

LOTSEARCH REFERENCE

VIC BR Test

REPORT DATE

01 Mar 2024 16:30:18

CLIENT ID

007

ADDRESS11-25 Falconer Road, Park
Orchards, VIC 3114**SITE AREA**20236m²**COUNCIL**

Manningham City

**LOTSEARCH**
ENVIRONMENTAL**LOT/PLAN**

Lot Not Lot

Bushfire Risk Search**Disclaimer:**

The purpose of this report is to provide a summary of publicly available bushfire information affecting the site as defined by the boundary shown on the maps within this report.

You understand that Lotsearch has defined the site boundary by reference to information supplied in the order.

You accept that Lotsearch may amend some of the information supplied in the order to identify the relevant site for the report.

The report is not a substitute for an on-site inspection or review of other available reports and records.

The report is not intended to be, and should not be taken to be, a rating or assessment of bushfire risk at the site or the desirability or market value of the property or its features.

You should obtain independent advice from a suitably qualified consultant or advisor before you make any decision based on the information within the report.

A link to the detailed terms applicable to the use of this report is available at the end of this report.

Natural hazard reporting and mapping by public authorities is constantly changing. This report is based on data listed in Report Datasets and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.



Bushfire Risk Search

Bushfire Risk Summary

Bushfire is a major natural hazard in many parts of Australia. The existence of bushfire hazards at a site could have a range of potential site impacts, including:

- how land can be used or developed;
- requirements under planning and building regulations;
- availability and cost of insurance; and
- threats to human safety and biodiversity values.

This report provides information on the potential bushfire hazard for a site and its surrounding area. It can be used to assist with understanding bushfire risk. The search results are based upon the data supplied on the dates given in the 'Report Datasets' section of this report.



Bushfire Prone Areas

Is this site in a Bushfire Prone Area?

Yes

Is the site on the Bushfire Management Overlay?

Yes



Bushfire History

Does the bushfire history data indicate that a bushfire has previously burnt this site?

Yes

Most recent year site burnt: **1962**

Most recent bushfire within 500m of this site: **1962**

Next Steps

Additional planning requirements may apply for development that is on land designated as Bushfire Prone. Refer to the 'Further Information' section of this report for an explanation of the hazard area and links to important resources. You should consult a suitably qualified consultant or advisor for specific information about how the bushfire hazard(s) presented in this report affect your particular circumstances.

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CUSTOMER SUPPORT

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Bushfire Risk Search

Further Information

What are Bushfire Prone Areas?

In Victoria, a Bushfire Prone Area (BPA) is an area where bushfire hazard has been identified and mapped under the *Building Act 1993* (Vic). Properties located in a designated BPA are subject to specific building regulation requirements, including building to a national bushfire construction standard (Building Code of Australia).

What is the Bushfire Management Overlay?

The Bushfire Management Overlay (BMO) is a planning control at Clause 44.06 of the Victoria Planning Provisions, in the Planning Scheme. It applies to land with very high and extreme bushfire hazards. All areas where the BMO applies are also designated BPAs. A planning permit is required for some types of development to ensure bushfire risk is considered and bushfire protection measures are in place.

Further Resources for Bushfire Prone Areas and the Bushfire Management Overlay

Please consult your local planning scheme and the following links for further information:

- [Bushfire Controls and preparing your property](#)
- [Clause 44.06 of the Victorian Planning Provisions](#)

Bushfire Preparation and Survival Resources

The absence of a mapped area of bushfire hazard does not mean that the site or its surroundings are hazard-free. Whether your site is in a BPA or not, you should consider visiting the links below to further understand bushfire hazards:

- [Country Fire Authority](#)
- [Bushfire Survival Plan](#)



Bushfire Prone Areas

11-25 Falconer Road, Park Orchards, VIC 3114



Bushfire Prone Areas

Site Boundary

Search Radius - 500m

Property Boundary

Bushfire Management Overlay

Bushfire Management Overlay

Bushfire Management Overlay - Schedule 1

Bushfire Management Overlay - Schedule 2

Bushfire Management Overlay - Schedule 3

Out of State Coverage

Coordinate System:
GDA 1994 MGA Zone 55

Imagery Years:
2024

Imagery Source:
© Aerometrex Pty Ltd

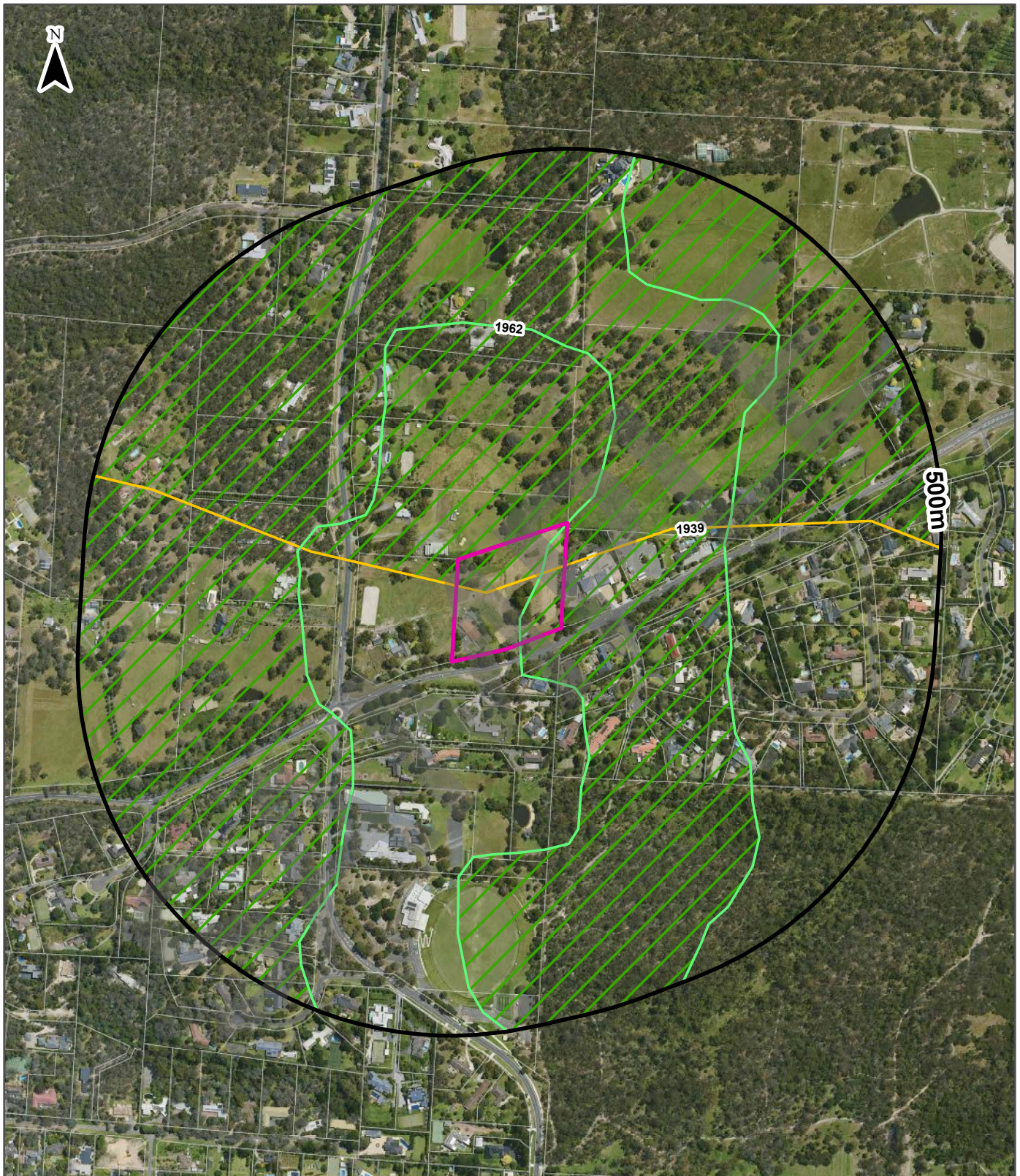
Scale (m)

0 200 400 600 800



Bushfire History

11-25 Falconer Road, Park Orchards, VIC 3114



- | | |
|----------------------|-----------------------------|
| Site Boundary | Area Burnt by Past Bushfire |
| Search Radius - 500m | Bushfire Boundaries |
| Property Boundary | Out of State Coverage |

Coordinate System:
GDA 1994 MGA Zone 55
Imagery Years:
2024
Imagery Source:
© Aerometrex Pty Ltd

Scale (m)

0 200 400 600 800



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Bushfire Risk Search

Report Datasets

Datasets used within this report, detailing their custodian and currency. Please note:

- Prescribed burns have been excluded from bushfire history datasets
- Bushfire history data from neighbouring states may be excluded

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Bushfire Prone Area	State Government Victoria - Department of Energy, Environment and Climate Action	06/11/2023	20/04/2023	Quarterly
Planning Scheme Overlay	State Government Victoria - Department of Energy, Environment and Climate Action	24/01/2024	24/01/2024	Monthly
Fire History	State Government Victoria - Department of Energy, Environment and Climate Action	06/11/2023	27/09/2023	Quarterly

Useful Contacts

To obtain further information regarding bushfire hazard, please contact your local council or the Country Fire Authority.

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Country Fire Authority

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