



Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Fire Prevention and Preparedness
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CFA Ref: 15000-78161-124215
Council Ref: C235BALL

17 February 2023

██████████
Ballarat City Council
PO BOX 655
BALLARAT VIC 3350

Dear ██████████

SUBMISSION TO PLANNING SCHEME AMENDMENT

Proposal: C235ball
Location: Miners Rest

Thank you for providing CFA the opportunity to comment on the proposed planning scheme amendment C235ball in accordance with Section 19 of the *Planning and Environment Act 1987*.

CFA understands that C235ball seeks to implement the key land use planning directions of the *Miners Rest Township Plan* (Township Plan) prepared by the City of Ballarat dated November 2019.

CFA has reviewed the proposal, including the *Bushfire Assessment* prepared by ██████████
██████████ Bushfire Planning dated 30 August 2022, and would like to make the following comments:

- The broader landscape contains grassland vegetation in all aspects, there are areas of woodland and forest vegetation to the east in the Creswick Plantation and Creswick Regional Park. Urban areas within Ballarat is to the south east.
- Grassland fires are likely from the north and north west, or from the south west with a wind change. They are likely to impact the study area with radiant heat and ember attack.
- CFA broadly agrees with the Bushfire Report that describes Miners Rest's location within a bushfire landscape where development could be directed.
- There are alternate locations for development in Ballarat, however the risk is from grassland fires is similar to Miners Rest.
- There are areas of low fuel within Miners Rest and further south in Ballarat, that can be accessed via the existing road network.



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Implementation of the Miners Rest Township Plan

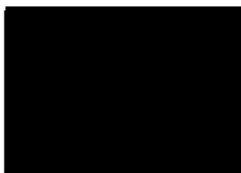
The high level policy changes to local policy as part of C235ball seek to encourage infill development, rather than expanding the township boundary. The changes to the zoning from General Residential Zone to Neighbourhood Residential Zone will encourage larger lots with minimum lot sizes of 750m². Lots of this size are likely to be managed and not increase fuel loads over time.

CFA ultimately supports the finding of the Bushfire Assessment and recommends that any further implementation of the Township Plan that encourages growth within the town considers DELWP's Design Guidelines *Settlement Planning at the Bushfire Interface* dated July 2020 and develops a bushfire policy response that:

- Ensures future development can be setback from bushfire hazards that will ensure radiant heat exposure of no greater than 12.5kW/m².
- Includes the provision of perimeter roads between future development and bushfire hazards.
- Requires vegetation to be managed in areas identified for the purposes of defensible space.

CFA welcomes the opportunity to continue discussions regarding this and other proposals within the City of Ballarat. Please do not hesitate to contact either [REDACTED] Manager Community Safety on [REDACTED] or myself on [REDACTED].

Yours sincerely



Land Use Planning Coordinator
CFA Fire Risk, Research and Community Preparedness