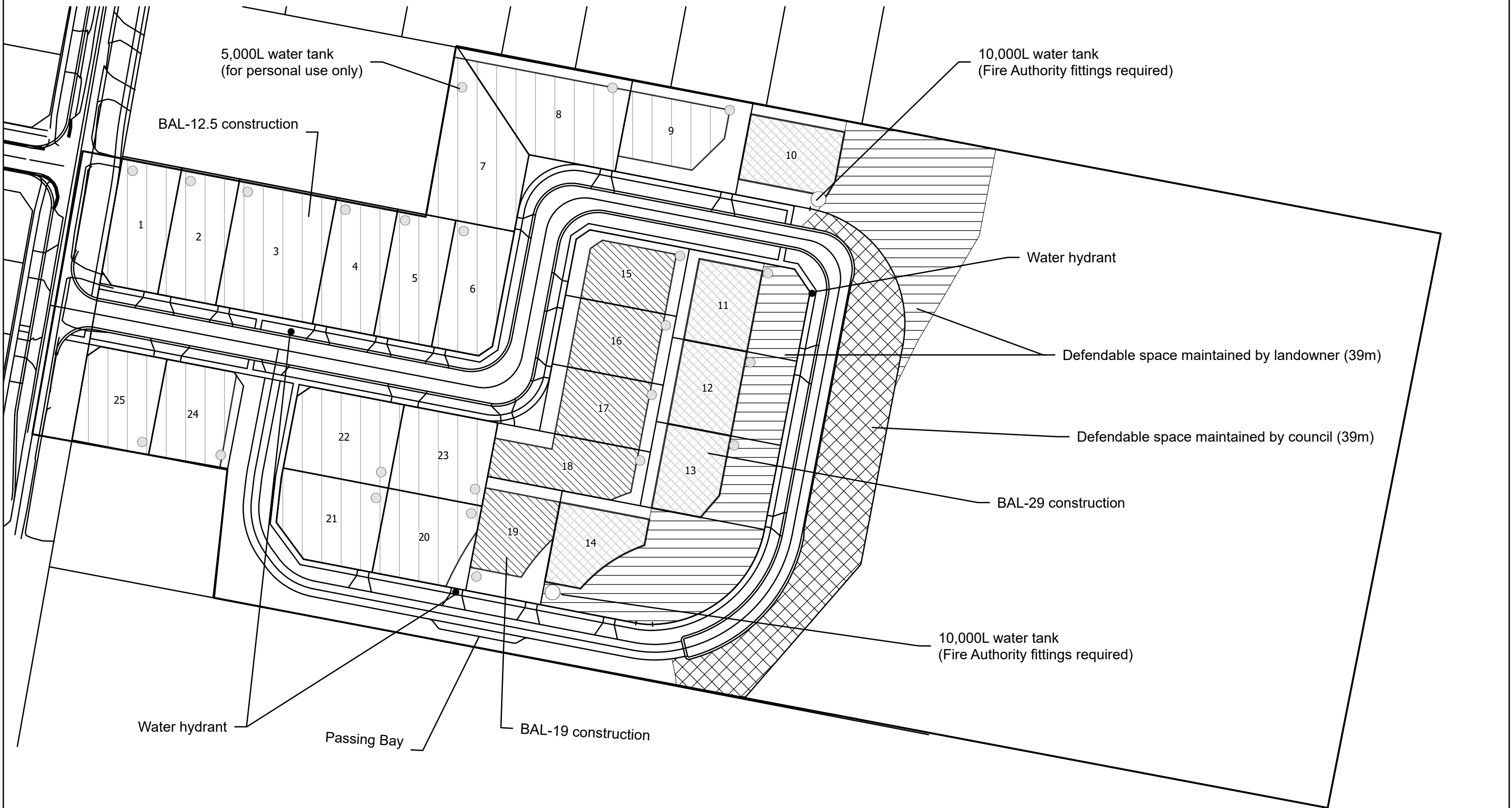
Where the length of access is greater than 200 metres, the following additional design and construction requirements apply:

- Passing bays must be provided at least every 200 metres; and
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Appendix 5: Bushfire Management Plan

Hoddle Street, Yarra Junction: Bushfire Management Plan

Nature Advisory Report 18111 (2.3) January 2025



See overleaf for schedule of conditions

SCHEDULE OF CONDITIONS – BUSHFIRE PROTECTION MEASURES

41-43 Hoddle Street, Yarra Junction

Nature Advisory Report 18111.01(2.4), 31st January 2025

<p>Defendable space management</p> <p>Defendable space as shown on the plan must be maintained to the following requirements:</p> <ul style="list-style-type: none">▪ 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 3 metres 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. <p>The respective landowner is responsible for managing defendable space where it is shown within the property boundary, while the responsible authority (Yarra Ranges Shire) is responsible for the management of defendable space on public land, as defined on the BMP.</p>	<p>Access designed to accommodate CFA access</p> <p>Access driveways for fire-fighting purposes must meet the following design and construction 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 4m vertically.▪ Curves must have a minimum inner radius of 10 metres.▪ The average grade must be no more than 1 in 7 (14.4 per cent/8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent/11.3 degrees) 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>Where the length of access is greater than 200 metres, the following additional design and construction requirements apply:</p> <ul style="list-style-type: none">▪ Passing bays must be provided at least every 200 metres; and▪ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres. <p>A passing bay in accordance with the above specifications is located along the southern boundary road where the road is narrower (14m) than the rest of the access road (16m). The 16m wide road is sufficiently wide to allow for emergency vehicles to pass unobstructed by traffic and parked cars.</p>
<p>Water supply for firefighting purposes</p> <p>Each dwelling must be provided with a static water supply for firefighting and property protection purposes. Unless otherwise agreed in writing by the relevant fire authority, the water supply must:</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 must be made of corrosive resistant metal.▪ Include a separate outlet for occupant use. <p>As Lots 10 and 14 are greater than 1000m², they require a 10,000L water supply with fire authority fittings and access required.</p> <p>All other lots are between 500-1000m². As there will be a hydrant available within 120m metres of the rear of each dwelling, a 5,000L water supply for personal property protection is required (no fire authority fittings or access required).</p> <p>Where a 10,000-litre water supply is required, fire authority fittings and access must be provided as follows:</p> <ul style="list-style-type: none">▪ Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided.▪ 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 ball or gate valve (British Standard Pipe (BSP) 65 millimetres) and coupling (64 millimetres CFA 3 thread per inch male fitting). <p>Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).</p>	<p>Construction</p> <ul style="list-style-type: none">▪ The Dwellings on new lots must be constructed within the designated building envelopes and will be designed and constructed to the Bushfire Attack Level according to the notation shown for each lot and as detailed below:▪ BAL- 12.5 – Lots 1-9, 20-25▪ BAL–19 – Lots 15-19▪ BAL - 29 – Lots 10-14