



**Fire Safety Referrals**  
**Fire & Emergency Management**  
Email: [firesafetyreferrals@cfa.vic.gov.au](mailto:firesafetyreferrals@cfa.vic.gov.au)  
Telephone: 03 9262 8578

**Our Ref:** 6000-60161-78221  
**Telephone:** 9262 8578  
**Council Ref:** PP169/2017-1  
**PHILLIP WALL**

13 August 2018

Lachlan Forsyth  
Regional Planner - Barwon South West  
Department of Environment, Land, Water and Planning  
Level 4, State Government Offices  
30-38 Little Malop Street  
Geelong Victoria 3220

Dear Lachlan

#### **CONDITIONAL CONSENT TO THE GRANT OF A PERMIT**

**Application No:** PP169/2017-1 275 Barham River Rd, APOLLO BAY  
**Site address:** 275-305 Barham River Road, Apollo Bay  
**Proposal:** Use and Development of Residential Hotel and Recreational Facilities

I refer to correspondence dated 24 July 2017 seeking comments on the above application.

CFA acting as a Referral Authority pursuant to Section 55 of the *Planning and Environment Act, 1987 (Act)* has considered and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

**– Start of conditions –**

#### **Bushfire Management Plan amended**

1. Before the approved development commences under this permit, an amended Bushfire Management Plan to the satisfaction of the responsible authority and the CFA must be submitted to and approved by the responsible authority. When approved, the Bushfire Management Plan will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided.



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The Bushfire Management Plan must be generally in accordance with the plan submitted with the application (Section 6, Page 23 of the Bushfire Management Statement prepared by South Coast Bushfire Consultants dated 25/06/2018) but modified to show:

- a) Any buildings and works required as a result of the Bushfire Emergency Management Plan required to be prepared as a condition of this permit.
- b) The buildings, works and vehicle & pedestrian roads/accesses for the fire fighting systems required as a condition of this permit.
- c) Landscaping arrangements for all areas of the site that minimise the potential for a bushfire to spread into the site from surrounding land and from ember attack. This includes but is not limited to those areas close to buildings that require management as defensible space for the purpose of building protection.

Once endorsed, the Bushfire Management Plan must not be altered without the written consent of the CFA and the Responsible Authority.

2. A fire fighting system for both structural and bushfire use (BMO) will be provided at the site and will include a water supply/supplies, fire pumps, ring main, sprinkler system, booster system, hydrants, fire hose reels etc. All systems will be installed and maintained at the subject site "to the satisfaction of CFA". This also includes fire fighter vehicular and pedestrian access to the equipment including booster point, fire pumps, hydrants, fire hose reels etc.
3. Access to, and around the complex including roads, bridges etc, shall provide fully complaint access for the full range of CFA appliances that would normally be expected to respond to a fire call at the facility from Slip on Units with a weight capacity of 3.9 Tonnes, Tanker at 15 Tonnes and Pumpers at 18 Tonnes +. Access arrangements for the site will be constructed and maintained to the satisfaction of CFA.
4. Before the approved development commences under this permit, a **BUSHFIRE EMERGENCY PLAN** to the satisfaction of the Responsible Authority and CFA must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of this permit. The plan must be generally in accordance with the submitted Bushfire Management Statement (Section 6, Page 23 of



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the Bushfire Management Statement prepared by South Coast Bushfire Consultants dated 25/06/2018) and satisfactorily address the following matters:

- The Fire Danger Rating triggers for the closure of the facility.
  - Monitoring and notifying staff and visitors of forecast Fire Danger Rating and any consequential actions.
  - Details of the location/s for emergency assembly, evacuation and shelter-in place (in the event that evacuation from the site is not practicable). Where shelter is required or proposed within a building or structure, the need for a bushfire attack level construction requirement to be applied must be assessed by a suitably qualified person and where deemed necessary, specified in the approved Bushfire Management Plan.
  - Transport arrangements for staff and visitors.
  - The need for any additional arrangements for persons with special needs.
  - Training of staff, visitors and overnight guests on emergency procedures.
  - The nature and frequency of emergency procedure exercises.
  - Emergency procedures (bushfire action statements) including the assignment of roles and responsibilities to staff. This must include assigning responsibility for the:
    - Management and oversight of emergency procedures.
    - Training of employees in emergency procedures.
    - Reviewing the effectiveness of emergency procedure exercises and implementing procedure improvements.
    - Accounting for all persons during the emergency procedures.
    - Monitoring and review of the BEP at least annually.
5. CFA recommends that **EMERGENCY MANAGEMENT PLANS** are developed in line with *AS 3745: Planning for emergencies in facilities*, in relation but not limited to emergency prevention, emergency preparedness, and emergency mitigation. Emergency Plans will be developed for the site “to the satisfaction of CFA”

– End of conditions –



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The CFA also notes that the following mandatory permit condition is specified in Clause 44.06 of the planning scheme and must be included by the responsible authority:

“The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.”

If you wish to discuss this matter in more detail, please do not hesitate to contact the Fire Safety Team on 5240 2700.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Phillip Wall', written in a cursive style.

**Phillip Wall**  
**Fire Safety Officer**  
**FIRE & EMERGENCY MANAGEMENT**