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BUSHFIRE RISK ASSESSMENT

165 WAURN PONDS DRIVE
WAURN PONDS
JUNE 2026

Prepared by Brendan O'Loan
Town Planning and Bushfire Services
In Partnership with St Quentin

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VERSION CONTROL

Version Control	Date	Written by	Approved by
Version 1	19/06/2026	BOL	RS

DISCLAIMER

Town Planning and Bushfire Services in partnership with St Quentin have taken proper care in the preparation of this report. Any assessment process by a Responsible Authority should not rely solely on this report.

Please note this Bushfire Management Statement and the Bushfire Attack Level are based on the existing characteristics of the site and surrounding area at the time of assessment and our understanding of the ongoing and proposed urban development taking place in the immediate area.

QUALIFICATIONS

The author of this report is Brendan O'Loan who is a Level 2 Accredited Bushfire Practitioner BPAD51797 administered by the Fire Protection Association Australia (FPPA).

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1. SUMMARY

The property is at 165 Waurn Ponds Drive Waurn Ponds which is in the Rural Living Zone. This Bushfire Risk Assessment (Risk Assessment) addresses the demolition of the existing dwelling and outbuilding and construction of a new dwelling and outbuilding on the site.

The subject site is located on the corner of Waurn Ponds Drive and Luggs Road in Waurn Ponds. The Rural Living Zone surrounds the site on all sides.

To the east are rural residential properties with landscaped gardens and short cropped grass. A vineyard is located to the south. To the north and west are larger rural properties and the vegetation classification would be grasslands.

The proposed dwelling and outbuilding will need to be constructed to a Bushfire Construction Standard of BAL12.5 and include a minimum 5,000-litre water supply for fire fighting purposes.

2. INTRODUCTION

The applicant has directed Town Planning and Bushfire Services in partnership with St Quentin to prepare a Risk Assessment to support the proposal for the demolition of the existing dwelling and outbuilding and construction of a new dwelling and outbuilding at 165 Waurn Ponds Drive Waurn Ponds.

This Risk Assessment responds to the Clause 53.02 Bushfire Planning, of the Greater Geelong Planning Scheme.

This statement contains four components:

- A response to the decision guidelines of Clause 53.02-6 of the Greater Geelong Planning Scheme.
- A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development.
- A bushfire management statement describing how the proposed development responds to the Approved Measures of Clause 53.02-3 Dwelling in Existing Settlement.
- A bushfire management plan.

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3. PROPOSAL

The existing house and outbuilding are centrally located on the site and will be demolished. The new house will be set back 30.6m from the northern boundary, 4.2m from the eastern boundary and 23.8m from the southern boundary. The outbuilding will be set back 22.6m from the northern boundary and 9.7m from the western boundary. The house and outbuilding will be separated by more than 10m.

The house will be single storey and constructed using feature stone and brick, cement render, cladding and a metal roof. The two-storey outbuilding will use similar materials.

4. SUBJECT SITE AND SURROUNDS

The site is located at 165 Waurin Ponds Drive Waurin Ponds. The site is at the corner of Waurin Ponds Drive and Luggs Road. The site falls from south to north by up to 9 metres. There is an existing dwelling and outbuilding located centrally on site. There are some fruit trees and landscaping on the western part of the lot, and the grass is short cropped.

The land to the south extends upwards past a vineyard to Lemins Road. To the east is rural residential lots with landscaped gardens and managed lawns. On the northern side of Waurin Ponds Drive the land is more rural in nature and falls to Waurin Ponds Creek and then rises again to a ridge line. On the western side of Luggs Road is a larger rural property.



Figure 1: Aerial of site

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Figure 2: Aerial of Surrounds

The area is within the Bushfire Management Overlay (BMO) (Figure 3) and within the Bushfire Prone Area (BPA).



Figure 3: Aerial of site with BMO

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Figure 4: Driveway and existing house of 165 Waurm Ponds Drive.

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5. CLAUSE 53.02 BUSHFIRE PLANNING

This clause applies to an application under any provision of the planning scheme to construct a building or construct or carry out works associated with the use of land for accommodation in a bushfire prone area that is not in a Bushfire Management Overlay.

Clause 53.02-6 is the applicable provision.

Clause 53.02-6 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

Clause 53.02-6 Bushfire Prone Area Decision Guidelines	
Requirement	Response / Comment
General <i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	This Risk Assessment has been prepared to satisfy the objective of Clause 13.02 Bushfire Planning which is <i>To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</i>
<i>The bushfire hazard landscape assessment, the bushfire hazard site assessment, bushfire management statement and bushfire management plan submitted with the application.</i>	See Sections 6, 7 and Appendix A of this Risk Assessment. A bushfire hazard landscape assessment is not required for a single dwelling in a Rural Living Zone.
<i>The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.</i>	Not applicable to this site.
<i>Whether the risk arising from the broader landscape can be mitigated to an acceptable level.</i>	The risk of fire from the broader landscape is low as the grasslands to the north and west are separated from the development via paved roads.
<i>Whether there is reliable access to areas of land where human life can be better protected from the effects of bushfire.</i>	There are BAL Low areas that are not within the Bushfire Prone Area. These are found 650m to the south and 900m to the east. These are both accessible via paved road.
<i>The risk to property and community infrastructure from bushfire.</i>	Not applicable to this application.

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<i>Whether the proposed development meets the objectives of clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.</i>	Clause 53.02-3 is the correct provision to use in this scenario as this is the construction of a single dwelling in a Rural Living Zone. The objective of Clause 53.02-3 is <i>To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.</i> See Section 8 of this Risk Assessment for a list of bushfire reduction measures including BAL Construction Standard and Water Supply.
<i>Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.</i>	The proposed bushfire reduction measures in Section 8 can be maintained.
<i>Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.</i>	No alternative measures were needed.
<i>If one or more of the objectives in clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.</i>	Clause 53.02-3 is the correct provision to use in this scenario as this is the construction of a single dwelling in a Rural Living Zone. Clause 53.02-3 can be achieved.
<i>Whether bushfire protection measures can be implemented without unacceptable biodiversity impacts.</i>	No vegetation is required to be removed. The separation from the grasslands by Luggs Road and Waurm Ponds Drive is sufficient to protect the property from grassland fire. The site has moderate vegetation coverage which does not need to be reduced.
<i>Whether the water supply and access arrangements are appropriate for the bushfire risk.</i>	The access to the site is from Luggs Road. The house is only 30 metres away and there is sufficient room for an emergency vehicle to turn around on site. See photo 4. The rainwater tanks located next to the workshop should be a minimum 5,000 litres and for the purpose of fire fighting.

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Vegetation <i>Whether the existing and proposed vegetation, and other fuel sources, respond to the separation distance between the bushfire hazard interface and the development.</i>	The vegetation on site is low risk and is standard residential landscaping. It is suitable in this context as defensible space.
<i>If vegetation is proposed, if it will cause or contribute to the bushfire hazard and increase the risk to life, property, or community infrastructure.</i>	No additional vegetation is proposed.

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6. BUSHFIRE HAZARD SITE ASSESMENT

The assessment comprises of an area of 150 metres around the selected site with the vegetation classified in accordance with AS3959-2018 methodology.



- 150m from house and outbuilding
- Grasslands
- Excluded- Low threat (Vineyard)
- Excluded- Low threat (Managed Landscaping)

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Plot 1 and 1A Classification: Grasslands

Plot 1 Upslope
Plot 1A Downslope
0-5°

Description:

Grasslands
intermixed with
scattered canopy
trees in an edge of
farming community.



Photo 1



Photo 2

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Plot 2 Classification: Excluded - Low threat (managed landscaping)

Slope NA

Description:

Rural residential allotments with landscaped gardens. Some scattered fruit and canopy trees but all have a managed understorey and short cropped grass. Some rows of trees along property boundaries.



Photo 3



Photo 4

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Photo 5

Plot 3 Classification: Excluded- Low threat (Vineyard)

Upslope/flat

Description:

Vineyard with maintained understorey. Trees line the boundary of the vineyard for wind protection.



Photo 6

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Plot	Vegetation Classification	Slope	Distance from proposed dwelling	BAL
1	Grasslands	Upslope/flat	19 metres	BAL12.5*
1A	Grasslands	Downslope 0-5°	22 metres	BAL12.5*
2	Excluded- Managed landscaping	NA	Nil	BAL12.5*
3	Excluded- Vineyard	NA	Nil	BAL12.5*

*BAL12.5 is the lowest BAL Rating available in the Designated Bushfire Prone Area.

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7. BUSHFIRE MANAGEMENT STATEMENT

Clause 53.02-3 applies to an application to construct one dwelling in a General Residential Zone.

Clause 53.02-3 Dwellings in existing settlements – Bushfire Protection Objective	
Requirement	Response / Comment
Approved Measure - AM 1.1 <i>A building is sited to ensure the site best achieves the following:</i> <i>The maximum separation distance between the building and the bushfire hazard.</i> <i>The building close to a public road.</i> <i>Access can be provided to the building for emergency service vehicles.</i>	☒ Complies ☐ Alternative Measure needed ☐ Not Applicable Comments The proposed dwelling and outbuilding are to be positioned in the middle of the allotment which is similar to the location of the existing house. It is close to the public road and the existing access.
Approved Measure - AM 1.2 <i>A building is setback from the bushfire hazard in accordance with the vegetation type and slope set out in Table 1 to clause 53.02-5 in accordance with the corresponding distances.</i>	☒ Complies ☐ Alternative Measure needed ☐ Not Applicable Comments The house can easily provide 22m of defensible space to the downslope grasslands to the north within its property boundary. It is also required to provide 22m of defensible space to the downslope grassland to the west. The shed is 9.18m from the western boundary and the Luggs Road road reserve is 19m wide. Therefore, utilising Luggs Road as part of the defensible space, the setback between the outbuilding and the downslope grassland to the west is greater than 22m.
Approved Measure – AM 1.3 <i>The setback between the building and the bushfire hazard is managed as an area of defensible space in accordance with the vegetation management requirements specified at Table 4 to clause 53.02-5 for the distance that satisfies AM 1.2 and the area is capable of being maintained in</i>	☒ Complies ☐ Alternative Measure needed ☐ Not Applicable Comments No vegetation is required to be removed. The separation from the grasslands by Luggs Road and Waurin Ponds Drive is sufficient to protect the property from grassland fire. The site has moderate vegetation coverage which does not need to be reduced.

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accordance with these requirements. <i>If adjoining land is included in the setback, there is a reasonable assurance that the adjoining land will remain or continue to be managed in accordance with Table 4 to clause 53.02-5.</i>	
Approved Measure – AM1.4 <i>A building is constructed to the bushfire attack level that corresponds to a setback that satisfies either:</i> • <i>AM 1.2.</i> • <i>The next lower bushfire attack level in accordance with Table 1 to clause 53.02-5 where all of the following apply:</i> ○ <i>A private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2018) is constructed on the same land as the dwelling.</i> ○ <i>A minimum bushfire attack level of BAL12.5 is provided in all circumstances.</i>	☒ Complies ☐ Alternative Measure needed ☐ Not Applicable Comments Building can be constructed to a BAL12.5.
Approved Measure – AM1.5 <i>A building is provided with:</i> • <i>A static water supply for fire fighting and property protection purposes specified in Table 2 to Clause 53.02-5. 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.</i>	☒ Complies ☐ Alternative Measure needed ☐ Not Applicable Comments The driveway is less than 30m long, so no specific design requirements apply. Although the site is greater than 1,500m², a fire plug is available directly outside the property on Luggs Road (see image below). Therefore, a 5,000-litre water supply is required for fire fighting purposes but fire authority fittings are not required.

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- *Vehicle access that is designed and constructed as specified in Table 3 to Clause 53.02-5.*



Barwon Water Hydrants and Fire Plugs

8. BUSHFIRE REDUCTION MEASURES

- The house and outbuilding to be constructed with a minimum BAL12.5.
- Defendable space is provided by Waurn Ponds and Luggs Road. No vegetation removal necessary for the site.
- A fire plug is located opposite the site on Luggs Road. Therefore, a 5,000-litre water supply is required for firefighting purposes.
- The driveway is satisfactory for fire fighting vehicle to enter and turn around. No upgrades necessary.

9. CONCLUSION

The property is at 165 Waurn Ponds Drive Waurn Ponds which is in the Rural Living Zone. This Bushfire Risk Assessment (Risk Assessment) addresses the demolition of the existing dwelling and outbuilding and construction of a new dwelling and outbuilding on the site.

The subject site is located on the corner of Waurn Ponds Drive and Luggs Road in Waurn Ponds. The Rural Living Zone surrounds the site on all sides.

To the east are rural residential properties with landscaped gardens and short cropped grass. A vineyard is located to the south. To the north and west are larger rural properties and the vegetation classification would be grasslands.

The proposed dwelling and outbuilding will need to be constructed to a Bushfire Construction Standard of BAL12.5, and include a minimum 5,000-litre water supply for fire fighting purposes.

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APPENDIX A BUSHFIRE MANAGEMENT PLAN

ADDRESS: 165 WAURN PONDS DRIVE WAURN PONDS

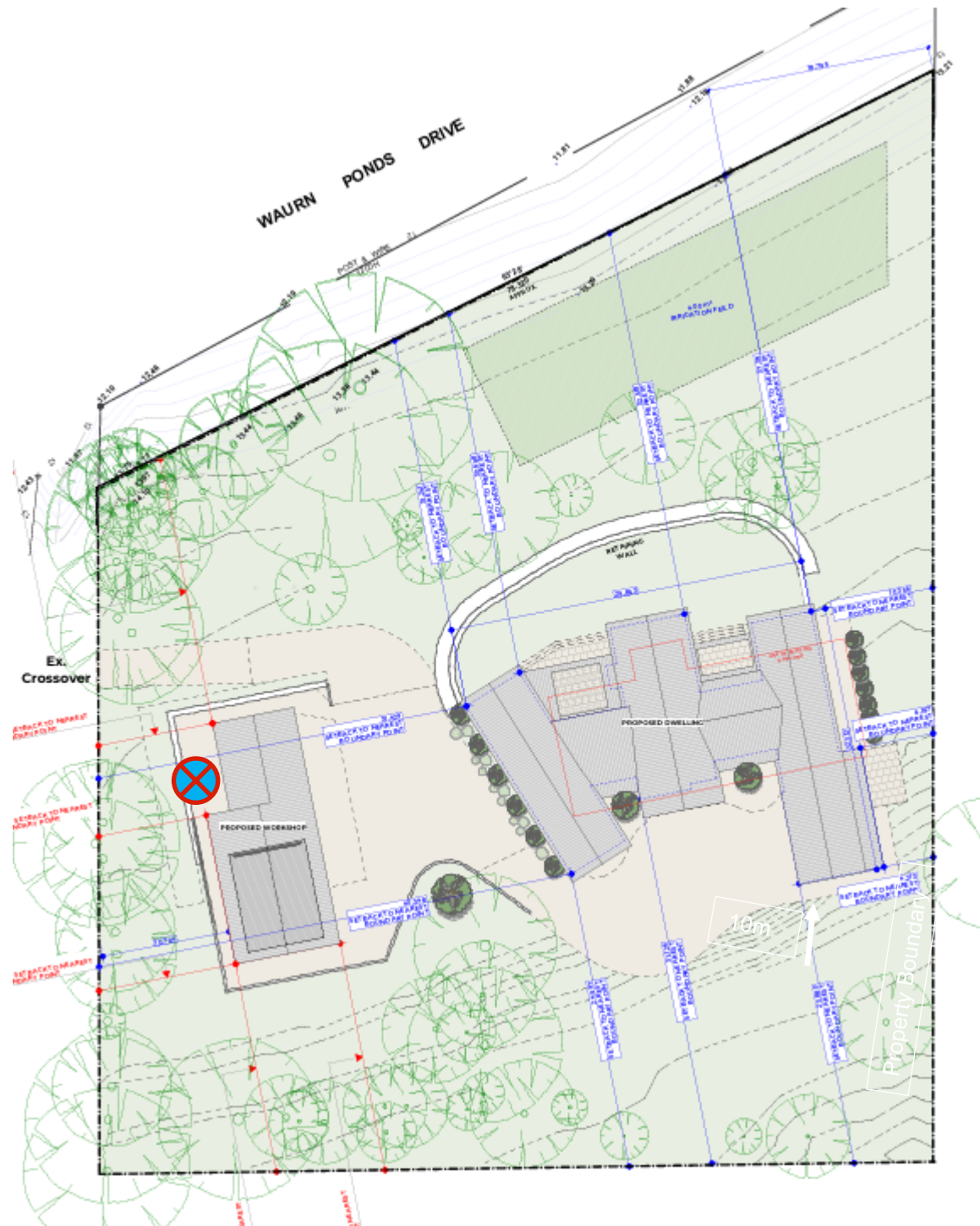
The proposed house must be constructed to a BAL12.5

Water Supply

The property must have 5,000 litres of water supply for firefighting purposes.

The supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Include a separate outlet for occupant use.



5,000L
Rainwater tanks