

BUSHFIRE EMERGENCY MANAGEMENT PLAN – CAPE BRIDGEWATER HOTEL DEVELOPMENT

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South Coast Bushfire Consultants

South Coast Bushfire Consultants

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DEFINITIONS, ABBREVIATIONS AND ACRONYMS

AS 3959-2018 – Australian Standard AS 3959 -2018 Construction of buildings in bushfire-prone areas.

CFA – Country Fire Authority

Clause – A clause relates to a specific piece within the planning scheme.

Clause 44.06 – Bushfire Management Overlay

Clause 53.02 – Planning for Bushfire

Clause 13.02 – Environmental Risk – Bushfire

DEPI – Department of Environment Planning and Infrastructure (now DELWP)

DELWP – Department of Environment, Land, Water and Planning

BAL – Bushfire Attack Level

BPA – Bushfire Prone Area

BMO – Bushfire Management Overlay

BMS – Bushfire Management Statement

Method 1 – refers to methodology in AS 3959-2018 for determining a BAL with a number of predetermined inputs.

Method 2 – refers to methodology in AS 3959-2018 for determining a site specific BAL

Pathway 1 – refers to an application pathway in Clause 53.02 of the planning scheme.

Pathway 2 – refers to an application pathway in Clause 53.02 of the planning scheme.

Planning Practice Note – a guide for using various sections of the planning scheme prepared by DTPI

RA – Responsible Authority

SCBC – South Coast Bushfire Consultants

Total Fire Ban Day – is declared by CFA on days when fires are likely to spread rapidly and could be difficult to control.

Shelter-In-Place – will be known as Central Hotel Building

Bushfire Emergency Management Plan – Cape Bridgewater Hotel Development

1. INTRODUCTION

This Bushfire Emergency Management Plan (BEMP) documents the Bushfire Emergency Management Response to the proposed hotel development by the Australian Tourism Pty Ltd as Trustee for the Australian Tourism Trust at Blowholes Road, Cape Bridgewater.

It is important to note that this BEMP has been prepared as part of the planning process. The BEMP addresses proposed permit conditions and the bushfire emergency response. The BEMP has been developed in conjunction with the Bushfire Management Statement (16/12/19) that details the surrounding bushfire hazards and associated bushfire risk to the proposed hotel development. The internal design, layout and operation of the site will be refined throughout the planning, construction and operational stages and this BEMP will need to be updated to reflect the final details of the development.

The BEMP forms a holistic approach to risk mitigation and outlines managements response to bushfire risk. Including actions prior to the declared bushfire season and during the declared bushfire season.

The BEMP gives significant weight to the state governments risk reduction measures including forecasted Fire Danger Ratings and weather forecast information from the Bureau of Meteorology (BOM).

The key objective of this plan is to ensure that human life is prioritized and protected in the event of a bushfire impacting the site.

The site proposes to offer the permanent and seasonal community protection in the event of a bushfire emergency at Cape Bridgewater.

2. EXECUTIVE SUMMARY OF BUSHFIRE EMERGENCY RESPONSE

The BEMP has been prepared to enable Australian Tourism Pty Ltd as Trustee for the Australian Tourism Trust to respond to the bushfire hazards impacting the proposed hotel development at Cape Bridgewater.

The development is located on the southern boundary of the existing township area of Cape Bridgewater and is identified in the Cape Bridgewater Structure Plan (Amendment C92) (Glenelg Shire 2018) as a site for 'Potential Tourism Feature / Accommodation Node'.

The development comprises of the following:

1. 18 Resort Villas including 5 x 1 bedroom and 13 x 2 bedrooms,
2. Hotel buildings that including 88 rooms, spa, swimming pool, retail, food and beverage facilities,
3. Restaurant,
4. Underground Carpark, and
5. Services Hub.

The development site is within the Bushfire Prone Area (BPA) of Victoria and all development must respond to Clause 13.02 from the State Planning Policy Framework.

Consultation was undertaken with local CFA on the 30th of September 2018 at Portland in the council offices and on the 8th of October at the Camperdown CFA station with CFA staff responsible for strategic planning.

The Cape Bridgewater community does not currently have a Neighbourhood Safer Place and is listed in the Glenelg Municipal Fire Management Plan as a township at high risk from bushfire.

The Australian Tourism Pty Ltd as Trustee for the Australian Tourism Trust has proposed the Shelter-In-Place (central hotel building) (site map in appendix 13.1) can accommodate both the hotel occupants and the community in the event of a bushfire emergency at Cape Bridgewater.

The development at Cape Bridgewater seeks to provide a nature and coastal immersion experience set in a unique architectural setting. The vegetation management, main hotel buildings and 16 of the 18 Villas present an enhanced response to bushfire mitigation through managing defensible space for a BAL of 12.5 and BAL Low and a construction response of BAL 40 for all development.

The restaurant and the two coastal villas at the scrub interface require an unspecified alternative measure, in the form of emergency management arrangements to meet the objectives of the BMO, Clause 53.02 and Clause 13.02.

1. Two Coastal Villas

The construction of two coastal villas to a BAL of 40 with BAL 40 defensible space. The 40kW/m² exposures are mitigated through the availability to retreat to the central hotel building and through a reduced occupancy during Code Red and Extreme fire danger days as detailed in the BEMP.

The northern and western aspects are exposed to reduced radiant heat exposures and this is the direction of retreat.

2. Restaurant

The Restaurant is considered pivotal to the unique offering of the hotel development. Embedded in the hill side and accessed through a large underground tunnel from the

central hotel building. The restaurant emerges from the hill side with a solid glass frontage.

The restaurant does not propose to manage defendable space due to;

- the significance of the native vegetation in the coastal interface,
- The desire to provide a nature emersion experience, and
- the limited pane size of flame zone approved glass.

The restaurant will be constructed to a BAL of 40.

The restaurant is exposed to coastal scrub vegetation to the north east, east and south east. The greatest exposure is to the east. Bushfire weather is not consistent with an easterly direction.

The flame zone exposures to the restaurant are mitigated through the emergency management arrangements and the ability to retreat safely through an underground tunnel to the central hotel building.

The north west, west and south west aspects of the restaurant are exposed to low radiant heat levels (BAL 12.5 and BAL Low).

The landscape assessment has determined the site is within a landscape that is not at a high risk from bushfire. The dominant vegetation type in the landscape is grassland and there are no large areas of unmanaged forest or woodland within the surrounding landscape. The closest forest vegetation is 4km from the site. The most likely directions a fire would impact the site is from the north or south west. The coastal scrub interface to the east presents as the closest hazard, however, easterly winds do not correspond with extreme bushfire weather.

The design of the development has a number of passive and active measures proposed to enhance the protection of human life and property. These including:

1. Passive Measures

- Manage a large area of the site to a low threat condition in accordance with defendable space conditions from Table 6 to Clause 53.02-5. Reducing the impacts from a landscape bushfire and the provision of areas exposed to low levels of radiant heat (BAL Low).
- Manage an irrigated 25m buffer with access roads around the north, south and western boundary to provide emergency services with enhanced protection zones for fire fighting purposes.
- Construction standard of BAL 40 to all buildings including those exposed to BAL Low and BAL 12.5 radiant heat.
- Provision of a Shelter-In-Place building in the central hotel building with defendable space in accordance with Table 3 and 6 to Clause 53.02-5 and a construction response of BAL 40.
- Closure of the Restaurant during a Code Red and Extreme fire danger day.
- Closure of the Coastal Villas during a Code Red and Extreme fire danger day.
- Provide a static water supply estimated to be 350KL to enable a 4 hour supply for hydrants and a 1 hour supply for internal sprinkler system as per AS 2419.1 2017.

2. Active Measures

- Provide a fire hydrant system (compliant with AS2419.1 2017) to facilitate firefighting capacity within the site, the hotel buildings and the Restaurant.
- Commercial sprinkler system throughout the hotel and restaurant.
- Perimeter drip irrigation around the site.
- Implementation of communication plan from BEMP.

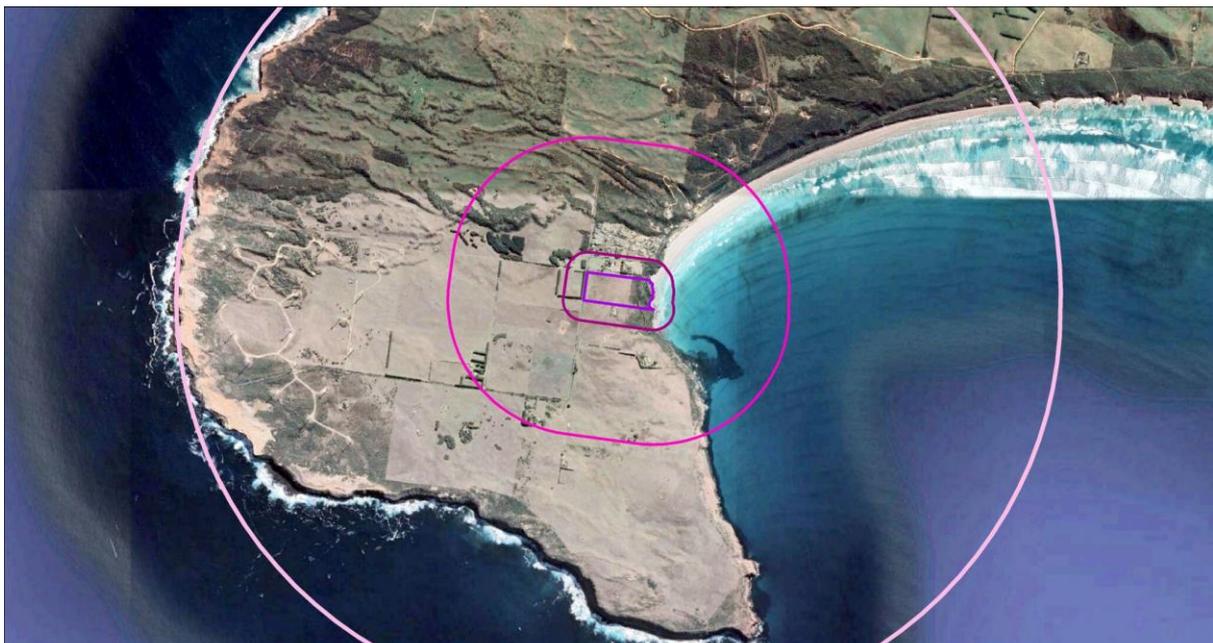
- The BEMP will including an Evacuation Plan and a Standard Operating Procedure for the Shelter-In-Place building. These documents will be developed in the final stages of design.

The proposed BEMP is a staged response in line with state governments risk reduction measures including Fire Danger Ratings and Emergency Warnings. It prioritises the more vulnerable aspects of the development and requires staff training in emergency management.

3. SUMMARY OF THE CAPE BRIDGEWATER HOTEL DEVELOPMENT

3.1 Location

The development is located on the southern boundary of the existing township area of Cape Bridgewater and is identified in the Cape Bridgewater Structure Plan (Amendment C92) (Glenelg Shire 2018) as a site for ‘Potential Tourism Feature / Accommodation Node’.



Bushfire Management Statement
CAPE BRIDGEWATER TOURIST ACCOMMODATION: VEGETATION

- Boundary
- Site Assessment Area - 150m
- Site Assessment Area - 1km
- Site Assessment Area - 3km

File: CapeBmga2020_B_1_Veg_3km | Date amended: 191116 | Coordinate system: GDA_2020_MGA_Zone_54 EPSG: 7854
Bushfire risk analysis: South Coast Building Consultants | Image: Berry and Whyte Surveyors/Glenelg Shire Council, Google Earth | Development proposal: Spowers (Melb) TP07 dated 14 November 2019
Other data: Government of Victoria, Geoscience Australia
PREPARED BY OBLIQUA PTY LTD FOR SOUTH COAST BUSHFIRE CONSULTANTS. All features and dimensions shown on this map are approximate and must be verified on site, using where applicable calculations provided in the report for this site. obliqua pty ltd and South Coast Bushfire Consultants, and their directors, employees and contractors accept no liability for loss or damage resulting from use of this map, whether due to unintended inaccuracy, error or omission or any other cause.



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3.2 Occupancy

The peak period is anticipated to fall throughout the Australian summer school holiday period and is with the fire danger period for southern Victoria.

The hotel occupancy is anticipated to have the following number of people during peak periods:

- 18 Resort Villas including 5 x 1 bedroom and 13 x 2 bedrooms = 62 guests
- Hotel buildings that including 88 rooms, spa, swimming pool, retail, food and beverage facilities = 176 guests
- Restaurant with 60 seating capacity = 60 (anticipated to be hotel guests)
- Staff = 35 (estimated figure)

The maximum occupancy of the site is anticipated to be approximately 273 people during peak periods.

The site will provide protection for the permanent and seasonal community and the estimated numbers of people include the following:

- 80 permanent residents (Cape Bridgewater Structure Plan 2018), and
- 300 additional visitors to the area (camping, caravanning, holiday home rentals).

3.3 Code Red and Extreme Fire Danger Days

The Restaurant and the two coastal villas to the east of the main hotel will not be occupied on a Code Red and Extreme Fire Danger Day.

The closure of these facilities is detailed in the attached communications plan.

The hotel does not propose to close on Code Red or Extreme fire danger days.

3.4 Shelter-In-Place

The Shelter-In-Place building is the central hotel building, this building is constructed to a BAL of 40 and is surrounded by defensible space distances to limit radiant heat exposure to 12.5kW/m² under the state-based risk parameter for bushfire (FFDI 100).

The central hotel building is 970m² in area. Based on the publication produced by the Australian Building Codes Board (ABCB) 'Design and Construction of Community Bushfire Refuges' (2014) the maximum capacity is 0.75m² per person. An area of 970m² would enable approximately 1,290 people as a single-story building.

Given the multipurpose use of the building it would not likely hold 1,290 people. This figure would be reduced; however, it does demonstrate the building has the capacity to provide shelter for all occupants of the hotel during peak occupation and the community including additional seasonal visitors to Cape Bridgewater.

4. SUMMARY OF BUSHFIRE EMERGENCY MANAGEMENT RESPONSES

The bushfire emergency response strategy adopts a tiered approach, based on the Fire Danger Period being declared and the Fire Danger Ratings (FDR) as well as actions when a fire is in the surrounding landscape or threatening the site.

Risk	Forest Fire Danger Index (FFDI)	Summary of actions
Pre- Fire Danger Period		Staff training and induction, Scenario Testing, Grounds maintenance, Building maintenance
Total Fire Ban Days (TFB)		Communication Plan Total Fire Ban day
Fire Danger Rating (FDR) – Low-moderate		Chief Warden to monitor the Vic Emergency App (use the 20km watch zone).
FDR - High	12-24	Chief Warden to monitor the Vic Emergency App (use the 20km watch zone).
FDR- Very High	25-49	Chief Warden to monitor the Vic Emergency App (use the 20km watch zone).
FDR - Severe	50-74	Implement Communications Plan. Chief Warden to monitor the Vic Emergency App (use the 20km and 50km watch zone). Visual assessment – look outside in the surrounding area for smoke.
FDR - Extreme	75-99	Implement Communications Plan Chief Warden to monitor the Vic Emergency App (use the 20km and 50km watch zone). Closure of Restaurant and Coastal Villas. Visual assessment – look outside in the surrounding area for smoke. Prepare Shelter-In-Place Building.
FDR – Code Red	100-120	Implement Communications Plan Chief Warden to monitor the Vic Emergency App (use the 20km and 50km watch zone). Visual assessment – look outside in the surrounding area for smoke. Closure of Restaurant and Coastal Villas. Prepare Shelter-In-Place Building.
A Local Bushfire Event within 20km of the site.		Implement Communications Plan.

		<p>Chief Warden to monitor the Vic Emergency App.</p> <p>Activate Shelter-In-Place.</p> <p>Assess location of the fire, the current wind direction, forecasted wind direction and direction the fire is traveling.</p>
A Local Bushfire Event within 10km of the site.		<p>Implement Communications Plan.</p> <p>Chief Warden to monitor the Vic Emergency App.</p> <p>Activate Shelter-In-Place.</p> <p>Closure of Restaurant and Coastal Villas.</p> <p>Activate drip irrigation system to increase soil moistures.</p> <p>Assess location of the fire, the current wind direction, forecasted wind direction and direction the fire is traveling.</p>

5. ROLES AND RESPONSIBILITIES

5.1 Emergency Planning Committee

An Emergency Planning Committee (EPC) will be established to co-ordinate and oversee all emergency management within the hotel. The EPC will be composed of key staff members that will take command of the Bushfire Emergency Management Plan including the following:

- Follow communication plans for Severe, Extreme and Code Red Fire Danger Days.
- Detail the roles and responsibilities of staff upon the declaration of a bushfire emergency.
- Appoint the roles of Chief Warden and Deputy Warden. These staff members will be part of the EPC and will have the authority to order an evacuation.
- Ensure appropriate staff have first aid qualifications.
- Ensure a representative from the Restaurant is on the EPC.

The Emergency Planning Committee must have the Vic Emergency App installed on their mobile phones with a 50km and 20km watch zone set around the hotel development at Cape Bridgewater.

4.1.1 Emergency Planning Committee and First Aid Providers

Role	Staff Member	Telephone Contact
Chief Warden		
Deputy Warden		
First Aid		
Area Warden		
Area Warden		

4.1.2 Roles and Responsibilities

Role	Name	Contact Detail	Responsibility during the Bushfire Season	Reports to	Delegated Roles
Chief Warden			<ul style="list-style-type: none"> - Monitor the Fire Danger Rating - Monitor bushfire warnings. - Determine appropriate response to a bushfire threat. - Initiate Emergency Procedures. - Notify appropriate Emergency Service (CFA, SES, Vic Pol). - Ensure the Deputy Warden is notified, and all staff have been notified of their roles. - Ensure the Deputy Warden has prepared the Shelter-In-Place location for bushfire. - Any other action as considered necessary or as directed by Emergency Services. - Prepare the Shelter-In-Place Building prior to a Code Red and Extreme Fire Danger Day. - Undertake the Communications Plan in the lead up to a Code Red, Extreme and Sever Fire Danger Day. 	Emergency Services (CFA, SES, Vic Pol)	Assembly to the Shelter-In-Place location.
Deputy Warden			<ul style="list-style-type: none"> - Undertake the Chief Warden responsibilities if the Chief Warden is unavailable. - Prepare the Shelter-In-Place building. - Assist movement of occupants and staff to evacuate or to the Shelter-In-Place location when directed by the Chief Warden. 	Chief Warden and Emergency Services	Possibly – assembly at the Shelter-In-Place location.
Assistant Wardens			<p>Act on instructions from Chief Warden. Report to the Chief Warden when tasks have been completed.</p>	Chief Warden and Deputy Warden	Ensure efficient assembly at Shelter-In-Place Location.

			Assist other Wardens and Deputy Warden where required.		
Communications			- Distribute information at the direction of the Chief Warden and in line with the bushfire communications plan.		

6. TRAINING AND EXERCISES

All Cape Bridgewater Hotel Development Staff must be familiar with this BEMP and the procedures and response required during each fire danger day and in the event of an impacting bushfire.

- An annual meeting facilitated by the EMC will include the following topics:
- Bushfire awareness,
- Designation of all roles,
- Evacuation procedures,
- The location of the bushfire Shelter-In-Place building on the site,
- Shelter-In-Place procedures,
- Use of fire-fighting equipment,
- Understanding the nature of warnings and alerts,
- Understanding their role in a bushfire emergency, and
- Ensuring all staff have read and understood this BEMP.

All staff that have a role in emergency management (Chief Warden, Deputy Warden and Wardens) must practice an annual simulated response to a bushfire impact to familiarize themselves with the actions associated with their roles and responsibilities.

The annual exercise must be undertaken before the designated bushfire season is declared (normally November-April).

It is recommended that the local CFA be invited to attend and participate in the exercise.

The simulated bushfire attack must include the use of the following:

- use of the VicEmergency App,
- activation of the Shelter-In-Place building,
- evacuation from the Restaurant,
- evacuation from resort villas,
- BEMP map,
- official warnings (Advice, Watch and Act and Emergency Warning (CFA)).

New staff appointed during the designated bushfire season must be inducted on this BEMP and given training on the details addressed at the annual EMC meeting.

7. PREPAREDNESS

7.1 Seasonal Outlook

The Chief Warden is responsible for being informed about the season outlook to ensure that all preparedness activities are appropriate for the level of risk.

Each year the Bushfire and Natural Hazards Co-operative Research Centre (BNHCRC) issue a report based on its research activities titled 'Southern Australia Seasonal Bushfire Outlook' which includes scientific based long-term predictions of both influencing weather and bushfire behavior characteristics for the forthcoming bushfire season.

It is recommended that this BEMP be assessed annually by the EMC and the intended use be considered in light of the BNHCRC Southern Australian Season Bushfire Outlook.

7.2 Site Preparations

Reducing fuel loads has a large impact on the severity of a bushfire impacting the site. Managing vegetation within the site will improve the resilience of built structures throughout the site including the Shelter-In-Place building (Central Hotel Building).

The Bushfire Management Plan for the site prepared by South Coast Bushfire Consultants dated the 22nd November 2019 requires extensive areas within the site are managed as per defensible space conditions.

7.3 Staff Mobile Phones

Ensure that all Emergency Management Committee staff mobile phones have Vic EmergencyApp downloaded and have set a 50km and 20km watch zone around the Cape Bridgewater Hotel Development. Ensure that all staff have the Chief Warden and Deputy Wardens mobile phone numbers stored in the contacts.

7.4 Shelter-In-Place Building

The central hotel building is constructed to a BAL of 40 with defensible space in accordance with Table 3 to Clause 53.02-5 to limit radiant heat exposures.

The hotel buildings including the central hotel building is fitted with a compliant hydrant system in accordance with the *Australian Standard AS 2419.1 2017 Fire Hydrant installations system design, installation and commissioning*.

The central hotel building has the capacity to provide shelter to the community of Cape Bridgewater in the event of a bushfire. The residents of the town do not currently have a highly defensible BAL rated building to retreat to in the event of a bushfire emergency. The emergency management arrangements include use of the facility by the permanent and seasonal community.

7.5 Fire Fighting Equipment

Prior to the declared bushfire period all fire fighting equipment must be audited for compliance and checked it is in good working condition.

The fire fighting equipment for the site will be in accordance with the requirements from the Building Code of Australia for a commercial hotel building.

8. FIRE DANGER RATINGS AND BUSHFIRE INFORMATION

The communication plan is based on the forecasted Fire Danger Ratings for the forecast district of the South West.



Figure 1 – Victoria's fire danger rating scale

The FDR is a prediction of a fire's behavior (once started) including an assessment of the difficulty in extinguishing it.

It provides information on:

- Potential Impact – the type of threat bushfires may pose to life and property on any day given the forecast weather conditions.
- Fire Behavior- the sort of bushfire behavior that could be experienced on that day and the difficulty of suppressing a fire burning under those conditions.
- Recommended Actions – the recommended actions for people living or located in the relevant FDR district, principally focused on advice relating to leaving the area/district.

Throughout the declared Fire Danger Period the Chief Warden is required to check the daily Fire Danger Rating (FDR) and Total Fire Ban (TFB) status of the South West District.

During the declared Fire Danger Period the Chief Warden and Deputy Warden must continually monitor the Emergency Management Victoria website for fire activity.

Visual assessment is critical, and all staff should be notified to be bushfire aware and report any smoke or fire activity to the Chief Warden.

During Code Red and Extreme Fire Danger Days the Chief Warden and Deputy Warden must monitor the conditions on an hourly basis.

8.1 Bushfire Information Sources

Contact	Phone		
Emergency (Police, Fire, Ambulance)	000		
Bushfire Information	Vic Emergency Hotline 1800 226 226 National Relay Service – 133 677 (if you are deaf, hard of hearing or have a speech impediment) Translating and interpreting service – 131 450		
SES	132 500		
Organisation	Website Address	Phone	Description
VicEmergency Management (Warnings, incidents and planned burns)	www.emergency.vic.gov.au	Hotline 1800 226 226	Warnings, incidents and planned burns are all displayed on the VicEmergency website – the single location for all emergency information in Victoria.
Vic Roads – Road closures	www.alerts.vicroads.vic.gov.au		On this website you will find information about unplanned (emergency) road closures and traffic alerts. It is Victoria's official source of information about roads and traffic during incidents and emergencies that may impact road users.
Department of Environment, Land, Water and Planning (DELWP)	www.delwp.vic.gov.au		Latest information on current fires on public land, including threat alerts, warnings and community meetings
Bureau of Meteorology	www.bom.gov.au/vic/		Victorian Weather and Warnings.
Department of Health	www.health.vic.gov.au/emergency		This site has important information for the bushfire season from the Department of Health and Human Services.
State Emergency Service (SES)	www.ses.vic.gov.au		Floods, severe storms, earthquakes, road accident rescue, search and rescue and other emergency support.

Victorian Country Fire Authority (CFA)	www.cfa.vic.gov.au		Provides advice and warnings.
Victoria Police	www.police.vic.gov.au		Information for motorists travelling in a bush fire environment - access during road closures.
Australian Red Cross	www.redcross.org.au		Includes information about relief centres, registering and comforting evacuees and first aid care.
Social Media Sources			
CFA Facebook page			
SES Facebook page			
Vic Emergency Facebook page			
APP's			
VicEmergency App for bushfire warnings and other emergencies for mobile phones and tablets			
Twitter			
Bureau of Meteorology App			
Emergency Broadcasters			
ABC Melbourne 774 AM			

9. COMMUNICATION PLAN

An essential component of emergency management planning is providing accurate timely information that is consistent with lead emergency management agencies to ensure consistency of messaging. The following communications plan demonstrates how the Hotel Development will communicate with existing occupants of the Hotel Development and people with future bookings with the hotel to fall on the days forecast to be Code Red, Extreme and Severe fire danger days.

The Hotel Development booking system records contact details including mobile phone numbers and emails that enables management to send group messages in times of emergency or to issue warnings.

Audience	Channel	Responsibility	Key Messages	Key Messages	Key Messages
			Code Red Day (forecast 3 days prior)	Extreme Day (forecast 3 days prior)	Severe Day (forecast 3 days prior)
STAGE ONE: 3 days prior to a Code Red Day, Extreme or Severe Day					
ALL	SMS, Email and notice boards at the Shelter-In-Place (Central Hotel Building)	Hotel Manager	A Code Red Fire Danger Day has been forecast and it is recommended you stay informed of your bushfire risk.	An Extreme Fire Danger Day has been forecast and it is recommended you stay informed of your bushfire risk.	
STAFF	Staff Meetings	Hotel Manager	<ul style="list-style-type: none"> Prepare your staff for extreme heat. If staff are outdoors, remind them to protect themselves from the sun by covering exposed skin with lightweight clothes, wearing a hat, sunglasses, sunscreen and take water with them. 		

VULERNABLE PEOPLE	Face-to-face communication	Hotel Manager	<ul style="list-style-type: none"> • People over 65, babies, young children and those who already have a medical condition or take certain medications. • For more information visit www.betterhealth.vic.gov.au. 		
CURRENT HOTEL OCCUPANTS	Face to Face Communication, SMS, Email and notice boards at the Shelter-In-Place (Central Hotel Building)	Hotel Manager	<ul style="list-style-type: none"> • Expect extremely hot, dry and windy conditions. • If a fire starts and takes hold, it will be uncontrollable, unpredictable and fast moving. Spot fires will start, move quickly and will come from many directions. • If leaving the area make an informed decision about when you will leave, where you will go, how you will get there – safe townships are located at Portland (19km), Warrnambool (117km) and Geelong (300km). 		
	<p>SMS and Email through Booking System</p> <p>Face to Face Communication</p> <p>Notice boards at the Shelter-In-Place (Central Hotel Building)</p>	Hotel Manager	Forward any State Government Health Warnings that are issued by DHHS.	Forward any State Government Health Warnings that are issued by DHHS.	Forward any State Government Health Warnings that are issued by DHHS.

<p>EXISTING, & FUTURE (present on the forecast day) HOTEL OCCUPANTS</p>	<p>SMS and Email through Booking System</p> <p>Face to Face Communication (Code Red Only)</p> <p>Notice boards at the Shelter-In-Place (Central Hotel Building)</p>	<p>Hotel Development Manager</p>	<ul style="list-style-type: none"> • A Code Red Day has been forecast for <i>(insert day)</i>. • A Code Red Day signals the worst possible bushfire conditions. • The safest place to be is away from high risk areas. • If leaving, relocation the night before is the safest option. • Be prepared for fire, monitor conditions and follow the VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450. 	<ul style="list-style-type: none"> • An Extreme Fire Danger Day has been forecast for <i>(insert day)</i>. • The safest place to be is away from high risk areas. • If leaving, relocation the night before is the safest option. • Be prepared for fire, monitor conditions and follow the VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450. 	
<p>EXISTING, & FUTURE (present on the forecast day) Occupants of the Coastal Scrub Resort Villas</p>	<p>Phone, SMS and Email through Booking System</p>	<p>Hotel Development Manager</p>	<ul style="list-style-type: none"> • A Code Red Day has been forecast for <i>(insert day)</i>. • A Code Red Day signals the worst possible bushfire conditions. • The hotel policy states that the resort villa you have booked cannot be occupied during a Code Red Fire Danger Day. 	<ul style="list-style-type: none"> • An Extreme Day has been forecast for <i>(insert day)</i>. • The hotel policy states that the resort villa you have booked cannot be occupied during an Extreme Fire Danger Day. 	

			<ul style="list-style-type: none"> • Please contact the hotel to arrange an alternative booking. 	<ul style="list-style-type: none"> • Please contact the hotel to arrange an alternative booking. 	
RESTAURANT BOOKINGS and STAFF	Phone, SMS and Email through Booking System	Restaurant Manager	<ul style="list-style-type: none"> • A Code Red Day has been forecast for <i>(insert day)</i>. • A Code Red Day signals the worst possible bushfire conditions. • The hotel policy states that the Restaurant will not operate during a Code Red Fire Danger Day. • Please contact the hotel to arrange an alternative booking. 	<ul style="list-style-type: none"> • An Extreme Day has been forecast for <i>(insert day)</i>. • The hotel policy states that the Restaurant will not operate during an Extreme Fire Danger Day. • Please contact the hotel to arrange an alternative booking. 	

STAGE TWO: 1 day prior to a Code Red, Extreme and Severe Fire Danger Day					
			Code Red Day	Extreme Day	Severe Day
EXISTING, & FUTURE (present on the forecast day) HOTEL OCCUPANTS	SMS and Email through Booking System	Hotel Development Manager	<ul style="list-style-type: none"> • A Code Red Day has been declared. • A Code Red Day signals the worst possible bushfire conditions. • The safest place to be is away from high risk areas. • If leaving, relocation the night before is the safest option. • Be prepared for fire, monitor conditions and follow the VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450. 		
EXISTING, & FUTURE (present on the forecast day) OCCUPANTS of the COASTAL SCRUB VILLAS	Phone, SMS and Email through Booking System	Hotel Development Manager	<ul style="list-style-type: none"> • A Code Red Day has been declared for <i>(insert day)</i>. • A Code Red Day signals the worst possible bushfire conditions. • The hotel policy states that the resort villa you have booked cannot be occupied during a Code Red Fire Danger Day. 	<ul style="list-style-type: none"> • An Extreme Day has been declared for <i>(insert day)</i>. • The hotel policy states that the resort villa you have booked cannot be occupied during an Extreme Fire Danger Day. • Please arrange to vacate the villa by 9am tomorrow <i>(insert day)</i>. 	

			<ul style="list-style-type: none"> • Please arrange to vacate the villa by 9am tomorrow (<i>insert day</i>). 		
RESTAURANT BOOKINGS and STAFF	A frame sign in the Central Hotel Building and at the entrance to the tunnel accessing the Restaurant.	Restaurant Manager	<ul style="list-style-type: none"> • A Code Red Day has been forecast for (<i>insert day</i>). • A Code Red Day signals the worst possible bushfire conditions. • The Restaurant will be closed during a Code Red Fire Danger Day. 	<ul style="list-style-type: none"> • An Extreme Day has been forecast for (<i>insert day</i>). • The Restaurant will be closed during an Extreme Fire Danger Day. 	

STAGE THREE: Code Red, Extreme or Severe Day					
			Code Red Day	Extreme Day	Severe Day
HOTEL OCCUPANTS	<p>SMS and Email through Booking System</p> <p>Face to Face Communication</p> <p>Notice boards at the Shelter-In-Place (Central Hotel Building)</p>	Hotel Manager	<ul style="list-style-type: none"> • TOTAL FIRE BAN is in place • Today has been declared a CODE RED FIRE Danger Day • Stay informed by following: VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450. 	<ul style="list-style-type: none"> • TOTAL FIRE BAN is in place • Today has been declared an EXTREME FIRE Danger Day • Stay informed by following: VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450. 	<ul style="list-style-type: none"> • TOTAL FIRE BAN is in place • Today has been declared a SEVERE FIRE Danger Day • Stay informed by following: VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450.
EXISTING, & FUTURE (present on the forecast day) Occupants of the Coastal Scrub Resort Villas	Phone, SMS and Email through Booking System	Hotel Development Manager	<ul style="list-style-type: none"> • A Code Red Day has been declared. • A Code Red Day signals the worst possible bushfire conditions. 	<ul style="list-style-type: none"> • An Extreme Day has been declared. • Please arrange to vacate the villa by 9am. 	

			<ul style="list-style-type: none"> • Please arrange to vacate the villa by 9am. 		
RESTAURANT BOOKINGS and STAFF	Phone, SMS and Email through Booking System	Restaurant Manager	<ul style="list-style-type: none"> • A Code Red Day has been declared • The Restaurant is closed. 	<ul style="list-style-type: none"> • An Extreme Day has been declared. • The Restaurant is closed. 	
Community	Overflow Parking Signage at the front gate.	Hotel Manager	<ul style="list-style-type: none"> • Signage at the front gate to direct overflow carparking by the community. 		

FIRE IN THE LANDSCAPE – likely to impact the hotel development.			
Staff	Telephone	Chief Warden	<ul style="list-style-type: none"> • A fire identified in the landscape. • Activate Emergency Management Plan. • Stay alert and follow instructions by the Chief and Deputy Wardens. • Stay informed by following: VicEmergency APP or tune into ABC Local Radio
CFA Local & Regional	Telephone	Chief Warden	<ul style="list-style-type: none"> • Notify the local CFA of estimated number of occupants.
FUTURE HOTEL DEVELOPMENT BOOKINGS	SMS and Email through Booking System	Chief Warden	<ul style="list-style-type: none"> • Notify people who have bookings in the up and coming days that there is fire in the landscape. • Recommended that they DO NOT access the area if the fire is expected to impact the hotel development. This information can likely be accessed through CFA agencies but is not guaranteed.
HOTEL OCCUPANTS	SMS and Email through Booking System	Chief Warden	Follow directions as per Bushfire Threat and Response section 9 of this report.

STAGE FOUR: After a Bushfire Emergency					
EXISTING, & FUTURE HOTEL DEVELOPMENT OCCUPANTS	SMS and Email through Booking System	Chief Warden	<ul style="list-style-type: none"> • Notify Hotel occupants if and when it is safe to return to their villas and hotel rooms including the coastal villas. • Notify Restaurant Manager when it is safe to re-open the restaurant. 		•

10. BUSHFIRE THREAT ASSESSMENT AND RESPONSE

Where a fire incident has been identified in the 50km or 20km radius around Cape Bridgewater through visual assessment or through a formal warning (Advice, Watch and Act or Emergency Warning) the Chief Warden or Deputy Warden must be notified.

10.1 Process for Identifying the Risk

Responsibility	Action and Description
All Staff	Notify the Chief Warden or Deputy Warden as soon as a fire has been identified in the landscape including visual observations or an Advice, Watch and Act or Emergency Warning is issued.
Chief Warden	The Chief Warden or Deputy Warden must assess the bushfire situation to decide the appropriate action.
Chief Warden	No Threat If the bushfire is assessed as no threat the hotel development will continue to run as normal and continue monitoring the bushfire. The communication plan will be activated.
Chief Warden	Under Threat - Initiate Bushfire Emergency Management Response The Chief Warden or Deputy Warden contacts CFA to seek further information and advice. Activate Shelter-In-Place plan. The Chief Warden or Deputy Warden initiates relocation of occupants to Shelter-In-Place location. Communications Plan is activated.

10.2 Process for Assessment of the Risk

The process for assessing the likelihood of the bushfire incident impacting the site is complex and requires specialist knowledge. Decisions may be required under stressful circumstances and matrix to aid decision making has been developed.

Assess viability of evacuation to the Shelter-In-Place building (central hotel building) with advice regarding, forecasted weather, including wind speed and direction.

The decision-making matrix provides advice regarding evacuation at lower threat levels as it is anticipated that occupants may ask for recommendations regarding evacuation.

Evacuation advice should be received from the CFA as evacuation along the Cape Bridgewater Road where radiant heat from burning scrub and smoke affecting visibility is considered dangerous.

Decision Making Matrix to Assess Evacuation to Shelter-In-Place Building (central hotel building).

 ADVICE ○ An incident is occurring or has occurred in the area ○ Access information and monitor conditions.					
Action	Description	Responsibility	Action	Communication with Hotel Occupants FDR High – Very High	Communication with Hotel Occupants FDR Code Red, Extreme and Severe
Response Level #1	Uncontrolled bushfire generally beyond 20km.	Chief Warden and Deputy Warden	Continue monitoring with regard to wind direction and forecast bushfire weather. Increase monitoring of bushfire information sources. Activate Shelter-In-Place on Severe, Extreme and Code Red Fire Danger Days. Notify Restaurant Management. Notify Coastal Scrub Resort Villa occupants.	<ul style="list-style-type: none"> • A fire identified in the landscape. • An Advice Warning has been issued for Cape Bridgewater. • Stay informed by following: • VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450 	<ul style="list-style-type: none"> • A fire identified in the landscape. • An Advice Warning has been issued for Cape Bridgewater. • Prepare for evacuation to the Shelter-In-Place. • Stay informed by following: • VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450

 WATCH AND ACT					
○ An emergency is developing nearby. ○ You need to take action now to protect yourself and others.					
Action	Description	Responsibility	Action	Communication with Hotel Development Occupants FDR High – Very High	Communication with Hotel Development Occupants FDR Code Red, Extreme and Severe
Response Level #2	Uncontrolled bushfire within 10km of the site or a Watch and Act Warning.	Chief Warden Deputy Warden All Wardens	As a priority evacuate the <u>Restaurant</u> , the <u>Coastal Scrub Villas</u> and the <u>DDA Compliant rooms</u> and <u>DDA Compliant resort villas</u> . Continue monitoring with regard to wind direction and forecast bushfire weather. Increase monitoring of bushfire information sources. Activate Shelter-In-Place on Severe, Extreme and Code Red Fire Danger Days. On Code Red, Extreme and Severe	<ul style="list-style-type: none"> • A Watch and Act Warning has been issued for Cape Bridgewater. • Stay informed by following: • VicEmergency APP or tune into ABC Local Radio. • <u>Prepare for an emergency evacuation to the shelter-in-place building.</u> • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450 	<ul style="list-style-type: none"> • A Watch and Act Warning has been issued for Cape Bridgewater. • <u>Evacuate to the Shelter-in-place building.</u> • Stay informed by following: • VicEmergency APP or tune into ABC Local Radio. • People who are deaf or hard of hearing, or who have a speech/communication impairment can contact VicEmergency Hotline on 1800 555 677. • For help with English, call the Translating and Interpreting Service on 131 450

			FDR start staged evacuation.		
 EMERGENCY WARNING <ul style="list-style-type: none"> ◦ You are in imminent danger and need to take action now. ◦ You will be impacted. 					
Action	Description	Responsibility	Action	Communication with Hotel Development Occupants FDR High – Very High	Communication with Hotel Development Occupants FDR Code Red, Extreme and Severe
Response Level #3	Uncontrolled bushfire close to the site and/or an Emergency Warning has been issued.	Chief Warden Deputy Warden All Wardens	Declare a bushfire emergency, commence evacuation to the Shelter-In-Place.	<ul style="list-style-type: none"> • An Emergency Warning has been issued for Cape Bridgewater. • Evacuate to the Shelter-In-Place location. 	<ul style="list-style-type: none"> • An Emergency Warning has been issued for Cape Bridgewater. • Evacuate to the Shelter-In-Place location.

- It important to understand that impact can occur with little warning and little or no CFA or EMV warnings or notification.

11. EMERGENCY CONTACTS

Name	Responsibility	Phone Number
Police / Fire / Ambulance	Responsible Authority	000
SES		132 500
CFA District 4 Headquarters – 147 Bahgallah Rd, Casterton		03 5554 2309
Victorian Bushfire Information Line		1800 240 667
Powercorp		132 412
Glenelg Shire Council		1300 453 635
Poisons Information Centre		131 126
Interpreter Service		131 452
Worksafe Victoria		132360
Portland & District Hospital Bentinck St, Portland VIC 3305 19km from Cape Bridgewater		(03) 5521 0333

12. REFERENCES

Lapsley, C (2017) Code Red Day: determination processes and communications approach. An overview for Victorian Government Departments and agencies. Emergency Management Victoria. Victorian State Government, Melbourne 2017.

CFA (2012). FSG LUP 0002 Requirements for water supply and access in the Bushfire Management Overlay (BMO). Country Fire Authority, Burwood East, Victoria.

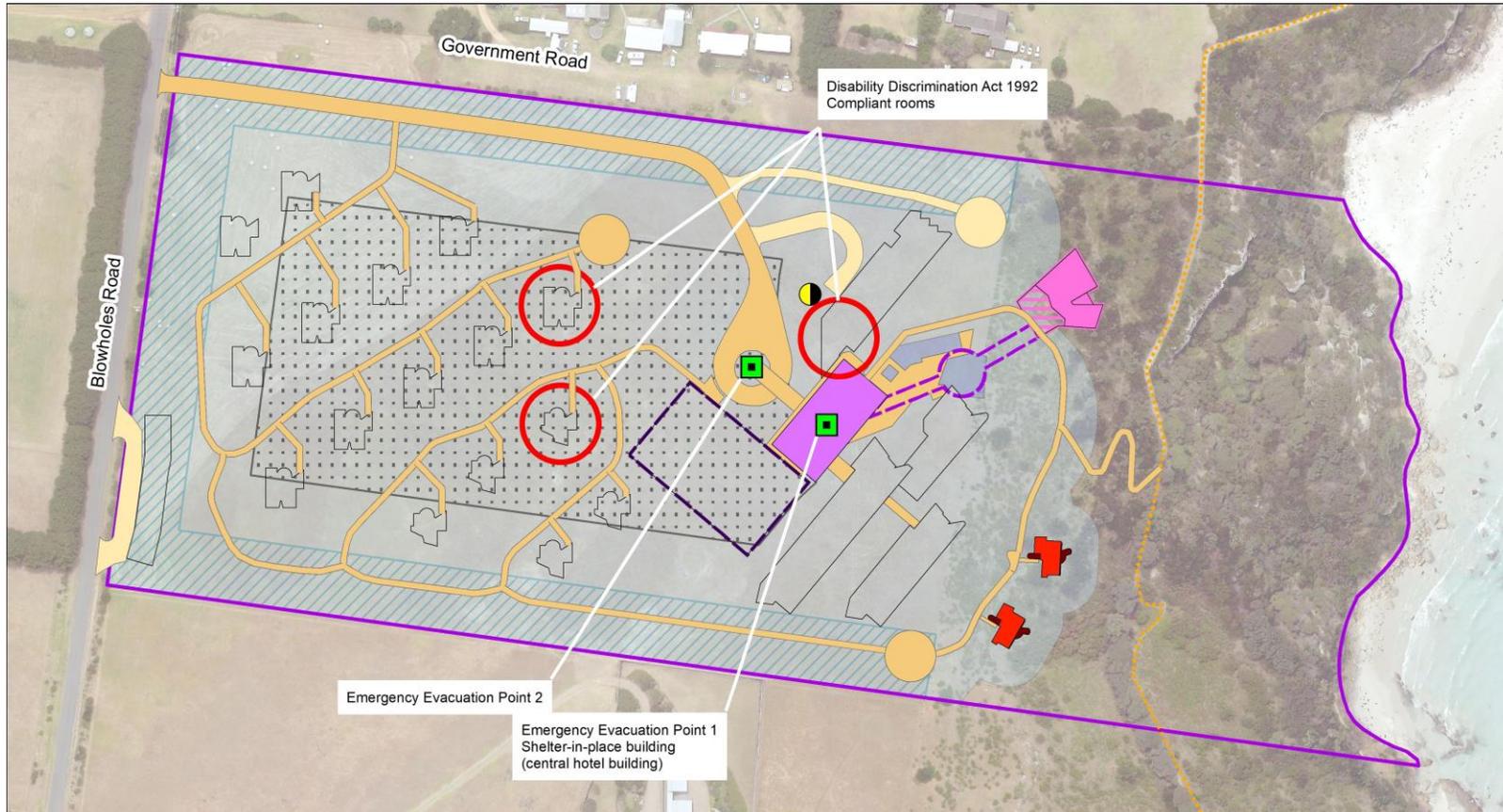
Standards Australia (2007) Australian Standard AS 1530.8.2 Methods for fire tests on building materials, components and structures – Tests on elements of construction for buildings exposed to simulated bushfire attack – Large flaming sources AS 1530.

Standards Australia (2017) Australian Standard AS 2419.1 2017 Fire Hydrant installations system design, installation and commissioning. Standards Australia, North Sydney, New South Wales.

Standards Australia (2018). AS 39359-2018 Construction of Buildings in Bushfire Prone Areas. Standards Australia, North Sydney, New South Wales.

13.APPENDIX

13.1 Emergency Assembly Areas and DDA Compliant accommodation.



Bushfire Management Statement
 CAPE BRIDGEWATER TOURIST ACCOMMODATION: BUSHFIRE EMERGENCY PLAN
 Refer also to Landscape Plan (paths), Access and Water Plan, Services Plan

- | | | | | | | | |
|----------------------|---------|-------------------|----------------------|-----------------------------|------------------------|------------------|------------------|
| Boundary | Access | Guest | Buildings | Restaurant underground | Villa (coastal) - deck | Water | Emergency |
| Defendable space | Service | Restaurant tunnel | Hotel_central | Villa (coastal, 2 bedrooms) | DDA compliant room | Irrigation field | Evacuation point |
| BAL_LOW radiant heat | | Restaurant | Underground car park | Other proposed buildings | Pool | Switch room | |



File: CapeBmga2020_D_8_BushfireEmergencyPlan_Site | Date amended: 191212 | Coordinate system: GDA_2020_MGA_Zone_54 EPSG: 7854
 Bushfire risk analysis: South Coast Building Consultants | Image: Berry and Whyte Surveyors | Development proposal: Spowers (Melb) TP06 dated 4 December 2019
 Services Plan: Irwin/Spowers

PREPARED BY OBLIQUA PTY LTD FOR SOUTH COAST BUSHFIRE CONSULTANTS. All features and dimensions shown on this map are approximate and must be verified on site, using where applicable calculations provided in the report for this site. obliqua pty ltd and South Coast Bushfire Consultants, and their directors, employees and contractors accept no liability for loss or damage resulting from use of this map, whether due to unintended inaccuracy, error or omission or any other cause.

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13.2 Evacuation Plan

The evacuation plan will be developed as the final internal design of the development is undertaken.

The staged evacuation may be undertaken simultaneously across the site, however, priority should be given in the following order.

- Stage 1 – Restaurant.
- Stage 2 – Coastal Scrub resort villas east of the main hotel building.
- Stage 3 – DDA Compliant resort villas and hotel rooms.
- Stage 4 – Resort Villas.
- Stage 5 – Hotel Rooms.

13.3 Standard Operating Procedure (SOP) – Shelter -In-Place location

When the internal design of the central hotel building is finalized a Standard Operating Procedure for the use and operation of this building as a Shelter-In-Place will be developed.

The Shelter-In-Place SOP will outline a floor plan including amenities and location of first aid. The SOP will also outline roles and responsibilities associated with the operation of the SOP.