

# Planning, Building & Fire CRC Work Group Minutes – 23 June 2016

Geelong DELWP Office (Cnr Fenwick & Little Malop St, Geelong)  
Thursday, 23 June 1000 – 1200

Teleconference details:

Number: 1800 766 715

Conference code: 355 751 7622

Invitees		
<b>Chair:</b>	Di Sisely	Co-chair
	Andrew Morrow	DELWP
	Roger Gribbel	
	John Ginivan	DELWP
	Doug McNeill	COS
	Denis Morrissy	
	Andy van Gemert	
	Peter Galvin	DELWP
	Tegan Brown	DELWP
	Erin Letovsky	DELWP
	John Mealia	Guest - Expert Panel
<b>Apologies:</b>	Ian Angus	Co-chair

	Agenda Item	
1	<b>Actions List</b>	Chair
2	<b>Ratify Minutes from 9/6</b>  Minutes ratified by PBF Work Group	Chair
3	<b>Update on Saturday's CRC Meeting</b>  Meeting went generally well.  Some key things the community would like to see included in the community cluster meetings are: <ul style="list-style-type: none"> <li>• Good engagement</li> <li>• Ability to input into the process</li> </ul>	Di / Andrew

	<ul style="list-style-type: none"> <li>• Using it as a good opportunity for other discussions and conversation.</li> </ul> <p>Other topics discussed included:</p> <ul style="list-style-type: none"> <li>• Bird boxes &amp; plants</li> <li>• Geotech, slope and stability issues</li> <li>• Wastewater and single allotment solutions</li> <li>• There is value in neighbours getting together and having collective action within the clusters.</li> <li>• Outcome of ‘determining our future’</li> </ul> <p>CRC are looking at the analysis of the outcomes of ‘determining our future’ now and will get the outcome on WyeSep Connect so that others can have a say.</p> <p>Power is still a big issue. 17 or 19 houses that still do not have power connected.</p>	
4	<p><b>Work of expert panel &amp; update on progress to date</b></p> <p>Are feeding into neighbourhood discussions around landscape, BAL etc. Wellbeing and community safety is front of mind for Expert Panel.</p> <ul style="list-style-type: none"> <li>• Expert Panel 1st draft of the guidelines will be completed week ending 1/7 for EMV review</li> <li>• The panel is working to develop the best pathway for residents that will give a best value solution for the site and value add to AS3959 / NASH construction standards.</li> <li>• The guidelines will include landscaping, building a resilient house with BAL FZ and 40 ratings on different walls and levels of exposure.</li> <li>• Purely voluntary guidelines.</li> </ul> <p>Di questioned why do we assume that residents, whether part time or fulltime, will not maintain modified vegetation when assessing BAL ratings? Community have learnt a lot about fire risk mitigation. Reason being:</p> <ul style="list-style-type: none"> <li>• BAL ratings are determined by looking at the vegetation when it is in a steady state, have to use available understanding of previous veg type to understand what it’s going to look like in 5 - 10+ years.</li> <li>• There are few real examples of long term vegetation maintenance by landholders, particularly with part time residents.</li> </ul> <p>7 planning applications have been lodged – 5 for replacement, 2 were vacant before the fire. One permit has been issued.</p> <p>How does expert panel relate to APZ Project?</p> <ul style="list-style-type: none"> <li>• By value adding and providing technical advice around the clusters to assist people who want to rebuilt and providing a pathway to ensure that they can.</li> </ul>	John Mealia

	<ul style="list-style-type: none"> <li>We have some case studies coming through that we are using to learn from.</li> </ul>	
5	<p><b>Drainage, retaining walls &amp; roads – updates (COS / DELWP) and opportunities for the group to be involved</b></p> <ul style="list-style-type: none"> <li>There have been 100+ votes on the colours proposed for retaining walls so far. Grocon will soon commence reconstructing the high risk retaining structures.</li> <li>John is spatially capturing the build at WRSC, approx. 15 max over the next 6 months. There should be minimal logistical issues with that number of builds.</li> </ul> <p>Drainage/Roads</p> <ul style="list-style-type: none"> <li>COS are currently planning to rebuild roads / drainage to pre-fire standard. Some roads may need to be regraded.</li> <li>COS talking to Government about potential for infrastructure improvements including installation of underground drainage and strengthened roads – COS will discuss any improvements with the Group if any potential for change to appearance of public infrastructure such as roadsides</li> <li>Meeting on Thus (30/6) to walk around town and look at short term solutions to improve stormwater flow, including across / around private property.</li> </ul> <p>Police have the portfolio of managing landslip risk and they will continue to contact residents if required for emergency preparedness issues. Ongoing drainage discussions will not change this.</p>	Chair / John
6	<p><b>APZ Project</b></p> <ul style="list-style-type: none"> <li>Peter Galvin presented examples of APZ's in Anglesea.</li> <li>There are significant bushfire behaviour implications depending on how adjacent landholders maintain their properties</li> <li>Peter presented the consequence table (that will be used as a basis for conversations at cluster meetings) and how to understand the variety of treatment options (APZ options) the objectives (what we value) and how this is used by government to make well informed decisions that includes community input.</li> </ul> <p>APZ is inherently a really complex problem when you start to consider that there are competing objectives (different people value different things in WRSC differently). It's not purely an economic decision, not purely risk reduction, there are other values out there that are just as important (environment, amenity etc.)</p> <p>John Mealia (JM) – one of the biggest challenges we face is human behaviour and complacency. Research shows 95% of building losses are from ember attack or</p>	Pete / Erin

	<p>consequence fires from ember attack, therefore preparation of blocks/house at the site and neighbourhood is a more important factor.</p> <p>COS are investigating the powers that Council have to enforce bushfire preparedness at the township level. JM: advised Council has broad powers under the CFA Act to enforce property owners to clean up their property, but COS indicated these powers have limits</p> <p>COS indicated that staff will be attending a meeting of the sub-group in the next month to discuss what the current practices are, what could be achieved within the current legislation, and how this compares to community expectations.</p> <p>APZ &amp; Clusters</p> <ul style="list-style-type: none"> <li>• We are trying to arrange for a representative from Lorne hospital to be at the cluster meetings in case it's required.</li> </ul> <p>APZ &amp; Building</p> <ul style="list-style-type: none"> <li>• Residents do not have to commission their own fire report with planning applications. The BAL gazetted in the planning scheme (derived from the Terramatrix Report) establishes the construction standard which land owners must meet.</li> <li>• If APZ delivers a reduced BAL outcome, the Government would need to amend the Planning Scheme to alter the BALs specified.</li> <li>• Residents need to make a judgement call now if they want to proceed with a planning application (initial BAL ratings stands) or wait until the APZ project is finished (late August / September) to see whether their BAL rating is reduced at all. Residents are made aware at One Stop Shop appointments of the work being done.</li> <li>• Designers at the recent Design Forum in Wye River indicated that house cost of building BAL 29 -&gt; BAL 40 is approx. 3% increase in cost. For the relatively small increase it would be prudent to build to a higher BAL standard regardless of APZ Project outcome.</li> </ul> <p>APZ &amp; Landscape Risk Management</p> <ul style="list-style-type: none"> <li>• Overarching principle should be on shared responsibility and building community resilience together. The COS emergency management plan talks to shared responsibility extensively.</li> <li>• Suggestions that more can be done to manage embers and fire coming from forest.</li> <li>• Andrew Morrow: there is a limited amount of planned burning that agencies can complete in the landscape surrounding Wye Sep because of the unique forest type / location and weather patterns.</li> <li>• Therefore the effectiveness of planned burning in reducing risk for WRSC is limited when compared to other towns in the Otways with different fuel types / forest structure (eg; Anglesea).</li> <li>• Structures (houses) need to be more resilient to embers, and the</li> </ul>	
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	community needs to be as resilient as possible to future fire / emergency.	
7	<p>Landscape scale fuel management of surrounding forest and Donleavy holding &amp; how this relates to WRSC</p> <ul style="list-style-type: none"> <li>• Some commentary regarding whole-of-landscape risk management (fuel management) strategy.</li> <li>• Given points above in APZ and Landscape Risk Management, this would be a good Agenda item for next meeting to discuss in more detail. P Galvin to organise.</li> </ul>	Pete
8	Other business and close	
<i>Next meeting: Melbourne - 14 July 10-12am</i>		

Action:	By whom:	By when:	Complete?
Send documentation to group in regards to the legislative abilities of COS to enforce bushfire preparedness	John Mealia	Next meeting	
Follow up on communication in regards to landslip risk and how this is being managed by the agencies with a particular focus on Wallace Ave.	Doug McNeill	ASAP	
Forward the 'determining our future' outcomes to the PBF group and Peter Galvin so that he can use this information to inform the consequence table for APZ discussions.	Di Sisely	ASAP	
Di to liaise with John Mealia about the best representative from PBF work group to attend a field visit with John Mealia on a community refuge project that Craig Lapsley has commissioned.	Di Sisely	ASAP	

