

22.1319/01/2006
VC37**WILDFIRE MANAGEMENT POLICY**

This policy applies to all land affected by the provisions of the Wildfire Management Overlay (Clause 44.06).

Policy Basis

Wildfire risk is a significant issue in the Shire. Council in consultation with the Country Fire Authority has identified wildfire risk environments in the planning scheme.

The Country Fire Authority has prepared Bushfire Prone Area maps that identify areas in the Shire where under severe fire weather conditions, fires may occur that pose a significant threat to life and property. These maps form the basis of the Wildfire Management Overlay. Many of the identified areas have high environmental significance.

Particular attention to fire issues is needed in the design of subdivisions, the siting and design of buildings, and use and management of land in bushfire prone areas shown on the Bushfire Prone Area maps and the Wildfire Management Overlay.

This policy:

- Adapts the Protection from wildfire objective in clause 15.07-1 of the SPPF to local circumstances,
- Adapts the Residential development for single dwellings and Subdivision objectives in clauses 16.01 and 19.01 of the SPPF to local circumstances,
- Builds on the MSS objectives in clause 21.05-2 relating to Rural Land Use
- Builds on the MSS objectives in clause 21.05-3 relating to Environment Conservation and Landscape,
- Compliments the Siting and design for buildings and works in non-urban areas policy in clause 22.04 and the Roadside Management policy in clause 22.06,
- Applies information shown on the Bushfire Prone Area maps, prepared by the Country Fire Authority.
- Provides design and siting guidance to implement the Nillumbik Fire Prevention Plan and Australian Standard AS 3959: 1999, Construction of Buildings in Bushfire Prone Areas.

Objectives

The objectives of this policy are:

- To guide discretionary decision-making about the use of land, the design of subdivisions, the siting and design of buildings and the management of land in bushfire prone areas
- To avoid intensifying local wildfire risk to people and property through inappropriately located, designed or managed uses or developments.

Policy

Exercising Discretion

Where a permit is required, it is policy to:

- Strongly discourage subdivisions, including boundary realignments, that would result in additional development that would intensify wildfire risk to people and property

- Encourage safe siting and design of buildings in locations where the impact on the environment is minimal
- Encourage siting and design at the base of slopes or on gentle south or south-east facing slopes
- Strongly discourage the siting of buildings on north or north-west facing slopes, particularly steeper slopes and the ridges above these slopes.

Decision Guidelines

It is policy that the responsible authority considers:

- The need for a Wildfire Development Plan that includes the requirements of the Wildfire Management Overlay and the category of bushfire attack in accordance with AS3953: 1999
- The layout of subdivisions so as to optimise the opportunity for escape from bushfires and access by fire-fighting appliances
- The siting and design of buildings so as to reduce fire risk and damage, including appropriate building materials, static water supply, the location of storage areas for flammable materials, the nature and location of landscaping, windbreaks and road access
- The need to balance the protection of natural environmental values with fire protection objectives, including when deciding on vegetation management approaches or fuel reduction measures.

References

Australian Standard AS 3959: 1999 Construction of Buildings in Bushfire Prone Areas
Building Commission, Practice Note 2002-42 Building Controls for Bushfire Safety
Country Fire Authority, Building in a Wildfire Management Overlay. Applicants Kit
Country Fire Authority, Planning Conditions and Guidelines for Subdivisions
Nillumbik Fire Prevention Plan
Nillumbik Siting and Design Guidelines- Environmentally Sensitive Areas