



**Fire Safety Referrals**

**Fire & Emergency Management**

Email: [firesafetyreferrals@cfa.vic.gov.au](mailto:firesafetyreferrals@cfa.vic.gov.au)

Telephone: 03 9262 8578

Our Ref: 14000-646875-94907

RECEIVED

17 DEC 2019

6/12/2019

Tejas Deshmukh  
Victorian Planning Authority  
25/35 Collins Street  
**MELBOURNE VIC 3000**

Dear Tejas

**SUBMISSION TO PRECINCT STRUCTURE PLAN**

**Proposal:** C241WSEA

**Location:** Donnybrook Road Donnybrook

Thank you for providing CFA notice of C241wsea in accordance with section 19 of the *Planning and Environment Act 1987*

CFA has reviewed the proposed planning scheme amendment and would like to make the following submission.

**Bushfire Hazard**

- The locality is not within the higher risk "Bushfire Management Overlay - BMO" area, it is however within the designated Bushfire Prone Area "BPA"
- The location can be exposed annually to fast moving grass fires during the November to April timeframe based on seasonal conditions. Bushfire attack could take the form of Radiant heat, Direct Flame and limited Ember attack (grassfire develops far less ember attack than bushfire)
- The amendment will alter the bushfire attack by reducing areas of open grassland, provided the appropriate design with outer roads (boulevard effect and use of managed vegetation "open space".

**Bushfire Mitigation Measures**

- CFA supports the implementation of the recommendations within the Terramatrix Bushfire Management Statement by –
  - creating a fuel modified buffer around the perimeter of the development,
  - the use of Perimeter roads aligned to that buffer,
  - management of "open Reserves" water ways etc. to a fuel modified state reducing the likelihood of a "wick effect" into urbanized areas,
  - Clearly located and Identified fire hydrant system incorporated within the future Reticulated water supply system.
  - No natural increase in potential bushfire behavior due to any re vegetation policy and implementation
  - Dwellings designed and built to the appropriate BAL level 12.5 based on appropriate lot size and setbacks



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**Other strategic consideration**

- CFA appreciates this PSP will have strong linkages to other PSPs within the general area. Accordingly, over time there will be transition from rural to urbanized fire risk. The Municipality should monitor and consider how it can support increased community resilience to all forms of fire risk as this transition progresses- e.g. Residential fire safety.

**Conclusion**

CFA supports the amendment in its current form.

If you wish to discuss this matter in more detail, please do not hesitate to contact David Allen Manager Community Safety on 8746 1400

Yours sincerely

**David Allen AFSM  
Manager Community Safety  
Fire & Emergency Management**