

13.02

31/07/2018
VC148

BUSHFIRE

13.02-1S31/07/2018
VC148**Bushfire planning****Policy application**

This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies**Protection of human life**

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the *Building Act 1993* or regulations made under that Act.
- Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
 - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
 - Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;
 - Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and
 - The site for the development.
- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

Settlement planning

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).
- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.
- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.
- 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.
- Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.
- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).

Areas of biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

Use and development control in a Bushfire Prone Area

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 the following uses and development:

- Subdivisions of more than 10 lots.
- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.

SURF COAST PLANNING SCHEME

- 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.

Policy guidelines

Consider as relevant:

- Any applicable approved state, regional and municipal fire prevention plan.

Policy documents

Consider as relevant:

- *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009)
- *Building in bushfire-prone areas - CSIRO & Standards Australia* (SAA HB36-1993, 1993)
- Any bushfire prone area map prepared under the *Building Act 1993* or regulations made under that Act

13.02-1L

Bushfire planning

40/06/2024

6436surf Proposed C133surf

Strategies General strategies

~~Discourage landscaping in a connected, continuous form where:~~

- ~~■ Open space networks are linked to or are near a bushfire hazard.~~
- ~~■ It would link a high risk bushfire prone area to an area of high activity.~~

Minimise risk to life and property at locations where events are held and where large numbers of people congregate through fire protection, safety and management measures.

Avoid development intensification close to or abutting the Great Otway National Park and its interface with urban settlement.

Avoid development in areas of biodiversity or landscape significance where bushfire mitigation measures will compromise their biodiversity or landscape values.

Site, design and construct buildings and the associated infrastructure to minimise the impact of bushfire mitigation measures on ~~existing remnant~~ native vegetation.

Manage the vegetation within the defensible space in a manner that respects the vegetated character of the location whilst meeting at least the minimum requirements for bushfire protection.

Discourage landscaping in a connected, continuous form where:

- Open space networks are linked to or are near a bushfire hazard.
- It would link a high risk bushfire prone area to an area of high activity.

Retain the Deans Marsh Lorne Road as a major fire break between Deans Marsh and the Great Otway National Park by discouraging the expansion of the town east of the road.

Rural Hinterland objective

To ensure that the type and intensity of use and development and its strategic location in the rural hinterland relative to bushfire risk is considered as a first principle.

Rural Hinterland strategies

Direct use and development designed to encourage the congregation of multiple visitors on the site to areas of lower bushfire risk.

Discourage events on private land in the rural hinterland where the site is not within or adjacent to a settlement, and the event will be held within the declared bushfire season.

Ensure that the capacity of emergency services to respond in a bushfire or other emergency event informs the suitability of the strategic location for use and development.

Policy ~~document~~ guidelines

Consider as relevant:

- Proposals designed to encourage the congregation of multiple visitors on the site or intensify such use, whether or not a site is in a Bushfire Management Overlay, should be accompanied by an Emergency Management Plan that includes risk mitigation measures that are proportionate to the use and commensurate to the risk.

Policy document

Consider as relevant:

- *Landscaping Your Surf Coast Garden for Bushfire* (Surf Coast Shire, 2015)-
- *Regional Bushfire Planning Assessment, Barwon South-West Region* (Department of Planning and Community Development, 2012)