

22.11 MORNINGTON PENINSULA FIRE PROTECTION POLICY

19/01/2006
VC37

This policy applies to all land.

22.11-1 Policy basis

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Due to the size and diversity of the Mornington Peninsula, the Shire faces a number of complex fire risks including those in residential areas, industrial and commercial parts of the townships, the agricultural and farming areas, the coastal areas and in the townships and rural residential areas containing substantial remnant vegetation. It is important that development include fire protection measures that relate to the level of fire risk in these areas.

It is important that fire management issues are considered in the assessment of land use and development proposals, which by their design, location or operation place the community at risk from uncontrolled fire or other emergency disasters.

Fire management solutions include land use and development planning and the implementation of this policy should consider the priority risk environments identified in the Municipal Fire Prevention Plan.

22.11-2 Objectives

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To assist efforts to mitigate the risk to life, property and the environment for m uncontrolled fire.

To ensure that landuse and development does not increase the level of fire risk.

To ensure that land use and development includes adequate fire protection measures.

22.11-3 Policy

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It is policy that:

All proposals for land use and development should comply with the following criteria:

Residential, industrial and business areas

- Road access to and within the site should be designed to provide safe access to both fire fighting vehicles and other vehicles at all times.
- Adequate water supplies should be readily available for a reticulated water supply with a hydrant located not more than 200 metres, via road travel, from the next available hydrant. Where a hydrant is located at the end of a main it should be located no more 130 metres from any building envelope. In existing areas without reticulated water supply alternative water supply arrangements providing an adequate supply of water with suitable flow rates and appropriate couplings for Country Fire Authority equipment may be considered.
- Land use or development associated with residential or public use should incorporate fire protection measures in accordance with the relevant fire management guidelines.

Rural living and rural areas

- Road access to and within the site should be designed to provide safe access to both fire fighting and other vehicles at all times.
- An adequate supply of water with suitable flow rates and appropriate couplings for Country Fire Authority equipment should be readily available to landowners or emergency services.

- The design siting and layout of any development should improve protection for life and minimise the level of fire risk.
- access, fencing and the location of dams should maximise fire-fighting potential and minimise interference with fire fighting measures.

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Decision guidelines

Before deciding an application for land use and development the responsible authority must consider, as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- Design and Siting Guidelines: Bushfire Protection for Rural Houses (1990) Ministry for Planning and Development and the Country Fire Authority.
- Planning Conditions and Guidelines for Subdivisions (1991) Country Fire Authority.
- Draft Fire Protection for Plantations (1996) Country Fire Authority.
- Code of Practice for Fire Management on Public Land (1995) Department of Conservation and Natural Resources.
- Building in Bushfire Prone Areas (SAA BB36 -1993) CSIRO and Standards Australia.
- The Municipal Fire Prevention Plan.
- Whether a Section 173 Agreement under the Planning and Environment Act 1987 is necessary and appropriate to meet any of the above requirements.
- An assessment plan, which incorporates a detailed analysis of the fire risk factors affecting a site and the design response to these factors, may be required to accompany a planning permit application for subdivision or development.

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Policy references

Design and Siting Guidelines: Bushfire Protection for Rural Houses (1990) Ministry for Planning and Development and the Country Fire Authority.

Planning Conditions and Guidelines for Subdivisions (1991) Country Fire Authority.

Draft Fire Protection for Plantations (1996) Country Fire Authority.

Code of Practice for Fire Management on Public Land (1995) Department of Conservation and Natural Resources.

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The Municipal Fire Prevention Plan.