



Bushfire Management Statement

2-4 Archimedes Avenue Lara Pathway E Application

Property Address:	2-4 Archimedes Avenue Lara
Local Government Area:	City of Geelong
Assessment Date:	16th June 2026
Report Date:	17 th June 2026 Ver 1
Proposed works:	Subdivide the above into 3 Residential lots with 2 Townhouses

Prepared By:	Fast Inspect Consulting <i>Pty Ltd</i>
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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains four components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. 25 Kilometres & 75 kilometres from the site.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.
4. A **Defendable space & water tank plan**.

Attachment 1- Site drawing in plan view

Attachment 2- Site photos

Attachment 3 - Table 6 of Clause 53.02-5 – Vegetation management

Attachment 4 – Building Requirements of the Bushfire Attack Level

Attachment 5– Example of foliage classification/downslope/separation.

Attachment 6 - CFA Water tank fittings.

Attachment 7- FDI 100 Table

Attachment 8- Clause 53.03-5 Tables for defendable Space

Bushfire Hazard Landscape Assessment

The bushfire hazard landscape assessment provides information on the bushfire hazard more than 150 metres away from a development site.

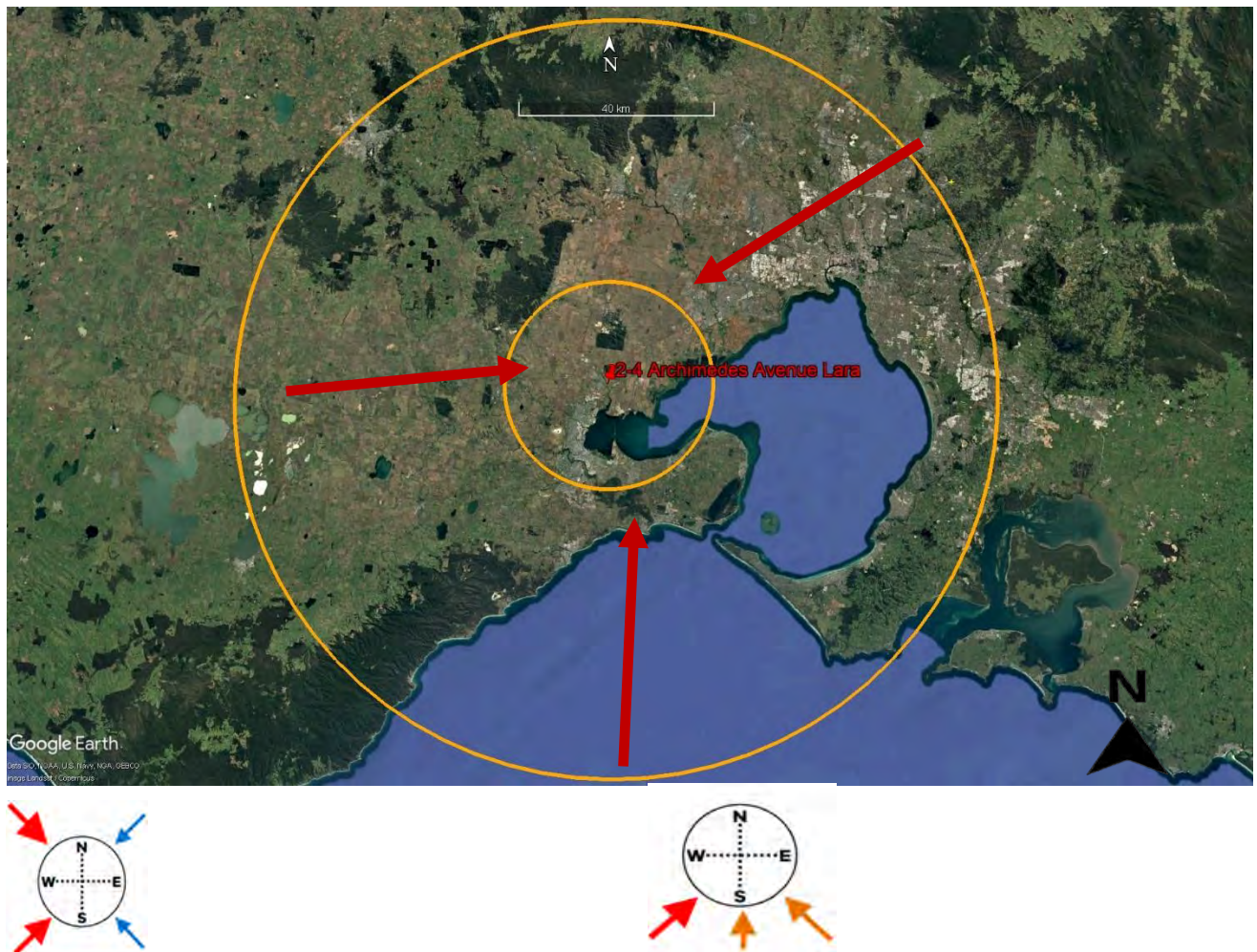
Considering bushfire from this broader landscape perspective is important as it affects the level of bushfire risk a development and its future occupants may be exposed to.

The landscape assessment:

- provides information on the bushfire hazard (vegetation extent and slope)
- provides information on key features of the general locality that are relevant to better understanding the protection provided by the location.
- provides contextual information on a site.

Landscape Scenario	Landscape Scenario 1
Description	• The property has foliage to the West of the proposed buildings which would subject the proposed building to ember attack in a Westly wind but not radiant heat. Which BAL 12.5 construction should sustain. • The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire.

Bushfire Landscape Assessment Plan



Key



25 Klm Radius



75 Klm Radius



Prevailing
Winds

Bushfire Hazard Assessment

The bushfire hazard site assessment (the site assessment) documents the bushfire hazard on and near a site.

The assessment:

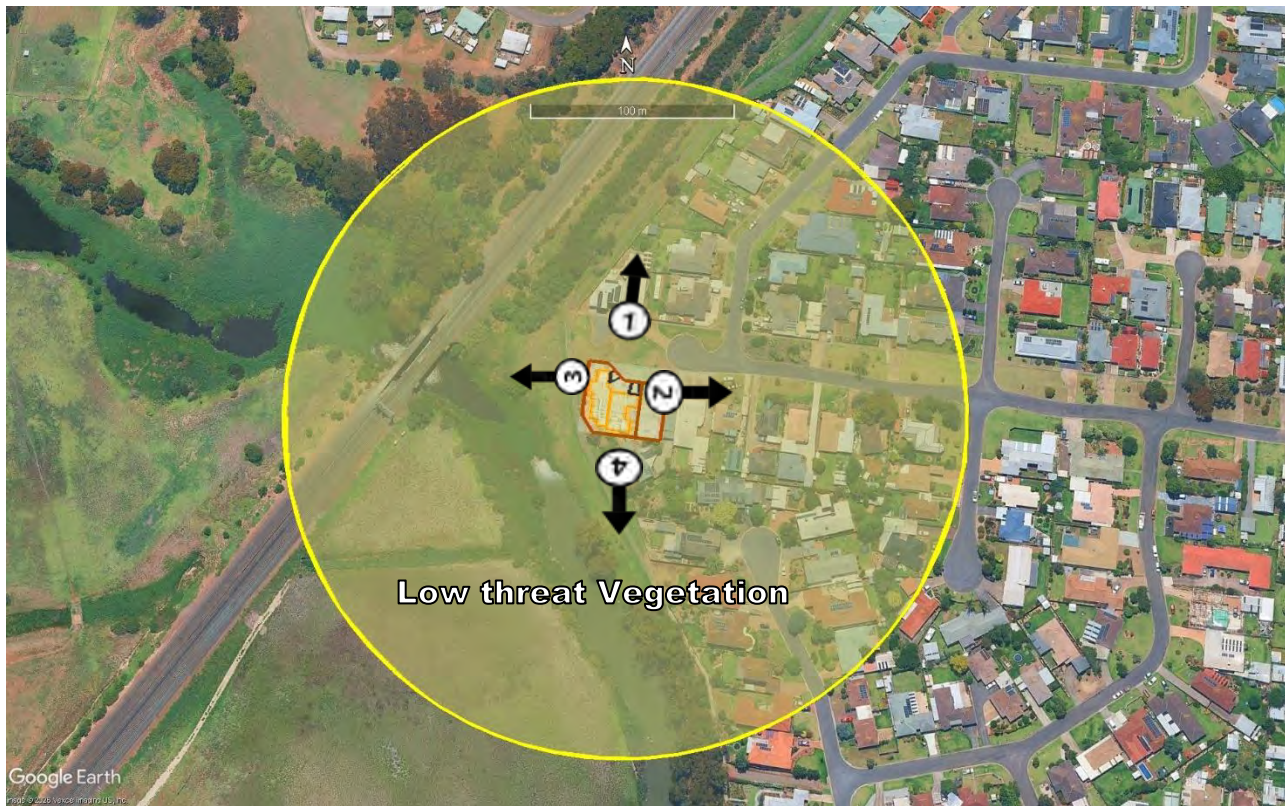
1. provides information on the bushfire hazard (vegetation type and slope)
2. informs defensible space and building construction requirements.
3. Is informed by the methodology contained in Australian Standard AS3959:2018 Construction of buildings in bushfire prone areas (AS3959) to provide contextual information on a site.
4. Potential Bushfire Impacts
5. The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope (°)	Separation (m)	BAL
A	Low Threat Vegetation	N/A	N/A	BAL 12.5

Summary:

- Determined Bal for the buildings: **Bal 12.5** as per the report.
- Access required for the building: **Yes:**
- Static water tank required: **No. a hydrant is available**
- Defensible space required: **Yes: 30 mts & to the property boundary as per report.**

Bushfire Site Hazard Plan



Key



Low threat Vegetation



Property Bounds



150m Radius



Separation & Slope



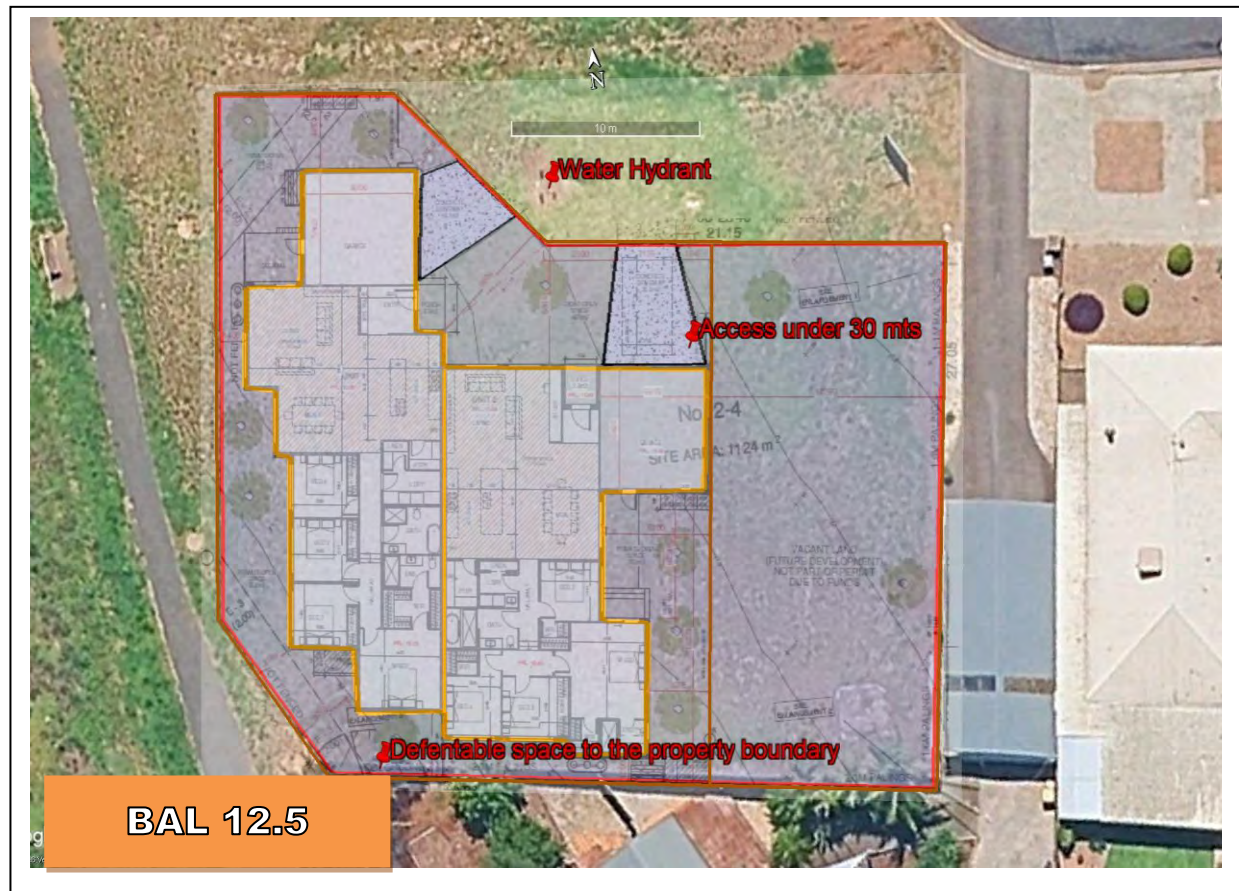
Photo location / direction



Proposed Buildings



Defendable Space and Water Tank Plan



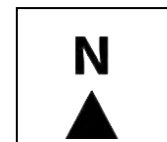
Key

 Property boundary

 Defendable Space

 Buildings

 Water Hydrant



Bushfire Management Statement

Clause 53.02-4.1 Landscape, Siting, and design objective

1. Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
2. Development is sited to minimise the risk from bushfire.
3. Development is sited to provide safe access for vehicles, including emergency vehicles.
4. Building design minimises vulnerability to bushfire attack.

Approved Measures

Approved Measure (AM) 2.1 – Landscape

Requirement:

- **Question.** *The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.*

1. **Answer.** *The foliage in the 150mt radius is Low threat vegetation with the understorey mown & managed in suburban gardens.*

2. **Answer.** *The 20klm/75klm Radius as per the map should sustain ember attack*

Have the requirements of AM 2.1 been met?

Yes

Approved Measure (AM) 2.2 – Siting

Requirement:

Question .A building is sited to ensure the site best achieves the following:

1. **Answer.** *The maximum separation distance between the building and the bushfire hazard with the building sited furthest from the potential risk to the north of the site.*

2. **Answer.** *The building is near a public road.*

3. **Answer.** *Access can be provided to the building for emergency service vehicles.*

Have the requirements of AM 2.2 been met?

Yes

Approved Measure (AM) 2.3 – Building Design

Requirement:

- A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

1. External Walls. The external cladding is rated to BAL 12.5

2. Doors. The external doors are rated to BAL 12.5

3. Roof. The roofing material is rated to BAL 12.5

4. Subfloor. The buildings are slab on ground.

5. Veranda. Any external timber is bushfire resistant.

6. Windows. The external windows & glazing are rated to BAL 12.5

Have the requirements of AM 2.3 been met? **Yes**

Approved Measures

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- 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.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

The building will be provided with defendable space in accordance with **BMO Schedule 1 30 mts**

The defendable space distance required is **to the property boundary.**

Clause 53.02-4.1 Landscape, Siting, and design objective

- 1. Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.**
- 2. Development is sited to minimise the risk from bushfire.**
- 3. Development is sited to provide safe access for vehicles, including emergency vehicles.**
- 4. Building design minimises vulnerability to bushfire attack.**

Yes.. the 2 Townhouse are in a suburban setting

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.

The buildings are constructed to BAL 12.5 which negates minor radiant heat and combating ember attack.

Attachment No 2 Site Photos

Photo 1

Classification: Low Threat Vegetation

Description: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.



Photo 2

***Classification:* Low threat vegetation**



Photo 3

Classification: Low Threat Vegetation

Description: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.



Photo 4

Classification: Low Threat Vegetation

Description: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.



Table 6 of Clause 53.02-5 – vegetation management requirement:

Vegetation management requirement	CONFIRM ACCEPTANCE
• 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.	☒

Are there significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5?

No

A building is constructed to the bushfire attack level: **BAL 12.5**

- That corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5. The Addition will be constructed to **BAL 12.5**

Is the defensible space wholly contained within the boundaries of your property?

Yes

Have the requirements of AM 3.1 been met? **Yes**

Alternative Measures

Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land

Requirement:

Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

Has Alternative Measure (AltM) 3.3 been met?

N/A

Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2018

Requirement:

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

Has Alternative Measure (AltM) 3.4 been met?

N/A

Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- **The lot has access to urban, township or other areas where:**
 - **Protection can be provided from the impact of extreme bushfire behaviour.**
 - **Fuel is managed in a minimum fuel condition.**
 - **There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat.**
- **Less defendable space and higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.**
- **The addition is to be constructed to a bushfire attack level of **BAL-12.5****

This alternative measure only applies where the requirements of Approved Measure 3.1 cannot be met.

Has Alternative Measure (AltM) 3.5 been met?

N/A

53.02-4.3 – Water Supply and Access Objectives

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

Approved Measure (AM) 5.1 – Water Supply and Access



Water Supply Requirement

Has Approved Measure (AM) 5.1 (Water Supply) been met.

Yes a hydrant is available as per the defendable space map under 120 mts from the rear of the furthest proposed Townhouse

Access Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

Has Approved Measure (AM) 5.1 (Access) been met? **Yes** the driveway is less than 30 mts

Emergency vehicle access within multi-dwelling developments

Standard B14 at clause 55.03-9 of the VPP requires that multi-dwelling developments provide access for service, emergency and delivery vehicles (access).

This guideline will assist permit applicants, designers and Responsible Authorities to determine whether Standard B14 will be achieved.

If access is **less than 60 m**, then no further consideration of emergency vehicle access is required under Standard B14.

If access is **greater than 60 m**, to achieve Standard B14 for emergency vehicle access, the design response should show:

- trafficable widths that are at least 3.5 m; and
- at least 4.0 m vertical clearance and at least 0.5 m clearance either side of the trafficable width (see Figure 1). This does not include small encroachments within this area such as letterboxes, bollards and the like; and
- there is a turnaround area suitable for an Austroads 8.8m Service Vehicle (see Figures 2 & 3) or the vehicle access continues through to another public road. i.e. continuous vehicle motion is possible.

Figure 1 – minimum emergency vehicle access specifications.



Figure 2 – Example vehicle turn around area.



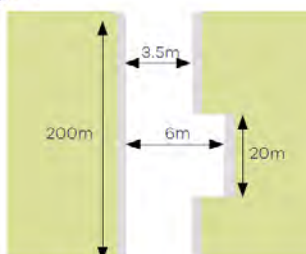
Figure 3 – Example vehicle turn around area.



Width**Dips and gradients****Access greater than 200 metres in length**

In addition to the above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.

**Access between 100 metres to 200 metres in length**

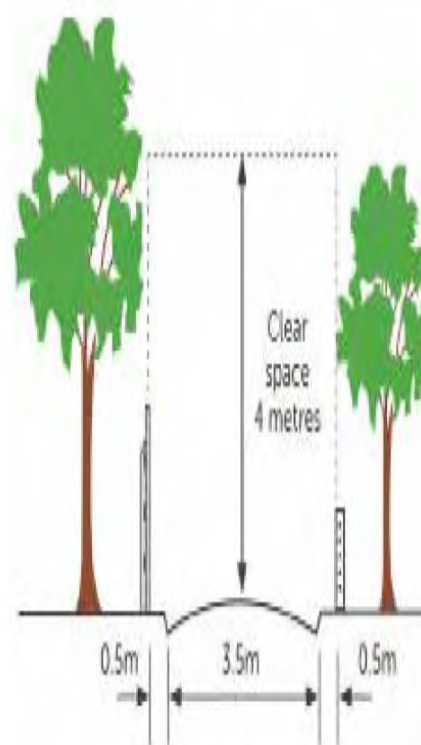
In addition to the above:

A turning area for fire fighting vehicles must be provided close to the building by one of the following:

- a turning circle with a minimum radius of 8 metres
- a driveway encircling the dwelling
- 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.



0.5m required to open firetruck door

**Encroachments**

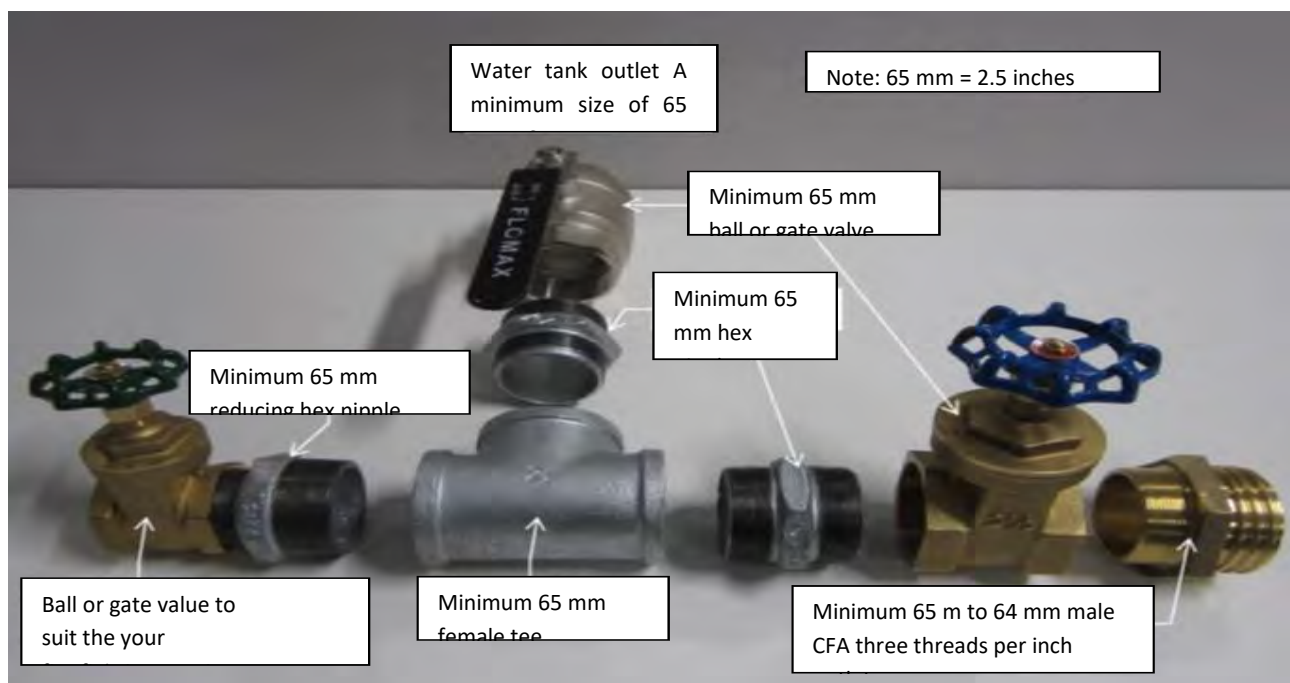
Attachment 3 – Water Tank Fittings

Connection Requirements

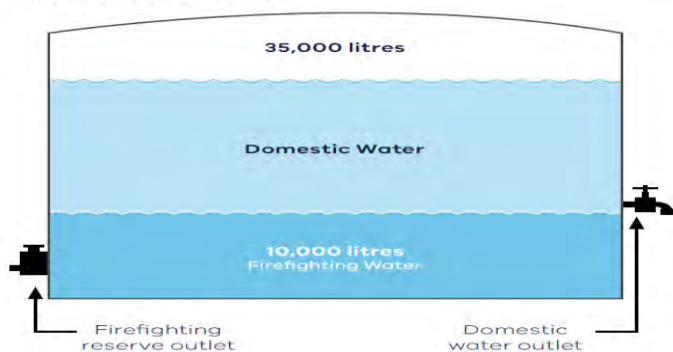
If specified within Table 4 to Clause 52.47-3 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65 mm fitting is equivalent to the old 2½ inch. A 65 mm BSP (2½ inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

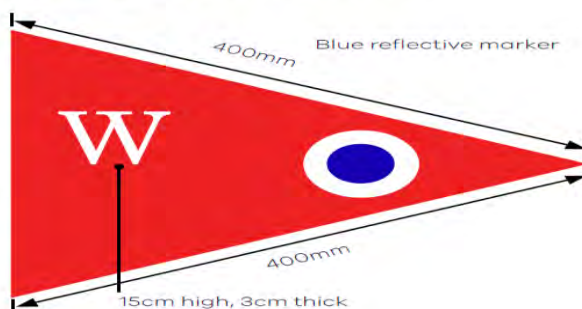
The diagram below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65 mm tank outlet, two 65 mm ball or gate valves with a 65 mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling.



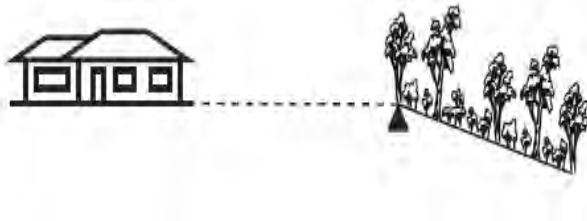
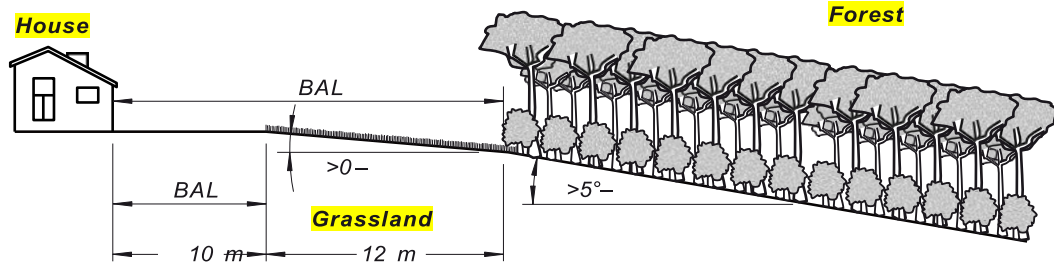
Shared water tank



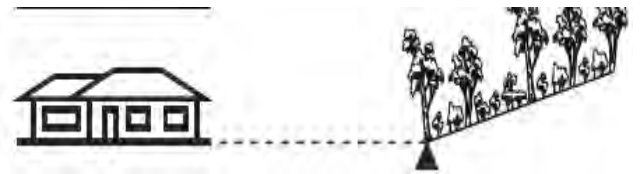
Water supply identification



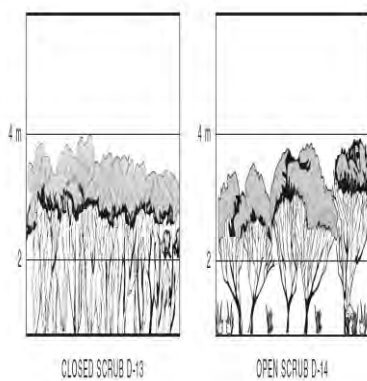
Appendix 5: – An example of downslope /foliage classification & separation distance



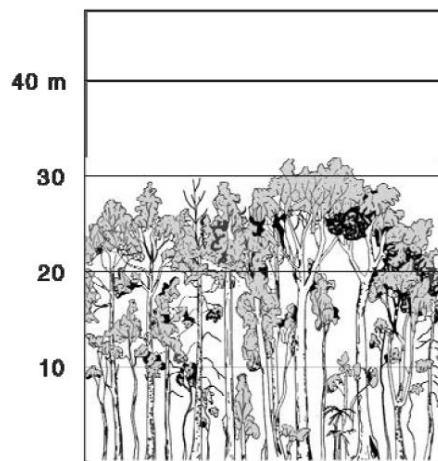
Downslope



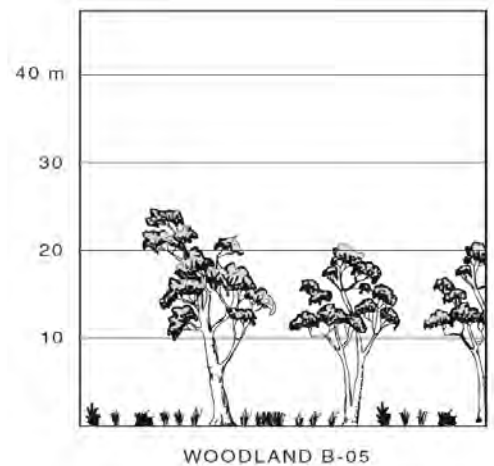
Level/Upslope



Scrub



Forest



Woodland

Appendix 6 – Additional Information / bushfire resistant timber species for external timber windows/decks

Bushfire resistant timber species TABLE F1

**TABLE F1 BUSHFIRE-RESISTANT
SPECIES**

Standard trade name	Botanical name
Ash, silvertop	<i>Eucalyptus sieberi</i>
Blackbutt	<i>Eucalyptus pilularis</i>
Gum, red, river	<i>Eucalyptus camaldulensis</i>
Gum, spotted	<i>Corymbia maculata</i>
Ironbark, red	<i>Eucalyptus sideroxylon</i>
Kwila (Merbau)	<i>Intsia bijuga</i>
Turpentine	<i>Syncarpia glomulifera</i>

Appendix 7: – FD1 Table 100 all of Victoria excluding alpine areas which are FDI 50

Vegetation classification	BALs				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
A. Forest	<19	19–<25	25–<35	35–<48	48–<100
B. Woodland	<12	12–<16	16–<24	24–<33	33–<100
C. Shrubland	<7	7–<9	9–<13	13–<19	19–<100
D. Scrub	<10	10–<13	13–<19	19–<27	27–<100
E. Mallee/Mulga	<6	6–<8	8–<12	12–<17	17–<100
G. Grassland	<6	6–<9	9–<13	13–<19	19–50
	Downslope >0 to 5 degrees				
A. Forest	<24	24–<32	32–<43	43–<57	57–<100
B. Woodland	<15	15–<21	21–<29	29–<41	41–<100
C. Shrubland	<7	7–<10	10–<15	15–<22	22–<100
D. Scrub	<11	11–<15	15–<22	22–<31	31–<100
E. Mallee/Mulga	<7	7–<9	9–<13	13–<20	20–<100
G. Grassland	<7	7–<10	10–<15	15–<22	22–<50
	Downslope >5 to 10 degrees				
A. Forest	<31	31–<39	39–<53	53–<69	69–<100
B. Woodland	<20	20–<26	26–<37	37–<50	50–<100
C. Shrubland	<8	8–<11	11–<17	17–<25	25–<100
D. Scrub	<12	12–<17	17–<24	24–<35	35–<100
E. Mallee/Mulga	<7	7–<10	10–<15	15–<23	23–<100
G. Grassland	<8	8–<11	11–<17	17–<25	25–<50
	Downslope >10 to 15 degrees				
A. Forest	<39	39–<49	49–<64	64–<82	82–<100
B. Woodland	<25	25–<33	33–<45	45–<60	60–<100
C. Shrubland	<9	9–<13	13–<19	19–<28	28–<100
D. Scrub	<14	14–<19	19–<28	28–<39	39–<100
E. Mallee/Mulga	<8	8–<11	11–<18	18–<26	26–<100
G. Grassland	<9	9–<13	13–<20	20–<28	28–<50
	Downslope >15 to 20 degrees				
A. Forest	<50	50–<61	61–<78	78–<98	98–<100
B. Woodland	<32	32–<41	41–<56	56–<73	73–<100
C. Shrubland	<10	10–<15	15–<22	22–<31	31–<100
D. Scrub	<15	15–<21	21–<31	31–<43	43–<100
E. Mallee/Mulga	<9	9–<13	13–<20	20–<29	29–<100
G. Grassland	<11	11–<15	15–<23	23–<32	32–<50

- Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.

53.02-5

31/07/2018
VC148

Tables : Defendable space, construction, water supply, vehicle access, vegetation management and outbuilding construction requirements

Table 1 Defendable space and construction

Slope	Vegetation type	Defendable space distance from building facade (metres)				
		Column A	Column B	Column C	Column D	Column E
All upslopes and flat land (0 degrees)	Forest	48	35	25	19	< 19
	Woodland	33	24	16	12	< 12
	Scrub	27	19	13	10	< 10
	Shrubland	19	13	9	7	< 7
	Mallee/ Mulga	17	12	8	6	< 6
	Rainforest	23	16	11	8	< 8
	Grassland	19	13	9	6	< 6
Downslope >0 to 5 degrees	Forest	57	43	32	24	< 24
	Woodland	41	29	21	15	< 15
	Scrub	31	22	15	11	< 11
	Shrubland	22	15	10	7	< 7
	Mallee/ Mulga	20	13	9	7	< 7
	Rainforest	29	20	14	10	< 10
		BAL 12.5	BAL19	BAL29	BAL40	BALFZ
	Grassland	22	15	10	7	< 7
Downslope >5 to 10 degrees	Forest	69	53	39	31	< 31
	Woodland	50	37	26	20	< 20
	Scrub	35	24	17	12	< 12
	Shrubland	25	17	11	8	< 8
	Mallee/ Mulga	23	15	10	7	< 7

PARTICULAR PROVISIONS - CLAUSE 53.02

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Appendix 8: – Clause 53.03-5 Tables for defendable Space

Slope	Vegetation type	Defendable space distance from building facade (metres)				
		Column A	Column B	Column C	Column D	Column E
Downslope >10 to 15 degrees	Rainforest	36	26	18	13	< 13
	Grassland	25	17	11	8	< 8
	Forest	82	64	49	39	< 39
	Woodland	60	45	33	25	< 25
	Scrub	39	28	19	14	< 14
	Shrubland	28	19	13	9	< 9
	Mallee/ Mulga	26	18	11	8	< 8
	Rainforest	45	33	23	17	< 17
Downslope >15 to 20 degrees	Grassland	28	20	13	9	< 9
	Forest	98	78	61	50	< 50
	Woodland	73	56	41	32	< 32
	Scrub	43	31	21	15	< 15
	Shrubland	31	22	15	10	< 10
	Mallee/ Mulga	29	20	13	9	< 9
	Rainforest	56	42	29	22	< 22
	Grassland	32	23	15	11	< 11
		BAL 12.5	BAL19	BAL29	BAL40	BALFZ
Downslope >20 degrees	All vegetation	Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.				
All slopes	Low threat vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 12.5.				
All slopes	Modified vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.				

Note 1: Slope and vegetation type is determined through the bushfire hazard site assessment.