

PLANNING SCHEME POLICY NO. 13

Preparation of a Bushfire Management Plan

1. Introduction

1.1 Purpose

The purpose of this Planning Scheme Policy is to outline the information requirements required to be included in a Bushfire Management Plan.

1.2 Expertise Required to Prepare a Bushfire Management Plan

A Bushfire Management Plan should be prepared by a suitably qualified professional with appropriate technical expertise in the identification and mitigation of bushfire hazard. Suitable professionals may include those in the environmental management, landscape architecture, architecture, town planning and civil engineering fields.

1.3 Consultation

The Bushfire Management Plan should be developed after consulting with Council, responsible Rural and/or Urban Fire Brigade, and managers of adjacent parks or reserves. It is also desirable to consult other agencies or individuals, such as previous owners of the site or neighbours, who may have knowledge of the severity and nature of the bushfire hazard.

1.4. Other Reference Documents

State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (2003).

2 Specific requirements of a bushfire management plan

The Bushfire Management Plan:

- a) is documented in writing, supported by appropriately scaled maps as required to assist in relating the Bushfire Management Plan to the particulars of the proposed development;
- b) includes a statement of the aim and objectives, or purpose of the plan (e.g. to define the level of hazard on the land and identify actions and responsibilities for the management of the hazard);
- c) summarises the results of any Bushfire Hazard Assessment Report prepared for the land, including identification of whether the land or different parts of the land have been determined to be High Bushfire Hazard Areas, Medium Bushfire Areas or Low Bushfire Hazard Areas;
- d) is prepared by a person who holds qualifications consistent with those outlined in section 1.2 above;
- e) incorporates consultation with the local Fire Brigade and where the land adjoins Council, State or Commonwealth land, the relevant land manager;
- f) covers the whole of the proposed development site, including any parts of the land on which no development can occur;
- g) includes consideration of potential off-site sources of fire hazard including particular land uses or physical features of the surrounding area (including details of properties within 100 metres of the boundary);
- h) addresses the impact of the proposed development on the level of fire hazard experienced by other land in the surrounding area, including any land containing water, electricity, gas or telecommunications infrastructure;
- i) addresses any implications for significant ecological areas¹, areas of cultural heritage importance or areas of landscape significance, including steps taken to minimise the potential impacts of specified fire hazard mitigation measures;
- j) addresses the potential impacts of bushfire hazard mitigation measures on slope stability and on water quality in local receiving waters;
- k) specifies fire hazard mitigation measures such as:
 - elements of the development design, including the layout of roads and driveways, the location, size and orientation of buildings;
 - specifications and materials for building design and construction;

¹ Significant ecological areas includes areas identified in the Nature Conservation and Biodiversity Code, the Waterways and Wetlands Code or Planning Scheme Policy No. 12 Biodiversity.

- fire fighting infrastructure, including water supply and storage, equipment and fittings, fire breaks and maintenance/ access trails;
 - specifications for vegetation clearing and landscape design, installation and maintenance;
 - information for occupants, including required training for persons employed on the site during both construction and operational phases;
 - details of long term management requirements including the frequency, extent and intensity of burning in areas proposed to be subject to regular controlled ignitions;
 - details areas subject to mosaic or patch burning techniques, manual fuel reduction zones;
 - site specific flora and fauna management considerations/objectives and proposed management techniques.
- l) identifies parties responsible for specific actions taken under the Bushfire Management Plan;
- m) justifies any variation from the fire hazard mitigation measures outlined in the Code for Development in Bushfire Hazard Areas (or Code for the Development of Detached Houses and Display Homes as applicable).