

## **BUSHFIRE RISK ASSESSMENT**

THE SANDS CLUBHOUSE AND GOLF COURSE

2 SANDS BOULEVARD TORQUAY

MAY 2025



 **St. Quentin**

51 Little Fyans Street South Geelong.

PO Box 919 South Geelong 320

P. 5201 1811

**Prepared by:**

Brendan O'Loan - Level 2 Bushfire Consultant BPAD

**Disclaimer:**

This report has been made with careful consideration and with the best information available to St Quentin at the time of writing. St Quentin do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

**Document Control**

**Document Title:** Bushfire Management Statement

**Document Author:** Brendan O'Loan

**Client:** Central Real Capital

**Job No:** 18125

Version No	Date	Checked by	Issued by
1	20/05/2025	CG	BO'L
2	12/06/2025		BO'L
3	23/09/2025		BO'L
4a	16/10/2025		BO'L

## Contents

1.	Summary .....	3
2.	Introduction.....	4
3.	Subject Site and Surrounds .....	4
4.	Proposed Development.....	7
5.	Bushfire Hazard Landscape Assessment .....	8
6.	Bushfire Hazard Site Assessment .....	9
7.	Bushfire Risk Assessment .....	19
8.	Recommendations .....	21
9.	Conclusion .....	22

## 1. Summary

This Bushfire Risk Assessment has been prepared for The Sands Clubhouse and Golf Course at 2 Sands Boulevard Torquay. The site is approximately 76ha in size and dominated by the golf course and the clubhouse/hotel to the south-west of the site. Separately owned residential allotments are positioned throughout the site and generally aligned next to fairways.

The southern part of the site is located within a Bushfire Management Overlay near the coastal scrub of the Torquay foreshore. Approximately the southern half of the site is within the Bushfire Prone Area. The wider landscape has a low risk of fire as the Torquay settlement protects the site from the west, the wetland areas protect the site from the east, the Southern Ocean to the south and the flower farm and roads to the north.

At a local level, the coastal scrub to the south is the predominant classified vegetation within 150m of the site. A small amount of grassland is located to the north.

The proposal is for ten different sites within the golf course to be reallocated to residential allotments. In summary the proposed sites should be designed with the following recommendations.

Site A-Minimum BAL29. Removal of scrub to create 13m defensible space between building and scrub, including road; or

Minimum BAL19. Removal of scrub to create 19m defensible space between building and scrub, including road; or

Minimum BAL12.5. Removal of scrub to create 27m defensible space between building and scrub, including road.

Site B- Minimum BAL-LOW. No defensible space requirements.

Site C- Minimum BAL-LOW. No defensible space requirements.

Site D- Minimum BAL-12.5. No defensible space requirements.

Site E- Minimum BAL-12.5. No defensible space requirements.

Site F- Minimum BAL-LOW. No defensible space requirements.

Site G- Minimum BAL-LOW. No defensible space requirements.

Site I- Minimum BAL-LOW. No defensible space requirements.

Site J- Minimum BAL-LOW. No defensible space requirements.

Site K- Minimum BAL-LOW. No defensible space requirements.

Site TH- Minimum BAL-12.5. No defensible space requirements.

## 2. Introduction

St Quentin have been commissioned by the client Central Real Capital to conduct a Bushfire Risk Assessment for the site at The Sands Clubhouse and Golf Course.

This Bushfire Risk Assessment responds to the requirements of Clause 44.06, Clause 53.02 and Clause 13.02-1S of the Surf Coast Planning Scheme.

This statement contains four components:

- A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
- A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development.
- A bushfire risk assessment using the strategies of Clause 13.02-1S.
- Recommendations for the site.

## 3. Subject Site and Surrounds

Street Address:	2 Sands Boulevard Torquay
Title Details:	G1 & G PS443140
Restrictions/Covenants:	Nil
Land Size:	76 ha
Zone:	Comprehensive Development Zone- Schedule 2
Overlays:	Bushfire Management Overlay Development Contributions Plan Overlay- Schedule 2 Environmental Significance Overlay – Schedule 1 Flood Overlay Land Subject to Inundation Overlay Salinity Management Overlay
Other Regulatory Constraints:	Bushfire Prone Area
Key Site Features:	Sands Golf Course and Club House. Hotel and car park located in south-west.

The subject site is at the eastern edge of the settlement of Torquay. The site is dominated by an 18-hole golf course with housing designed in a linear pattern between fairways. The golf course is generally well managed with a waterway running from west to east. There are only small areas of higher fuel loads within the golf

course. The coastal scrub within the foreshore and an area of grasslands to the north are the only classified vegetation near the site.



Figure 1: Subject site and surrounds



Figure 2: Southern part of site is within a Bushfire Management Overlay



Figure 3: Southern half of site is within a Designated Bushfire Prone Area



## 5. Bushfire Hazard Landscape Assessment

The landscape assessment can comprise of an area of up to 75km from the site. Due to its urban locality on the coast, the following landscape assessment has considered the landscape for 3 km from the site.



Figure 5: Landscape 5km from subject site

 Predominant Fire Run/Front

From a landscape perspective The Sands Clubhouse and Golf Course is at low risk from the effects of grassfire. The township of Torquay protects the site from the west and the Southern Ocean is to the south. To the east is the wetland area of Breamlea Flora and Fauna Reserve and the Thompson Creek Estuary at Breamlea Beach.

To the north is the only plausible direction of a landscape fire. However directly north is the location of the Torquay Flower Farm. This is cultivated land which is harvested regularly and actively managed to avoid fire. There are small areas of unmanaged grasslands to the east of the flower farm. Irrespective of the flower farm, further north are Blackgate Road and Fishers Road which would act as fire breaks and mitigate a landscape fire from the north.

## 6. Bushfire Hazard Site Assessment



Figure 5: Classified vegetation within 150m of the assessment area.

 150m radius

**A** – Proposed Development Sites

**SITE A**

**Vegetation classification**

- Scrub- Upslope/flat
- Excluded- Urban Residential
- Excluded- Managed golf course

**Description:**

The proposed lots are to be located next to the scrub (upslope/flat). To satisfy AM3.1 of Clause 53.02, the lots need to have a defendable space of 13m from the edge of the building or building envelope within the proposed new lot, to the edge of the scrub. This 13m of defendable space can be within the proposed new lot (to the direction of the scrub), or part of the 13m can be within the lot and part within the cleared road corridor which will be needed to access the proposed new lot. If the defendable space is a minimum of 13m, then the building construction standard will be a BAL-29.

Defendable space from the edge of buildings to the scrub, inclusive of any cleared areas outside the site that will be consistently managed:

- 13m then the construction standards of the future town houses can be BAL-29.
- 19m then the construction standards of the future town houses can be BAL-19.
- 27m then the construction standard of the future town houses can be BAL-12.5.

No defendable space required to the managed golf course to the north or urban residential to the east.



Photo 1



Photo 2



Photo 3

**SITE B & C**

**Vegetation classification**

Excluded- Urban Residential

Excluded- Golf Course

**Description:**

To develop Site C, a patch of vegetation would need to be removed and therefore there will be no classified vegetation within 150m of Site B or C. Site B and C are outside the Bushfire Prone Area. The site can facilitate a building to a minimum construction standard of BAL-LOW with no defensible space requirements.



Photo 4



*Photo 5*



*Photo 6*



*Photo 7*

**SITE D & E**

**Vegetation classification**

Excluded- Urban Residential

Excluded- Managed Golf Course

**Description:**

Site D and E does not have any classified vegetation within 150m. The sites are located within the Bushfire Prone Area therefore the site can facilitate a building to a minimum construction standard of BAL-12.5 with no defensible space requirements.



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

**SITE F & G**

**Vegetation classification**

Excluded- Urban Residential

Excluded- Managed Golf Course

**Description:**

Site F and G does not have any classified vegetation within 150m. Site F and G are outside the Bushfire Prone Area. The site can facilitate a building to a minimum construction standard of BAL-LOW with no defensible space requirements.

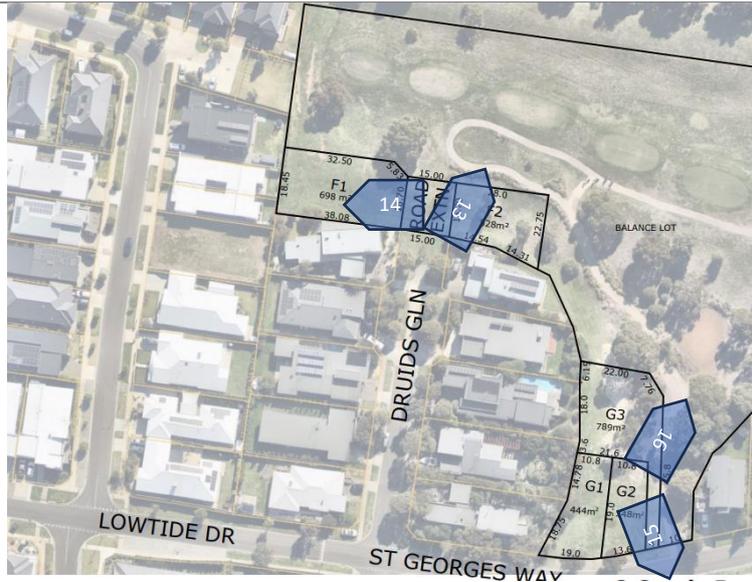


Photo 13



Photo 14



Photo 15



Photo 16

**SITE I, J and K**

**Vegetation classification**

Excluded- Urban Residential

Excluded- Managed Golf Course

**Description:**

Site I, J and K does not have any classified vegetation within 150m. Site I, J and K are outside the Bushfire Prone Area. The site can facilitate a building to a minimum construction standard of BAL-LOW with no defensible space requirements.

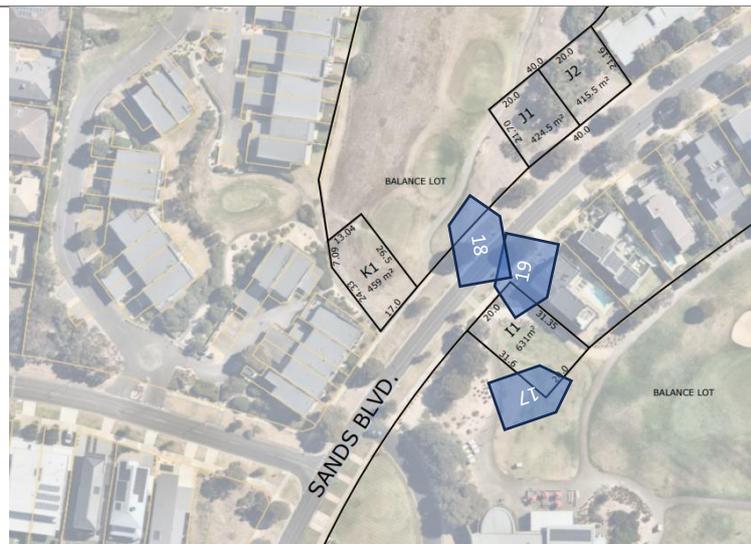




Photo 17



Photo 18



Photo 19

---

*\*The minimum BAL is BAL12.5 in a Bushfire Prone Area.*

**SITE TH**

**Vegetation classification**

Excluded- Urban Residential

Excluded- Car Park

Excluded- Scrub

**Description:**

Site TH has an area approximately 1,500m<sup>2</sup> of scrub to the south, west and east of its location. This scrub can be excluded pursuant to Section 2.2.3.2 of AS3959-2018 as it is less than 1 hectare in size and not within 100 metres of other areas of vegetation being classified.

The sites are located within the Bushfire Prone Area therefore the site can facilitate a building to a minimum construction standard of BAL-12.5 with no defensible space requirements.

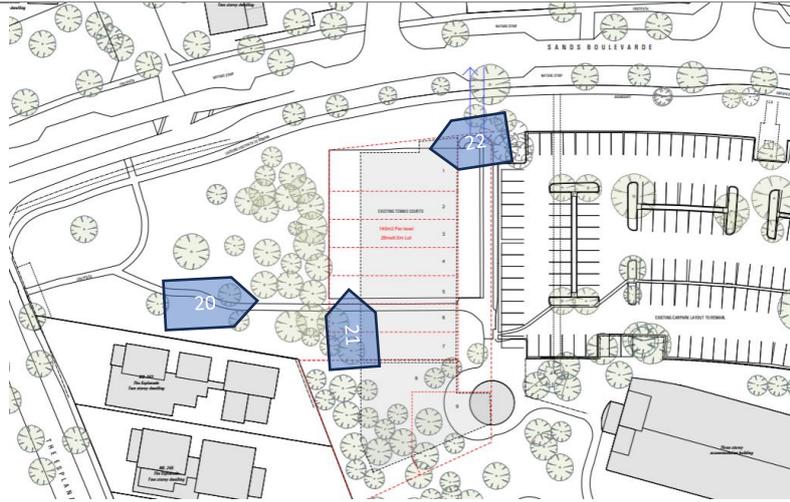


Photo 20



Photo 21



Photo 22

## 7. Bushfire Risk Assessment

The policy from Clause 13.02 of the Surf Coast Planning Scheme has been applied to the development of this land that is subject to a Bushfire Prone Area.

Strategy	Discussion
<b>Prioritise the protection of human life over all other policy considerations.</b>	Noted
<b>Direct population growth and development to low-risk locations and ensure the safe access to areas where human life can be better protected from the effects of fire.</b>	The site is considered low risk with easy access to safe areas.
<b>Reduce the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stage of the planning process.</b>	This Bushfire Risk Assessment is proof that the developer is considering bushfire risk at an early stage of design.
<b>Apply the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.</b>	See Section 5 & 6 of this assessment using best available science.
<b>Consider the best available information about bushfire hazard including the map of designated bushfire prone areas.</b>	See Section 5 & 6 of this assessment using best available science.

<p><b>Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.</b></p>	<p>A BMO is already applied to the southern part of the site where the coastal scrub is adjacent to the site.</p>
<p><b>Consider and assess the bushfire hazard on the basis of, landscape, local, neighbourhood and site conditions.</b></p>	<p>See Section 5 &amp; 6 for a Bushfire Hazard Landscape Assessment and Bushfire Hazard Site Assessment.</p>
<p><b>Consult with emergency management agencies and the relevant fire authority.</b></p>	<p>This Bushfire Risk Assessment can be referred to the CFA at any time.</p>
<p><b>Ensure strategic documents and planning permit applications properly assess bushfire risk and include appropriate bushfire protection measures.</b></p>	<p>The Bushfire Risk Assessment has considered and assessed bushfire risk and provides recommendations in Section 8.</p>
<p><b>Not approving development where a landowner or proponent has not satisfactory demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.</b></p>	<p>Clause 13.02-1S does not refer to any performance measures. Irrespective, this Bushfire Risk Assessment has applied the best available science and provides some appropriate recommendations in Section 8.</p>
<p><b>Direct population growth and development to low risk locations assessed as having a radiant heat flux of less than 12.5.</b></p>	<p>Proposed lots within sites B, C, F, G, I, J, K can have a building built on the site with a BAL-LOW construction standard.</p> <p>Proposed lots within sites D, E and TH can have a building built on the site with a BAL-12.5 construction standard.</p> <p>Proposed lots within site A will need to be built with a construction standard of BAL-12.5 to BAL-29 (depending on the distance from vegetation) to ensure there is fire resistance from the coastal scrub.</p>
<p><b>Ensure the availability of and safe access to areas assessed as a BAL-LOW.</b></p>	<p>BAL-LOW rating under AS3959-2018 is simply any area which is not within the Bushfire Prone Area. For the entire Sands Clubhouse and Golf Course, there is a BAL-LOW area within the northern part of the golf course or immediately to the east in the Torquay Urban Area.</p>
<p><b>Ensure the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.</b></p>	<p>The proposed subdivision and built form will reduce the bushfire risk to existing residents surrounding the Sands Clubhouse and Golf Course.</p>

<p><b>Achieving no net increase in risk to existing and future residents, property and community infrastructure through the implementation of bushfire protection measures.</b></p>	<p>The proposed subdivision will reduce the bushfire risk to existing residents surrounding the Sands Clubhouse and Golf Course.</p>
<p><b>Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local neighbourhood and site scale, including the potential for neighbourhood-scale destruction.</b></p>	<p>See Section 5 &amp; 6 for an assessment of the bushfire behaviour at landscape and site level.</p>
<p><b>Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement , local and neighbourhood basis.</b></p>	<p>The site has a low risk of fire and would be one of the lower risk areas in the entire Surf Coast Shire.</p>
<p><b>Not approving any strategic planning documents, 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 BAL12.5 rating.</b></p>	<p>Not applicable. No strategic planning amendments necessary.</p>
<p><b>Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.</b></p>	<p>To develop lots at Site A, some of the coastal scrub will need to be removed which is currently within private land. There does not need to be any vegetation removal on public land and therefore this removal may be acceptable depending on the quality of the scrub.</p>

## 8. Recommendations

Sites B, C, F, G, I, J, and K do not require any defendable space or vegetation removal (beyond what is needed to create a developable lot) but must be built to a minimum BAL-LOW.

Sites D, E and TH do not require any defendable space or vegetation removal (beyond what is needed to create a developable lot) but must be built to a minimum BAL-12.5.

Sites A will need to create a minimum 13m of defendable space from the edge of the coastal scrub to the proposed buildings on site A. The sites can then be built to a minimum BAL-29. Alternatively, if the defendable space is 19m the site can be built to a minimum BAL19, or if the defendable space is 27m the site can be built to a minimum BAL12.5.

## 9. Conclusion

This Bushfire Risk Assessment has been prepared for The Sands Clubhouse and Golf Course at 2 Sands Boulevard Torquay. The site is approximately 76ha in size and dominated by the golf course and the clubhouse/hotel to the south-west of the site. Separately owned residential allotments are positioned throughout the site and generally aligned next to fairways.

The southern part of the site is located within a Bushfire Management Overlay near the coastal scrub of the Torquay foreshore. Approximately the southern half of the site is within the Bushfire Prone Area. The wider landscape has a low risk of fire as the Torquay settlement protects the site from the west, the wetland areas protect the site from the east, the Southern Ocean to the south and the flower farm and roads to the north.

At a local level, the coastal scrub to the south is the predominant classified vegetation within 150m of the site. A small amount of grassland is located to the north.

The proposal is for eight different sites within the golf course to be reallocated to residential allotments. In summary the proposed sites should be designed with the following recommendations.

Site A-Minimum BAL29. Removal of scrub to create 13m defensible space between building and scrub, including road; or

Minimum BAL19. Removal of scrub to create 19m defensible space between building and scrub, including road; or

Minimum BAL12.5. Removal of scrub to create 27m defensible space between building and scrub, including road.

Site B- Minimum BAL-LOW. No defensible space requirements.

Site C- Minimum BAL-LOW. No defensible space requirements.

Site D- Minimum BAL-12.5. No defensible space requirements.

Site E- Minimum BAL-12.5. No defensible space requirements.

Site F- Minimum BAL-LOW. No defensible space requirements.

Site G- Minimum BAL-LOW. No defensible space requirements.

Site I- Minimum BAL-LOW. No defensible space requirements.

Site J- Minimum BAL-LOW. No defensible space requirements.

Site K- Minimum BAL-LOW. No defensible space requirements.

Site TH- Minimum BAL-12.5. No defensible space requirements.