

Project reference: 23044
Report Date: 26 April 2023



Bushfire Planning Assessment

Address: 3, 21, 29, 31 and 39 Draper Road, Heyfield, Site inspection: 24 March 2023

This report has been prepared by [REDACTED] (the author), Director of Euca Planning Pty Ltd, to consider the bushfire risk relating to the proposed development plan for properties contained within the DPO11 (3, 21, 29, 31 and 39 Draper Road, Heyfield).

The author has inspected the subject site and its surrounds and has reviewed the proposal with reference to the Wellington Planning Scheme and application of AS3959-2018 *Construction of Buildings in Bushfire Prone Areas*.

The report provides a basic demonstration that all lots have multiple siting opportunities where a future dwelling would not be exposed to a radiant heat flux of 12.5kW/m² or greater, as demonstrated below:

In summary, it is concluded:

- The site has a moderate vulnerability to bushfire events.
- The topography and extent of woodland and grassland vegetation near the development presents a moderate risk of bushfire.
- Landscape forest approximately 9km to the north and 9km to the west, provides long runs of fire that can provide fire runs and ember attack into Heyfield.
- The intensification of this development provides more managed land directly west of the existing township, with increased management contributing to mitigated bushfire risk to existing residents.
- A perimeter road is not feasible given the existing dwellings.
- There is fire history in the area, relating to the landscape forest to the north and west.

The proposed subdivision is a sound basis for development consistent with the intent of the Wellington Planning Scheme. The proposed development can adequately respond to the bushfire risk of the locality and does not increase the risk of bushfire to the Heyfield settlement. All proposed lots have multiple siting opportunities where a future dwelling would not be exposed to a radiant heat flux of 12.5kW/m² or greater.

PLANNING AND ENVIRONMENT ACT 1987 WELLINGTON PLANNING SCHEME

This is the plan referred to in Clause 43.04 - Schedule 11 of Development Plan Overlay

and has been approved by Wellington Shire Council

DATE: 25 September 2023

SIGNED: Caragh Button
STRATEGIC PLANNER

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