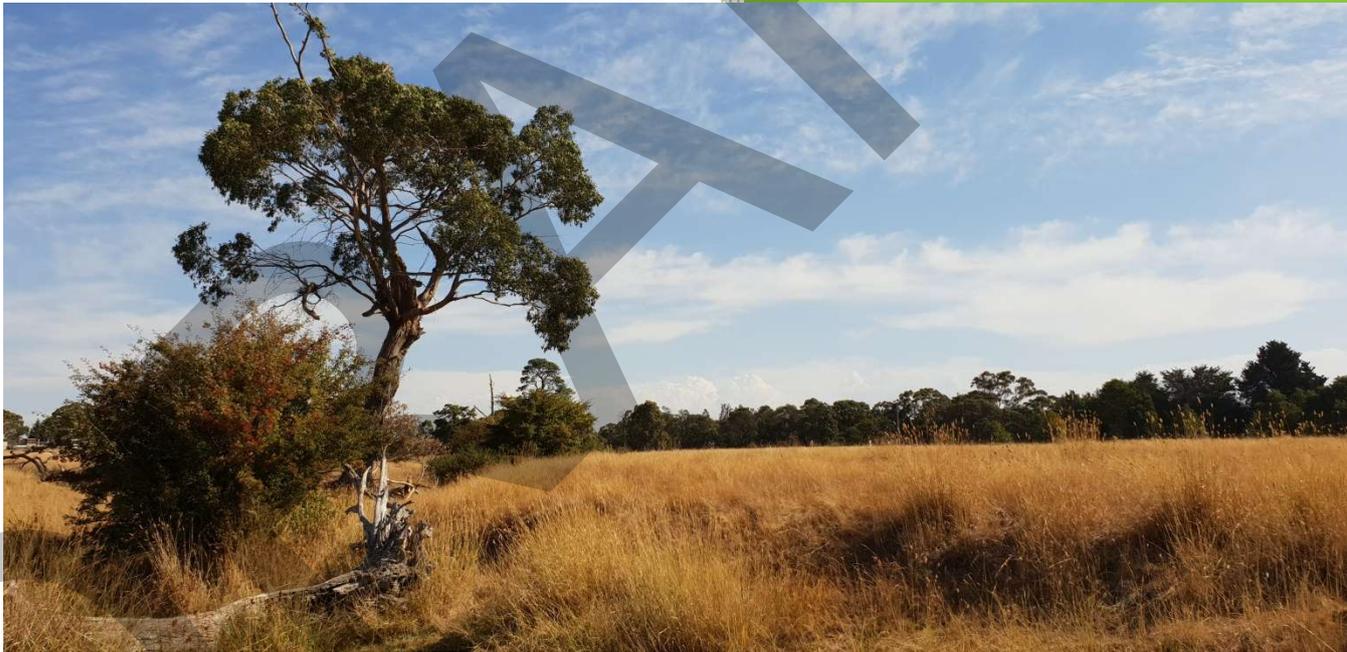




June 2019

Bushfire Management Statement, 2 Tootle Street, Kilmore



Prepared for:

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A photograph taken during the current assessment of the study area.

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1 Introduction

This Bushfire Management Statement (BMS) relates to a proposed subdivision at Tootle Street, Kilmore, Victoria, (the study area). The study area is located approximately 58 kilometres north of Melbourne. The entire property is a 'designated bushfire prone area' (Department of Environment Land Water and Planning 2019a).

Whilst not covered by a Bushfire Management Overlay, for the purposes of this report, the subdivision has been assessed with regards to Clause 44.06 Bushfire Management Overlay (BMO) and Provision 53.05-4 Bushfire Protection: Planning Requirements of the Mitchell Shire Council Planning Scheme. This current BMS has taken into consideration changes made to the planning scheme in August 2014 through Amendment VC109.

The BMS contains two components:

- A locality and site description that is used to identify the existing conditions of the site and surrounds, in accordance with the application requirements of Clause 44.06-2.
- A Bushfire Management Statement, that is used to calculate the defensible space and construction requirements and show how the application meets the relevant objectives, standards, mandatory standards and decision guidelines of Clause 44.06 - Bushfire Management Overlay and Clause 53.05-4 (Subdivision objectives). This includes a 'bushfire hazard site assessment' and 'bushfire hazard landscape assessment'.

2 Locality and Site Description

2.1 The site

2.1.1 Site shape, dimensions, size and planning controls	
The shape of the site is:	The study area is roughly kite shaped, with the wider part of the study area in the south.
The site has a total area of:	The study area is approximately 11.6 hectares.
The zoning of the site is:	General Residential Zone – Schedule 1 (GRZ).
The overlays that apply to the site are:	None
2.1.2 Existing use and development on the site	
The current use of the site is:	The study area has a house, with gardens, and sheds, located in the north of the study area. The remaining parts of the study area are used for farming (grazing). Cows were present within the study area at the time of the assessment.
The buildings or works located on the site are:	There is a house in the north of the study area. A shed and other farm buildings area located to the south of the house. All of these buildings will be removed for the proposed subdivision of the site.
2.1.3 Existing access arrangements	
The main vehicle access to the site is provided from:	Existing access to the proposed subdivision is via Tootle Street, which is a sealed, through road, running east-west.
Roads and access within the site are currently constructed from the following materials:	There are only informal tracks within the study area.
2.1.4 Existing vegetation	
Describe the vegetation on the site, including the type, location, extent and any other relevant information:	<p>The study area appears to have had a long history of agricultural use, with the site dominated by exotic pasture grasses such as Brown-top Bent-grass <i>Agrostis capillaris</i>, Sweet Vernal-grass <i>Anthoxanthum odoratum</i> and Yorkshire Fog <i>Holcus lanatus</i>. Some isolated occurrences of native tussock grasses such as Spear Grass <i>Austrostipa</i> sp. and Wallaby Grass <i>Rytidosperma</i> sp. were also recorded. Scattered planted exotic trees such as Cypress <i>Cupressus</i> spp. and Radiata Pine <i>Pinus radiata</i> were also recorded, likely planted to help provide shelter for stock.</p> <p>Kilmore Creek was largely dominated by herbaceous native and exotic grasses, sedges and rushes, however small sections were also dominated by the exotic woody shrub Hawthorn <i>Crataegus monogyna</i>.</p>

2.1.5

Other

Describe other features and constraints on the site that may be relevant to bushfire hazard, which may influence future use and development of the site:

The study area is generally flat, but is incised by Kilmore Creek.

Kilmore Creek runs through the approximate centre of the study area which, apart from small pools of water, was largely dry at the time of the current assessment. This section of the Kilmore Creek appeared to be disturbed by long term pressures of associated with agricultural use (i.e. grazing). Two man made dams were also located on the western side of the property, however these were dry at the time of the current assessment.

Although the dams will be removed in the course of the development of the study area, the Kilmore Creek will be restored and form the centre of an open space area. New wetlands will also be created.

2.2 The locality and surrounding land

2.2.1

Existing use and development on adjacent sites

Describe the land and existing land uses in all directions around the subject land:

The study area is generally flat, and increasingly surrounded by urban development on all sides, except for the south, which is similar to the study area.

South: Properties to the south of the study are comprise hobby farms and are divided into small paddocks that are grazed by horses and cattle. These properties support grassland vegetation that is classifiable, although likely to present a very low risk because of the ongoing and regular grazing by stock.

West: Properties to the west , across the Northern Highway are small rural land-holdings. Between these properties and the study area, the Northern Highway road reserve is approximately 50 metres wide, and, apart from the road surface, comprises maintained lawns.

East: The development of the eastern parcel of the 2 Tootle Street is underway. The first houses were being built at the time of the assessment, with civil works complete.

North: The northern boundary of the study area adjoins to township of Kilmore, with residential and commercial buildings extending north-ward.

See also Attachment 1.

2.2.2

Access to infrastructure and existing road networks

Describe the infrastructure and constraints on the site and in the surrounding area (where relevant) including the roads, town water and power supply to the site:

The site has full access to town infrastructure, including reticulated water supply, mains power and an established sealed road network along the northern and western boundaries of the study area.

2.2.3	Landscape
<p>Describe the surrounding landscape:</p>	<p>The study area is located in an area undergoing urban development. This development has begun to the east of the study area. Elsewhere, lower density residential allotments dominate the landscape.</p> <p>The topography of the study area and surrounds is flat with the nearest slopes located approximately two kilometres north-east of the study area around Kilmore East.</p>
2.2.4	Other characteristics
<p>Are there other features or characteristics in the area relevant to bushfire hazard?</p>	<p>No</p>

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Plate 1. Looking south through the middle of the study area toward larger hobby farms, and grassland classifiable vegetation.



Plate 2. Looking west across the study area towards the Northern Highway.



Plate 3. Looking east across the study area, with Kilmore Creek on left.



Plate 4. Looking north across the study area towards Tootle Street.

3 Bushfire Management Statement

3.1 Landscape, siting and design objectives

53.02-2.1 Landscape, siting and design objectives

These objectives:

- Consider how the location affects the bushfire risk to new development
- Select a site for the proposed development on the land
- Consider whether simple design improvements can enhance a building's resilience to embers.

Approved measure AM 2.1 Broader landscape

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

Justification:

The surrounding landscape is defined as a Broader Landscape Type 1 scenario for the following reasons:

- The property is located in a developing residential area to the south of the existing township of Kilmore, which, is largely cleared of native understorey vegetation, and is not classifiable vegetation, making extreme bushfire behaviour unlikely;
- Bushfire is only likely to approach from the south, which is a low risk aspect, where low intensity Classifiable Vegetation (grassland) persists;
- The type and extent of vegetation in the local area is unlikely to result in neighbourhood scale destruction of property;
- Emergency access to the subdivision and surrounds is good, provided by the existing road network running east-west (Tootle Street) Road, and north south via the Northern Highway.

Any proposed subdivision of the study area would create no greater bushfire risk than surrounding development. All other Approved Measures can be achieved as detailed below.

Approved measure AM 2.2 Siting

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

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

Justification:

- The location of the proposed subdivision will be best located within the local area to mitigate risks of extreme fire behaviour, or built to BAL levels that mitigate impacts of fires near the subdivision (Attachments 1 and 2);
- Properties surrounding the study area, contain very little classifiable vegetation, and where classifiable vegetation adjoins the study area, it is relatively low risk vegetation (grassland) and on a low risk aspect (south);
- The subdivision will have access to the reticulated and static water supply; and
- Access for emergency vehicles will be provided through ensuring internal roads meet the required specifications (detailed below).

Approved measure AM 2.3 Building Design

- A building is designed to reduce the accumulation of debris and entry of embers.

Justification:

The proposed subdivision will require buildings within each lot to be built to the required BAL Rating as outlined below and as stipulated within the residential building standard Australian Standard AS 3959-2009 (Standards Australia 2009) and the 'Planning for Bushfire Victoria; Guidelines for meeting Victoria's bushfire planning requirements' (Table 3, pg 22).

The Bushfire Landscape Concept Plan is shown as Attachment 4.

3.2 Water supply and access objectives

53.02-2.3 Water supply and access objective

This objective is to provide a static water supply for all development and to ensure access on the site is designed and constructed to enhance safety.

Approved measure AM 4.1

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:

- A static water supply for fire-fighting and property protection purposes specified in Table 4 to Clause 53.02-3.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-3.

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.

Justification:

All lots will have dedicated water tanks installed as per Table 4 of Clause 53.02-3:

Lot Size (m ²)	Hydrant Available	Capacity (l)	Fire Authority Fittings and Access Required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Note 2: Fittings must be in accordance with the published requirements of the relevant fire authority.

The current development plan proposes lots between 600 and 835 m² (Chris Smith and Associates, Drawing No. 17059/01, Option A, Revision 5). Which will require 5,000 litre water tanks and access to hydrants.

Hydrants are currently located within the newly developed part of the eastern portion of 2 Tootle Street, which provide a communal water supply as an alternative measure to a static water supply (i.e. water tanks), and is encouraged by the CFA (Department of Transport Planning and Local Infrastructure 2014).

Access within the subdivision will be via newly created roads from eastern portion of 2 Tootle Street and connect with roads in the future development of the property. The main access roads within the subdivision will also meet all the requirements of the Mitchell Shire Council Planning Scheme.

Further information can also be found on the Bushfire Hazard Landscape Plan (Attachment 4).

3.3 Subdivision objectives

53.02-2.4 Subdivision objectives

These objectives;

- To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02
- Specify bushfire protection measures for all lots at the subdivision stage

Approved measure AM 5.1

An application to subdivide land, other than where **AM 5.2** applies, demonstrates that each proposed lot is capable of meeting:

- The defensible space in accordance with Column A, B or C of Table 2 to Clause 53.02-3
- The approved measures in Clause 53.02-2.1 and Clause 53.02-2.3

Justification:

Approved measure AM 5.2 applies.

Approved measure AM 5.2

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- A building envelope for a single dwelling on each lot that complies with **AM 2.2** and provides defensible space in accordance with:
 - Columns A or B of Table 2 to Clause 53.02-3 for a subdivision that creates 10 or more lots; or
 - Columns A, B or C of Table 2 to Clause 53.02-3 for a subdivision that creates less than 10 lots.
- Defensible space wholly contained within the boundaries of the proposed subdivision
- Vegetation management requirements, including inner zone standards (as appropriate), to implement and maintain the defensible space required under this approved measure
- Water supply and vehicle access that complies with **AM 4.1**

Justification:

There is no classifiable vegetation to the north, west and east of the property due to the existing and newly created urban development. Vegetation to the south of the study area has been classified as grassland as it was being used for grazing stock. This vegetation adjoins the southern boundary of the study area, and the proposed residential lots in this location, because a driveway extends along the eastern boundary of the neighbouring property.

All lots will have a defensible space in accordance with Column A (BAL 12.5) of Table 2 to Clause 53.02-3, with exception of six lots located in the south-east of the study area (Attachment 3). Defensible space extends into surrounding properties on the north and east, both of which are support urban development, and into the Northern Highway road reserve in the west. All of these areas currently contain highly managed gardens and/or pastures and do not support any classifiable vegetation.

Defensible space to the south of the study area also encroaches the neighbouring property. This is a small hobby farm that supports classifiable grassland vegetation. In the east of that property, this vegetation extends to the study area boundary and a BAL of 12.5 will not be achievable unless an agreement to manage this vegetation in accordance with this BAL can be reached with the landholder.

Where this it is not possible to fully contain the defendable space, other approaches to minimise fire risk may contribute to achieve the required BAL rating, such as fence construction materials or other recommendations from a fire engineer, who can provide more detail in this regard.

Water supply and access objectives, as outlined above, comply with AM 4.1.

Refer to the Bushfire Landscape Concept Plan (Attachment 4) for detailed vegetation management requirements to maintain defendable space.

Approved measure AM 5.3

An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support firefighting.

Justification:

A perimeter road is not currently proposed to provide defendable space on the southern side of the study area.

The following design and construction requirements will apply to all the proposed internal roads:

- Curves will have a minimum inner radius of 10 metres.
- The average grade will be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips will have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A load limit of at least 15 tonnes will apply and roads will be of all-weather construction.
- 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.

A cleared area of 0.5 metres is required to allow for the opening of vehicle doors along driveways.

Approved measure AM 5.4

A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

Justification:

The proposed subdivision will be designed to ensure defendable space and construction requirements are not compromised over time. This will be achieved by having all of the defendable space located within the proposed residential subdivision, surrounding urban areas, or areas earmarked for future urban development, apart from six lots in the south-east of the study area.

Further, extreme bushfire behaviour is unlikely due to the increasingly residential nature of the local area with only small areas of classifiable vegetation persisting within the 150 metre area of interest, on a low threat aspect to the study area.

Management of the landscaping of the drainage reserve through the middle of the study area, and elsewhere, will follow the CFA Landscape Guidelines (Country Fire Authority 2011).

Alternative measure AltM 5.5

A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may show defensible space in accordance with Column C of Table 2 to Clause 53.02-3 where it can be demonstrated that:

- 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.

Justification:

All requirements of AM 5.2 have been met.

3.4 Other relevant planning provisions

The Planning Policy Framework (PPF) provides the broad framework for bushfire protection policy and provisions in the planning scheme. This includes policy seeking to 'assist to strengthen community resilience to bushfire' (Department of Environment Land Water and Planning 2019b). This report has been designed having regard to the overarching policy objectives of the SPPF.

The study area is a Designated Bushfire Prone Area. This Bushfire Management Statement has been prepared to respond to the requirements of this policy by applying the same standards as a Bushfire Management Overlay, and Clause 53.05-4 - Bushfire Protection: Planning Requirements.

The decision guidelines require that before deciding on an application or approval of a plan, the responsible authority must consider, among other things, whether the proposal will 'produce acceptable outcomes' in relation to the degree of fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard. This Bushfire Management Statement has made an assessment of fire hazard, resulting in a design response which is responsive to the opportunities and constraints presented by the site and its surrounds.

4 Overall Conclusion

The proposed subdivision will generally meet the standards for a BAL 12.5 rating, which is consistent with the requirements of the Bushfire Prone Area overlay and Clause 53.02 – Bushfire Protection: Planning requirements. Further works is required to ensure that the 6 lots in the south of the study area, that adjoin grassland classifiable vegetation, achieve this BAL rating.

The property is located within a Landscape Type 1 scenario where bushfire attack is limited to one, low risk, aspect; the south. Based on the site assessment, although the property is dominated by generally exotic grassland, the majority of this vegetation will be removed to facilitate the subdivision of the site. No classifiable vegetation occurs within the defendable space of the proposed development, except along approximately 50 metres of the southern boundary. The increasingly urban nature of the landscape means that fire is unlikely to establish to the north, west or east of the study area.

A number of favourable factors suggest that the risk posed can be managed, with the risk to new residents no greater than that of existing residents in adjacent developments to the east, and consistent with a low BAL Rating of 12.5. These factors include flat topography, limited classifiable vegetation within the 150 metre area of interest and increasing urbanisation of the neighbourhood.

The proposed subdivision will allow for suitable access for fire fighting vehicles into and out of the subdivision, with the subdivision to have access to the reticulated water system, static water sources and fire hydrants.

Attachment 1 – Landscape Plan

Include a plan or aerial photo of the site that includes:

- *site shape, dimensions, size, orientation and contours*
- *the existing use and siting of buildings or works on the land*
- *existing access arrangements*
- *existing vegetation types, condition and coverage*
- *any other features and constraints of the site relevant to bushfire hazard*
- *north point*
- *legend/key*
- *scale.*

Plan included on next page.

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Attachment 1: Landscape Plan

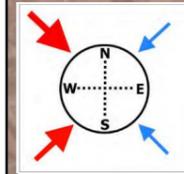
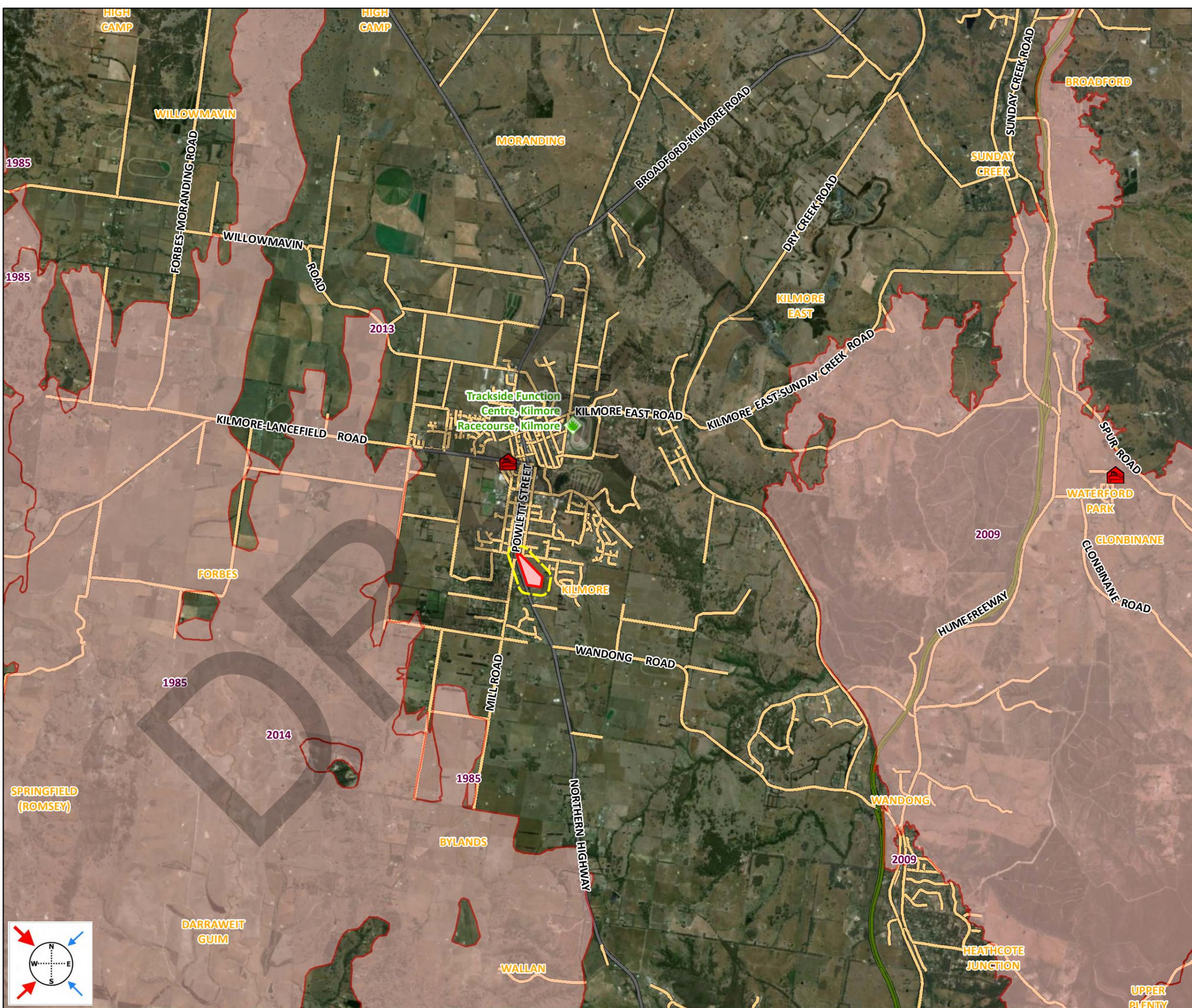
2 Tootle Street, Kilmore, Victoria

Legend

-  Study Area
-  150m area of interest
-  Fire Station
-  Neighbourhood Safer Places

Bushfire History

-  BUSHFIRE, 1983
-  BUSHFIRE, 1985
-  BUSHFIRE, 2009
-  BUSHFIRE, 2013
-  BUSHFIRE, 2014



Attachment 2 – Existing Site Plan

Include a plan or aerial photo of the site and surrounds (at least 150 metres from the site in all directions) that includes:

- *existing land uses*
- *access to infrastructure*
- *existing road networks*
- *the landscape, including any major landscape features, significant vegetation and topography*
- *any other features or characteristics in the area relevant to bushfire hazard*
- *north point*
- *legend/key*
- *scale.*

Any photos of existing site features can also be attached here.

Plan included on next page.

Attachment 2: Detailed Site Plan

2 Tootle Street, Kilmore, Victoria

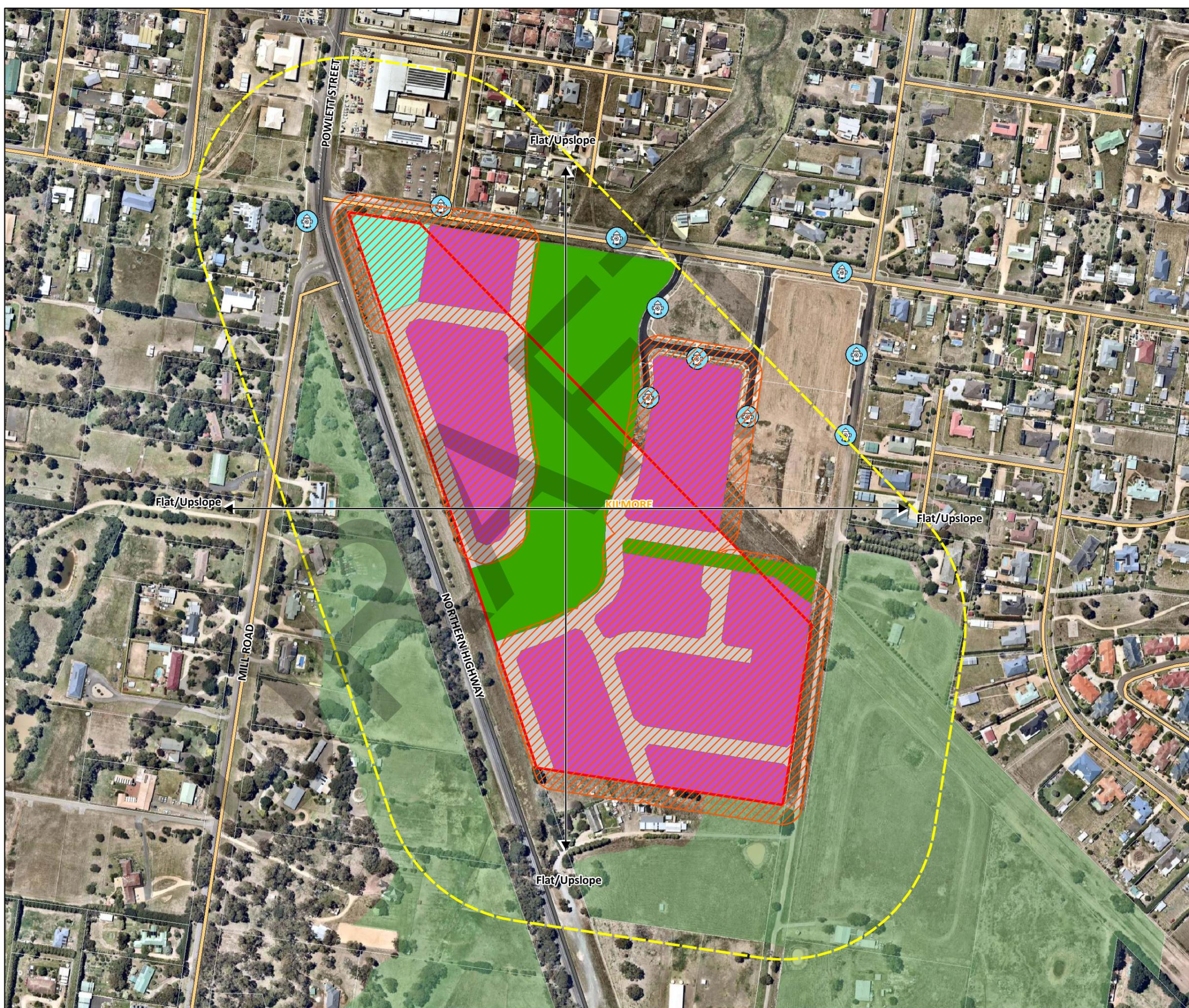
Legend

-  Study Area
-  150m area of interest
- Proposed Development**
-  Key Gateway Site
-  Lots
-  Reserve
-  Roads and Pathways
-  BAL12.5 defensible space (19m)
-  Classifiable Vegetation (Grassland)
-  Fire Hydrant

Vegetation that is not marked is considered 'Excludable' or 'Low-threat' vegetation



0 50 100 150 200 Meters



Attachment 3 – Bushfire Site Assessment

Table 4.1 Classifiable vegetation under the AS 3959 assessment methodology:

Aspect	North	South	East	West
Vegetation Type	Forest	Forest	Forest	Forest
	Woodland	Woodland	Woodland	Woodland
	Shrubland	Shrubland	Shrubland	Shrubland
	Scrub	Scrub	Scrub	Scrub
	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga
	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland
	Excludable	Excludable	Excludable	Excludable

Table 4.2 The distance of the proposed development from the classifiable vegetation:

	North	South	East	West
Distance from the proposed development to vegetation	>150 metres	Southern boundary	20 metres	50 metres

Table 4.3 The effective slope under the vegetation:

	North	South	East	West
Flat/Upslope	Yes	Yes	Yes	Yes
Downslope	>0-5°	>0-5°	>0-5°	>0-5°
	>5-10°	>5-10°	>5-10°	>5-10°
	>10-15°	>10-15°	>10-15°	>10-15°
	>15-20°	>15-20°	>15-20°	>15-20°

Table 4.4 BAL determination and defensible space:

BAL Standard	Vegetation Classification	Maximum Slope Class	Aspect	Defendable Space (m)
12.5	Grassland	Flat\Upslope	South	19

Attachment 4 – Bushfire Landscape Concept Plan

Plan included on next page.

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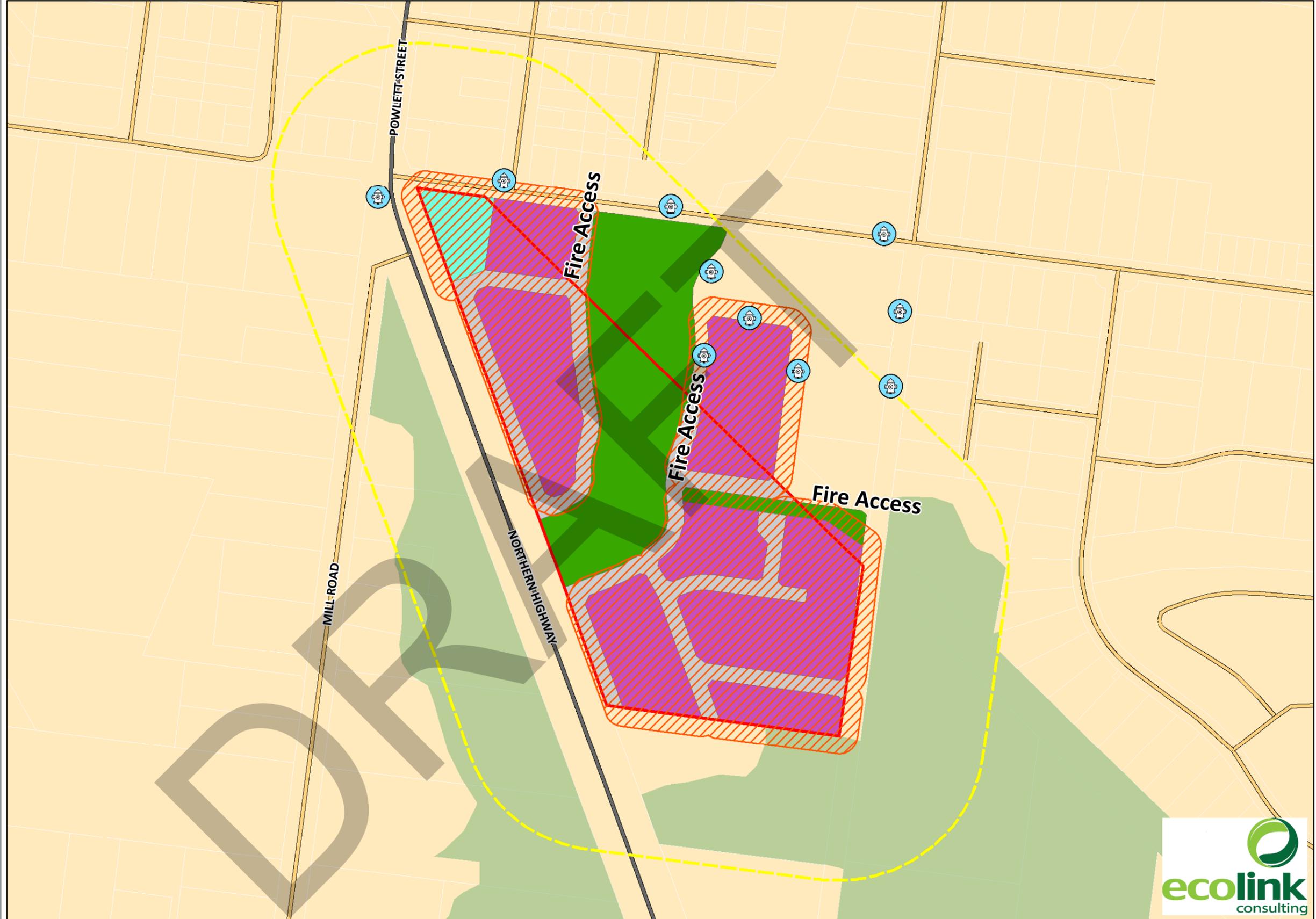
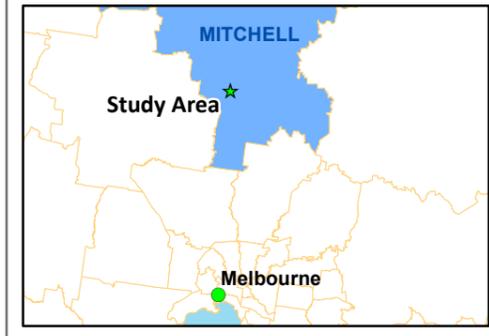
Attachment 4: Bushfire Landscape Concept Plan

2 Tootle Street, Kilmore
Victoria

-  Study Area
-  150m area of interest
- Development**
-  Key Gateway Site
-  Lots
-  Reserve
-  Roads and Pathways
-  BAL12.5 defensible space (19m)
-  Classifiable Vegetation (Grassland)
-  Fire Hydrant



This plan is based on the Landscaping for Bushfire; garden design and plant selection (CFA 2011).



Vegetation Management:
Vegetation on each allotment will be managed in the following condition:

- Grass will be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
- Remnant trees shown on this plan will be retained.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of any dwelling.
- Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 5 sq. metres in area and will be separated by at least 5 metres.
- Trees will not overhang or touch any elements of any dwelling.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.

Fire-fighting access meets the following requirements:

- Curves have a minimum inner radius of 10m
- Average grade is no more than 1 in 7, with a maximum of no more than 1 in 5 for no more than 50m
- All weather construction with a minimum trafficable width of 3.5m
- Clear of encroachments for more than 0.5m on each side and 4m in height
- No dips

Water requirements will follow Table 4 in Clause 53.02-3:

- Each Lot will be required to supply a static water supply of at least 2,500 litres for fire-fighting purposes
- All lots will have access to the public reticulated water supply through the installation of fire hydrants
- The maximum distance between a hydrant and the rear of a lot will be 120 metres with hydrants no more than 200 metres apart

Limitations:

- The scale is approximate only.
- The landowners may alter the design for their garden, but will not contradict the advice provided within this Plan (e.g. suitable activities may include vegetable gardens, new garden beds, pathways).
- Where the landowner is unsure if a proposed activity will contradict this Plan, written approval will be sought from the CFA and Council prior to commencement.
- This Plan does not indemnify against bushfire and does not preclude the landowners from having and implementing a Bushfire Safety Plan.

References

- Country Fire Authority (2011). 'Landscaping for bushfire. Garden Design and Plant Selection.' (CFA: Burwood East).
- Department of Environment Land Water and Planning (2019a). Planning Maps Online. Available at <http://services.land.vic.gov.au/maps/pmo.jsp>. Accessed 4 February 2019. Department of Environment Land Water and Planning,
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- Department of Transport Planning and Local Infrastructure (2014). 'Planning Practice Note 65 - Preparing and Assessing a Planning Application under the Bushfire Provisions in Planning Schemes.' (Department of Transport, Planning and Local Infrastructure Melbourne).
- Standards Australia (2009). 'Australian Standard for Construction of Buildings in Bushfire Prone Areas (AS 3959).' Standards Australia, Sydney.