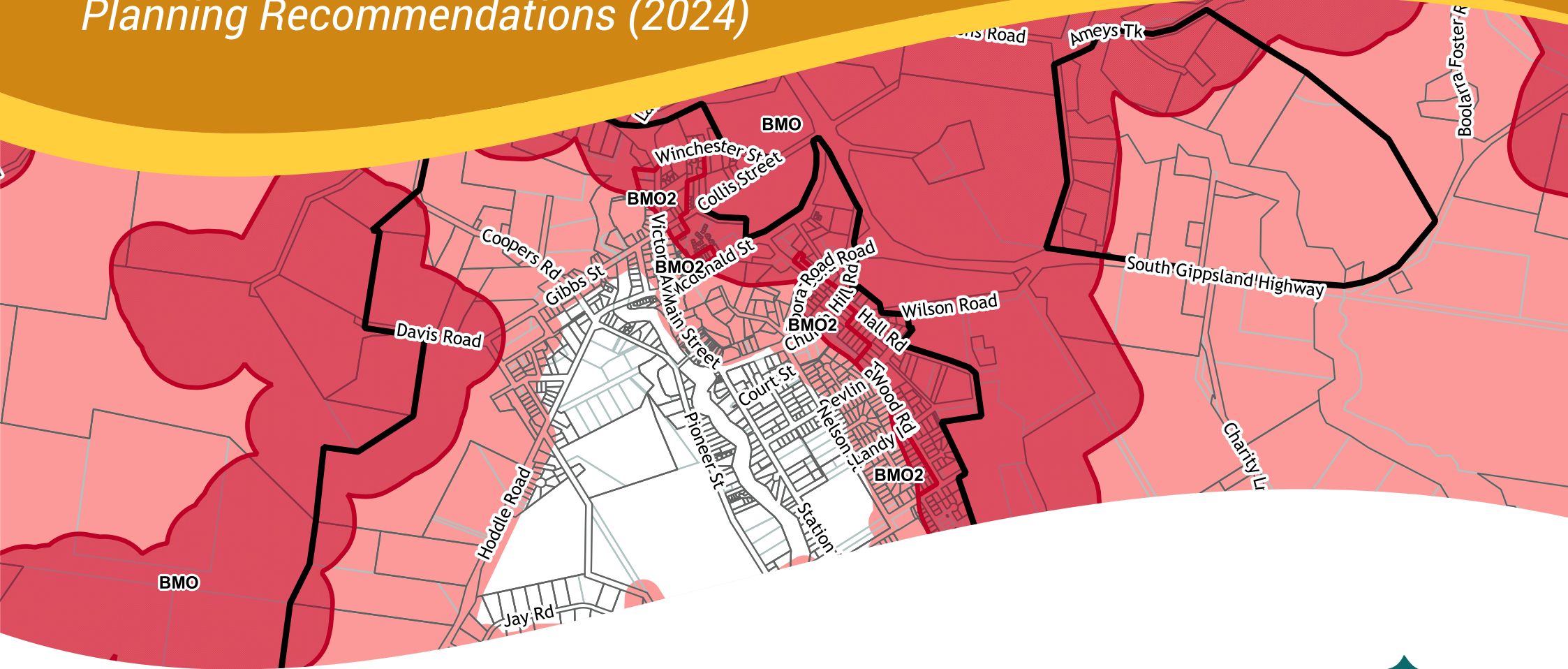


SOUTH GIPPSLAND SHIRE COUNCIL

# Foster Bushfire Report

## *Risk Assessment Summary & Planning Recommendations (2024)*



South Gippsland  
Shire Council

## Overview

South Gippsland Shire Council co-authored this report with Euca Planning who prepared the *Strategic Bushfire Risk Assessment for Foster* (2020). The 2020 technical report forms the basis of this section's analysis and planning recommendations.

The *Strategic Bushfire Risk Assessment* project (2020) was commissioned for two growth towns, Mirboo North and Foster, to address the impacts of the new State policy for bushfire introduced by [Amendment VC140](#) (gazetted 12/12/17). The project aimed to inform the revision of both towns' structure plans.

Foster's bushfire risk has been assessed as moderate. The town is suitable for moderate growth. The [Foster Structure Plan](#) and [Framework Plan](#) (refer to *Map 1*) should be revised and additional planning controls applied in the town to better address bushfire risk.

## Policy Context

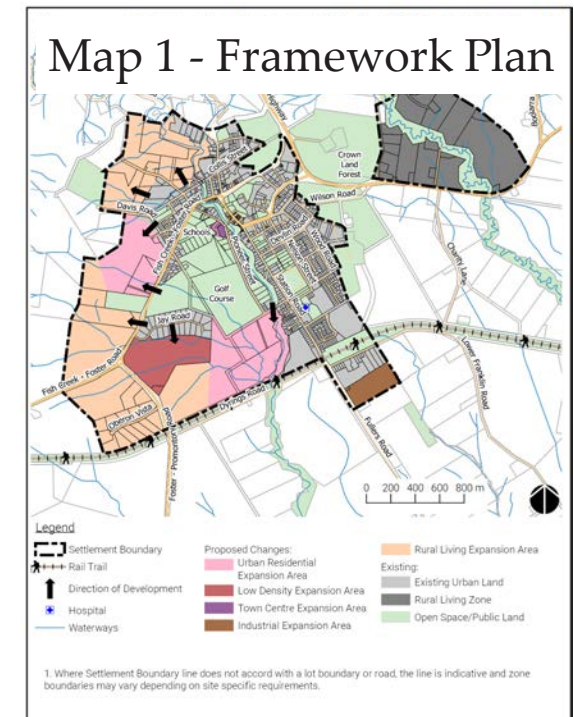
### Planning Controls & Policy

In bushfire affected areas, the Planning Policy Framework prioritises the protection of human life over all other policy considerations ([Clause 71.02-3](#)). The [Bushfire Prone Area](#), which affects building permit approvals, and [Bushfire Management Overlay \(BMO\)](#), which triggers planning permits, apply to large portions of the settlement and its surrounds as shown in *Map 2. Planning Practice Note 64 – Local Planning for Bushfire Protection (DELWP 2015)* and the [Technical Guide for Planning Permit Applications in the Bushfire Management Overlay \(DELWP 2017\)](#) provide guidance about assessing the bushfire risk in relation to land use planning decisions and incorporating risk mitigation measures in future development. [Design guidelines for settlement planning at the bushfire interface \(DELWP 2020\)](#) also provide guidance for settlements affected by bushfire risk.

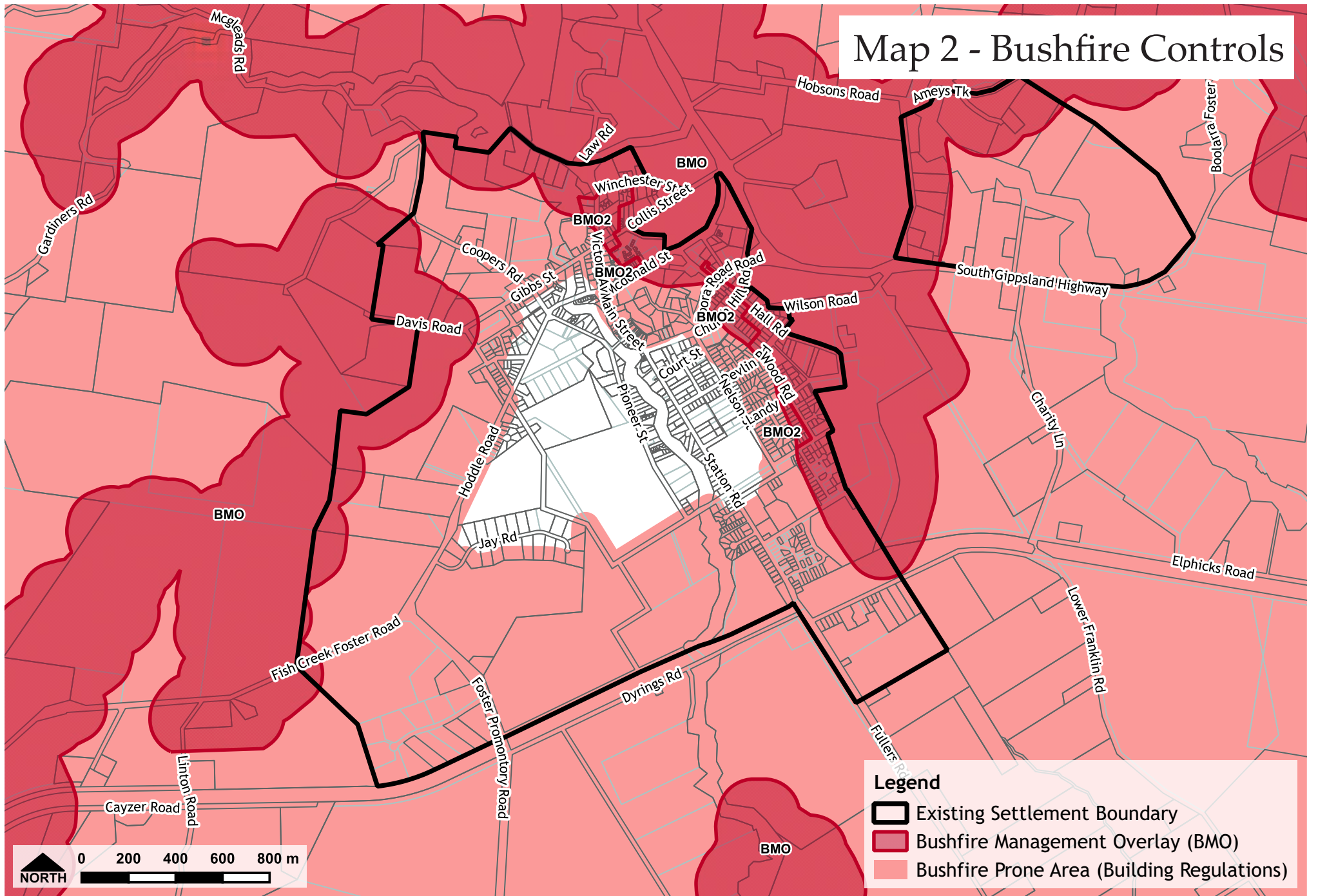
### Regional Bushfire Assessment

The Regional Bushfire Planning Assessment - Gippsland Region (DELWP 2012) for Gippsland identified the following issues particular to Foster:

- Planning Scheme provides for western extension of Foster township interfacing with a bushfire hazard (p.36)
- The eastern and western edges of Foster interface with bushfire hazard. Vegetation extends through riparian vegetation corridors and permeates into established urban development (p.37)



# Map 2 - Bushfire Controls





## Fire History

There is minimal history of fires around Foster. Planned burns have been carried out on public land. Approximately 57% of all fires are contained to less than 1ha in size.

## Fire Control

With a dedicated fire brigade in Foster, it is expected that most ignitions can be suppressed rapidly.

However, fire control is likely to fail most of the time once Very High fire danger conditions are reached or even lower depending on other fires occurring in the greater region which may divert resources. A large fire is therefore a realistic scenario which must be considered as a likelihood by the Foster Structure Plan.

## Bushfire Context

### Regional Context

South Gippsland Shire has less bushfire hazard and less risk of bushfire than the majority of the Gippsland region. There is potential for a bushfire to spread and grow large over a few days, however not the few weeks experienced in other areas of Gippsland. Within a municipality context, Foster has a higher risk of bushfire and presence of bushfire hazard than the central area around Korumburra and Leongatha.

## Local Context

The town of Foster is at medium risk of bushfire from direct fire attack from forest to the north-west, north through to north-east, including ember attack. The key bushfire hazards in the vicinity, large tracts of forest to the east and north-east of the town, that could threaten the town are located away from the dominant winds. The town also benefits from being located downslope of the surrounding hazards. Few tracts of forest are located to the town's north-west and south-west. The close proximity of stringybark vegetation, however, increases the threat to development within 100 metres. The secondary bushfire risk to the study area is from grassfire from the south-west. This is illustrated on **Map 4**, **Map 5** and **Map 6**.

Foster has good access to alternative locations where human life can be better protected from bushfire. There are multiple routes which provide rapid access east to Yarram and north-west to Leongatha or west to Inverloch.

While access to Yarram and Leongatha via the South Gippsland Highway is through an area of bushfire hazard, there are multiple points of egress to the south-west and south of the town to areas of BAL:LOW<sup>1</sup>, including alternative routes to these towns via grassland.

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1 A Bushfire Attack Level (BAL) is a way of measuring the severity of a building's exposure to ember attack, radiant heat and direct flame contact ([DTP 2023](#)). BAL:LOW is the lowest risk rating.

## Broader Landscape Type

The [Technical Guide for Planning Permit Applications in the Bushfire Management Overlay \(DELWP 2017\)](#) identifies four different landscape types that can be applied when preparing landscape assessments for a site. This has been used to assess Foster at a township-scale. It has been classified as 'Broader Landscape Type Two':

*The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site*

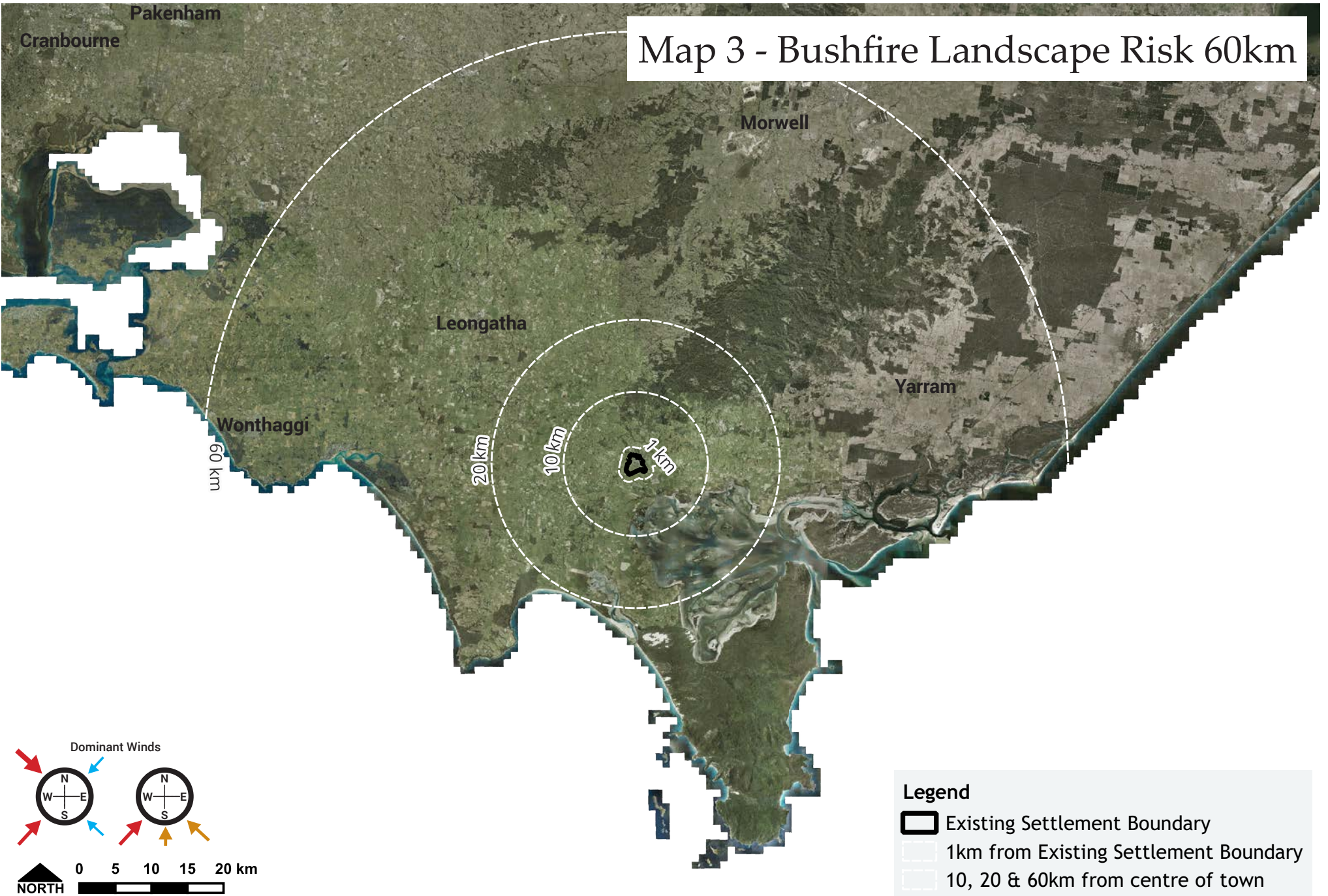
*Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition*

*Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area. (p.14 [DELWP 2017](#))*

## Justification

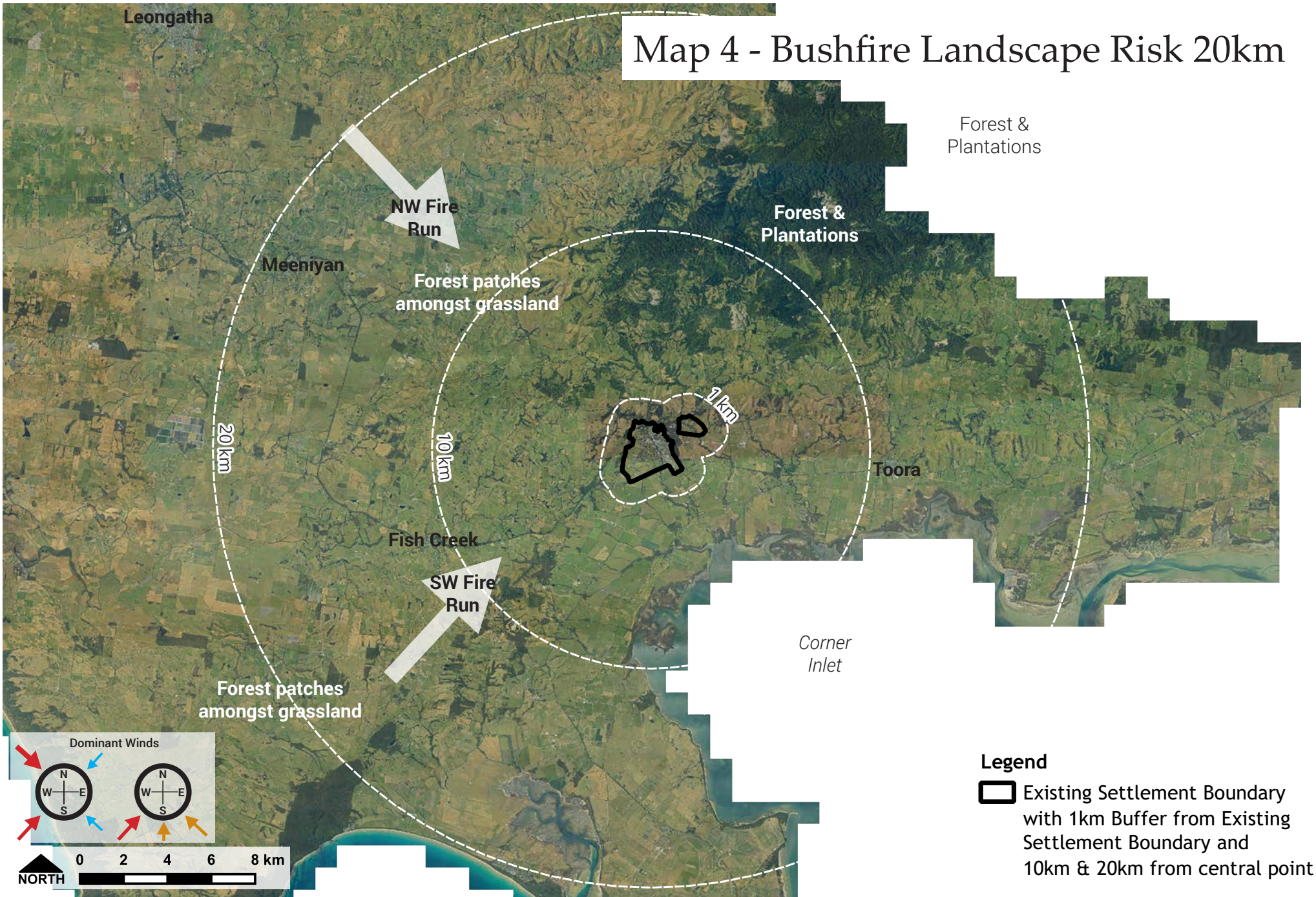
The northern and eastern areas of Foster have a higher bushfire landscape risk due to their proximity to forest, but bushfire can approach generally only from one aspect. There are also options for sheltering in other locations. In the south and west of the township, approaching fire will present as a grassfire.

The broader landscape is prone to fire. The overall landscape threat from the hazard is assessed as moderate, but with extreme ember risk where properties are close to forest.



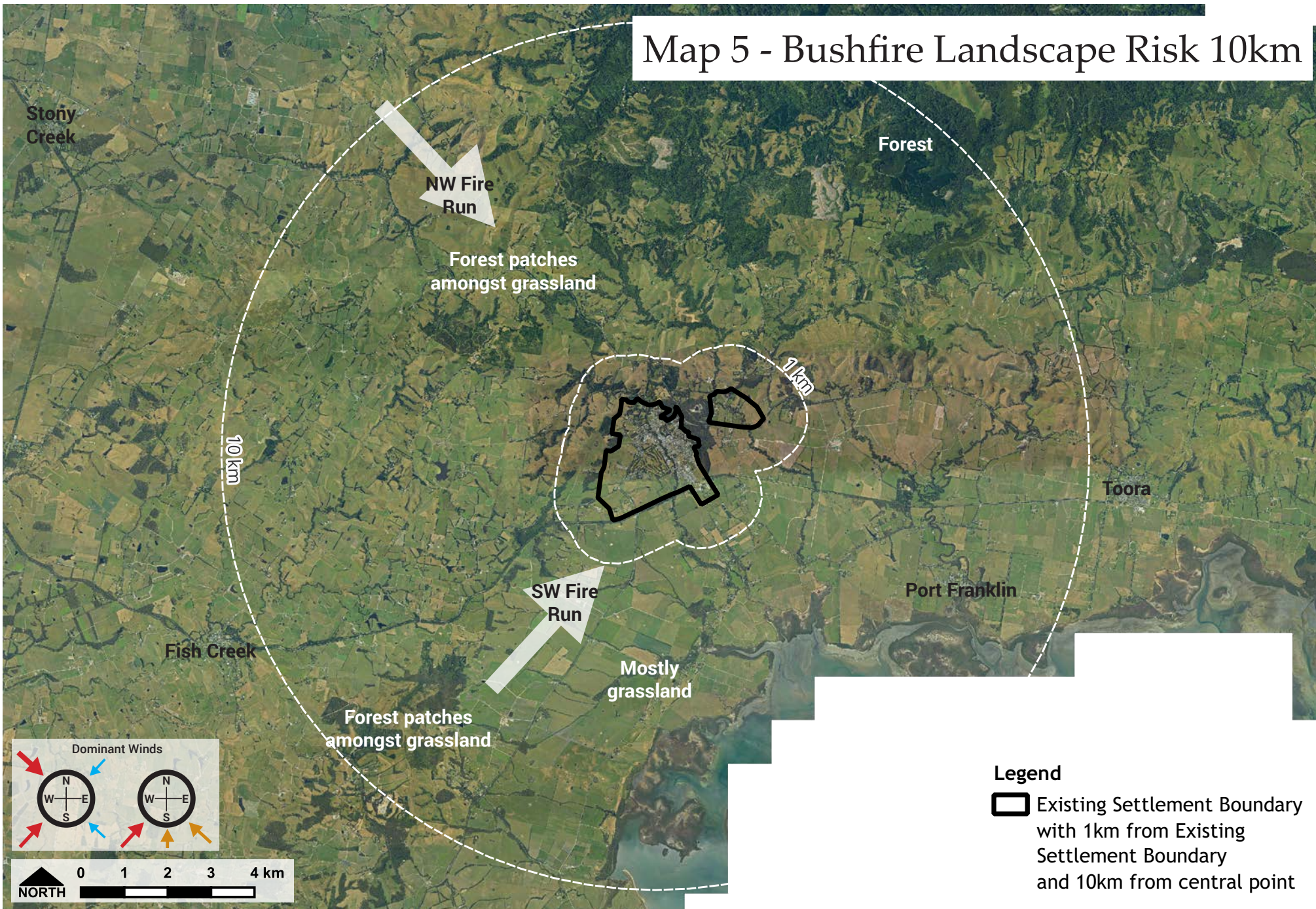


# Map 4 - Bushfire Landscape Risk 20km



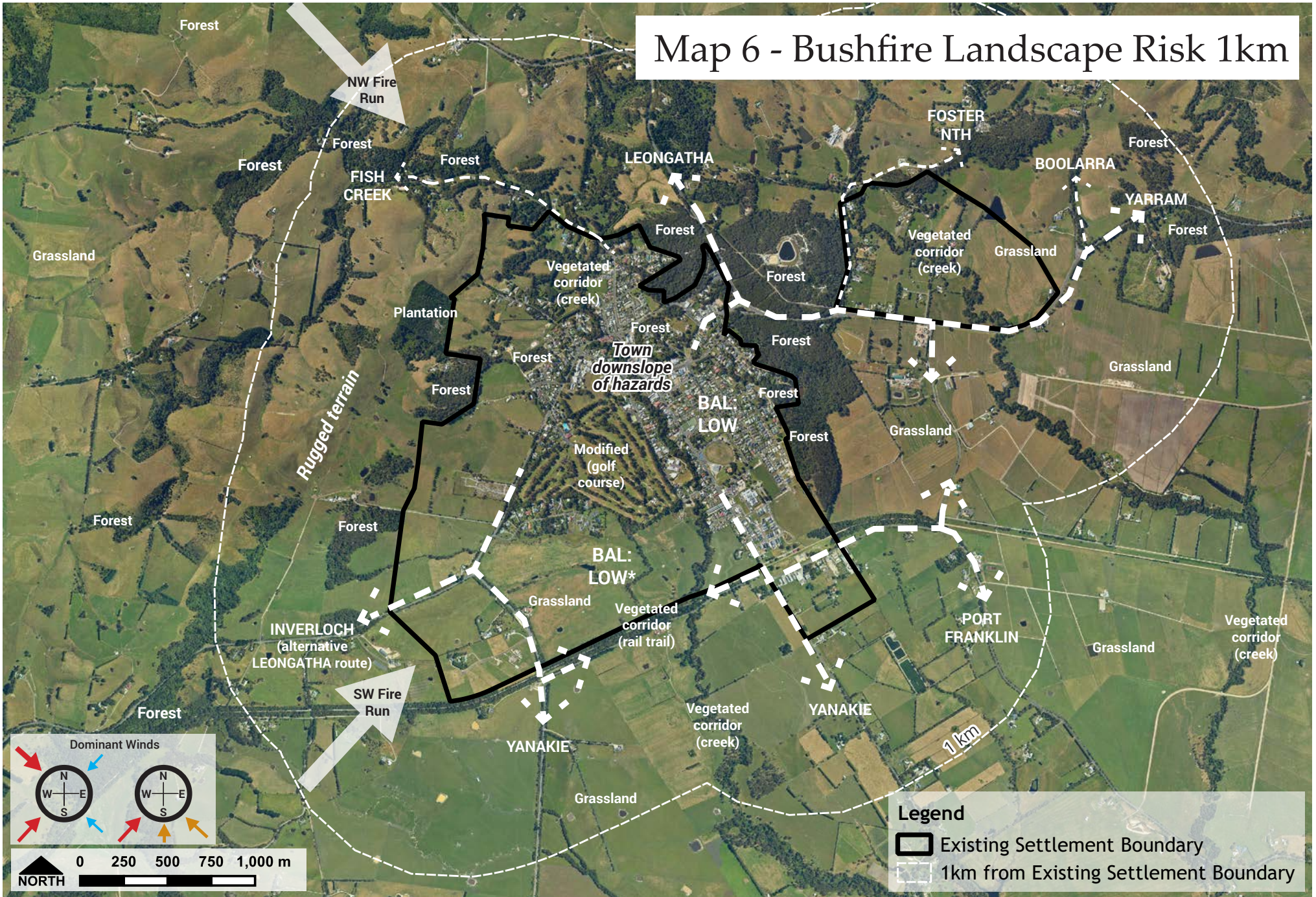


# Map 5 - Bushfire Landscape Risk 10km





# Map 6 - Bushfire Landscape Risk 1km



\*BAL-LOW in case of appropriate development



## Land Use & Development

The planning system has greatest scope to control land use and development in response to bushfire risk, with some scope to influence building standards, vegetation management and emergency management. The consideration of bushfire risk and whether or not it can be addressed is fundamental to any decision to rezone and subdivide land. Land uses of most concern in relation to bushfire risk are those where people congregate, reside permanently and are vulnerable and those which may pose hazards, such as timber production.

The planning system, however, has no scope to affect existing use and development unless change occurs that triggers a planning permit.

### Vulnerable Uses

In Foster, vulnerable uses<sup>2</sup> such as the hospital are located near and south of the town centre. Consolidation in these areas is appropriate as they have the greatest protection from the bushfire being located to the west and south of the main street.

### Hazardous Uses

Hazardous uses, such as a petrol stations, can present a significant risk during a bushfire. In Foster, the petrol station located at the north-eastern end of town is close to the forest hazard but away from the area identified for vulnerable uses. While not ideal, this is an exsiting situation and vulnerable development is located approximately 500 metres away. Given the size of Foster, this is the best separation of land use that can occur.

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<sup>2</sup> Vulnerable development includes the following uses: residential aged care facility, residential building, retirement village, child care centre, education centre, hospital, leisure and recreation facility and a place of assembly ([p.10 DELWP 2020](#))



# Settlement Planning

## Town Characteristics

Settlement planning should direct growth to locations that are less exposed to bushfire. Foster has been identified for moderate growth because:

- Forest fire is from one direction only (north-west to north-east)
- Grassfire is generally from the south and west
- There are established areas of lower risk within the town centre that can function as an area to retreat to
- Fires do not have days to develop
- Forest fire runs are limited
- Rugged terrain to the north-west is generally farming land and not extensive tracts of forest.

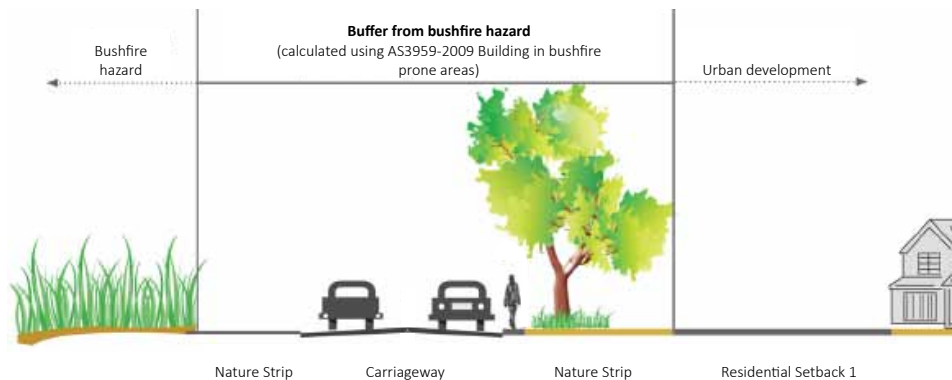
## Bushfire Assessment Recommendations

The following general bushfire policy should be included in the South Gippsland Planning Scheme with reference to Framework Plans and on the Foster Framework Plan:

### General Recommendations for bushfire risk areas

#### Subdivision

- Discourage the creation of additional lots outside the settlement boundary in high fire risk areas (Type D in Foster).
- Ensure at least two different roads leading away from the bushfire hazard edge are available to each lot.
- Require multiple access points to subdivisions of more than 10 lots.
- Require perimeter roads as development occurs at the settlement edge to provide buffers to bushfire hazards and emergency vehicle access (see illustrations below).
- Require perimeter roads along the edge of bushfire hazards, including vegetation corridors (Stockyard Creek and Great



Note 1: Where the required buffer is greater than the road reserve, the buffer may comprise the front setback in conjunction with vegetation management. Illustration of perimeter road and residential setback used for bushfire hazard buffer from [DELWP 2015 PPN64 Local Planning for Bushfire Protection](#)

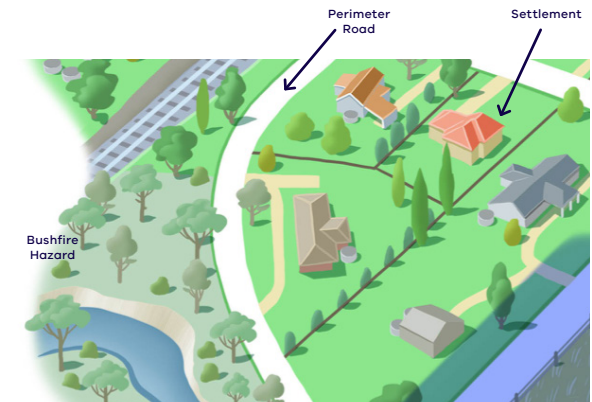


Illustration of a perimeter road at the edge of a settlement (Figure 6 from [DELWP 2020 Design Guidelines for Settlement Planning at the Bushfire Interface](#))

- Southern Rail Trail in Foster) to provide buffers and emergency vehicle access.
- Provide multiple roads leading away from bushfire hazards that are no more than 120 metres apart (see illustration below).
- Site and design public and common open space areas to provide bushfire hazard setbacks with good vegetation management in perpetuity.
- Ensure public and common open space areas to be easy to maintain with low threat vegetation.

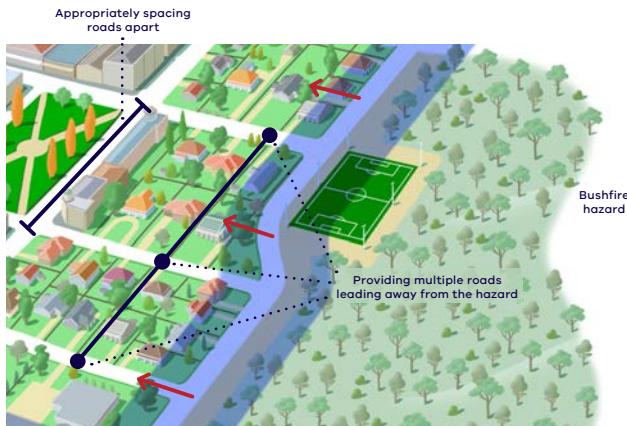


Illustration of multiple roads in a subdivision leading away from a bushfire hazard (Figure 8 from [DELWP 2020](#))

## Land Use & Development

- Ensure that land use and development identified in Clause 13.02-1S incorporates measures to mitigate bushfire risk, including:
  - A reliable water supply for property protection and fire fighting.
  - Adequate access for emergency vehicles.
  - A Bushfire Emergency Management Plan (BEMP), including triggers for closure or restricted operation on days of elevated fire danger.
- Avoid additional housing, especially permanent accommodation, and vulnerable uses and development, such as residential aged care facilities, residential buildings, group accommodation, retirement villages, child care centres, education centres and hospitals, in bushfire prone areas outside settlement boundaries and in high fire risk areas (Type D in Foster).
- Avoid places of assembly and leisure and recreation facilities outside settlement boundaries, particularly in high fire risk areas like Type D in Foster, unless supported by a Bushfire Emergency Management Plan (BEMP).
- Direct vulnerable uses and vulnerable development, such as residential aged care facilities, residential buildings, group accommodation, retirement villages, child care centres, education centres, hospitals, leisure and recreation facilities and places of assembly, to safer bushfire areas.
- Locate and design hazardous uses, such as petrol stations, in such a way that they pose less risk to populated areas and vulnerable uses (i.e. eastern side of Foster away from area identified for vulnerable uses).
- Retain productive agricultural uses like grazing outside settlement boundaries to promote bushfire resilience (particularly along the northern and western edges of Foster).
- Provide a minimum static water supply of 10,000L and up to 40,000L for accommodation, including dwellings in Type D in Foster with fire authority fittings and access as set out in Clause 53.02.



## Vegetation

- Discourage continuous vegetation corridors and tracts from being established except along waterways.
- Where vegetation is retained as part of future development, provide appropriate bushfire measures (adequate management and buffers).

## Additional Planning Controls


When applying any additional planning controls such as the Design and Development Overlay (DDO) and Development Plan Overlay (DPO), consider including policy to:

- Provide only non-combustible fencing, discouraging timber panel and brush fencing, especially in high fire risk areas.

## Bushfire Assessment Types

The 2020 technical work considered areas within the existing and adjoining the settlement boundary to recommend where growth should be directed within Foster. Based on this work, the following 'Bushfire Assessment Types' have been identified according to risk as illustrated on **Map 7** and its corresponding table of detailed recommendations:

**Figure 1. Bushfire Assessment Types**



Type	Recommendation
<b>A1</b>	Preferred location for urban intensification and (A1) vulnerable uses
<b>A</b>	Suitable location for urban intensification
<b>B</b>	Avoid intensification unless mitigated
<b>C</b>	No further intensification
<b>D</b>	

The following policy should be included in the South Gippsland Planning Scheme with reference to Foster Framework Plan to take the town's broader landscape risk into consideration, particularly for sites where the BMO applies:

### *Foster Recommendations*

- Locate vulnerable use and development in **Type A1** and **A** and discourage in other locations.
- Direct urban development, including subdivision, particularly vulnerable uses and permanent accommodation, to **Type A**.
- Facilitate further subdivision and urban development with consideration of bushfire risk in **Type B**.
- Avoid further subdivision and development (particularly permanent accommodation) in **Type C** unless it can improve the interface with surrounding grassland and any forest hazard.
- Avoid further subdivision and development (particularly permanent accommodation) in **Type D** this includes no new dwellings or subdivision creating new lots.

### **Justification**

From a bushfire perspective, growth in Foster should be directed to the south and south-west where the existing township provides protection and further development can improve the interface of the town (shown as Type A and A1). This expansion would allow new residents to egress to areas of lower risk and expand the area of the town that provides lower risk (the area considered BAL:LOW).

Forest to the east, north and west provide natural barriers to township expansion. The potential for the linear run of forest along the east to carry fire from the north is an existing hazard that limits growth in that direction. Areas of elevated risk to the east, north and west should be subject to risk avoidance strategies and interface treatments (shown as Types B, C and D).

Areas to the north and east of the town centre are more likely to be affected by a high degree of ember attack from the forest and have retained localised vegetation (refer to the characteristics and recommendations for Type B and D). The area contained between the northern extent of the Stockyard Creek Water Frontage and the New Zealand Flora Reserve is of particular concern.

Areas along the western edge of the settlement (Type C) are located in a dominant fire direction. These areas are currently undeveloped or developed at a very low density. Development in this direction is not preferred. If, however,



development does occur, risk avoidance strategies and interface treatments should be put in place to achieve a lower building construction level (BAL 12.5). This is already expected for land that would need to be rezoned for development, as per Clause 13.02<sup>3</sup> and should be required for other developed parcels by the application of additional development controls. This should not be achieved by the removal of vegetation, particularly large areas of vegetation.

Further growth can be accommodated in the existing settlement in the BAL:LOW area **a** (Type A). The existing urban areas surrounding this have safe access to a BAL:LOW area (Type B). This is only true for the Jay Road area **a** if the southern growth area is developed.

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3 This relates specifically to the following strategy: "Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by: [...] Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2018 *Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018).

## Rural Residential Land & Optimal Lot Sizes

*A key bushfire risk to many settlements is from ember attack. Ember attack may ignite fuel sources and create many smaller fires throughout the settlement. Lot sizes are an important mechanism to support the management of fires ignited from ember attack. Different lot sizes support different bushfire outcomes.*

*Smaller urban lots, for example less than 800sq.m in size, are less likely to enable fuel sources (including vegetation) due to the limited area of open space. They contribute positively to achieving lower-fuel settlements. However, smaller lots result in structures closer to together, increasing the risk of structure to structure fire.*

*Larger lots, for example 0.2ha- 4ha in size, have the capacity for more localised fuel sources (particularly vegetation) due to more extensive open space areas. They require more extensive management by individual landowners. They also tend not be large enough for landowners to have specialised equipment (for example, tractors) that would make management more practical. Houses, however, are separated further apart minimising the risk of structure to structure fire.*

*An optimum lot size of between 800sq.m-1,200sq.m provides a good balance. This minimises available open space for fuel sources while enabling a good separation between individual structures (ideally more than 10m).*

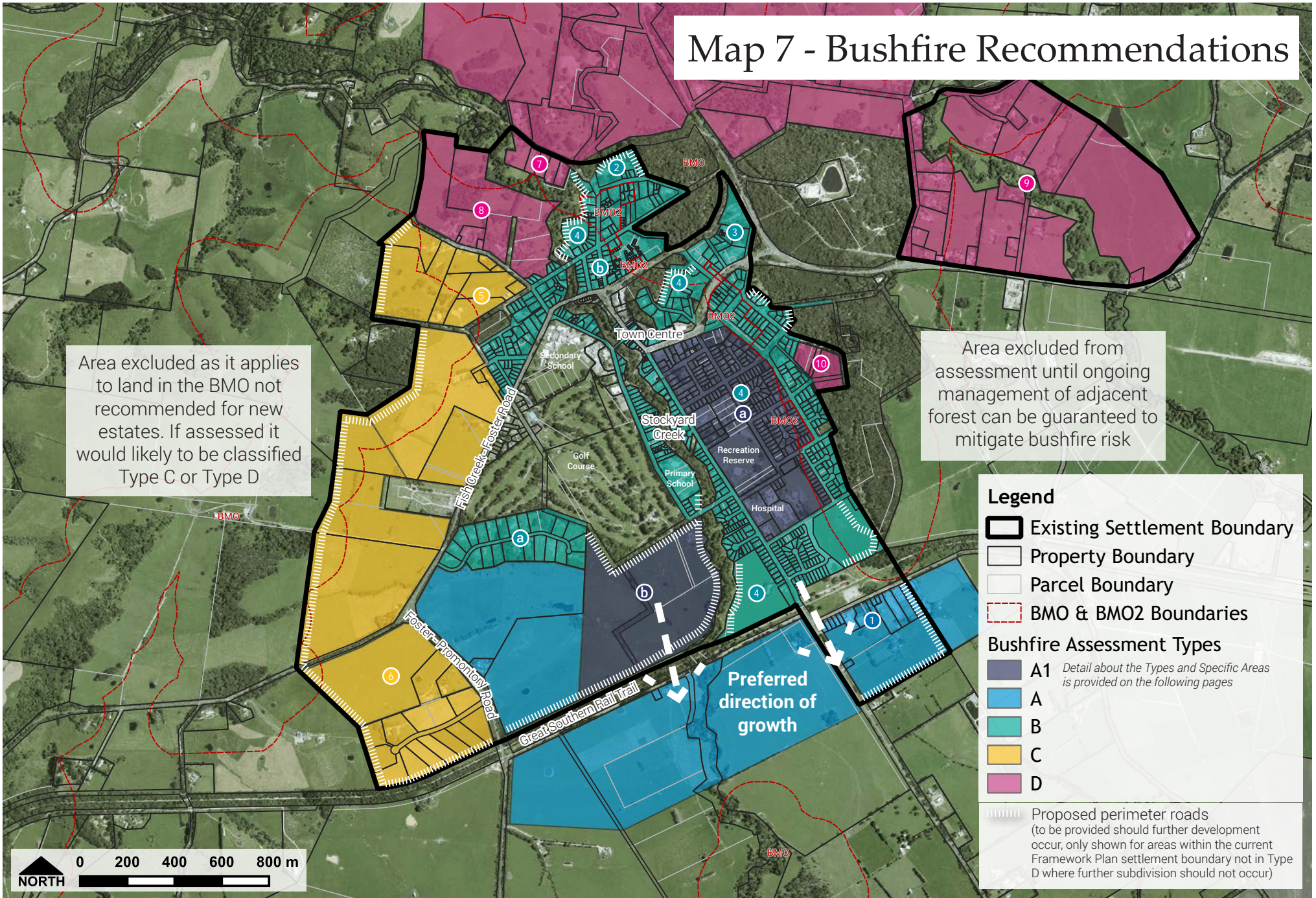
*Many parts of Victoria encourage the provision of low-density and rural living lots of 0.2ha and above. They are often justified in locations that do not have reticulated services or as a transitional land use from rural to urban (for example, on the edges of settlements).*

*These style of lots present a unique bushfire risk as they have not historically resulted in a well-planned settlement interface or an edge to the bushfire hazard. Bushfires and grassfires can penetrate larger lots and create bushfire pathways into denser residential areas. This can include a moving bushfire front entering a settlement. They may also make it more difficult for firefighting (for example, for the setting up of containment lines) and for the monitoring and enforcement of vegetation management on private land.*

DELWP 2020 *Settlement Planning at the Bushfire Interface Design Guidelines*, page 10



# Map 7 - Bushfire Recommendations



Area excluded as it applies to land in the BMO not recommended for new estates. If assessed it would likely be classified Type C or Type D

Area excluded from assessment until ongoing management of adjacent forest can be guaranteed to mitigate bushfire risk

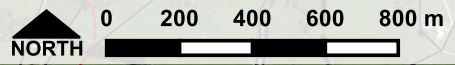
**Legend**

- Existing Settlement Boundary
- Property Boundary
- Parcel Boundary
- BMO & BMO2 Boundaries

**Bushfire Assessment Types**

- A1 *Detail about the Types and Specific Areas is provided on the following pages*
- A
- B
- C
- D

Proposed perimeter roads (to be provided should further development occur, only shown for areas within the current Framework Plan settlement boundary not in Type D where further subdivision should not occur)





Least constrained by bushfire



Most constrained by bushfire

(continues on following page)

Location	Characteristics	Bushfire Assessment Recommendations
<b>Type A1</b>	<p>Most protected from forest fire and grassland fire runs from dominant fire directions</p> <p>Lower slopes and limited native vegetation</p> <p><b>a</b> <i>Developed area:</i>            Lowest radiant heat area            Protected by established residential areas            Buffer (including road separation) from vegetation like eastern forest hazard            No direct interface with hazards            Good access            Place for shelter</p> <p><b>b</b> <i>Undeveloped area (south):</i>            Adjacent existing residential areas            Protected by management of golf course land and future development of Type A            Better protected from grassland hazards than Type A            Development could provide good access</p>	<p><b>Preferred location for urban intensification and (A1) vulnerable uses</b></p> <p>This location is most suitable for further subdivision and development including permanent housing as well as uses that involve large numbers of people congregating (places of assembly). Where developed appropriately, it provides a safe location where occupants could easily move to by foot or vehicle. Lot sizes less than 800sqm could be encouraged*. The small portion of land where the BMO applies will need to address bushfire risk as part of any planning permit application. The BMO2 Schedule could be retained in this area. No changes to planning controls are proposed.</p> <p>Vulnerable uses should be located in Type A1 and discouraged elsewhere. Vulnerable development includes the following uses: residential aged care facility, residential building, retirement village, child care centre, education centre, hospital, leisure and recreation facility and a place of assembly (DELWP 2020). This should be included in local policy.</p> <p>As part of any rezoning of the southern growth area, vehicle access should be provided between Fish Creek - Foster Road / Foster - Promontory Road and the town centre. As for all undeveloped areas in the settlement boundary, perimeter roads should be provided as development occurs. Perimeter roads in this area will be expected along Stockyard Creek and the Great Southern Rail Trail.</p>
<b>Type A</b>	<p>Well protected from forest fire run from dominant fire direction</p> <p>Lower slopes and limited native vegetation</p> <p>Single direction grassfire hazard</p> <p>Development could provide good access to and extension of BAL:LOW areas</p> <p><b>1</b> <i>Industrial area:</i>            Provides an interface between grassland hazard and residential settlement            Larger lots            Non-vegetated areas on each site            Non-residential</p>	<p>The following policy is also proposed for the industrial area zoned IN1Z (see <b>1</b> for further discussion):</p> <ul style="list-style-type: none"> <li>• Encourage hard-paved and non-vegetated areas</li> <li>• Require adequate firefighting water supply on-site</li> <li>• Limit open-air storage of flammable materials</li> </ul>

Least constrained by bushfire



Most constrained by bushfire

(continues on following page)

Location	Characteristics	Bushfire Assessment Recommendations
<p><b>Type B</b></p>	<p>Adjacent bushfire hazard</p> <p>Risk of ember attack from forest in northern area (b) and along eastern edge</p> <p>Northern (b), southern and Jay Road (a) areas located in dominant fire directions</p> <p>Established residential areas with retained local vegetation</p> <p>Upslope of vegetated creek corridor and downslope of adjacent forest</p> <p>Egress away from hazard possible</p> <p>Pedestrian access to safer place of informal shelter (town centre and Area a) except for Jay Road (a)</p> <p><b>a</b> Jay Road LDRZ: Hazard interface on multiple sides (grassland and modified vegetation rather than forest) Single egress Interface could be improved through development of adjoining land (Type A and A1)</p>	<p><b>Suitable location for urban intensification</b></p> <p>Further subdivision and development is appropriate in this area with bushfire controls addressing bushfire risk on a site-basis in many areas. Lot sizes of 800-1,200sqm could be encouraged*. Additional bushfire mitigation measures including landscaping and road networks could provide for smaller lot sizes. It is expected that a higher construction standard may be required for development in BMO areas.</p> <p>The BMO2 Schedule should be replaced with BMO as the schedule does not reflect the landscape risk of the area.</p> <p>The zoning of the MUZ land, where dwellings can be established as-of-right, should be reconsidered for 3.</p> <p>Additional planning controls could be considered for larger redevelopment sites to encourage adequate separation from adjacent hazards, perimeter roads, preferred lot sizes, egress away from vegetation and other measures as appropriate (e.g. a DPO to ensure site layouts can achieve perimeter roads before subdivision occurs).</p> <p>The following policy is suggested for BMO areas: infill development should be limited to locations where the hazard is removed (scattered vegetation) and adequate building separation is ensured (at least 10 metres)*.</p>
<p><b>Type C</b></p>	<p>Located in a dominant fire direction</p> <p>Grassland interface on one or more sides</p> <p>Steeper slopes and/or retained mature trees and native vegetation generally present</p> <p>Undeveloped land so access could be improved</p> <p>Adjacent to established residential areas</p>	<p><b>Avoid intensification unless mitigated</b></p> <p>Further subdivision, dwellings and places of assembly should be avoided unless they can improve the interface with surrounding grassland and any forest hazard. Where subdivision occurs, new lots should be 800-1,200sqm*.</p> <p>Removal from settlement boundary is preferred, particularly areas affected by the BMO. If retaining in settlement boundary, propose urban development (not rural residential) and apply controls to require perimeter roads before development occurs at each stage (e.g. DPO), hazard separation, preferred lot sizes, multiple access points and other measures as appropriate.</p>



Least  
constrained  
by bushfire



Most  
constrained  
by bushfire

(continued from  
previous pages)

Location	Characteristics	Bushfire Assessment Recommendations
<b>Type D</b>	<p>Located in a dominant fire direction</p> <p>Adjacent to large tracts of forest vegetation</p> <p>Direct attack from forest fire is likely</p> <p>Place of shelter not certain</p> <p>Egress compromised</p> <p><sup>10</sup> <i>Urban sites:</i> Heavily vegetated</p>	<p><b>No further intensification</b></p> <p>Avoid additional Accommodation, especially permanent housing and vulnerable uses and places of assembly. No additional dwellings or new lots created. Higher building construction standard may be required for redevelopment.</p> <p>Growth areas should be removed from settlement boundary and additional controls applied to existing developed areas to prevent further subdivision and dwellings (e.g. local policy and DDO, minimum lot sizes increased, rezoning to a more restrictive zone). Policy and additional controls should direct population growth away from these areas of very high risk and improve bushfire risk through additional measures as much as possible. Controls should also protect significant vegetation in area <sup>10</sup>.</p> <p>A minimum static water supply of 10,000L and up to 40,000L should be provided for accommodation, including dwellings in area <sup>9</sup> with fire authority fittings and access as set out in Clause 53.02 (in RLZ where dwellings are expected).</p> <p>The minimum lot sizes to prevent further subdivision are as follows:</p> <ul style="list-style-type: none"><li>• LDRZ Area <sup>7</sup> - 0.6 ha</li><li>• RLZ Area <sup>9</sup> - 4 ha</li><li>• GRZ Area <sup>10</sup> - 0.6 ha</li></ul>

For recommendations that apply to all of Foster refer to page 11.

\* Lot sizes are provided as a guide because they provide for building separation which can also be achieved through setbacks. Bushfire mitigation measures including landscaping and road networks are important in determining the acceptable lot size. A discussion regarding optimal lot sizes and separation distances is quoted on page 15.

## Specific Areas

Map 7 also illustrates the following areas of concern.

### TYPE A AREAS

#### ① Industrial IN1Z precinct

The industrial precinct, zoned Industrial 1 (IN1Z), interfaces with farmland to the south, west, and east and undeveloped land to the north. The most likely bushfire risk would be from fire starting in nearby farmland either due to direct ignition or ember attack from a forest fire to the north. Industrial Zoned land is appropriate for an interface with the hazard as these types of development usually have ease of access and large areas of hard surfaces, although external storage of large amounts of combustible materials may be problematic. Additional policy should be provided for these areas to:

- Encourage hard-paved and non-vegetated areas
- Require adequate firefighting water supply on-site
- Limit open-air storage of flammable materials

### TYPE B AREAS

#### ② Winchester Street north PUZ & GRZ

This area, including General Residential Zoned (GRZ) and Public Use Zoned (PUZ) land, exists north of Winchester Street located between two areas of vegetation and is appropriate for consideration for less intense development. Its development has the opportunity to improve the existing neighbouring lots interface with the adjacent bushfire hazards. A development control (e.g. DPO) could be applied to include a preferred minimum lot size of 800sqm and a perimeter road requirement to ensure a buffer development from the adjacent hazards.

#### ③ Mixed Use Zone precinct

Mixed Use Zone (MUZ) precinct at the entrance to Foster is sandwiched between forest vegetation in three directions and is at high risk of direct bushfire attack. The zone needs to be revisited to restrict the number of people accommodated on the land (specifically permanent residence) and vulnerable or sensitive land uses.

#### ④ GRZ redevelopment sites

There are a number of potential redevelopment sites within the urban area along Stockyard Creek vegetation corridor and adjacent forest at Kaffir Hill:

- 10 Kaffir Hill Rd (0.8ha) & 10 Berry St (1ha)
- 1 & 9 Collis St (0.3ha & 1.3ha)
- 120 Station Rd (5.8ha)

These sites, which sit within the existing township area, are currently zoned General Residential Zone (GRZ), which provides for further development. Further development is appropriate with adequate bushfire protection measures. Adequate buffers from Kaffir Hill forest and vegetation corridors along Stockyard Creek and the rail trail on the north-west and south-west sides, where the dominant weather comes from, should be provided as part of development. Development should not occur without a perimeter road buffering development from the adjacent bushfire hazards.

120 Station Road is one of the last remaining large undeveloped GRZ land parcels to the south of the township. It is a logical expansion abutting the Great Southern Rail Trail. This connection is positive as it allows new residents to egress to areas of lower risk and expands the area of the town that provides lower risk. This site is suitable for more intense development.

Additional development controls at these site, specifically a DPO, could assist in securing a perimeter road and road connections of sufficient separation distance away from hazards (less than 120m between roads) to ensure good access and egress and separation from hazards. The application of the BMO and BPA in these areas, however, should be sufficient to address bushfire risk as redevelopment occurs.



## TYPE C AREAS

### 5 Undeveloped area of Gibbs Street GRZ

The undeveloped area west of Gibbs Street is of sufficient size to implement bushfire mitigation measures for a strengthened settlement interface, e.g. perimeter road. A development control should be applied to provide for this prior to development between Coopers Road and Davis Road, for example by applying the DPO.

### 6 South-west RLZ precinct

Options to improve the existing RLZ area at the south western corner of the town are:

1. Discourage further subdivision or dwellings e.g. increase RLZ minimum lot size or
2. Seek to improve interface with surrounding grassland hazard by applying development control to improve the interface eg DPO requiring perimeter road.

Option 2 is preferred since it is reasonable to provide for further subdivision given the largest lot is 14.ha and controls could ensure that the subdivision of the site could improve the settlement's interface with grassland bushfire hazard. Additional controls could also stipulate that any subdivision must demonstrate future ability for subdivision of the land at urban densities.

## TYPE D AREAS

### 7 Gardiners Road (Northern LDRZ) area

The northern Low Density Residential Zone area comprises five lots to the north of the town. These lots are in the Bushfire Management Overlay and have retained vegetation scattered through the area. This area is not suited to intensification of development without loss of vegetation on surrounding land (forested Crown land). This land is closest to the main fire threat and provides passage for landscape fire into Foster.

### 8 Coopers Road FZ area

This area, currently identified for rural living expansion, is located upslope of the town centre on land also in line with a north-west fire run. Coopers Road is a no through road but has close access to the town centre. It is not an area appropriate for town expansion and should be removed from the settlement boundary.

### 9 North-eastern RLZ precinct

This area, partly affected by the BMO, is adjacent to large area of forest and is dissected by a vegetated corridor, Bennison Creek. Its location is of particular concern given its landscape context in line with a north-west fire run. Access routes are limited and affected by heavily vegetated roads and areas, except to the south via Charity Lane. The lots north of Bennison Creek are also located upslope adding to bushfire risk. These lots are separate from Foster urban area and have limited

services. Reticulated sewer is not available and reticulated water is only available for some properties.

Further subdivision of this area should be prevented by increasing the minimum lot size. Additional bushfire protection measures would help minimise bushfire risk to life and property such as large static water supplies (at least 10,000L and preferably 40,000L), adequate emergency access and emergency management planning. This should be included in local policy.

The eastern most portion of this RLZ area should be back zoned to Farming Zone to recognise that it is inappropriate for further development (subject to various constraints).

### 10 Hall Road GRZ area

The General Residential Zoned lots identified in the Hall Road area abut an area of high hazard. Further intensification should be discouraged as radiant heat and some flame contact from local ignitions in retained vegetation is highly likely. A development control should be applied to prevent infill development (i.e. no creation of new lots) as the area does not have an appropriate settlement edge and is difficult to retrofit. The Design and Development Overlay (DDO) is proposed which can specify a minimum lot size as well as additional bushfire protection measures.

# Implementation

The following changes are shown on *Map 8*.

## Framework Plan

Change the southern growth front areas identified as Low Density and Rural Living Expansion Areas (in Type A) on the Foster Framework Plan to Urban Expansion Area

Remove Coopers Road area <sup>8</sup> from Settlement Boundary

Remove the western rural expansion areas from the Settlement Boundary

Include notes on the Framework Plan, confirmed in policy, to ensure growth occurs with perimeter roads, access improvements and other bushfire protection measures

## Zones & Overlays

Apply the Commercial 2 Zone (C2Z) to most of the Mixed Use Zone (MUZ) <sup>3</sup>

Apply a new MUZ schedule to remaining MUZ area <sup>3</sup> to recognise bushfire risk

Rezone eastern most section of <sup>9</sup> Rural Living Zone (RLZ) area along Bennison Creek to Farming Zone (FZ)

Increase Low Density Residential Zone (LDRZ) <sup>7</sup> and RLZ <sup>9</sup> minimum lot sizes to prevent further subdivision

Apply the Development and Development Overlay (DDO) to Hall Road area to prevent further subdivision <sup>10</sup>

Apply Development Plan Overlay (DPO) to facilitate perimeter roads and other bushfire measures as development occurs in <sup>5</sup> and <sup>6</sup> and in the southern urban expansion area

Remove the Bushfire Management Overlay (BMO) schedule from Type B areas

Rezone public land to appropriate public zones (Public Park & Conservation Zone PPRZ  
Public Resource & Conservation Zone PCRZ  
Public Use Zone PUZ)

## Local Policy

Include additional bushfire policy in local policy including for industrial area <sup>1</sup>, RLZ area <sup>9</sup> and surrounding agricultural areas



# Map 8 - Proposed Planning Scheme Changes

