

On 12 December 2017 the Minister for Planning amended the State Planning Policy Framework to provide clearer, more integrated and directive policy to manage bushfire risk in planning and decision making. Clause 10 and Clause 13 have been amended.

Clause 13.05-1 – Bushfire Planning to include an objective to *strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*. This objective is complemented by the following policy:

In a bushfire prone area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for buildings and works associated with the following uses:

- *Subdivision of more than 10 lots;*
- *Accommodation (this includes Dwellings, Camping and Caravan Park, Dependent Person’s Unit, Dwelling, Group Accommodation, Residential Village, Residential Building, Retirement Village, Caretaker’s House, Hostel, Backpacker’s lodge, motel);*
- *Child care centre;*
- *Education Centre;*
- *Emergency Services Facility;*
- *Hospital;*
- *Indoor Recreation Facility;*
- *Major Sports and Recreation Facility;*
- *Place of Assembly (Music Festival, Function Centre, Drive in Theatre, Place of Worship, Gymnasium);*
- *Any application for development which will result in people congregating in large numbers.*

When assessing a planning permit application associated with the above uses and development, Council is required to:

- *Consider the risk of bushfire to people, property and community infrastructure;*
- *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk;*
- *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*

To find out if a site is bushfire prone, please visit the following link:

<http://services.land.vic.gov.au/maps/bushfire.jsp>

To find out if a Bushfire Management Overlay applies to the land, please visit the following link:

<http://services.land.vic.gov.au/landchannel/jsp/map/PlanningMapsIntro.jsp>

An application for Planning Permit which is located in a Bushfire Prone Area, and which is for use and/or development associated with:

- **Accommodation (excluding dwellings);**
- **Child Care Centre;**
- **Education Centre;**
- **Emergency Services Facility;**
- **Hospital;**
- **Indoor Recreation Facility;**
- **Major Sports and Recreation Facility;**
- **Place of Assembly;**
- **Any application which results in people congregating in large numbers;**

should be accompanied by the following information:

This Plan should be prepared by a suitably qualified professional and should include:

- Full risk assessment using a current Australian risk based

- standard;
- Specified measures to reduce emergency risks (before an emergency);
- Access to the site, any stored materials and water storage tanks to be maintained according to current CFA standards;
- Detailed procedures (including communications, response and evacuation) and responsibilities for bushfire and other hazard monitoring and plan activation;
- Identification of the trigger points for shelter in place procedures versus evacuation procedures and assigning responsibility for the implementation of the identified procedures;
- Integration with relevant emergency services;
- Analysis and modelling of the potential bushfire approach times from the identified fire aspects and other likely ignition points;
- Bushfire protection maintenance program.

An application for Planning Permit which is located in a Bushfire Prone Area, which is not subject to a Bushfire Management Overlay, and which is for use and/or development associated with:

- Dwellings

should be accompanied by the following information:

Likely bushfire risk associated with the site and measures to be taken to reduce risk

This information could include (as relevant):

- Identification of vegetation, topographic and climatic conditions that create a bushfire hazard for the land;
- A bushfire hazard and landscape assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard should be prepared in accordance with AS3959:2009 Construction of Buildings in Bushfire Prone Areas (Standards Australia) as appropriate.
- Measures to be undertaken to reduce bushfire risk, including vegetation removal, surface treatments etc;
- How the design has responded to bushfire risk;
- Location, volume, finish (concrete or metal) of any water tanks.

An application for Planning Permit which is located in a Bushfire Prone Area, which is not subject to a Bushfire Management Overlay, and which is for:

- Subdivision of more than 10 lots;

should be accompanied by the following information:

Likely bushfire risk associated with the site and measures to be taken to reduce risk

This information could include (as relevant):

- Identification of vegetation, topographic and climatic conditions that create a bushfire hazard for the land;
- A bushfire hazard and landscape assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard should be prepared in accordance with AS3959:2009 Construction of Buildings in Bushfire Prone Areas (Standards Australia) as appropriate.
- Measures to be undertaken to reduce bushfire risk, including vegetation removal, surface treatments etc;
- How the design response has responded to bushfire risk;
- Location of any existing or proposed fire hydrants

Note: For dwellings on sites located in Bushfire Prone Areas which are subject to a Bushfire Management Overlay (BMO), Council considers that suitable guidance is provided through the requirements of the BMO. Refer to Clause 44.06 – Bushfire Management Overlay for permit requirements, exemptions, and application requirements.

Checklist – Bushfire Prone Areas



http://planning-schemes.delwp.vic.gov.au/schemes/surfcoast/ordinance/44_06s01_surf.pdf

http://planning-schemes.delwp.vic.gov.au/schemes/surfcoast/ordinance/44_06s02_surf.pdf

Resources:

<http://www.cfa.vic.gov.au/plan-prepare/planning-controls/>

<https://www.planning.vic.gov.au/bushfire-protection/bushfire-management-overlay/technical-information>

<http://www.vba.vic.gov.au/consumer-resources/other/standard-pages/bushfire-information>

https://www.surfcoast.vic.gov.au/My_Property/Landscaping_Guidelines

Disclaimer: Please note this checklist is for standard information required for lodgement. Additional information may be required by the assessing planning officer after registration.