



This information sheet has been prepared to assist people with the Colac Otway Planning Scheme as it relates to the Bushfire (Wildfire) Management Overlay. Please read this information in conjunction with the **General Application Requirements Checklist**, available to download from the Colac Otway Shire website or by contacting the Planning Team (details below).

Background

The Victorian Bushfires Royal Commission responded to the Black Saturday fires of February 2009 with a number of recommendations that were translated into all Victorian planning schemes and then further revised in 2014. These changes enshrine the need to take a precautionary approach to development in areas of high bushfire risk and prioritise the protection of human life above other policy considerations.

What are the planning requirements

The following planning scheme provisions apply:

- ⇒ State Planning Policy - Bushfire planning strategies and principles at Clause 13.05;
- ⇒ Bushfire Management Overlay at Clause 44.06 to replace the previous Wildfire Management Overlay;
- ⇒ Particular provision Clause 52.47 – Planning for Bushfire;
- ⇒ Particular provision Clause 52.48 - Bushfire protection: exemptions.

The provisions focus on the following key issues: siting, access, defendable space, water supply and BAL rating.

It is very important to note that some sites may not be appropriate for development due to extreme bushfire risk. Early consultation with the relevant parties prior to purchasing land and/or investing in development proposals is strongly recommended.

Where to get information

A detailed guide to the planning scheme bushfire requirements is included in the Department of Environment, Land, Water and Planning (formally DTPLI) website, using the following link:

- ⇒ <http://www.dtpli.vic.gov.au/planning/planning-and-building-for-bushfire-protection/>

A five step process is explained under the Bushfire Management Overlay section and it is recommended you read this section together with the linked information and guidelines. A basic overview is as follows:

Find out if the Bushfire Management Overlay applies to your land

You may already know this but if not, select the Planning Property Report tab from the webpage at <http://planningschemes.dpcd.vic.gov.au/schemes/colacotway> and create a report.

Also check the exemptions under Clause 52.48 of the Colac Otway Planning Scheme.

Identify which application pathway applies

There are three application pathways depending on the type and location of development proposed. Pathway one is for single dwellings (and extension) in existing settlements, Pathway two is for all other buildings and works and Pathway three is for subdivisions.

Prepare an application if required

The information that needs to be submitted with an application varies depending on the pathway type and is identified on the reverse of this sheet. The requirements are explained in more detail in the Clause 52.47 provisions and the Planning Practice Note 65 available to download from the Department website.





What to submit with a planning application?

- All the information on the General Application Requirements Checklist.
- Bushfire hazard site assessment**

Include a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2.

Photographs or other techniques may be used to assist in describing the bushfire hazard.

- Bushfire hazard landscape assessment**

Include a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.

Photographs or other techniques may be used to assist in describing the bushfire hazard.

This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 52.47-1.

- Bushfire Management Statement**

Describe how the proposed development responds to the requirements in this clause and Clause 44.06. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

Because every site is different and every proposal is individual, other information may be required following the detailed assessment of the application by the relevant Council departments and external authorities. We will endeavour to notify you of any additional requirements as early as possible in the process.

Landscaping

Native vegetation is integral to our local landscape, however within bushfire prone areas new landscaping needs to be undertaken in a way that does not increase fire risk to people and property.

The Country Fire Authority document *Landscaping for Bushfire: Garden Design and Plant Selection* provides useful information on design, plant selection and maintenance.

This document along with other information can be found on the CFA website at - <http://www.cfa.vic.gov.au/plan-prepare/planning-controls/>.

Consultation

It is always best to discuss your proposal with a Council planning officer before you prepare your planning permit application. Please contact the Planning Team in advance to make an appointment.

The planning officer may also recommend you discuss your proposal with the Country Fire Authority and in some cases the Department of Environment, Land, Water and Planning (DELWP) and/or Council's Environment Department.

NOTE: While every effort has been made to ensure the information in this checklist is correct at the time of printing, the applicant/owner is responsible for ensuring compliance with the current provisions of the Colac Otway Planning Scheme before commencing any activity.

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