

COUNCIL DOCUMENT

Municipal Bushfire Place of Last Resort Plan

2025 - 2029

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Date	Version	Revision description
28/10/2025	1.0	New Plan Adopted

1. Introduction and Background

In its Interim Report, the 2009 Victorian Bushfires Royal Commission recommended that 'Neighbourhood Safer Places' (NSP) be identified and established to provide persons in bushfire affected areas with a place of last resort during a bushfire.

In 2015, Emergency Management Victoria added the use of 'Bushfire Place of Last Resort' (BPLR). Alpine Shire Council has chosen to use the term BPLR throughout this document and hence forth, as the term better reflects how these sites are to be used.

A BPLR is not a community fire refuge or emergency relief centre. A BPLR is a place of last resort during the passage of a bushfire and is for people whose bushfire plans have failed. A BPLR is a place of relative safety only and does not guarantee the survival of those who assemble there. Furthermore, there may be serious risks to safety encountered in travelling, and seeking access, to a BPLR during bushfire events.

The *Country Fire Authority Act 1958 [Vic]* (CFA Act) requires the Country Fire Authority (CFA) to certify BPLRs against the CFA's *Neighbourhood Safer Place - Bushfire Place of Last Resort Assessment Guidelines July 2020*, and Victorian councils to identify, designate, establish and maintain suitable sites as NSP-BPLR in their municipal districts.

BPLRs will be assessed by the CFA as providing some protection from immediate risk of direct fire attack, but not necessarily from other risks, such as flying embers.

This Plan is a "Municipal Council Bushfire Place of Last Resort Plan" for the purposes of section 50F(1) of the CFA Act and contains guidelines which have been developed by the Municipal Association of Victoria (MAV) to assist Council in identifying, designating, establishing, maintaining; and decommissioning sites as BPLRs within its municipal district.

This Plan is published on Council's website and is available at Council's municipal offices for public inspection by arrangement during normal office hours free of charge under section 50F(4) of the CFA Act.

2. Steps for Establishing a Bushfire Place of Last Resort

2.1 RESPONSIBILITY

Council is responsible for identifying potential BPLRs within its municipal district under Section 50G(1) of the CFA Act.

The CFA is responsible, under section 50G(5) of the CFA Act, for assessing the identified potential BPLR to ensure it meets the criteria set out in the *Neighbourhood Safer Place – Bushfire Place of Last Resort Assessment Guideline (July 2020)*.

2.2 PROCESS

Council will aim to identify any new potential BPLR's by 30 June each year to allow sufficient time for:

- **Identification and Risk Assessment** – Council identification of potential BPLR and risk assessment;
- **CFA Assessment and Certification** - Assessment and certification of the potential BPLR by the CFA;
- **Council Designation** – Council review of assessment and designation of the potential BPLR location and endorse designation;
- **Establishment** – Establishment of the BPLR, including engagement with the local community, publication of the new site and the erection of signage.

2.3 DESIGNATION CONSIDERATIONS

The community may be the 'driver' of a BPLR in their area, however the CFA assessment and other factors may preclude the community's preferred site.

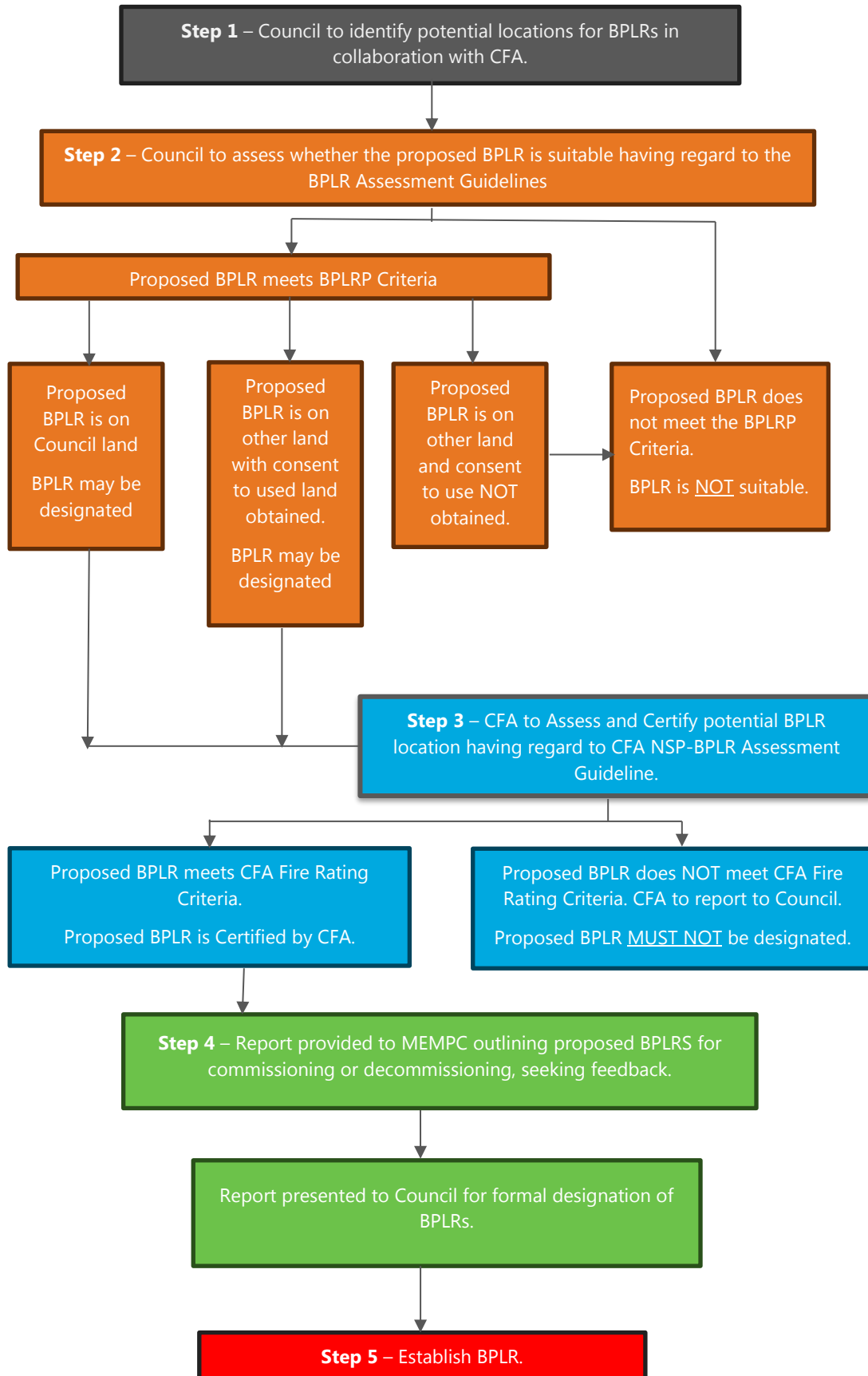
The criteria, by which CFA assesses a BPLR, provides a framework to assist Council to identify locations within the municipality as places of last resort for people to shelter from the immediate life-threatening effects of a bushfire.

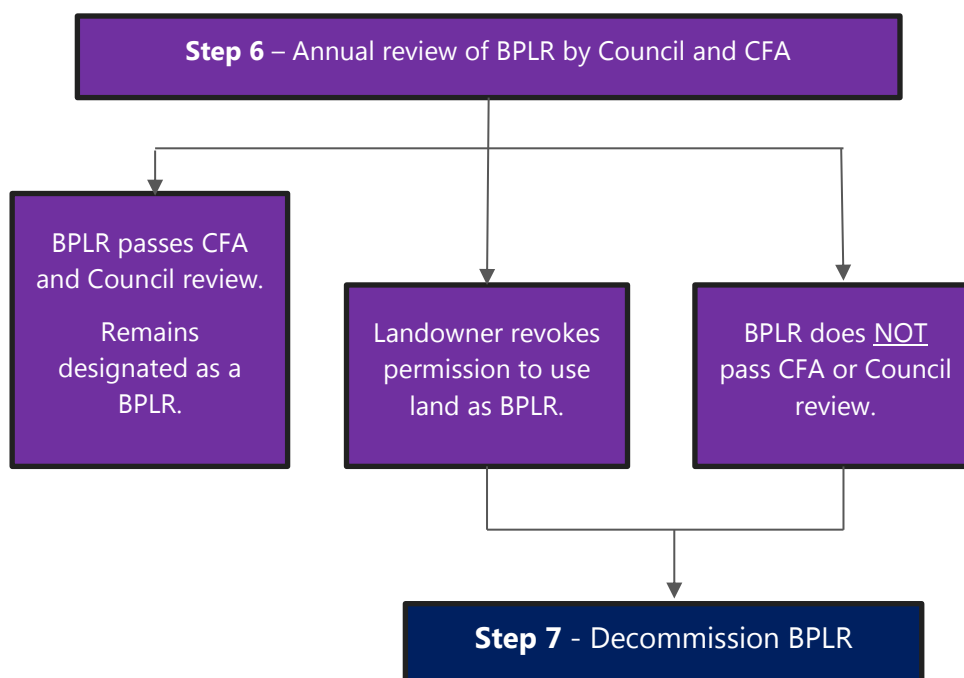
When identifying potential BPLR locations, Council should consider:

- Whether the land on which the potential BPLR is located is Council-owned or non-Council owned land. Where the land is not Council owned a Deed of Consent will be required.
- Use of open space as a BPLR in the first instance before the consideration of the use of buildings.
- Whether there are clear means of access and egress to and from the potential BPLR.
- The environment surrounding the potential BPLR.
- What other uses the potential BPLR has and whether or not those uses could be inconsistent with its designation as a BPLR.

- If there is a determined need for a BPLR identified by the community.
- Whether it will be possible or practicable to open the potential BPLR or otherwise make it available for use on a 24-hour basis during the declared fire danger period.
- The potential for damage to the site during times that it is open and available for use but is not being used as a BPLR.
- The potential costs to Council associated with the previous two points.
- The possibility that a potential BPLR could be used for unintended purposes, such as an Emergency Relief Centre (ERC).

2.4 BPLR PROCESS MAP





3. Identification and Risk Assessment

3.1 IDENTIFICATION

The identification of potential BPLR location must be undertaken by the Municipal Fire Prevention Officer (MFPO) in conjunction with the Emergency Management Coordinator (EMC), Municipal Emergency Management Officer (MEMO) and other relevant Council officers as appropriate.

3.2 RISK ASSESSMENT

The MFPO must assess a potential BPLR in accordance with the factors outlined below to determine whether it is suitable to be designated as a BPLR. Unless a potential BPLR satisfies each of the criteria outlined below, it must not be designated by Council as a BPLR.

A risk assessment is undertaken by the MFPO and EMC using guidance detailed in this section and the Report form in **Appendix 1** to ensure Council has adequately addressed the risk and other considerations.

The risk assessment will require consultation with the Northern Alpine Fire Management Planning Committee (NAFMPC) and Municipal Emergency Management Planning Committee (MEMPC) who can inform the process by providing additional input using available information such as Integrated Fire Management Planning data and/or Victorian Fire Risk Register (VFRR) data.

3.3 CONSENTS AND RIGHTS OF ACCESS

Council Land - If the potential BPLR is on land owned or controlled by Council, appropriate rights of land access and tenure are unlikely to be an issue. However, Council will need to ensure that where Council land is leased or licensed to a third party, that appropriate arrangements are established on reasonable terms with the tenant or licensee permitting Council to use the land as a potential BPLR. In taking these matters into account, Council should consider what alternative uses or arrangements may be made, whether temporarily or semi-permanently, of land under Council control or management.

Crown Land - If the potential BPLR is on Crown land not owned or controlled by Council, the consent of the Crown land manager is required. If the land has been leased or licensed to a third party, the consent of the tenant or licensee to use the site as a potential BPLR will also be required. In obtaining the consent of the relevant Crown land manager, it will be necessary to consider whether or not the Crown Grant or reservation authorises the site to be used as a potential BPLR.

Private Land - Where it is proposed that a potential BPLR is on privately-owned land, the consent of the relevant landowner and/or occupier is required. If the landowner or occupier does not consent to the site being designated and used as a BPLR on terms which are reasonable to the Council, it must not be designated and used.

Deed of Consent

Where a potential BPLR is located on non-Council land, consent, and rights of access need to be negotiated with the owner and, where necessary, the occupier and Council will provide a form of consent to the owner/occupier for their consideration. The Deed of Consent will be required to be approved either by Council through a formal resolution, or by the CEO acting under delegation.

The Deed of Consent may require a contractual licence. This licence may need to address issues such as responsibility for damage, and maintenance of the BPLR.

If agreement cannot be reached for a Deed of Consent, the proposed BPLR should not be designated by Council.

Any Deed of Consent should be reviewed annually.

3.4 ACCESS AND EGRESS

Council must assess whether there is sufficient access to the potential BPLR which will allow:

- Anticipated potential numbers of people to move to and from the site; and

- The CFA and other emergency services to attend the site for asset and personnel protection activities and operations.

In considering whether access and egress routes are adequate, consideration should be given to:

- The condition of the road surface.
- The proximity of the BPLR to major roadways and population centres.
- The type and amount of vegetation along any access routes, and whether that vegetation could be affected by fire, block access to, and pose a risk of harm to those seeking access to the potential BPLR.
- The capacity of access routes to accommodate potentially large numbers of vehicles, and to accommodate potential vehicle breakdowns.
- Parking at the site, considering that a separate area or adequate space may need to be available to ensure pedestrians can move away from areas where vehicles may enter or park.
- Any hazards that may exist for persons accessing the site by foot, including in the buffer zone.
- Any relevant matter contained in Council's Road Management Plan prepared pursuant to the *Road Management Act 2004 [Vic]*.

If appropriate and satisfactory access and egress routes are not available, then the proposed BPLR should not be designated by Council.

When establishing a BPLR, Council will give preference to nominating an open area (ovals, sporting grounds etc) rather than a building for use as an BPLR. The preference of open spaces over buildings is predicated upon potential access and egress issues associated with entry to buildings during a fire. Inability to access a BPLR building may place the community at a higher level of risk if they are dependent on that building in their fire plan.

Where a building is identified as a BPLR, Council will need to be certain that the arrangements established to facilitate access will not be compromised as a result of a failure of process or communication.

Disability Access

Council must consider whether or not there are clear means of access for disabled and mobility impaired persons to the potential BPLR. In considering this issue, regard should be had to such matters as whether or not it would be necessary for cars or other vehicles to enter the BPLR area to allow persons with disabilities to be dropped off within the place.

3.5 MAINTENANCE OF BUSHFIRE PLACES OF LAST RESORT

Council must ensure that the potential BPLR can be maintained in accordance with the criteria considered by the CFA in arriving at its fire rating assessment.

Council should consider whether it has the resources to adequately maintain the total number of proposed BPLRs within the municipal district.

If it is not possible for Council to maintain a potential BPLR, then it must not be designated as such.

When assessing the maintainability of the potential BPLR, consideration should be given to both the BPLR and the surrounding areas that may require maintenance activities to be undertaken on a periodic basis.

3.6 DEFENDABLE SPACE AND FIRE SUPPRESSION

Individuals who use BPLRs do so at their own risk. There should be no expectation that emergency services or Council representatives will attend a BPLR during a bushfire.

Despite this, the potential BPLR should be surrounded by sufficient open space to enable the CFA and other fire services to conduct asset protection and fire suppression operations around the site should resources be available. Any open space should be reasonably free of obstacles which could hinder fire suppression activities. Obstacles may include:

- fences;
- buildings and sheds;
- infrastructure obstacles i.e. railway lines;
- steep inclines in close proximity to the potential BPLR;
- vegetation, particularly large trees; and
- other land formations, including rocks, boulders or knolls which could substantially hinder fire suppression operations.

When assessing the defendable space factor, Council must consider whether or not any additional approvals to clear or lop vegetation are required, under legislation such as the Planning and Environment Act 1987, Flora and Fauna Guarantee Act 1988, *Environment Protection and Biodiversity Conservation Act 1999 [Cth]*. If such approval is required, it must be obtained before the potential BPLR location is designated.

If the proposed BPLR site does not have adequate defendable space around it, and any necessary approvals cannot be obtained, it should not be designated as an BPLR by Council.

3.7 DEFENDABILITY OF BUSHFIRE PLACES OF LAST RESORT

If the potential BPLR is a building, Council must consider if it is likely to be subject to risk from ember attack. As the CFA is not required to assess the risk of ember attack to a building in undertaking the CFA fire rating assessment when certifying BPLR, Council should consider this issue. In considering this issue, Council may need to seek expert advice from appropriately qualified CFA personnel. If there is an appreciable risk of the proposed BPLR being compromised by ember attack which cannot be satisfactorily defended, the building is unlikely to be suitable as a BPLR and should not be designated by Council.

3.8 LIABILITY AND RISK MANAGEMENT

As a matter of prudent risk management, Council should have regard to:

- any additional factors which are relevant to Council's maintenance of insurance coverage for legal claims relating to the identification, designation, establishment, maintenance and decommissioning of a place as an BPLR, as well as travel to a BPLR; and
- any statutory defences to claims.

4. CFA Assessment and Certification

Under section 50G(5) of the CFA Act, the CFA is responsible for assessing potential BPLR locations against the *Neighbourhood Safer Places - Bushfire Place of Last Resort Assessment Guidelines July 2020* ('the Guidelines'). This will be done by appropriately qualified and experienced CFA personnel.

The MFPO is responsible for requesting assessment through the CFA portal. Details can be found in the CFA BPLR Council Portal User Guide.

4.1 CRITERIA

The site assessment provides information on the bushfire hazard - the vegetation type identified according to the Australian Standard AS3959-2018 (AS3959), vegetation height and distance from the boundary of the BPLR, fuel loads and site (effective) slope.

A BPLR should provide protection to people from lethal levels of radiant heat through an appropriate separation distance between the bushfire hazard (vegetation) and the outer edge of the BPLR. The determination of acceptable distances from the hazardous vegetation producing the radiant heat is based on a specific fire design.

Considering the primary purpose of a BPLR is to provide for the protection of human life from a bushfire event, the assessment methodology applied is based on a worst-case scenario of a fire occurring under Code Red (Fire Danger Rating) conditions, without active fire fighter protection.

The key matters to be considered by the CFA under the current CFA Guidelines are:

Open Spaces

- the appropriate separation distance between the outer edge of the potential BPLR and the nearest fire hazard ('Buffer Zone') should be at least 310 metres; or
- an alternative Buffer Zone distance may be prescribed by the CFA, which will ensure that the maximum potential radiant heat impacting on the site is no more than 2 kw/m².

Buildings

- the Buffer Zone between the outer edge of the building and the nearest fire hazard should be at least 140 metres; or
- an alternative Buffer Zone distance may be prescribed by the CFA, which will ensure that the maximum potential radiant heat impacting on the building is no more than 10 kw/m² radiant heat criteria

4.2 ASSESSMENT EXCLUSIONS

The Guideline's criteria do not consider other potential bushfire attack mechanisms (e.g. ember attack), non-vegetation hazards or structural aspects of a building. These matters may, where applicable, be considered within Council's further risk assessment which may be initiated through the MEMPC or sub-committee of the NAFMPC.

5. Council Designation

Following certification of a site by the CFA, receipt of the CFA assessment and any criteria and assumptions which underpin the CFA assessment, Council must determine whether or not to designate a site as a BPLR. Council should not designate a place as a BPLR unless it is satisfied that the place is suitable having regard to the Risk Assessment and MEMPC report.

A BPLR may only be designated by a resolution of the Council, ideally by 31 July each year. This will enable any necessary establishment works to be undertaken.

Council should only decide to accept BPLR assessment and designation when Council is satisfied that:

- the risk assessment undertaken by the MFPO and EMC has adequately addressed the criteria in Section 2.2 of this BPLRP;
- the MEMPC report has been properly reviewed and considered; and
- any necessary approvals have been obtained.

5.1 MEMPC REPORT

To assist in informing Council's decision, the MEMPC must review and consider the results of the risk assessment, as summarised in the MFPO and EMC's report and report from NAFMPC. The MEMPC will provide feedback to Council as to whether CFA assessment and Council designation of the potential BPLR is warranted and supported in the area under consideration.

5.2 DESIGNATION

Once the Council has designated a place as a BPLR, the MFPO must provide an updated list of all designated BPLRs within the municipality to the CFA under section 50K of the CFA Act. This updated list should be provided, by 30 September each year.

5.3 CHECKS

Following designation, Council will inform CFA of their decision for CFA final checks prior to establishment of the BPLR.

MAV will review designation documents and landholder consents (if applicable) and notify CFA when check is complete. CFA GIS will confirm and/or update location details and align special data to inform the CFA website and other spatial data stakeholders.

Once MAV and CFA GIS checks are complete, the location details of the BPLR will be published on the CFA website and Council (and other relevant stakeholders) will be notified.

6. Establishment

BPLRs should be established no later than 30 October OR the beginning of the Fire Danger Period (FDP) each year whichever is earlier.

6.1 PUBLICATION

Upon receipt of a BPLR designated / published notification from CFA, Council will:

- publish the location of the BPLR on the Council website;
- add the BPLR to Council's MEMP;
- include the location of the new BPLR in the NAFMP; and
- add the BPLR to AlpineMap layer.

6.2 SIGNAGE

Council must assess whether it is possible to have signage at the entry to, and in the vicinity of, the potential BPLR. Such signage must generally be in accordance with *Neighbourhood Safer Places - Bushfire Place of Last Resort Signage Manual*. Council may provide further signage and information at the location to inform and support potential users of the BPLR. If signage must be placed on private land, the consent of the landowner will be required.

6.3 COMMUNITY ENGAGEMENT

Once a BPLR has been designated Council will engage the community to ensure the community understands the outcome of the assessment process to identify, designate, establish and maintain an BPLR and explain limitations and risks associated with using a BPLR.

6.4 LIMITATIONS AND RISKS

BPLRs have limitations and do not guarantee safety:

- Sheltering at an BPLR may result in physical injury, psychological trauma or loss of life.
- There are risks to people travelling through a fire affected environment on foot or in a vehicle to a BPLR.
- There are risks to people accessing, sheltering and leaving an BPLR during the passage of the fire front.
- They may have limited capacity to accommodate vehicles and people seeking to access the BPLR.
- They may not adequately cater for animals.
- Emergency services will not necessarily be present.
- They do not provide amenities or services (e.g. food, drink, toilets, medical services).
- They may not cater for special needs (e.g. infants, elderly, ill or disabled).
- They are not an appropriate destination when leaving the area early.
- They are not assessed as a place of shelter from other types of emergencies (e.g. to escape rising floodwaters or as a shelter from severe weather events).
- They may be in the open and therefore provide no protection from the elements, such as high temperatures exposure to sun, high wind, or smoke, ash and embers from the fire.

6.5 COMMUNITY EXPECTATIONS

BPLRs are intended to be accessible during bushfire emergencies without reliance on Council staff or emergency services to facilitate entry or provide support. The community should understand that BPLRs:

- are not staffed;
- do not offer amenities; and
- are not guaranteed to be 'safe'.

Individuals are responsible for their own decisions to access a BPLR and must consider the risks associated with travel during a bushfire. Council must ensure that public messaging reinforces these limitations to avoid unrealistic expectations and reduce risk exposure.

7. Annual Review

The process of BPLR identification is ongoing.

The MFPO must, by 31 August each year, conduct a review of each designated BPLR in its municipal district to determine if it is still suitable to be designated as a BPLR under Section 50J of the CFA Act.

The MFPO must request CFA to undertake an assessment through the CFA portal. Details can be found in the CFA BPLR Council Portal User Guide.

The MFPO must identify any potential new BPLR locations identified as suitable within the municipal district.

8. Decommissioning a Bushfire Place of Last Resort

Section 50J of the CFA Act outlines the circumstances under which a BPLR must be decommissioned:

- **Sub-section 4** – If the CFA’s assessment determines that a designated BPLR is no longer suitable, it must be decommissioned.
- **Sub-section 5** – The Municipal Council may also decommission a designated BPLR if:
 - CFA has certified it, but Council deems it inappropriate on reasonable grounds; or
 - The landowner or occupier withdraws consent for its use as a BPLR (if on non-Council land).

8.1 RESPONSIBILITY

Council is responsible for undertaking the decommissioning process. CFA will determine whether the BPLR meets current standards and notifies Council if it does not. Council then decides whether to upgrade the BPLR to meet requirements or proceed with decommissioning.

8.2 CONDITIONS FOR DECOMMISSIONING

A BPLR must be decommissioned if any of the following apply:

- Council assesses the site as no longer suitable.
- It no longer meets the CFA Rating Guidelines.
- It is on non-Council land and the owner revokes permission.

Before decommissioning, Council should assess as appropriate:

- Whether remedial works can bring the BPLR back to standard, and associated costs.
- Whether an alternative location within the catchment can meet requirements.

If neither option is feasible, decommissioning proceeds.

8.3 COUNCIL RESOLUTION

When any of the conditions in section 8.2 are met, a report is presented to Council recommending and resolving to decommission the BPLR.

8.4 STAKEHOLDER NOTIFICATION

After Council resolves to decommission the BPLR, the MFPO should provide written notice to:

- NAFMPC.
- MEMPC.
- Landowner (if applicable).
- Council's Operations team (to remove signage).

The notice must include:

- The BPLR location.
- The reason(s) for decommissioning.
- A contact for further information.

8.5 COMMUNITY ENGAGEMENT

Council will inform the community about the decommissioning of any BPLRs, explain the reasons, advise on updating personal emergency plans, and provide information about alternative locations and bushfire resources.

8.6 PUBLICATION

Following decommissioning, Council must update:

- Alpine Shire MEMP (remove BPLR listing).
- NAFMP (remove listing).
- Council website.
- AlpineMap (remove decommissioned BPLR).

9. Definitions

BPLR	Bushfire Place of Last Resort
BPLR Plan	Bushfire Place of Last Resort Plan
CEO	Chief Executive Officer
CFA	Country Fire Authority
CFA Act	<i>Country Fire Authority Act 1958 [Vic]</i>
DEECA	Department of Emergency, Environment and Climate Action
EM Act	<i>Emergency Management Act 1986 [Vic]</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 [Cth]</i>
ESLA Act	<i>Emergency Services Legislation Amendment Act 2009 [Vic]</i>
FDP	Fire Danger Period

FFG Act	<i>Flora and Fauna Guarantee Act 1988 [Vic]</i>
MAV	Municipal Association of Victoria
MEMP	Municipal Emergency Management Plan
MEMPC	Municipal Emergency Management Planning Committee
MEMO	Municipal Emergency Management Officer
MRM	Municipal Recovery Manager
NAFMPC	Northern Alpine Fire Management Planning Committee
PE Act	<i>Planning and Environment Act 1897 [Vic]</i>

10. Human Rights Charter Compatibility

This policy has been assessed as being compatible with the *Charter of Human Rights and Responsibilities Act 2006 [Vic]*.

11. Gender Impact Assessment

The implications of this Plan were assessed in accordance with the *Gender Equality Act 2020 [Vic]*. The Gender Impact Assessment identified that the Plan does have implications when viewed through a gender lens. However, given the Plan's primary purpose is to address emergency situations, these gendered impacts may not be directly relevant or significant in this specific context.

12. Authorisation

This Bushfire Place of Last Resort Plan has been produced by and with the authority of the Alpine Shire Council to support the general requirements of the *Country Fire Authority Act 1958 [Vic]*.

This Bushfire Place of Last Resort Plan is an operational plan of the Alpine Shire Council, it is a complementary plan to the Alpine Shire Municipal Emergency Management Plan (MEMP) 2024-2027 and the Northern Alpine Fire Management Plan (NAFMPC).

13. Approval

THE COMMON SEAL OF THE
ALPINE SHIRE COUNCIL was
hereunto affixed this 28th day of October
2025
in the presence of:

The Municipal Bushfire Place
of Last Resort Plan 2025-2029
was signed and sealed at the
Ordinary Council Meeting held
on 28 October 2025.
The original signed copy
is held in Council's records.

Signed by:

Cr Dave Byrne

Cr Peter Smith and

Will Jeremy, Chief Executive Officer

Appendix 1: Bushfire Place of Last Resort Risk Assessment Form

BPLR Name		BPLR Location	
Assessment completed		Approval	
Date		Date	
This assessment is to accompany the recommendation report to Council from Alpine Shire Council Municipal Emergency Management Planning Committee (MEMPC), Northern Alpine Fire Management Planning Committee (NAFMPC) and CFA Assessment.			
ISSUES TO CONSIDER	MEETS CRITERIA	COMMENTS	
	Y/N		
Consents and rights of access			
If the potential BPLR is located on Council-owned land, can Council use the land as an BPLR if required? Consider whether or not Council allows the land to be used for potentially inconsistent purposes, such as for farmers' markets, fetes, circuses etc.			
If the potential BPLR is on private land, or public land under the control of a Crown Land Manager (other than Council), can Council enter into arrangements which allow it to use the land as a potential BPLR on reasonably satisfactory terms? Also consider whether Council has the right to: <ul style="list-style-type: none"> • access the site and surrounding areas for maintenance; and • erect appropriate signage at the BPLR. 			
Access and egress			

<p>Do access routes to the potential BPLR allow for:</p> <ul style="list-style-type: none"> • the anticipated potential number of people to move to and from the place; and • the CFA and other emergency services to attend the place for asset and personnel protection activities? 		
<p>Are access routes easily navigable, bearing in mind they could be affected by smoke?</p> <p>Consider:</p> <ul style="list-style-type: none"> • the condition of the road surface, • proximity to population centres and major roads, • capacity of access routes to accommodate large numbers of vehicles, • the availability of car parking at the place and • any other relevant matters. 		
Maintenance in accordance with CFA Assessment criteria		
<p>Can Council maintain the potential BPLR in accordance with the criteria taken into account by the CFA in arriving at its fire rating assessment?</p> <p>If the CFA have not provided sufficient information in relation to the criteria it has taken into account in arriving at its fire rating assessment, it may be necessary for Council to seek further information from the CFA.</p>		

Opening of BPLR		
<p>Will it be possible and practicable to make the potential BPLR available for use on a 24-hour basis during the declared fire danger period?</p> <p>This is a particular issue where the potential BPLR is a building. Consider the potential for damage to the BPLR which could result during times that it is open and available for use but is not being used as a BPLR.</p>		
<p>What costs could be incurred by Council in making the potential BPLR available on a 24-hour basis during the declared fire danger period?</p> <p>Are these costs reasonable, and capable of being borne by Council?</p>		
<p>Could the potential BPLR be used for an unintended purpose which could impact upon its use as an BPLR (such as an Emergency Relief Centre)?</p>		
Defendable space and fire suppression activities		
<p>Is the potential BPLR surrounded by sufficient open space to enable the CFA to conduct asset protection and fire suppression operations?</p> <p>Is that open space reasonably free of obstacles (such as fences, buildings, steep gradients, vegetation and other land formations)?</p> <p>Council should seek CFA advice concerning the defendability of the potential BPLR and the Buffer Zone, including in relation to fire vehicle access requirements.</p>		

<p>Will approval be required under legislation such as the <i>Environment Protection and Biodiversity Conservation Act 1999 [Cth]</i>, <i>Flora and Fauna Guarantee Act 1988 [Vic]</i> and the <i>Planning and Environment Act 1987 [Vic]</i>?</p> <p>Can such approval be obtained before the BPLR is established?</p>		
Defendability of buildings		
<p>If the potential BPLR is a building, has Council sought expert advice from the CFA to determine whether the BPLR is likely to be subject to risk from ember attack?</p> <p>If it is subject to such a risk, can that risk be safely managed?</p>		
Signage		
<p>Can appropriate signage be erected at the entry to the potential BPLR, and in its vicinity?</p>		
<p>If signage needs to be placed on private land, can Council obtain the consent of the relevant landowner to the erection of the signage?</p>		
Maintenance and maintainability		
<p>Is the potential BPLR capable of being maintained to ensure continuing compliance with the CFA Fire Rating Criteria and the Council BPLRP Criteria?</p> <p>Where relevant, consider whether adjoining landowners and occupiers will provide Council with an assurance that both the potential BPLR and the Buffer Zone can be maintained to a satisfactory level.</p>		

Disabled access		
Is there a means of access for disabled and mobility-impaired persons to the potential BPLR, including vehicle access to drop off people with disabilities?		
Alternative uses of BPLR		
Can Council manage alternative uses which may be made of the potential BPLR so as to ensure that those uses will not compromise the function of the place as a potential BPLR?		
Community communication		
Will it be possible to ensure that there will be good community awareness of the location of the potential BPLR, and the risks associated with using the potential BPLR?		

Satellite photo**Location photos**

Appendix 2: Bushfire Place of Last Resort Record of Maintenance

BPLR Site	Date of Inspection	Time of Inspection	Maintenance Works Required	Scheduled Works Date
MFPO/MEMO Name:				
MFPO/MEMO Signature:				
BPLR Site	Date Maintenance Works	Time of Maintenance Works	Maintenance Works Completed	
Works Completed by: (Officer/contractor name)				
Signature:				