



Regional Bushfire Planning Assessment

GRAMPIANS REGION

April 2012

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RECOMMENDATION 38 of the Victorian Bushfires Royal Commission states...

“The State implement a regional settlement policy that:

- *takes account of the management of bushfire risk, including that associated with small, undeveloped rural lots*
- *includes a process for responding to bushfire risk at the planning stage ... ”*

1.0 INTRODUCTION

The 2009 Victorian Bushfires Royal Commission (VBRC) emphasised the importance of considering bushfire matters at all stages of the planning process, including through regional settlement planning and in the Local Planning Policy Framework. The State Planning Policy for Bushfire also identifies that strategic and settlement planning should assist to strengthen community resilience to bushfire.

The Regional Bushfire Planning Assessment (RBPA) supports this approach and is part of the Government's response to Recommendation 38 of the VBRC relating to the development of regional settlement policy in Victoria.

1.1 What is the RBPA?

The RBPA provides extra information about areas (referred to in this document as 'identified areas') where a range of land use planning matters intersect with a bushfire hazard to influence the level of risk to life and property from bushfire. This information should be addressed as part of strategic land use and settlement planning at the regional, municipal and local levels.

The RBPA will inform the Regional Growth Plans currently being prepared by the Department of Planning and Community Development in conjunction with councils. It provides a basis to initiate further detailed analysis as part of other planning processes such as settlement planning and preparing planning scheme amendments.

The RBPA is not a statutory planning provision and does not directly translate into planning schemes. However, it complements planning scheme provisions such as the Bushfire Management Overlay (BMO) by providing spatial and qualitative information from a variety of sources which together can inform considerations about where bushfire should be assessed early in the strategic planning process.

1.2 What information is contained in the RBPA?

The RBPA provides information on matters which may be relevant to strategic and settlement planning and focuses on the factors considered particularly important by the VBRC, including:

- areas where smaller sized lots (less than 0.4ha) which may be used for residential purposes are in or close to a bushfire hazard
- areas where medium sized lots (between 0.4-4ha) which may be used for residential purposes are in or close to a bushfire hazard
- areas where there is a settlement or urban interface with the bushfire hazard
- locations which may have limited access and egress, indicated by a single access road to and from a settlement in addition to roads which connect a number of settlements in areas with a bushfire hazard
- areas where future strategic directions contained in planning schemes may conflict with the bushfire hazard
- areas where the broader landscape is particularly affected by a bushfire hazard
- areas identified from local information provided by either the relevant fire authority or the council that may need to be considered in planning decision making
- areas where multiple issues occur in a single area.

This information is shown spatially on maps at a strategic scale. It is supported by a table that gives a brief explanation for each identified area.

1.3 How is the RBPA different to the BMO?

The BMO is applied to areas where there is potential for bushfire behaviour such as a crown fire, extreme ember attack and radiant heat. The application of the overlay is based on a technical evaluation of the bushfire hazard validated with relevant fire authorities and councils. The key purpose of the BMO is to identify areas where a planning permit is specifically required to consider the bushfire matters prior to development occurring.

The RBPA informs a broader consideration of bushfire issues by recognising that, in specific locations, the bushfire hazard increases the potential bushfire risk to life and property in very specific ways, for example, due to access constraints. Addressing these factors is an important way that strategic and settlement planning can respond to bushfire issues before specific development proposals are considered. This provides an opportunity to resolve issues and implement mitigation measures early in the planning process and at a strategic level.

1.4 How is an RBPA prepared?

The information in the RBPA has been identified through a two-step process:

Step 1 – Base data on planning zones and overlays, vegetation quality, lot location, sizes and patterns and single roads into settlements was collected and correlated against the latest information on the bushfire hazard. For the RBPA a bushfire hazard was generally considered to be a significant extent of vegetation and the area of reference for identified areas was land in or in close proximity (200 metres) to the vegetation. Step 1 provided the initial identified areas.

Step 2 – A qualitative review of the initial identified areas was undertaken with councils, the relevant fire authority and the Department of Sustainability and Environment and any further information based on local knowledge was included as identified areas.

1.0 INTRODUCTION cont..

The development of the RBPA was supported by a reference group of representatives from the Department of Planning and Community Development, Municipal Association of Victoria, councils, the Country Fire Authority, the Metropolitan Fire and Emergency Services Board, and the Growth Areas Authority.

1.5 How should an identified area be treated?

The bushfire risk in identified areas should be assessed as part of strategic and settlement planning and where land use issues are a factor in strengthening community resilience to bushfire (for example, where development and growth is occurring or planned).

Minister's Direction No. 11 - Strategic assessment of amendments requires a planning authority to evaluate and discuss how an amendment addresses bushfire risk. The RBPA will assist planning authorities in determining when bushfire risk should be addressed.

Not every identified area shown in the RBPA requires a specific planning response because:

- there are limited land-use planning responses that can be implemented where an area is not experiencing any change or development pressure
- the anticipated nature and extent of development in specific areas, including areas already zoned for particular uses, can be appropriately managed through the planning permit process where the BMO applies
- planning schemes cannot prevent the continuation of a lawful existing use where Clause 63 of planning schemes protects existing use rights
- bushfire issues may be best managed through non-planning responses such as Integrated Fire Management Planning.

1.6 Important things to note

The RBPA complements other information that can also inform planning decisions. This includes the Victorian Fire Risk Register, Integrated Fire Management Planning and its associated plans and strategies and the operations and workings of fire authorities, councils and communities. Investigation of an identified area should be informed by these and other activities that together support community resilience to bushfire.

The RBPA therefore does not include all information captured by other processes.

The RBPA is not a bushfire risk assessment of any of the identified areas. Identified areas are based on where the bushfire **hazard** correlates with land use planning considerations that may influence the bushfire risk. The RBPA has not sought to replicate bushfire risk assessments undertaken through other processes, particularly the Victorian Fire Risk Register.

2.0 GRAMPIANS REGIONAL OVERVIEW

The Grampians region is located in the west of Victoria and has an area of about 54 050 square kilometres. It has a population of about 228 200 across 11 municipalities including; Ararat, Ballarat, Golden Plains, Hepburn, Hindmarsh, Horsham, Moorabool, Northern Grampians, Pyrenees, West Wimmera and Yarriambiack. The main centres in the region include Ararat, Ballarat, Horsham and Stawell.

The region contains distinct landscapes including steep and rocky terrain of the Great Dividing Range and sprawling southern plains which dominate the east of the region, while the open Wimmera Mallee and central plains extend across the west. Rural living and farming settlements are scattered throughout these landscapes. Volcanic soils extend across the central and southern areas between these distinct landscapes.

The Great Dividing Range and surrounding foothills contain extensive areas of state forest and parks, nature reserves and fertile plains. The region's proximity to Melbourne and its landscape and aesthetic values support an extensive network of small and rural-residential settlements. Settlements are located in or interface directly with vast vegetated bushfire hazard areas.

The Wimmera Mallee is characterised by large lot subdivisions used for agricultural purposes as well as small scattered settlements. The extensive flat agricultural areas were historically cleared of remnant vegetation which has reduced the extent of significant biodiversity values to parks, reserves, roadsides and waterways.

Areas located in the Rural City of Horsham were affected by the 2009 Black Saturday bushfires.

2.1 Central plains

The Wimmera and Avon Rivers traverse the central plains. Large lot sizes and rural subdivisions dominate this area which is largely devoid of settlements in woodland or forest environments.

2.2 Great Dividing Range

The Great Dividing Range extends across the centre of the region with the Pyrenees Range in the east and the Grampians National Park in the west. Settlements are located on the fringes of these areas and contain small or rural-residential lots which directly interface with bushfire hazards. Dwellings in some areas are serviced by single roads with access constraints. The aesthetic and natural values associated with this environment and rural interface also attract development pressure in areas in or in close proximity to bushfire hazard in some instances.

2.3 Southern plains

The Great Dividing Range, Brisbane Ranges National Park, Lerderderg State Park, Enfield State Park and Wombat State Forest define the northern boundary of the southern plains. The southern plains are characterised by undulating agricultural areas, pockets of state forest and plantations, natural lakes and vegetated watercourses. Townships and settlements are dispersed across the area with direct interfaces to bushfire hazards in some instances.

Settlements in commutable distances to Melbourne and regional centres are experiencing significant pressure for rural living development. Growth pressure is also being experienced in places where the bushfire hazard correlates directly with areas of environmental significance. Some areas contain steep terrain with scattered settlements and associated single road access constraints.

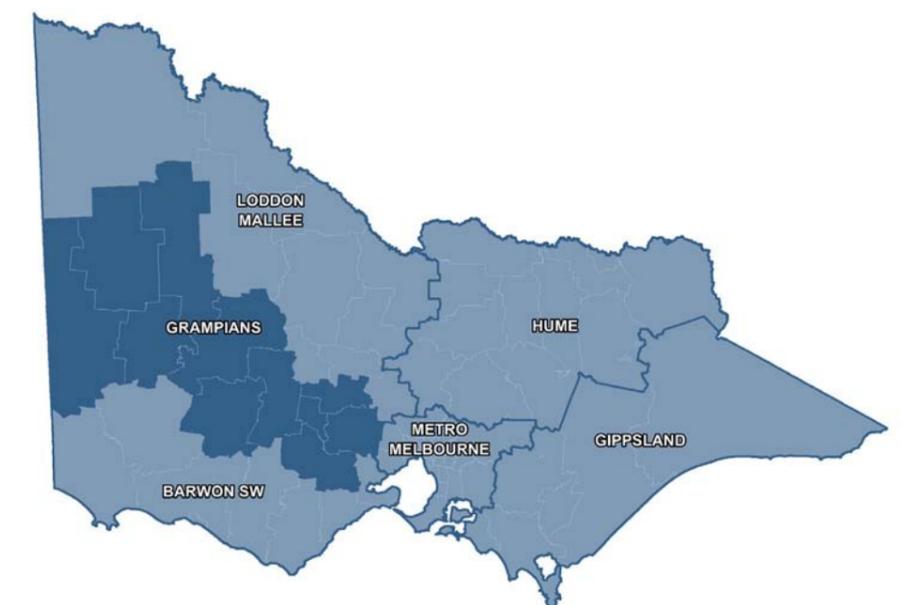
Settlements are also located in the foothills or valleys of this landscape and contain rural-residential lots. Grassland environments provide an additional bushfire hazard interface between settlements surrounding state parks and forested areas. These existing settlements are also experiencing growth pressure due to the natural aesthetic and landscape values of the area.

2.4 Wimmera Mallee

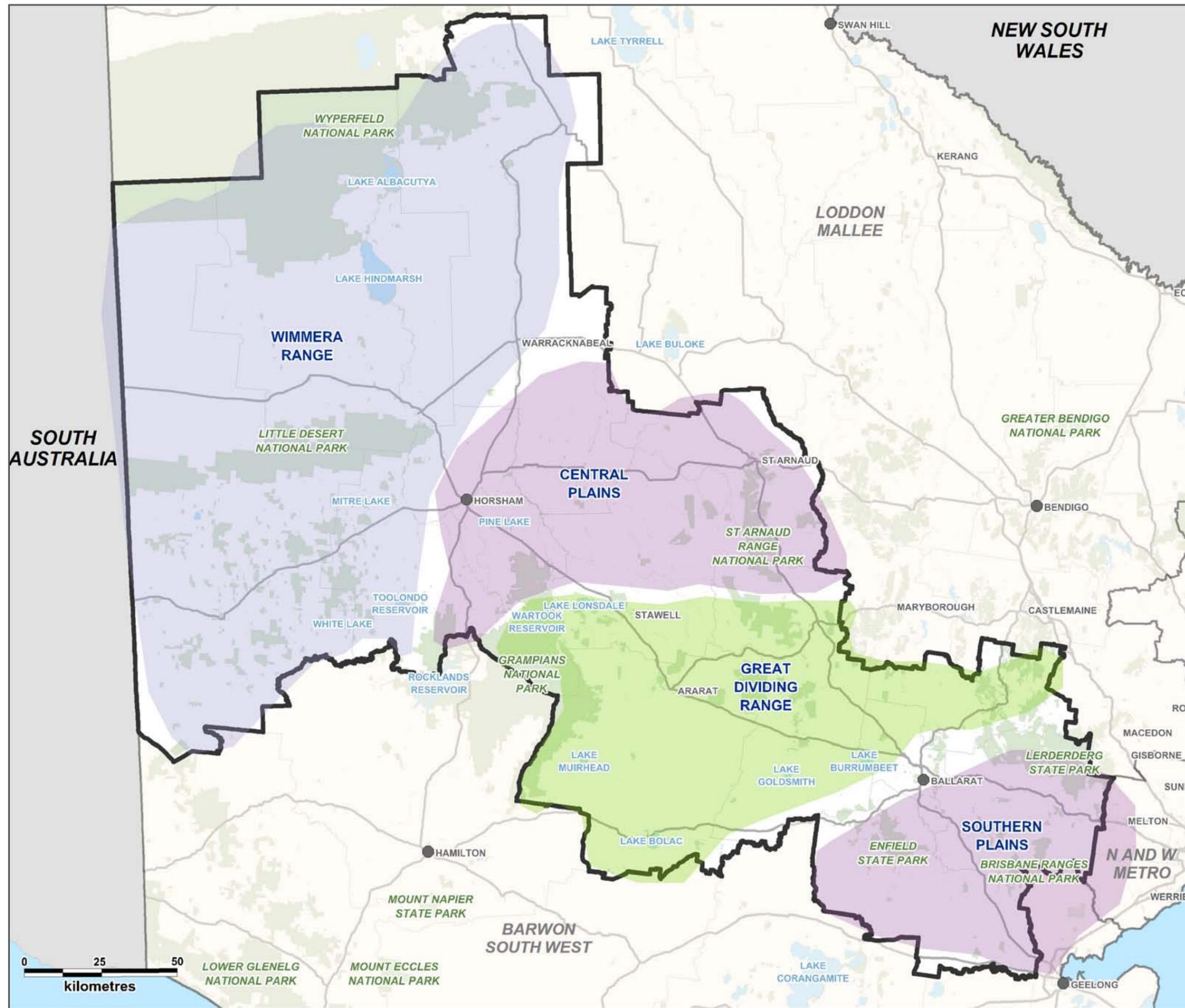
The west of the region contains large areas of public land in the Little Desert and Wyperfeld National Parks, Big Desert Wilderness Park, Dergolm State Park and a multitude of smaller state parks and forests. Large lot subdivisions which are generally devoid of woodland or forest vegetation and associated bushfire hazard dominate this area.

Settlements are scattered throughout the agricultural landscape, along primary transport corridors and on the fringes of state park and forests. These settlements contain clusters of developed and undeveloped lots located in or in proximity to bushfire hazard areas.

Grasslands are a known bushfire hazard to some small and rural-residential lots which adjoin wetlands, waterways and riparian corridors.



GRAMPIANS REGIONAL MAP



3.0 MUNICIPAL OVERVIEW – ARARAT RURAL CITY

Ararat Rural City is located towards the central southern area of the region, and has an area of about 4210 square kilometres. It has a population of about 12 050 primarily located in the Ararat township and a dispersed scattering of small rural settlements. Ararat township has a population of approximately 7100.

The municipality is characterised by the steep rocky slopes of the Grampians National Park to the west, hilly granite country to the north, and by fertile plains in the central and southern areas. Langi Ghiran, Mount Cole and Mount Buangor State Parks are located in the north-east of the municipality.

The rocky landscape and fertile grassland plains contain numerous watercourses, lakes and wetlands which support significant areas of native flora and fauna. The protection of native vegetation is managed through land and environmental overlays applying to areas throughout the municipality.

The central and southern fertile plains support extensive broad-acre grazing and other primary production which are the largest contributors to the local and regional economy. National and state parks, wineries, heritage features and waterways in the region generate additional revenue for tourism, recreation and leisure sectors.

3.1 Northern area

The township of Ararat is located in the northern area of the municipality. The undulating hills extending north and west of the township have retained areas of remnant vegetation identified as being of high and very high conservation significance, including in the Ararat Hills Park and other state parks. The aesthetic and natural values of these areas attract development pressure for rural-residential development which is in or near bushfire hazard areas.

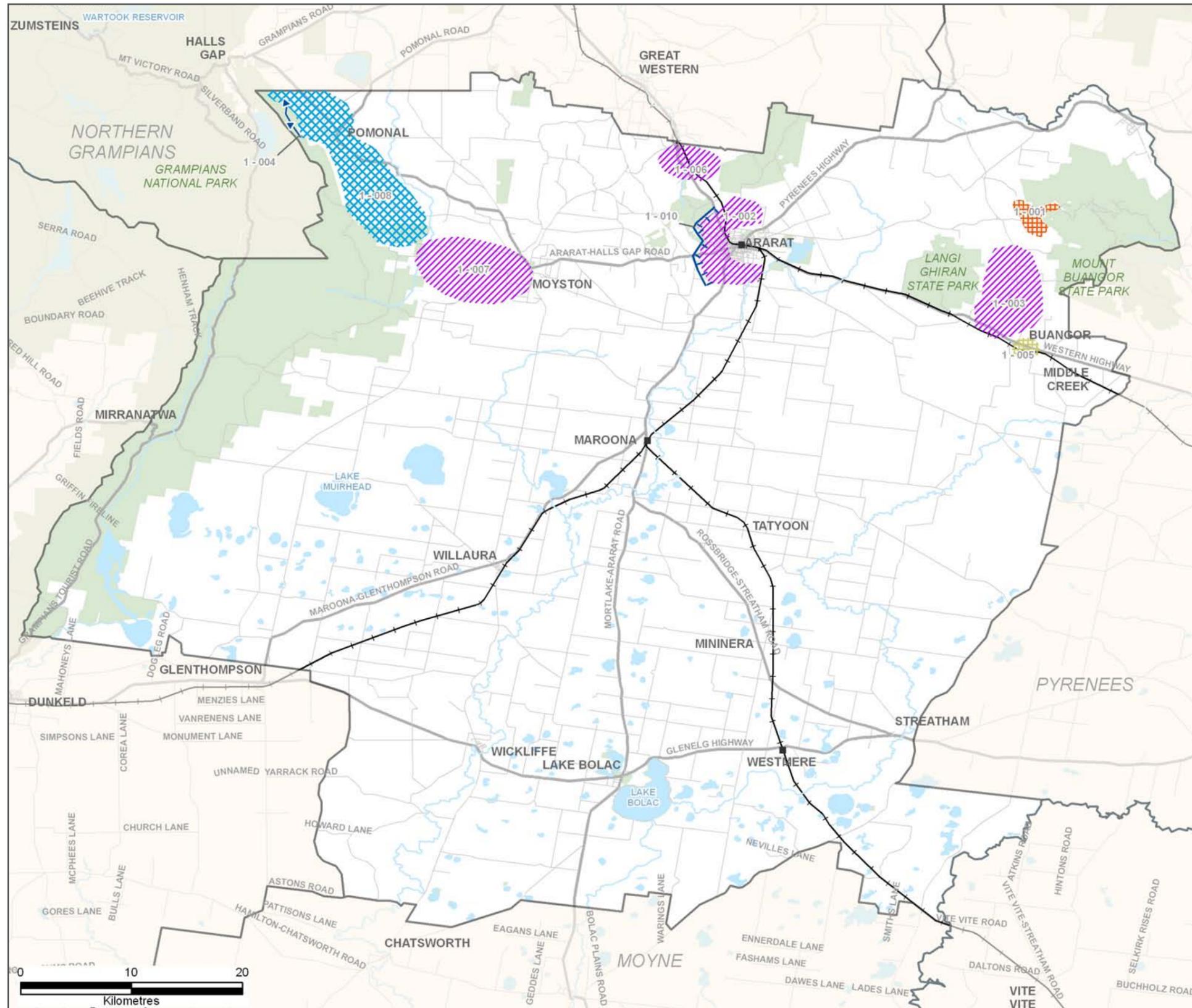
3.2 North-eastern area

The north-eastern area of the municipality contains the Langi Ghiran, Mount Cole and Mount Buangor state parks and scattered rural settlements. Settlements are located in the foothills or valley areas surrounding these areas and contain rural-residential lots which directly interface with vegetated bushfire hazard areas. Grassland environments provide an additional bushfire hazard interface between surrounding settlements and forested environments.

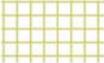
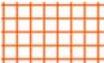
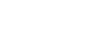
3.3 North-western area

The Grampians National Park extends across the north-western corner of the municipality. The national park creates a bushfire hazard with direct interface to adjacent settlements with developed and undeveloped small and rural-residential lots. The aesthetic and natural values associated with the park and rural interface also attract development pressure in areas in or close to bushfire hazard. These areas include vegetation identified as being of high and very high conservation significance.

ARARAT MUNICIPAL MAP



Identified Areas

-  Small lots in or close to hazard (0 - 0.4 hectares)
-  Medium lots in or close to hazard (0.4 - 4 hectares)
-  Specific local knowledge
-  Other information of interest to planning
-  Multiple matters
-  Limited access and egress
-  Urban/bushfire hazard interface
-  Future strategic directions and bushfire hazard conflict

Features

-  Major road
-  Road
-  Railway
-  Railway station
-  Watercourse
-  Waterbody
-  Public land

ARARAT – IDENTIFIED DESCRIPTION TABLE

IDENTIFIED AREA CODE	LOCATION	IDENTIFIED AREA DESCRIPTION
1-001	Warrak	Undeveloped rural-residential lots in proximity to bushfire hazard area, to the east of Warrak.
1-002	Ararat	Development pressure is being experienced west of the Ararat settlement in proximity to a bushfire hazard area associated with remnant vegetation. Existing vegetation includes areas of vegetation of high and very high conservation significance.
1-003	Bayindeen	Development pressure is being experienced north of the Buangor settlement in proximity to a bushfire hazard area associated with Mount Langi Ghiran.
1-004	Pomonal	Pomonal Framework Plan provides for rural-residential development into an area of bushfire hazard associated with the Grampians National Park.
1-005	Buangor	Rural-residential lots and Buangor are in or in proximity to bushfire hazard area.
1-006	Armstrong	Development pressure is being experienced in the Armstrong settlement, proximate to the bushfire hazard areas to the south and west. Existing vegetation in the western portion of the area includes vegetation of high and very high conservation significance.
1-007	Moyston	Development pressure is being experienced west of the Moyston settlement in proximity to a bushfire hazard associated with remnant vegetation.
1-008	Pomonal – Halls Gap	Multiple matters consisting of: <ul style="list-style-type: none"> • western boundary interfaces with the Grampians National Park and associated bushfire hazard • clusters of residential and rural-residential lots in and in proximity to the bushfire hazard area to the west • development pressure being experienced north of the Pomonal settlement towards Halls Gap in proximity to a bushfire hazard area • existing vegetation includes areas of vegetation of high and very high conservation significance along the western interface with the National Park.

4.0 MUNICIPAL OVERVIEW – CITY OF BALLARAT

The City of Ballarat is located in the east of the region and has an area of about 740 square kilometres. The main centre of the municipality is Ballarat, which is located approximately 110 kilometres west of Melbourne. The municipality has a population of about 97 610 primarily located in the city of Ballarat itself and the immediately surrounding townships. Ballarat is one of Australia's largest inland regional settlements and the third largest city in Victoria.

Ballarat is geographically located at the centre of some of Victoria's most important freight, tourist and commuter transport routes. Accordingly, it is a service centre for the region and supports a range of industries from the traditional agricultural and mining sectors to manufacturing, finance, education, health, tourism and other community and recreational services. The remainder of the municipality supports agricultural land use and development, forestry and timber production, mining operations, animal husbandry (thoroughbred horses) and wind energy facilities.

The municipality's rural settlements are located among the hilly landscapes of Mount Clear, Mount Helen and Mount Buninyong in the south and the state forest to the north. Remnant native vegetation exists in these areas and in small pockets on private land scattered across the municipality as well as along watercourses and road and rail reserves. Plantations exist around Mount Helen, Invermay and Mount Rowan. Lake Wendouree is located in urban Ballarat, while Lakes Learmonth and Burrumbeet are located in the expansive open grassland environments of the north-west.

Native vegetation across the municipality is managed via a combination of land and environmental management overlays where appropriate including along watercourses and in water catchments.

4.1 Eastern area

The north-east of the municipality contains state forest, several small reserves and scattered small and rural-residential settlements. These settlements contain direct interfaces with the vegetated reserves and foothills of the state forest and associated bushfire hazard areas. The aesthetic and natural values of these areas continue to attract development pressure for rural-residential settlement.

Clusters of rural-residential lots to the east of Ballarat are located in or in close proximity to bushfire hazard areas. Grassland environments provide an additional bushfire hazard interface between more significant bushfire hazard areas and surrounding settlements with small rural-residential lots.

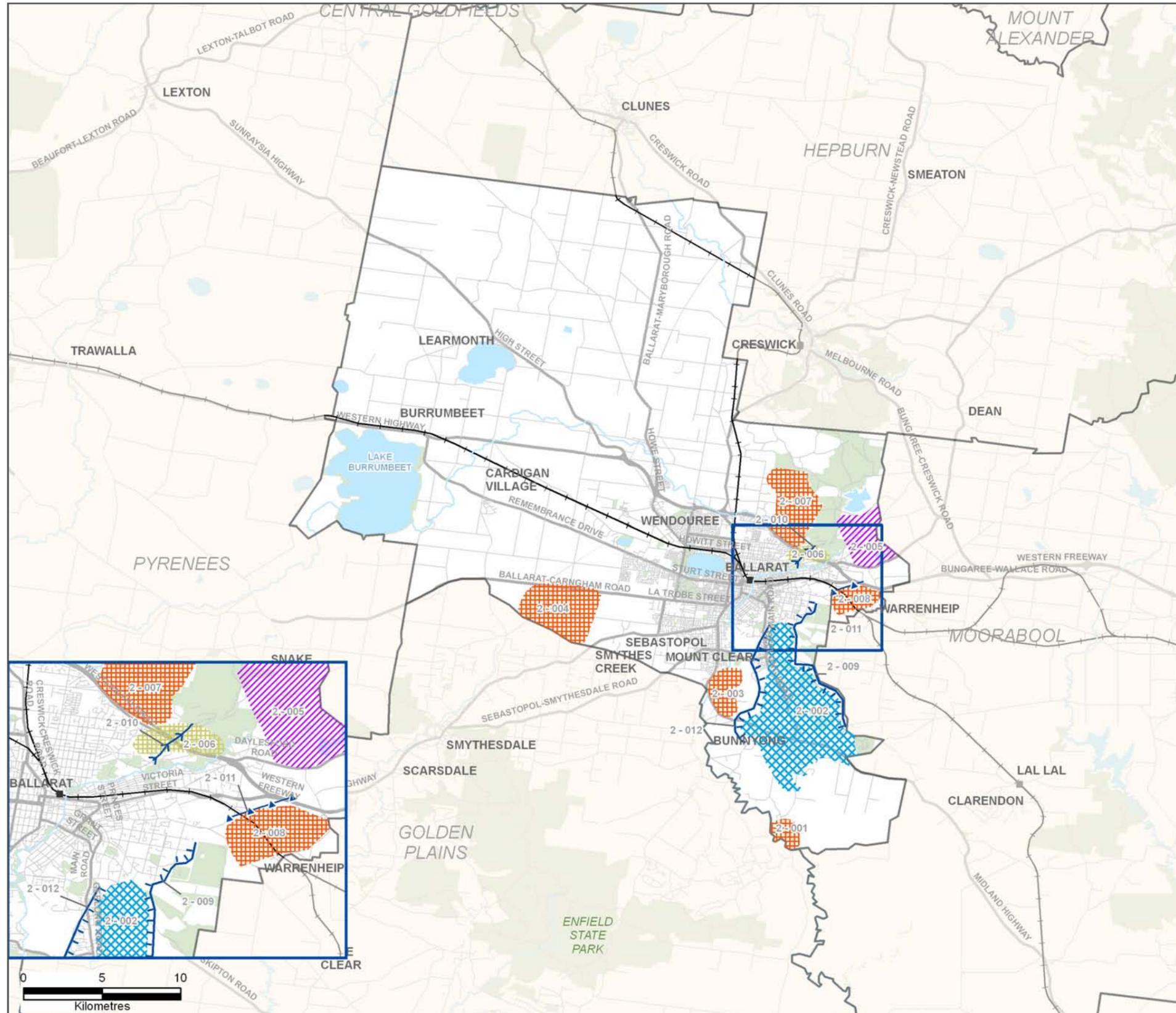
Land to the south-east of the Ballarat township contains the hilly and undulating terrain of Mount Clear, Mount Helen and the foothills of Mount Buninyong. Multiple settlements are located on either side of Geelong Road, which extends south to Buninyong. Plantations and heavily vegetated forests border the linear settlement pattern. Clusters of small and rural-residential lots in these settlements have a direct interface with identified bushfire hazard. Some areas contain single access arrangements in bushfire hazard areas. Native vegetation is generally of high and very high conservation significance.

A vegetated landscape which extends south-west of the plantations at Mount Helen contains bushfire hazard areas. Settlements contain clusters of rural-residential lots in or in close proximity to bushfire hazard areas which include native vegetation.

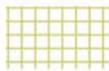
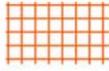
4.2 Northern and western areas

The northern and western areas of the municipality are dominated by large lots generally devoid of expansive woodland or forest vegetation.

BALLARAT MUNICIPAL MAP



Identified Areas

-  Small lots in or close to hazard (0 - 0.4 hectares)
-  Medium lots in or close to hazard (0.4 - 4 hectares)
-  Specific local knowledge
-  Other information of interest to planning
-  Multiple matters
-  Limited access and egress
-  Urban/bushfire hazard interface
-  Future strategic directions and bushfire hazard conflict

Features

-  Major road
-  Road
-  Railway
-  Railway station
-  Watercourse
-  Waterbody
-  Public land

BALLARAT – IDENTIFIED AREA DESCRIPTION TABLE

IDENTIFIED AREA CODE	LOCATION	IDENTIFIED AREA DESCRIPTION
2-001	Durham Lead, to the east of Yarrowee River	Cluster of rural-residential lots in or in close proximity to bushfire hazard area to the east.
2-002	Buninyong to South Ballarat	Multiple identified matters consisting of: <ul style="list-style-type: none"> townships of Buninyong and Mount Helen, and clusters of residential style lots in or in close proximity to bushfire hazard area cluster of dwellings in bushfire hazard area rely on a single access road (Canadian Lakes Estate) north-western and north-eastern boundaries interface with bushfire hazard associated with plantations northern boundary of Buninyong interfaces with bushfire hazard associated with reserves eastern, central-western and southern portions of the area include vegetation of high and very high conservation significance.
2-003	Magpie, south of Ballarat	Cluster of rural-residential lots at Magpie in or in close proximity to vegetation to the east including plantation areas. Existing vegetation in the eastern portion of the area includes vegetation of high and very high conservation significance .
2-004	Bunkers Hill	Cluster of rural-residential lots at Bunkers Hill in or in close proximity to bushfire hazard area associated with remnant vegetation.
2-005	Glen Park to Gong Gong	Rural-residential lots zoned for conventional residential development in proximity to bushfire hazard areas associated with White Swan Reservoir to the north-east and Gong Gong Reservoir to the south-west. Includes lots established in remnant vegetation. Vegetation of high and very high conservation significance associated with the reservoir catchment.
2-006	Nerrina	Residential lots at Nerrina interface with Nerrina Historic Reserve and associated bushfire hazard area. Existing vegetation includes areas of high and very high conservation significance.
2-007	Invermay	Area zoned for rural living at Invermay is progressively being developed. It includes scattered remnant vegetation and adjoins a bushfire hazard area associated with the western extent of the Nerrina Historic Reserve and surrounding public land.
2-008	East of Ballarat	Cluster of rural-residential lots east of Ballarat in or in close proximity to bushfire hazard area including known grassland bushfire hazard.
2-009	South Ballarat	South eastern boundary of Ballarat interfaces with bushfire hazard associated with remnant vegetation
2-010	Nerrina	Clusters of dwellings in the bushfire hazard area rely primarily on a single road for access and egress.
2-011	East of Ballarat, near the Western Freeway	Framework Plan provides for extension of township (subject to further investigation) into proximity with a bushfire hazard area.
2-012	Buninyong to South Ballarat	Western boundary of townships interface with plantations.

5.0 MUNICIPAL OVERVIEW – GOLDEN PLAINS SHIRE

Golden Plains Shire is located in the south-east of the region and has an area of about 2700 square kilometres. It has a population of approximately 18 650 primarily located in small rural settlements. The main urban centre of the municipality is Bannockburn, which is located approximately 20 kilometres north-west of Geelong and has a population of 2400.

The main land use is primary production, including grazing and broad-acre cropping which principally covers the southern and central areas of the Shire. These areas contain pockets of open grassland, while woodland areas cover the north-eastern and north-western parts of the Shire. Established settlements in these locations are located in commuter distance of Geelong and Ballarat respectively. Woodlands are fragmented and depleted and largely limited to roadsides and public reserves. Pine and hardwood plantations exist around Linton, Enfield and Bannockburn.

Areas of significant biodiversity are limited to the undulating landscapes of the Brisbane Ranges National Park in the north-east, and Enfield State Park in the north-west of the municipality. The protection of native vegetation is managed through the application of land management overlays which apply to parks and the numerous watercourses, water supply catchments and remnant vegetation patches in the municipality.

5.1 North-western area

The north-western area of the municipality contains the Enfield State Park, numerous smaller state forest areas and scattered rural settlements. Settlements are often located on the fringes of these areas and contain small residential or rural-residential lots which directly interface with corresponding bushfire hazards.

Settlements adjoining Enfield State Park are surrounded by vegetation of high and very high conservation significance. These townships contain a direct interface with bushfire hazard areas. Other settlements are surrounded by the state park and contain small rural lots among a vegetated landscape.

Vegetated areas extend south-east of the Enfield State Park towards an agricultural landscape in the central and southern parts of the municipality. These areas are also identified as being of high or very high conservation significance and interface with clusters of lots.

Other settlements are scattered throughout the agricultural landscape which is intersected by vegetated corridors. A limited number of plantations, nature reserves and watercourses are identified as bushfire hazards in close proximity to rural-residential settlements.

5.2 Central and southern areas

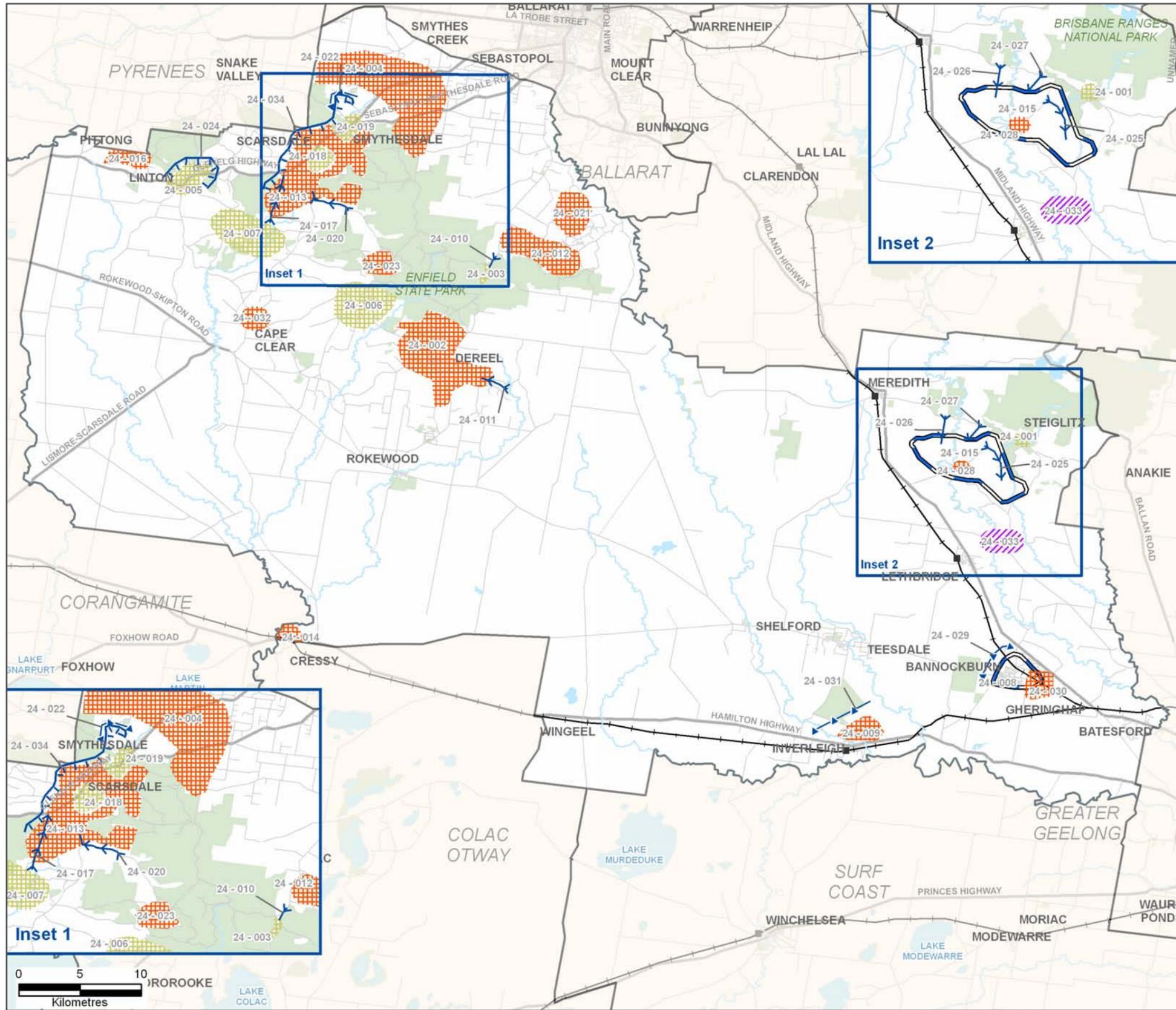
The central and southern areas of the municipality are dominated by vast areas generally devoid of woodland or forest vegetation and corresponding bushfire hazard.

5.3 Eastern area

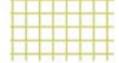
The eastern area of the municipality contains the southern tip of the Brisbane Ranges National Park, the Steiglitz Historical Park and other woodland environments. These areas create a bushfire hazard for surrounding townships which are located in a landscape of conservation significance. A number of these settlements have single roads with constrained access.

Townships located towards the south-eastern corner of the municipality are subject to isolated bushfire hazard areas. The Sutherland Creek corridor connects with the Steiglitz Historical Park and is identified as a bushfire hazard for the northern areas of affected settlements. Bushland reserves in close proximity to other settlements are also identified as a bushfire hazard.

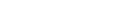
GOLDEN PLAINS MUNICIPAL MAP



Identified Areas

-  Small lots in or close to hazard (0 - 0.4 hectares)
-  Medium lots in or close to hazard (0.4 - 4 hectares)
-  Specific local knowledge
-  Other information of interest to planning
-  Multiple matters
-  Limited access and egress
-  Urban/bushfire hazard interface
-  Future strategic directions and bushfire hazard conflict

Features

-  Major road
-  Road
-  Railway
-  Railway station
-  Watercourse
-  Waterbody
-  Public land

GOLDEN PLAINS – IDENTIFIED AREA DESCRIPTION TABLE

IDENTIFIED AREA CODE	LOCATION	IDENTIFIED AREA DESCRIPTION
24-001	Steiglitz	Cluster of small rural lots with direct interface to a bushfire hazard area. Lots are largely undeveloped and vegetated. The settlement is surrounded by the Steiglitz Historical and Brisbane Ranges National Parks.
24-002	Deerel	Cluster of rural-residential lots adjoining bushfire hazard areas associated with Enfield State Park, Dereel Lagoon environs and plantations. Lots located in the southern portion include remnant vegetation patches.
24-003	Enfield	Residential lots to the south of Enfield are in the bushfire hazard area associated with the surrounding Enfield State Park. Existing vegetation includes areas of high and very high conservation significance.
24-004	Nintingbool	Developed rural-residential lots in and around Nintingbool located north-east of Smythesdale. The surrounding areas include vegetation of high and very high conservation significance.
24-005	Linton	Residential lots in the township of Linton are in the bushfire hazard area associated with surrounding vegetation. Includes vegetation of high and very high conservation significance.
24-006	Berringa	Cluster of residential and rural-residential lots at Berringa adjoining the bushfire hazard area associated with Enfield State Park to the north and east.
24-007	Happy Valley	Cluster of small rural-residential lots including and adjoining remnant vegetation patches and associated bushfire hazard areas. Includes vegetation of high and very high conservation significance.
24-008	Bannockburn	Grasslands to the north-west of Bannockburn are a known bushfire hazard providing an interface between the vegetated reserve and dwellings on the township boundaries.
24-009	Inverleigh	Cluster of rural-residential lots to the north of the Hamilton Highway are located in proximity to a bushfire hazard area. Scattered vegetation provides an interface between the settlement and flora and fauna reserve to the north-west.
24-010	Enfield	Colac-Ballarat Road provides sole access for residential dwellings in bushfire hazard area.
24-011	Deerel	Rural-residential lots rely on single road for access and egress from a bushfire hazard area.
24-012	Enfield	Cluster of rural-residential lots with direct interfaces to bushfire hazard area associated with Enfield State Park, remnant vegetation patches and plantations.
24-013	Smythesdale / Scarsdale / Newtown	Cluster of rural-residential lots surrounding Smythesdale, Scarsdale and Newtown. Settlements are located in or in close proximity to bushfire hazard area. Includes vegetation of high and very high conservation significance.
24-014	Cressy	Interface between developed lots north of Cressy and riparian corridor. Includes vegetation of high and very high conservation significance.
24-015	She Oaks	Grasslands and scattered vegetation are a known bushfire hazard between Steiglitz Road and Midland Highway. These features provide an interface between scattered rural lots and bushfire hazard areas.
24-016	Pittong / Linton	Cluster of rural-residential lots to the north of Glenelg Highway in a bushfire hazard area. Includes scattered vegetation in the lots, and bushfire hazard areas to the north. Includes vegetation of high and very high conservation significance.
24-017	Happy Valley / Piggoreet	Rural-residential lots to the north of Happy Valley and Piggoreet serviced by single dirt access road.
24-018	Scarsdale	Township of Scarsdale which contains residential development in proximity to bushfire hazard to the south-east linking to Enfield State Park.

GOLDEN PLAINS – IDENTIFIED AREA DESCRIPTION TABLE cont...

IDENTIFIED AREA CODE	LOCATION	IDENTIFIED AREA DESCRIPTION
24-019	Smythesdale	Township of Smythesdale contains residential development in proximity to bushfire hazard associated with the surrounding forested environment to the north, east and west.
24-020	Newtown	Rural-residential lots at Staffordshire Reef rely on a single road for access and egress from bushfire hazard area.
24-021	Napoleons / Durham Lead	Cluster of rural-residential lots in bushfire hazard area containing remnant vegetation located generally between Enfield and Napoleons.
24-022	Smythesdale	The Strategic Framework Plan for Smythesdale provides for future residential growth to the north-west, in a bushfire hazard area.
24-023	Staffordshire Reef	Rural residential style lots at Staffordshire Reef, to the north of Berringa, are in the bushfire hazard area associated with the surrounding Enfield State Park.
24-024	Linton	Northern and eastern boundaries of Linton interface with bushfire hazard area.
24-025	She Oaks	Cluster of rural-residential dwellings in a bushfire hazard area rely on single constructed road extending from Steiglitz – She Oaks Roads for access and egress.
24-026	She Oaks	Cluster of dwellings in a bushfire hazard area rely on a single constructed road for access and egress.
24-027	She Oaks	Cluster of dwellings in a bushfire hazard area rely on a single constructed road for access and egress.
24-028	She Oaks	Cluster of rural-residential lots at She Oaks are in and in proximity to bushfire hazard area associated with the Brisbane Ranges National Park to the north-east.
24-029	Bannockburn	Urban Design Framework Plan for Bannockburn provides for residential and rural living development north-west, towards the local golf course, vegetated reserve and associated bushfire hazards.
24-030	Bannockburn	Rural-residential lots to the west of Batesford adjoin bushfire hazard area associated with remnant vegetation to the east.
24-031	Inverleigh	The Inverleigh Structure Plan provides for an extension of the township towards the local golf course, flora and fauna reserve and associated bushfire hazard.
24-032	Cape Clear	Cluster of developed and undeveloped rural-residential lots at Cape Clear in the Township Zone, in proximity to riparian corridor to the east, a plantation to the north-west, and associated bushfire hazard areas.
24-033	Maude	Development pressure is being experienced north of the Maude settlement in proximity to a bushfire hazard area.
24-034	Scarsdale / Smythesdale	Western boundary of Scarsdale and Smythesdale settlements interface with a bushfire hazard.

6.0 MUNICIPAL OVERVIEW – HEPBURN SHIRE

Hepburn Shire is located in the east of the region and has an area of about 1470 square kilometres. It has a population of approximately 12050 with the greatest concentration residing in the main centre of Daylesford with a population of about 3100. The balance of the population is scattered across various townships, villages and rural living settlements throughout the Shire. Most rural living opportunities are concentrated in the south-east of the Shire in commuting distance of Melbourne.

The dominant land uses across the Shire are forest, farming and rural living. Rural land consists of areas of high quality agricultural land, primarily used for sheep and cattle grazing, potato and crop growing, timber production and some viticulture. Tourism is an important industry, with the main tourist corridor located between Daylesford and Trentham. Shire of Hepburn is acknowledged as the Spa Centre of Australia due to its mineral water assets. The municipality also contains a number of water supply catchments which provide potable and rural irrigation water for central and northern Victoria.

The Shire contains extensive areas of native vegetation ranging from the tall forests of the Great Dividing Range in the east, bushland and ridgelines in central areas (including Wombat State Forest) to the basalt plain grasslands in the Shire's west. Other significant areas of native vegetation exist around concentrations of mineral springs, water supply catchments and bushland reserves. The protection of native vegetation is managed through a combination of Environmental Significance, Significant Landscape and Erosion Management Overlays which apply to these areas.

6.1 Western area

The western area of the Shire is characterised by large scale agricultural subdivisions, an undulating landscape and forested areas around Mt Beckworth and plantation forests surrounding Creswick. Surrounding settlements contain direct interfaces with identified bushfire hazard areas.

Small rural living settlements surrounding Creswick are located in areas of bushfire hazard. The area's vegetation cover and proximity to Ballarat make it an attractive rural lifestyle location, with future growth potential likely to be enhanced by the upgrading of passenger rail services. Some residential infill potential has already been identified on the western side of Creswick with direct interfaces to bushfire hazard areas.

6.2 Eastern area

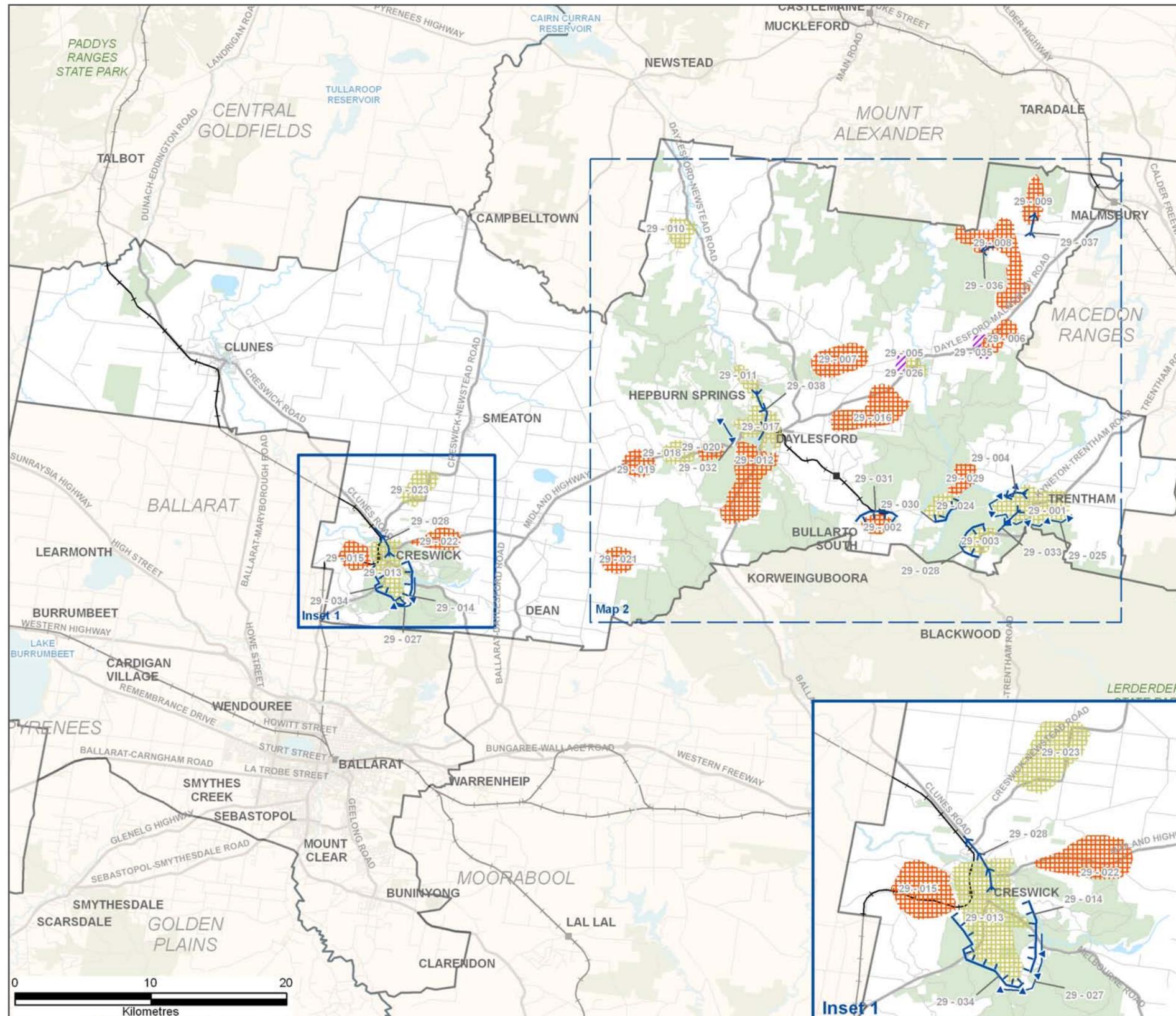
The eastern area of the Shire contains a number of townships and settlements dispersed across the region and in close proximity to Melbourne. Scattered rural-residential lots in this area are surrounded by aesthetic and heavily vegetated landscapes in close proximity to the main centres of Daylesford, Castlemaine and Kyneton. Scattered rural settlements with smaller lots often interface with vegetation cover across large areas of bushland reserves.

Larger townships in the Shire also interface with bushfire hazard areas. In some instances, structure plans provide for future development that will continue to extend into or in close proximity to bushfire hazard areas. Growth pressure is also being experienced in areas where bushfire hazard correlates directly with native vegetation of high and very high conservation significance. Some areas exhibit steep terrain with scattered settlements with single access arrangements.

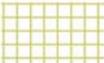
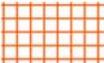
Other areas contain clusters of small and rural-residential lots disbursed throughout heavily forested areas. Native vegetation interspersed throughout these settlements provides a direct interface with mapped bushfire hazards. Identified as a key growth area in the Shire, these settlements experience infill development pressure in or in close proximity to bushfire hazard areas.

Settlements are also located in foothill or valley areas and contain rural-residential lots. These settlements are also experiencing growth pressure due to the aesthetic and landscape values of the region. Adjacent areas include developed and undeveloped small and rural-residential lots identified as vulnerable to bushfire.

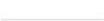
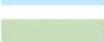
HEPBURN MUNICIPAL MAP – MAP 1

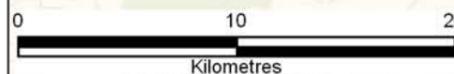


Identified Areas

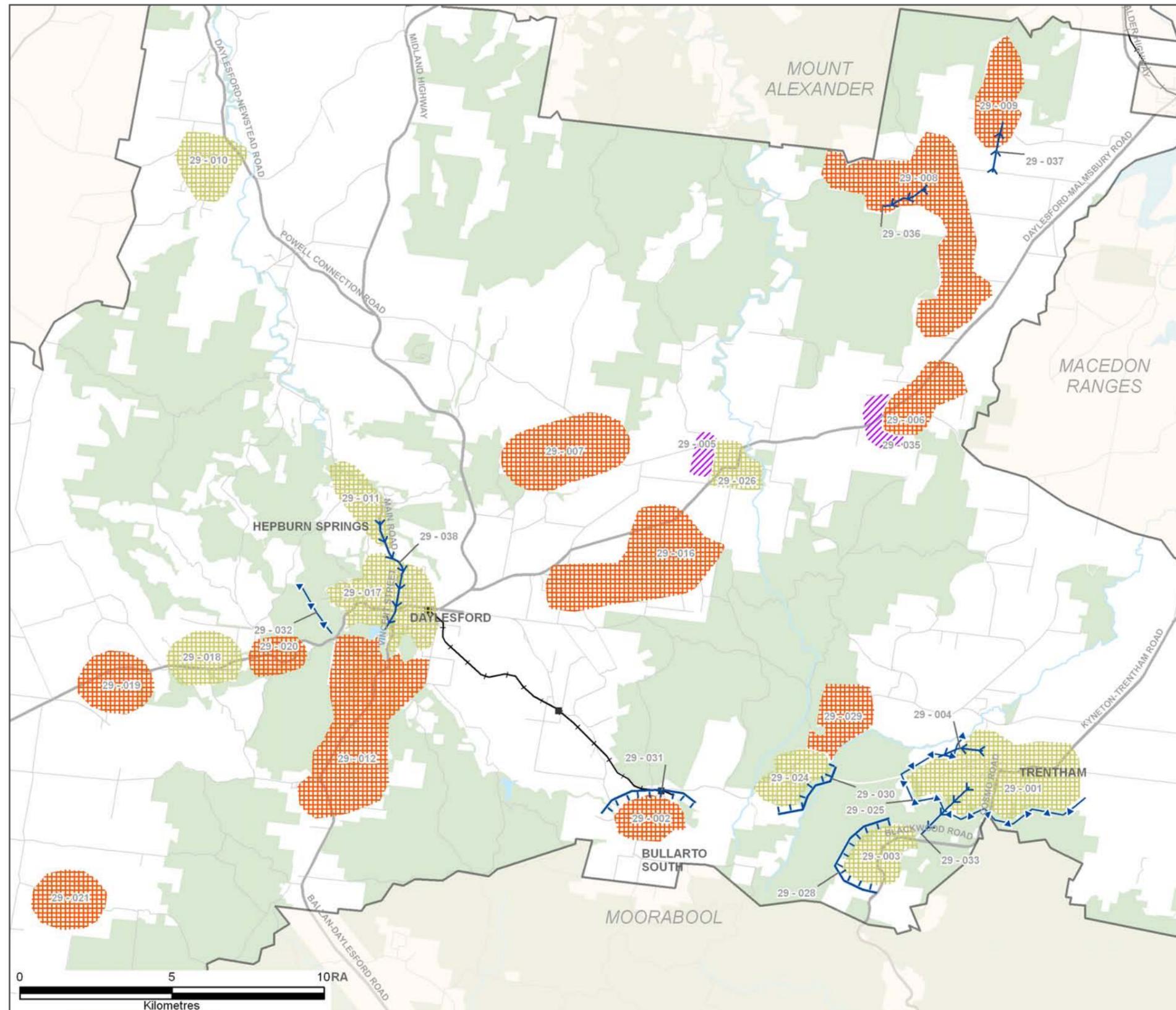
-  Small lots in or close to hazard (0 - 0.4 hectares)
-  Medium lots in or close to hazard (0.4 - 4 hectares)
-  Specific local knowledge
-  Other information of interest to planning
-  Multiple matters
-  Limited access and egress
-  Urban/bushfire hazard interface
-  Future strategic directions and bushfire hazard conflict

Features

-  Major road
-  Road
-  Railway
-  Railway station
-  Watercourse
-  Waterbody
-  Public land



HEPBURN MUNICIPAL MAP – MAP 2



Identified Areas

- Small lots in or close to hazard (0 - 0.4 hectares)
- Medium lots in or close to hazard (0.4 - 4 hectares)
- Specific local knowledge
- Other information of interest to planning
- Multiple matters
- Limited access and egress
- Urban/bushfire hazard interface
- Future strategic directions and bushfire hazard conflict

Features

- Major road
- Road
- Railway
- Railway station
- Watercourse
- Waterbody
- Public land

HEPBURN – IDENTIFIED AREA DESCRIPTION TABLE

IDENTIFIED AREA CODE	LOCATION	IDENTIFIED AREA DESCRIPTION
29-001	Trentham	Residential lots in Trentham and surrounding rural-residential lots are in and in proximity to the bushfire hazard area associated with state forest to the south and west. The area includes vegetation of high and very high conservation significance.
29-002	Bullarto	Residential lots in the township of Bullarto and adjoining rural-residential lots are surrounded by state forest to the north and south, and are in the associated bushfire hazard area.
29-003	Newbury	Cluster of rural-residential dwellings and undeveloped land at Newbury is surrounded by state forest and associated bushfire hazard area.
29-004	Trentham	Single constructed road servicing cluster of dwellings (Horvaths Road).
29-005	Glenlyon	Glenlyon is experiencing development pressure. It is located in close proximity to a bushfire hazard area. Existing vegetation includes areas of high and very high significance.
29-006	Denver	Cluster of rural-residential lots on the east side of the Daylesford-Malmsbury Road located in a bushfire hazard area associated with surrounding forested environment to the north and south.
29-007	Porcupine Ridge	Cluster of developed and undeveloped rural-residential lots on either side of Porcupine Ridge Road in a bushfire hazard area associated with remnant vegetation in adjoining properties, and nearby pine plantations.
29-008	Drummond	Rural-residential lots to the west of Drummond are in the bushfire hazard area associated with surrounding forested environment.
29-009	Drummond North	Cluster of rural-residential lots along Taradale Road in bushfire hazard area associated with surrounding vegetation generally in the Fryers Ridge Nature Conservation Reserve.
29-010	Yandoit	Cluster of residential lots at Yandoit in a bushfire hazard area associated with scattered remnant vegetation in and around the area. Includes undeveloped lots in the historical township subdivision pattern.
29-011	Hepburn Springs	Residential lots in Hepburn and Hepburn Springs are in the bushfire hazard area associated with forested areas generally in Hepburn Regional Park to the east and west and vegetation in the townships.
29-012	Sailors Falls to Daylesford	Rural-residential lots from Sailors Falls to Hepburn, including around Daylesford are in bushfire hazard area associated with the Hepburn Regional Park and surrounding vegetation. Existing vegetation includes areas of high and very high conservation significance.
29-013	Creswick	Residential lots in the township of Creswick are in and in proximity to bushfire hazard area associated with Creswick Regional Park to the south, east and west.
29-014	Creswick	Eastern boundary of Creswick interfaces with bushfire hazard area associated with Creswick Regional Park.
29-015	West of Creswick	Cluster of rural-residential lots along Creswick-Bald Hills Road are in a bushfire hazard area associated with remnant vegetation and plantations.
29-016	Coomoora to Wheatsheaf	Rural-residential subdivision to the south of Daylesford-Malmsbury Road is in bushfire hazard area associated with remnant vegetation in and adjoining lots.
29-017	Daylesford	Residential lots in Daylesford are in the bushfire hazard area associated with surrounding Hepburn Regional Park.
29-018	West of Eganstown	Cluster of small rural lots to the west of Eganstown are in the bushfire hazard area associated with the adjacent vegetation linking to the Hepburn Regional Park environs.
29-019	Blampied	Rural-residential lots north-east of Blampied are in a bushfire hazard area associated with forest to the south-east and remnant vegetation in the properties.
29-020	Eganstown	Cluster of rural-residential lots west of Eganstown in bushfire hazard area associated with the surrounding state forest.

HEPBURN – IDENTIFIED AREA DESCRIPTION TABLE cont...

IDENTIFIED AREA CODE	LOCATION	IDENTIFIED AREA DESCRIPTION
29-021	Rocklyn	Cluster of rural-residential lots at Rocklyn are in the bushfire hazard area associated with the state forest to the south and east.
29-022	Springmount	Cluster of rural-residential lots around Springmount are in the bushfire hazard area associated with the adjacent state forest.
29-023	Broomfield to Allendale	Residential lots in Allendale and rural-residential lots to the north are in and in proximity to bushfire hazard area to the south. Includes vegetation of high and very high conservation significance.
29-024	Lyonville	Residential lots in Lyonville are in the bushfire hazard area associated with the state forest to the east and west.
29-025	Hepburn	Future strategic directions from south to west of Trentham. Trentham Structure Plan provides for residential development towards an area of bushfire hazard.
29-026	Glenlyon	Small lots in Glenlyon, experiencing development pressure. It is located in close proximity to a bushfire hazard area. Existing vegetation includes areas of high and very high conservation significance.
29-027	Creswick	Creswick Structure Plan provides for future urban growth in proximity to bushfire hazard. Existing vegetation includes areas of high and very high conservation significance.
29-028	Creswick	Township of Creswick relies primarily on limited road access.
29-029	Lyonville	Rural-residential lots to the north-east of Lyonville are in the bushfire hazard area associated with the adjoining state forest.
29-030	Lyonville	Residential lots in the south-east of Lyonville have a direct interface with vegetation in the state forest to the south-east.
29-031	Bullarto	Northern boundary of Bullarto interfaces with bushfire hazards associated with the state forest.
29-032	Daylesford	Daylesford Structure Plan provides for rural-residential lots in close proximity to bushfire hazard. Existing vegetation includes areas of vegetation of high and very high conservation significance.
29-033	Newbury	Cluster of dwellings at Newbury relies primarily on a single road for access and egress from bushfire hazard area.
29-034	Creswick	Western and southern boundaries of Creswick interface with bushfire hazards associated with surrounding densely vegetated environment on either side of Bungaree-Creswick Road and Midland Highway.
29-035	Denver	Development pressure is being experienced to the east of Daylesford-Malmsbury Road in a bushfire hazard area.
29-036	Drummond	Rural residential lots in bushfire hazard area to the west of Drummond rely on a single unsealed road for access and egress.
29-037	Drummond North	Rural-residential lots in bushfire hazard area in Drummond North rely on single road for access and egress.
29-038	Hepburn Springs to Daylesford	Townships rely primarily on Main Road for access and egress from bushfire hazard area.

7.0 MUNICIPAL OVERVIEW – HINDMARSH SHIRE

Hindmarsh Shire is located in the north-west of the region and has an area of about 7550 square kilometres. It has a population of approximately 6150 which is largely contained in the townships of Nhill, Dimboola, Rainbow and Jeparit. There are also a number of smaller settlements located throughout the central region of the municipality.

Land uses in the Shire are predominantly rural, with a focus on cereal, legume and oil seed cropping, with some wool production and grazing. The municipality also contains large areas of public land, predominantly associated with the Little Desert National Park in the south, the Wyperfeld National Park and Big Desert Wilderness Park in the north. Within the Shire, the Wimmera River terminates at Lake Hindmarsh and the internationally significant Lake Albacutya.

Biodiversity values vary throughout the Shire, which consists of low irregular agricultural plains, heath and woodland forests of the national and wilderness parks and the riparian floodplains of the Wimmera River. The removal of native vegetation is restricted through the Environmental Significance Overlay, which applies to the various lake environs, numerous watercourses and remnant vegetation patches in the municipality.

7.1 Northern area

The Wyperfeld National Park and Big Desert Wilderness Park extend into the northern area of the municipality. The pattern of subdivision in this area is of large lots that are devoid of woodland or forest vegetation and associated bushfire hazards.

7.2 Central area

The scale of lots reduces and settlements are located closer together in the central area of the municipality, culminating in small residential and rural-residential lots among numerous small settlements north and south of the Western Highway.

The natural landscape of the central region has been modified significantly as a result of cropping activities. Native vegetation is limited to isolated remnant patches and scattered woodland along roadsides, while riparian species have been retained along watercourses and surrounding wetlands. The vegetation in these areas is mapped as being of high and very high conservation significance. This region contains limited settlements with developed and undeveloped small residential and rural-residential lots in proximity to bushfire hazards.

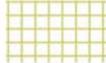
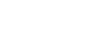
7.3 Southern area

The Little Desert Wilderness Park extends into the southern region of the municipality. The wilderness park and immediate surrounds are identified as a bushfire hazard. Nearby settlements contain clusters of small rural or rural-residential lots in close proximity to a bushfire hazard area.

HINDMARSH MUNICIPAL MAP



Identified Areas

-  Small lots in or close to hazard (0 - 0.4 hectares)
-  Medium lots in or close to hazard (0.4 - 4 hectares)
-  Specific local knowledge
-  Other information of interest to planning
-  Multiple matters
-  Limited access and egress
-  Urban/bushfire hazard interface
-  Future strategic directions and bushfire hazard conflict

Features

-  Major road
-  Road
-  Railway
-  Railway station
-  Watercourse
-  Waterbody
-  Public land

HINDMARSH – IDENTIFIED AREA DESCRIPTION TABLE

IDENTIFIED AREA CODE	LOCATION	IDENTIFIED AREA DESCRIPTION
30-001	Kiata	Cluster of small residential lots at Kiata, largely undeveloped, in bushfire hazard area. Existing vegetation includes areas of vegetation of high and very high conservation significance.
30-002	Jeparit	Township of Jeparit is close to bushfire hazard area associated with riparian corridors along Lake Hindmarsh and Wimmera River. The western and southern portions of the area include vegetation of high and very high conservation significance.
30-003	Dimboola	Residential lots in Dimboola are in proximity to bushfire hazard area associated with riparian corridor along the Wimmera River to the west of the settlement and remnant vegetation to the south.
30-004	Gerang Gerung	Cluster of small rural lots by the Western Highway, largely undeveloped, to the south-east of Gerang Gerung in a bushfire hazard area associated with nearby remnant vegetation. Existing vegetation includes areas of vegetation of high and very high conservation significance.
30-005	Nhill	Township of Nhill in proximity to bushfire hazard area associated with remnant vegetation to the south.