



AVINGTON

Lake Nagambie

Hallmarc
DEVELOPMENTS

LAKE NAGAMBIE RESORT - STAGE A EMERGENCY MANAGEMENT PLAN

June 2023

1. INTRODUCTION

The 'Lake Nagambie Resort Stage A Emergency Management Plan' has been prepared in accordance with the requirements of Schedule 1 of the Comprehensive Development Zone with the Strathbogie Planning Scheme (CDZ1).

In response to these requirements, the following documentation transmittal provides a comprehensive list of the plans and guidelines prepared by Hallmarc Developments Pty Ltd (**Hallmarc**) that form a part of the Lake Nagambie Resort Stage A Emergency Management Plan. The following documents are **annexed** to this Development Plan.

ID	DOCUMENT	CONTENTS
'LAKE NAGAMBIE RESORT STAGE A EMERGENCY MANAGEMENT PLAN'		
A	Lake Nagambie Resort Stage A Emergency Management Plan (Drawing No: EMP01_R1)	The Stage A Emergency Management Plan outlines the key meeting locations and egress routes.
B	BAL Report	Confirmation of BAL rating and report.

2. SCOPE

The Lake Nagambie Resort Stage A Emergency Management Plan details the evacuation protocols and management strategies to be implemented to ensure that the development establishes and maintains best practice controls to manage potential emergency events.

The plan is prepared with a focus on the emergency access and egress to and from the land. In this respect, the plan provides egress routes for both minor emergencies wherein residents may walk to refuge locations, and major emergencies wherein advice is received from authorities advising residents to evacuate the municipality. In this respect, a minor emergency is deemed to be one that is initiated by the Avington Lifestyle Village staff, whereas a major emergency is deemed to be one that impacts the broader Nagambie community as a whole and is initiated by state authorities (including but not limited to natural bush fires and floods).

The Emergency Plan depicts the egress and access routes for residents and authorities during the event of an emergency. The yellow arrows indicate the direction towards the on-site refuge location, being the Club Elloura Community Facility. The green arrows indicate the direction towards the off-site refuge location, the Buckley Park Foreshore. Wherein municipal wide emergencies are declared, residents are directed to evacuate the site following the red arrows, exiting via Vickers Road.

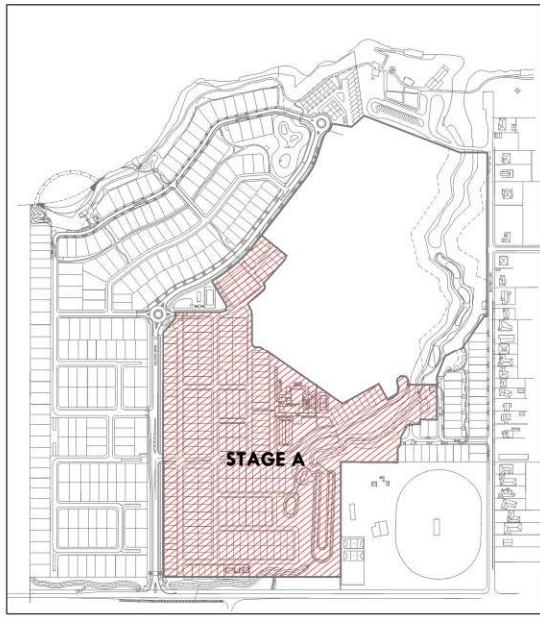
As part of the Emergency Management Plan, the proposal includes an Emergency Marshall who will be responsible for identifying emergencies, classifying the threat level, and determining whether on-site or off-site evacuation is required.

3. CDZ1 RESPONSE

Please refer to the "Comprehensive Development Zone Response to Schedule 1" Report prepared by Urban Design and Management ('UDM') for a discussion of the mechanisms that satisfy the requirements of the CDZ1.

APPENDIX A

“LAKE NAGAMBIE RESORT STAGE A EMERGENCY MANAGEMENT PLAN” (Drawing No: EMP01_R1) March 2023



LOCATION PLAN
Scale - 1:5000

- KEY**
- EXISTING TREES TO BE RETAINED
 - PROPOSED EVERGREEN TREE
Refer Typical Plant Schedule
 - PROPOSED DECIDUOUS TREE
Refer Typical Plant Schedule
 - PROPOSED SUPPLEMENTAL NATIVE PLANTING
Refer Typical Plant Schedule
 - PROPOSED OPEN SPACE AREAS
 - PROPOSED MULCHED BEDS UNDER RETAINED TREES
 - PROPOSED SEATING NODES
 - STAGE A BOUNDARY
- COMMUNITY CENTRE
 - TENNIS COURT
 - LAWN BOWLS AREA
 - PLAY AREA
 - VEGETABLE GARDENS
 - COMMUNITY WORKSHOPS
 - SECURITY ENTRY GATES
 - VIEWING PLATFORM
 - SEDIMENT POND
 - ON-LINE WETLAND SYSTEM
 - BUFFER PLANTING



1 STAGE A DEVELOPMENT PLAN
Scale - 1:1250

OFF-SITE EVACUATION ROUTE
VIA VICKERS ROAD

EMERGENCY MANAGEMENT PROCEDURE

- In the event of a site evacuation, residents are to meet at 'Location B' via the yellow arrows indicating the path of egress.
- Once residents have met at 'Location B', and the Emergency Marshall deems necessary, the residents will evacuate the site to 'Location A' via the green arrows indicating the path of egress.
- In the event of municipality evacuation, residents shall follow the red arrows indicating the path of egress to evacuate the municipality via Vickers Road.

EMERGENCY REFUGE AREAS

- Location A: Club Elloura Community Facility
- Location B: Buckley Park Foreshore

LAKE NAGAMBIE RESORT - STAGE A

EMERGENCY MANAGEMENT PLAN

Scale: 1:1250 @ B1 size

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Date: March 2023

Drawing No. EMP01_R1

APPENDIX B

BAL Report

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Site Details

Address: 50 Eloura Drive

Suburb: Nagambie State: VIC

Local Government Area: Strathbogie Shire Council

Report / Job Number: 221023 Report Date: 22nd November 2022

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Low Threat Vegetation	N/A	N/A	BAL 12.5

Practitioner Details

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018 (Incorporating Amendment Nos 1, 2 and 3).

Name: Brett Woodward

Signature: _____



Certificate Date: 22nd November 2022

AS 3959-2018 Bushfire Attack Level (BAL) Assessment Report

Site Details			
Address:	50 Eloura Drive		
Suburb:	Nagambie	State:	VIC
Local Government Area:	Strathbogie Shire Council		
Description of Building Works:	A proposed clubhouse to a new residential development		

Report Details			
Report / Job Number:	221024	Report Version:	1
Assessment Date:	24 th October 2022	Report Date:	22 nd November 2022

FAST INSPECT
BUILDING INSPECTORS & CONSULTANTS

BAL Assessment Report



Key



100m Site Radius



Proposed Building Boundary



Photo location and direction

INSPECT
CTORS & CONSULTANTS

BAL Assessment Report

Vegetation Classification

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Photo 1

West Facing

Classification: Low Threat Vegetation

Description: Foliage in the photo is mainly suburban maintained gardens & reserves/sporting fields / nature strips managed in a minimum fuel condition and is therefore excluded as low threat vegetation under AS 3959 2.2.3.2(F) & Non-vegetated areas such as roads & footpaths. AS 3959 2.2.3.2 (E)

2131755101

⦿ -36.789403, 145.145326 ±6 m ▲ 140 m



BAL Assessment Report

Photo 2
North
facing

Classification: Low Threat Vegetation

Description: Foliage in this photo is the low threat managed vegetation that in 9031 m² & excluded under AS 3959-2018 (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.



**Photo
3**
South
Facing

Classification: Low Threat Vegetation

Description: Foliage in the photo is mainly suburban maintained gardens & reserves/sporting fields / nature strips managed in a minimum fuel condition and is therefore excluded as low threat vegetation under AS 3959 2.2.3.2(F) & Non-vegetated areas such as roads & footpaths. AS 3959 2.2.3.2 (E)



**Photo
4**
East
Facing

Classification: Low Threat Vegetation

Description: (f)

content or fuel load. This includes grassland managed in a minimal fuel condition, (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.



BAL Assessment Report

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40 ☐

Table 2.4.5

FDI 50 ☐

Table 2.4.4

FDI 80 ☐

Table 2.4.3

FDI 100 ☒

Table 2.4.2

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope (°)	Separation (m)	BAL
A	Low Threat Vegetation	N/A	N/A	BAL 12.5

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	BAL – 12.5
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Construction Requirements

A Building Assessed in Section 2 as being BAL 12.5 shall comply with Section 3 and Section 4 of AS 3959 – 2012.5.

External Walls BAL.12.5 - Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire-resistant timber

External Windows BAL 12.5

Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Open able portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. As for BAL-19 except that 5mm Grade A safety glass can be used in place of 5mm toughened glass in a property rated BAL 12.5

Roofs BAL 12.5

Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked.

External doors BAL 12.5

Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base. Door framing can be naturally fire resistant (high density) timber.

Verandahs/Decks Etc BAL 12.5

Enclosed sub-floor space - no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element.

Appendix 1: – Additional Information / Advisory Notes / Justifications Related to Assessment.

A example of downslope /foliage classification & separation distance

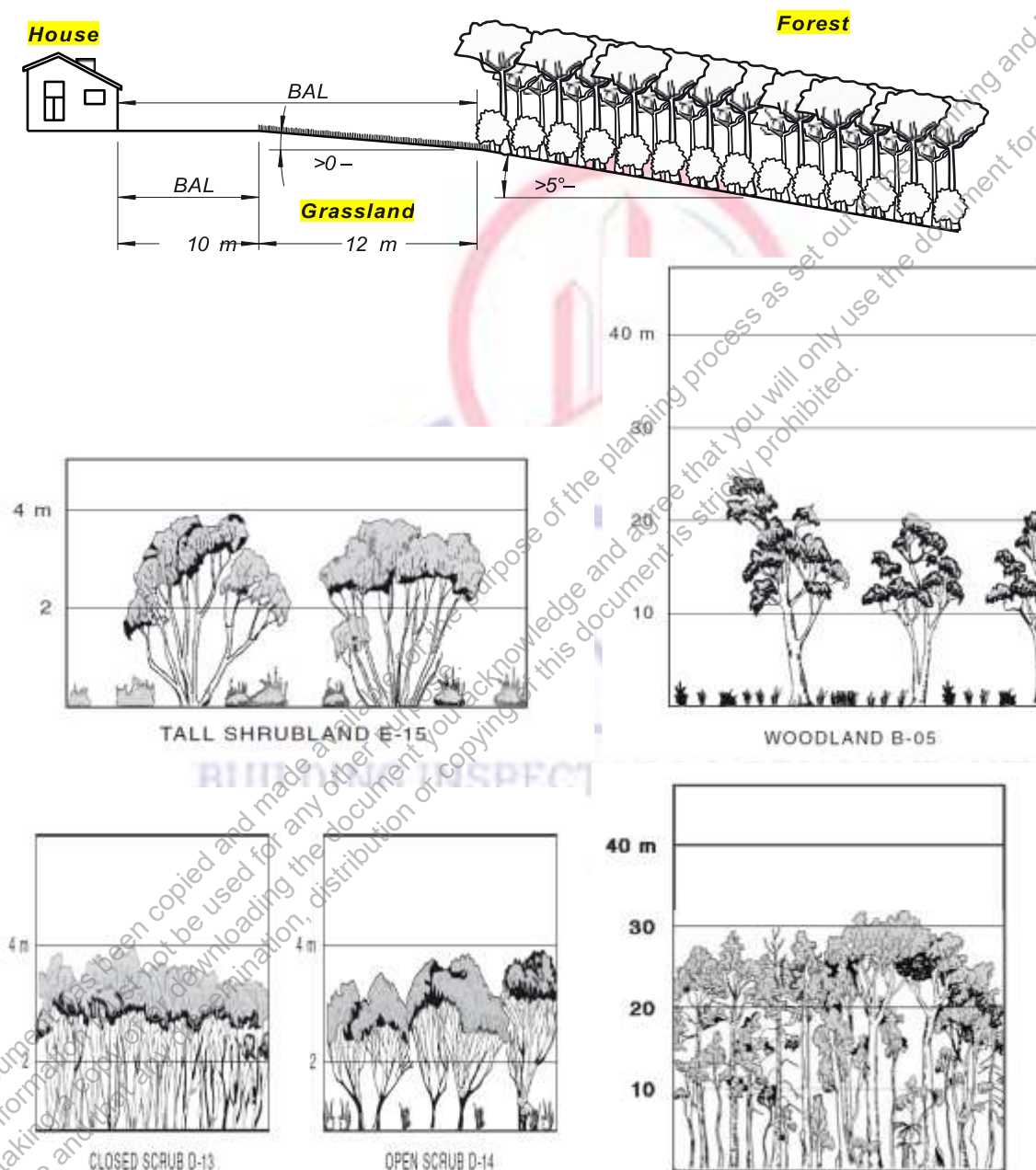


Figure 1 Forest

Appendix 2: – Additional Information / Advisory Notes / Justifications Related to Assessment

The other foliage in the 100-metre radius

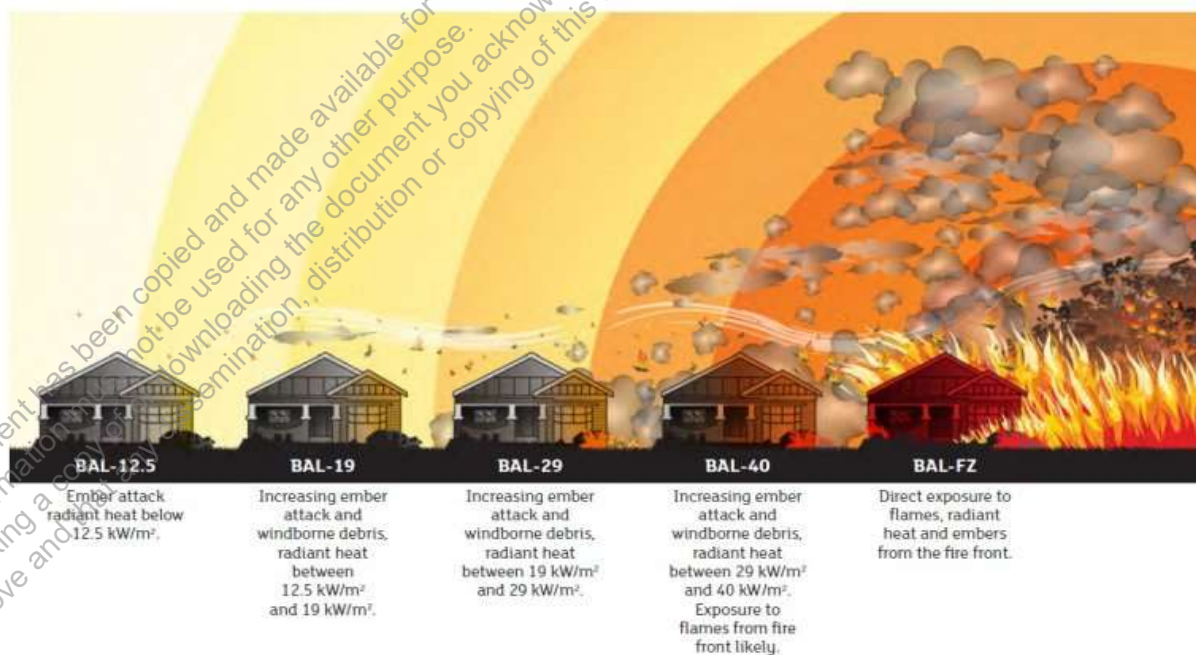
2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

➤ Figure 9: BAL construction levels respond to different levels of risk.

withstand different levels of bushfire attack, as illustrated below.



BAL Assessment Report

Appendix 3: – Additional Information / FDI 100 table (Fire Danger Index_ **FD1 100 Table**)

Vegetation classification	BALs				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
A. Forest	<19	19–<25	25–<35	35–<48	48–<100
B. Woodland	<12	12–<16	16–<24	24–<33	33–<100
C. Shrubland	<7	7–<9	9–<13	13–<19	19–<100
D. Scrub	<10	10–<13	13–<19	19–<27	27–<100
E. Mallee/Mulga	<6	6–<8	8–<12	12–<17	17–<100
G. Grassland	<6	6–<9	9–<13	13–<19	19–50
Downslope >0 to 5 degrees					
A. Forest	<24	24–<32	32–<43	43–<57	57–<100
B. Woodland	<15	15–<21	21–<29	29–<41	41–<100
C. Shrubland	<7	7–<10	10–<15	15–<22	22–<100
D. Scrub	<11	11–<15	15–<22	22–<31	31–<100
E. Mallee/Mulga	<7	7–<9	9–<13	13–<20	20–<100
G. Grassland	<7	7–<10	10–<15	15–<22	22–<50
Downslope >5 to 10 degrees					
A. Forest	<31	31–<39	39–<53	53–<69	69–<100
B. Woodland	<20	20–<26	26–<37	37–<50	50–<100
C. Shrubland	<8	8–<11	11–<17	17–<25	25–<100
D. Scrub	<12	12–<17	17–<24	24–<35	35–<100
E. Mallee/Mulga	<7	7–<10	10–<15	15–<23	23–<100
G. Grassland	<8	8–<11	11–<17	17–<25	25–<50
Downslope >10 to 15 degrees					
A. Forest	<39	39–<49	49–<64	64–<82	82–<100
B. Woodland	<25	25–<33	33–<45	45–<60	60–<100
C. Shrubland	<9	9–<13	13–<19	19–<28	28–<100
D. Scrub	<14	14–<19	19–<28	28–<39	39–<100
E. Mallee/Mulga	<8	8–<11	11–<18	18–<26	26–<100
G. Grassland	<9	9–<13	13–<20	20–<28	28–<50
Downslope >15 to 20 degrees					
A. Forest	<50	50–<61	61–<78	78–<98	98–<100
B. Woodland	<32	32–<41	41–<56	56–<73	73–<100
C. Shrubland	<10	10–<15	15–<22	22–<31	31–<100
D. Scrub	<15	15–<21	21–<31	31–<43	43–<100
E. Mallee/Mulga	<9	9–<13	13–<20	20–<29	29–<100
G. Grassland	<11	11–<15	15–<23	23–<32	32–<50