

Planning, Building & Fire CRC Work Group Minutes – 27 July 2016

Richmond Town Hall, Meeting Room 3
Thursday, 3pm – 5pm

Invitees		
Chair:	Ian Angus	Chair
	Andrew Morrow	DELWP
	Doug McNeill	COS
	John Ginivan	DELWP
	Roger Gribble	
	Stewart Anderson	COS
	Bec Cross	DELWP
	Erin Letovsky	DELWP
Apologies:	Denis Morrissy	
	Andy van Gemert	
	Peter Galvin	DELWP
	Tegan Brown	DELWP

	Agenda Item	
	Ratification of minutes from previous meeting deferred until next meeting.	
1	<p>Expert panel: Voluntary guidelines moving to an enforceable regulation? What are the Planning frameworks re this and what is COS view? COS fire prevention and enforcement capacity.</p> <p>JG: work that building expert panel is doing currently is voluntary guidelines. Sense is that if there is opportunity to improve regulations for Vic, then we ought to do it. See what emerges in this space and see if there is opportunity to fine tune guidance as part of DELWPs ongoing assessment of the planning regulations.</p> <p>Guidelines will add value by giving advice to existing houses about how to retrofit, and some context for new builds but will not specifically effect people who are currently working through permits.</p> <p>We might look to add value by including regulations about the space (1.5m) around the house, which we now know is very important.</p> <p>CFA Act is legislation to ensure residents maintain their properties. In particular, COS power is for Fire Prevention Notices. Regulatory pressure onto people to clean up their blocks.</p>	Doug & Stewart (30 minutes)

SA - CFA Act (s. 41) empowers Council fire prevention officer to serve Fire Prevention Notice if there is no procedure more appropriate to address that threat.' A fire prevention notice is property specific – goes directly to the owner.

COS has made strong effort over past 10 years to ensure vigorous fire prevention work. SA outlined COS' current approach to fire prevention notices . First thing they do – late Oct – send out to approx. 7,000 properties a fire prevention courtesy letter explaining expectations, fire prevention program and non-compliance penalties - then start inspections (north to south). Focus on problematic or repeat offenders, then target high risk towns and larger rural properties, or properties closer to assets. Look for management of fine fuels, grass to 100mm, perimeter break of 10-20m around boundary for large properties. In residential blocks – require the whole block to be maintained to that level. Keep an eye out for piles of wood debris. Expect people to isolate any wood piles.

COS use an electronic system to document which properties do and do not meet requirements. Properties which do not comply get a fire prevention notice which outlines what is the problem and what they expect to be done. Given 21 days to comply.

If residents don't comply, COS arranges a contractor to clean it up and send a fine, plus admin and clean-up costs to the property owner. It can be hard to get contractors because of the busy time of year. Often non-compliant properties not fixed until mid-Jan. This is a problem because well in to fire danger period by now.

Learning out of this is that whole process needs to start earlier in the year. Haven't done it earlier in the past because it is triggered by the fire danger period. When we start issuing the first range of notices, will have to explain to people that is will be dry quickly. This coming season - courtesy letter going out start of October. Make letter more educative, it is pretty prescriptive now. Stronger offer for people to meet with us, especially if they have a problem block. Explain why we are sending it earlier this time. Explain we are tightening things up.

Start initial inspections at the start of November. On long cup weekend have an open house session in Wye/Sep for people to come and talk to us about their block. Bigger presence at Wye with open house. Follow up on fire prevention notices by late November. At latest, failure to comply contractors in by mid-December.

After Christmas, proposing to shorten time you get to clean up block (from 21 days to 7 days). COS has control over notice period time.

Andrew – expects we can produce a map of fuels in various precincts of township which will support requirements for each part of town. Can be incorporated into a plan developed with the community about the

	<p>maintenance they want. People are now more aware of broader fuels driving fire risk across township.</p> <p>SA – being very strict along all towns on coast would be problematic and create an enormous amount of work. But could target very high risk areas and have more one on one conversations with people in those areas.</p> <p>Ian – opportunity to roll this out over next 6 months to talk to community while they are fire and environment conscious. Isolated wood shed or mulch might be difficult on smaller blocks.</p> <p>SA – hearing that we need to get community buy-in. How do we get a reasonable level of overall maintenance throughout the town – what are we doing about mitigating the ability of fire to carry throughout town; then when we get to individual houses, how do we make them more resilient. Two different responsibilities.</p> <p>Q: given absent landholders, how can we ensure landholders get their notices and letters from COS? Is there an opportunity to have a dedicated fire prevention noticeboard on community noticeboards? Educative material – there all year for people to read.</p> <p>Ian – last year there was a weekend presentation in Oct/Nov at CFA – ‘are we fire ready’? Could have similar event involving well regarded local CFA to support COS messaging. Let’s aim towards a community information weekend on the Melbourne cup long weekend. Strongly link CFA programs to COS inspection process to make it clear what COS will be looking for.</p> <p>SA - Last years issued 200 fire prevention notices and 10 fines from 7,000 letters. If we’re more compliance focused, then it takes away resources from education.</p> <p>Andrew – at Melbourne cup weekend start to engage people about their emergency plan, to put it together for mid-2017.</p> <p>Outcome: SA will take this conversation / feedback / suggestions to COS and DELWP to talk through in regards to pre-season fire preparedness.</p> <p>ACTION – Stewart, Doug & Andrew (and other relevant people) to meet to further discuss the ideas raised in this conversation – Stewart to arrange.</p>	
2	<p>Update on erosion management planning</p> <p>Doug – COS & DELWP have been looking at issue of landslip and erosion management. Have identified inadequate drainage system. Worked up a brief to get GHD consultant to draft a report – due tomorrow (29th July). Guiding collectively operations of Council, DELWP etc. Identifying urgent actions. Series of short term interventions which can be implemented</p>	John & Doug

	<p>straight away. Hydro mulching is one of the things on the table – cover with a seed, fertiliser and mulch slurry that adheres to slope to encourage grass to grow quickly. Grocon will put back retaining walls and various structures.</p> <p>John – have mobilised DELWP and COS crews to be there looking after it at the moment given heavy rainfall. Looking to put in some temporary measures until more permanent drainage solution can be put in.</p> <p>Paddy’s Path has been closed until further notice due to ongoing geotechnical concerns and landslip 2metres from path. Action plan is being developed – requires complex work on track and section above. Sub surface drainage will be required on a section of path. Might be pipework down to road. Don’t have a timeline for Paddy’s being re-opened – have to look at each of the tasks associated with that.</p> <p>We should expect to see more landslips while this wet weather continues. At this point seem to be just surface and edge adjustments. Tony Minor has been training council, DELWP and police about on ground indicators in key spots with potential for landslip. Tony is preparing a monitoring package. Feeding info back to police daily – trying to prepare for a large slip if that happens.</p>	
3	<p>Cost approximation for building to FZ and how we can communicate this information effectively</p> <p>Roger – did a high level overview of what FZ requirements add to the cost of building – in terms of % cost increase. May help guide residents to make decisions/ get a feel for what they need when talking to insurers. Biggest single cost impost is the amount of glass that is used – there is one main supplier of FZ glass.</p> <p>John has sent this onto building expert group.</p> <p>6x6 video recording should be up on WyeSep Connect – people found it very helpful and informative.</p> <p>COS have received 12 planning permit applications and issued 3 – two new houses (one replacement, one vacant land), third a deck.</p>	Roger
4	<p>Outcomes and summary of cluster meeting engagement</p> <p>Erin – held 8 cluster meetings so far over 4 days. Sent 163 properties direct invitations and a broad invitation to whole community via WyeSep Connect. Survey feedback from 38 people so far (cluster survey, not APZ survey), and had 51 attend cluster meetings. All cluster meetings had the same format and broadly content was about purpose of APZs.</p> <p>Made clear what the purposes and benefits of APZs are. Also looked at maps and what an APZ might be able to do for that particular cluster.</p>	Bec & Erin

	<p>Maximum impact would be to reduce perimeter properties with full or partial FZ to BAL 40. Also looked at non-APZ options to reduce BAL rating. E.g. bunkers, gathering new info to re-model BAL ratings. Looked at what each of these options do for the cluster in a consequence table.</p>	
5	<p>APZ Open House events (Melb and Wye) following the upcoming community meetings</p> <p>Open houses – 7 Aug (Sunday) in Wye and 10 Aug in Richmond.</p> <p>Primary messages from engagement so far – in general people felt indifferent-to-OK about APZ options that were the minimum width for to reduce BAL ratings. Even those who didn't necessarily stand to benefit from BAL perspective still felt indifferent to good about visualisation impact of APZ. Will go into more detail when further analysis has been done – this can be presented at open houses.</p> <p>Participants at cluster meetings were mostly attended by people who had something to benefit from a BAL perspective or people who had an interest in the potential amenity impact.</p>	Erin
6	<p>APZ survey and Community Vision survey</p> <p>Survey closes on the 2nd August and we aim to present info back to community at the open houses. Andrew will advertise survey tonight and at the community meeting on Sunday. Then we will pull together a full report of the outcomes from the cluster meetings and survey.</p> <p>AM – is there a fuller report of the key findings from community visioning workshop?</p> <p>ACTION: Andrew will ask Di or Joanne for report of community visioning workshop</p> <p>ACTION: Ian will try to find the report/ further information</p>	Bec
7	<p>Brief overview of the visualisation work and products</p> <p>Note that private property APZs would be on Estate private property, not house blocks. We would require consent of landowner, lots of agreements to make that happen.</p>	Bec
8	<p>OTHER BUSINESS</p> <p>JG is giving an update on wastewater tonight. Tasked Barwon Water, South East Water and VicRoads to look at practicalities of pipes to Apollo Bay. Lorne was eliminated as impractical. Broadly – onsite approach is still most viable pathway. Next cheapest is outfall in ocean in Wye River – about \$28 million. Would require all lots in town to be in that to make it effectively. Pipe to Apollo Bay - \$46 million. Inland route \$65 million because longer</p>	All

	route. Per lot basis – on site solutions about \$35-55K average. Ocean outfall \$62,000 a lot. \$98K for Apollo Bay option – cost benefit analysis doesn't stack up for this. There is an ocean outfall at Black Rock (Torquay)	
<i>Next meeting: Thursday, 25 August in Geelong. 10:30 – 12:30</i>		

Action	Name	Date	Complete (Y/N)
Meet to further discuss the ideas raised in this conversation – Stewart to arrange.	Stewart Anderson, Doug McNeill, Andrew Morrow (and others as appropriate).		
Andrew will ask Di or Joanne for report of community visioning workshop.	Andrew Morrow	Before next meeting	
Enquire with CRC about community visioning report.	Ian	Before next meeting	