

**Fire Safety Referrals****Fire & Emergency Management**Email: firesafetyreferrals@cfa.vic.gov.au

Telephone: 03 9262 8578

Our Ref: 14000-62806-80006

Telephone: 8746 1412

Council Ref: C219

20 April 2018

Aaron Chiles

Wyndham City Council

45 Princes Highway

WERRIBEE VIC 3030

Dear Aaron

SUBMISSION TO PLANNING SCHEME AMENDMENT**Proposal:** C219**Location:** Werribee

Thank you for providing CFA notice of C219 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 location is within an area associated with grassfire events, these can often occur annually. The fire risk can take the forms of *direct flame attack*, *radiant heat* exposure and *ember attack*. The future Westland's Grasslands Reserve to the North West has the potential to increase grassfire risk from that precinct. However as indicated in the Explanatory Report, the future Outer Metro Ring Road will provide a protective buffer to the development.
- **Bushfire Mitigation Measures**
The provision of an outer urban buffer - either by the development of the future Outer Metro Ring Road, or in the interim by the provision of a "rolling interface" incorporating boulevard road/ open space should be part of the design planning. The development of a Site Management Plan incorporating "bushfire protection measures" should be part of the Design criteria. This should focus on the outer sections of the development plus the management of Reserves/ Open space. Any proposals to re vegetate the location must be carefully considered not to increase the fire risk within the development.

Other strategic consideration

- The development should have adequate water supply to meet current and future needs – particularly fire protection requirements
- The future design to comply with Clause 56 requirements, to always ensure unimpeded easy access for emergency service vehicle at all times.

Patron: The Honourable Linda Dessau AM, Governor of Victoria



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- As part of our Strategic Planning we have identified there is **no need** to secure land for the relevant fire authority in this precinct. We welcome the opportunity to discuss this further should you wish.

Conclusion

CFA supports the amendment in its current form with the above comments being taken into consideration.

If you wish to discuss this matter in more detail, please do not hesitate to contact the David Allen Manager Community Safety on [REDACTED]

Yours sincerely

[REDACTED]
David Allen AFSM
Manager Community Safety
Fire & Emergency Management